

PROGRAM 3.4: HOUSING INCENTIVE PROGRAM (HIP)

The HIP was enacted in 2019 as an alternative to the State Density Bonus law and provides development incentives including no housing density restrictions, increased floor area ratios and increased lot coverage. This program seeks to expand the suite of development incentives and extend the program to residential districts.

Responsible Agency:	Planning and Development Services
Funding Sources(s):	General Fund
Implementing Objectives:	<p>A. Continue to allow HIP projects to benefit from relaxed development standards including, increased floor area ratios and waiver from lot coverage requirements.</p> <p>Time Frame: Ongoing.</p> <p>Quantified Objective: Monitor development activity and document how many projects take advantage of the HIP as opposed to base district zoning standard or other State incentives, such as State Density Bonus law.</p> <p>B. HIP qualifying projects that also comply with City approved objective standards shall be administratively reviewed with one courtesy meeting before the Architectural Review Board but subject to appeal to the City Council.</p> <p>Time Frame: Ongoing.</p> <p>Quantified Objective: Monitor projects for compliance with desired review schedule, track application processing timelines and number of applications appealed to Council; use data to inform future modifications to the HIP program.</p> <p>C. Reduce the City's parking requirements to be consistent with State Density Bonus law. Based on the findings of a feasibility study, modify the local Housing Incentive Program to amend development standards that promote greater housing production; ; allow for sites subject to the City's retail preservation ordinance – except in the ground floor (GF) and retail (R) combining districts and strategic locations generally depicted in the draft South El Camino Real Design Guidelines – a reduction in the amount of retail replacement floor area needed for redevelopment and waive the retail preservation requirement for identified housing opportunity sites.</p> <p>D. Reduce the City's parking requirements to be consistent with the State Density Bonus law. Based on the findings of a feasibility study, extend and amend the local Housing Incentive Program to multi-family residential districts to amend development standards that promote greater housing production.</p> <p>E. Based on the findings of a feasibility study, extend the local Housing Incentive Program to the ROLM and GM districts in northeast portion of the City nearest the Bayshore Freeway and generally bounded by East Charleston Road to the east and Loma Verde Avenue. The Housing Incentive Program development standards shall be amended to increase height and floor area allowances for housing projects; reduce parking</p>

requirements, and adjustment to other development standards to enable greater housing production.

Time Frame: Complete by December 31, 2024.

Quantified Objective: Amend the municipal code and comprehensive plan to codify implementing objective; as with A and B above, monitor program and housing production generated from program – make adjustments as warranted.

Primary Associated Goals
and Policies:

Goal: 2, 3, 4

Policies: 2.2, 3.1, 3.2, 4.2, 4.4