

Homelessness

Numerous factors contribute to homelessness: difficulties in obtaining employment, lack of education, mental illness, and substance abuse are a few of the more traditional factors. During the past 15-20 years, a shortage of affordable housing and rising housing costs are also linked to housing instability and homelessness.

Safe and Sanitary Housing

A healthy home environment supports the health of a community. Housing-related environmental hazards include old housing stock, exposure to indoor air pollution, lead-based paint, asbestos, mold and mildew. These types of toxins can cause developmental delays, asthma, allergies, and other health risks.

Affordable Housing

Cost burden refers to renters and homeowners that spend more than 30% of their income on housing costs; those that spend 50% or more are considered severely cost-burdened. Families struggling with housing costs are often faced with difficult decisions between paying for housing and reducing spending on other basic needs, including food, health care, and car repair.

Active Mobility

Active mobility, including walking and cycling as single trips or in combination with public transport, can reduce greenhouse gas emissions and air pollution. Additionally, an active lifestyle that includes physical activity, including walking and cycling to school or work, can improve health outcomes, reduce stress, and help control weight.

Environmental Pollution

Generally, environmental pollution can include any type of waste materials that contaminate fragile ecosystems, whether these are on land, air, and/or water. The problem of pollution is especially concerning among vulnerable populations (e.g., children, elderly, and low-income residents) that live in areas with high levels of pollution and that may be most susceptible to health impacts.

Climate Hazards

Communities across the world have been impacted by climate change. Climatic impacts can vary by geographic area and can include wildfires in areas not previously prone to wildfires, extreme weather events, and flooding. Even if global concentrations of GHGs stopped increasing today, climate change would continue to impact the community for the foreseeable future.

Preservation Inventory

Identify specific target properties in the preservation inventory, as well as properties and buildable sites the city may control to preserve and expand the availability of affordable housing in resource-rich and integrated areas.

Development Standards

Cities may change their development standards to reduce barriers to the development of housing by allowing housing by right in most zoning districts, streamlining the development review process, reducing parking minimums to encourage more infill development, etc.

High Opportunity Housing

Zoning, permit streamlining, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing, group homes) in high opportunity areas.

YIMBY Education

Develop an educational campaign to combat local opposition to affordable housing. The goal is to help change existing attitudes and perceptions about affordable housing, in addition to integrating new affordable housing within existing neighborhoods.

Inclusionary Zoning

Inclusionary housing requires builders to lease or sell a share of their new homes at below-market prices to families and individuals whose low incomes qualify them for it. Caution should be taken to not constrain new housing supply with substantially increased costs of compliance. Significant offsets to these costs should be incorporated to an inclusionary zoning program.

Code Enforcement

Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement and relocation impacts on residents

Accessory Dwelling Unit Ordinance

California requires all jurisdictions to allow for accessory dwelling units in all single-family zones. A clearly written ordinance may promote additional housing options, funding, and remove barriers to development of such units. Allows for an increase in overall housing stock while increasing densities and preserving land.

Acquisition & Rehabilitation

Target acquisition and rehabilitation dollars to vacant and blighted properties in neighborhoods of concentrated poverty.

Preserve Affordable Housing

Offer expedited permitting or reduced or waived fees for development proposals to preserve existing dedicated affordable rental housing.

Small Multifamily Rentals

Work with owners of small multifamily rentals to keep their properties viable—through tax incentives, expanded access to capital, and education and training programs.

Community Benefit District

Permitting the construction of clustered affordable housing that meet the needs of a range of users who are presently underserved by the housing market, including young people entering the work force, young families, and seniors. Can be combined with an on-site community center and non-residential uses to enhance surrounding community.

Retrofits

Target utility assistance and energy-efficient retrofit programs to housing units occupied by seniors and people with disabilities and to neighborhoods with large numbers of such residents.

Issue 1:

**Protect against displacement
and poor housing conditions**

Issue 2:

**Promote affordability by
reducing barriers to new
supply**

Issue 3:

**Create and preserve
dedicated affordable housing
units**