

New Housing

OBJECTIVE 2.2 NEW OPPORTUNITIES FOR RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

Policy 2.2.3

Encourage new housing above ground floor commercial uses in new development and in expansions of existing commercial.

Policy 2.2.4

Encourage additional units in existing buildings.

Policy 2.2.5

Where possible, simplify zoning and planning controls to expedite the production of housing.

Buildings in the plan area should be built to provide housing in keeping the area's established scale. The plan defines the appropriate building envelope for new buildings, and encourages housing within that envelope. ➤



A variety of housing opportunities contributes to the character and diversity of the plan area. ➤

New Policy

Ensure a mix of unit sizes is built in new development and is maintained in existing housing stock.

Greater unit density does not necessarily correlate to housing for more people. For new construction, the new policies are meant to allow flexibility to accommodate a variety of housing and household types, such as student, extended family, or artist housing, as well as development on small and irregular lots. For instance, the Octavia Boulevard parcels are narrow and irregular, and economically and architecturally reasonable projects will likely require more units and flexibility than our current zoning would allow for. Therefore, the new controls should balance the need for a flexible process that allows innovative and dense designs on irregular parcels, while at the same time providing sufficient control so that existing housing stock and family-sized units are preserved. One goal would be to ensure the market does not to produce only projects with small units.

- In the NCT and RTO zones add a unit mix requirement for any project larger than 4 units that at least 40% of the units in each project must be 2 bedrooms or larger, with a "goal" (not required) of 10% of the units with 3 bedrooms or larger. Allow projects to produce fewer 2-bedroom units via conditional use. Criteria for granting the conditional use permit should include (1) demonstrated need or institutional mission to serve special populations, or (2) physical constraints of the site or subject building.
- Permit subdivisions only when the existing units are large and/or three-bedrooms and at least one of the resulting units is a large two-bedroom unit. In all other cases, subdivisions will require conditional use and seek to protect units in rent control, affordable, occupied, and historic properties.



Existing Housing and a Mix of Housing Options



Traditionally houses were not required to devote large amounts of space to off-street parking, over time they have given the area a distinctly human scale.

OBJECTIVE 2.3

AN EXISTING, SOUND HOUSING STOCK THAT IS PRESERVED AND ENHANCED.

Revised Policy

Prohibit residential demolitions unless they would result in replacement housing that equals or exceeds in number those units to be demolished. Demolitions should further be restricted to ensure affordable housing and historic resources are maintained.

The City's General Plan discourages residential demolitions, except where it would result in replacement housing equal to or exceeding that which is to be demolished. This policy will be applied in the Market & Octavia area in such a way that new housing would at least offset the loss of existing units, and the City's affordable housing and historic resources would be protected. The plan maintains a strong prejudice against the demolition of sound, particularly affordable housing.

Policy 2.3.2

Discourage dwelling unit mergers.

OBJECTIVE 2.4

INCREASED HOUSING OPPORTUNITIES AFFORDABLE TO A MIX OF HOUSEHOLDS AT VARYING INCOME LEVELS.

Policy 2.4.1

Disaggregate the cost of parking from the cost of housing and space for other uses.

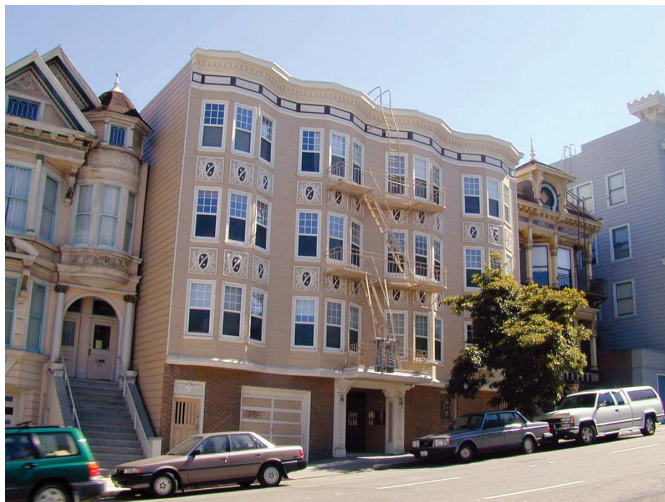
Policy 2.4.3

Encourage innovative programs to increase housing opportunity and affordability.

New Policy

Monitor housing stock for changes in character.

As part of the monitoring system (see the Implementation Chapter of this plan), the housing stock should be monitored for changes to unit size, unit mix, density and general housing character. Regular monitoring reports to the public can help residents become aware of, and direct changes to the benefit of the community at large. The monitoring report should track new development and subdivisions, demolitions and condo-conversions."



In contrast to new housing, existing housing tends to be more affordable.



The area's sound housing stock will be preserved and enhanced as an asset for current residents and future generations.



Traditional residential buildings like these provide much of the housing in the area.