**Suggested Changes to Chapter 5.2: Goals, Policies and Programs
from Dena Mossar (Community Working Group) and Bonnie Packer (Palo Alto
Housing Corporation)**

Changes and additions are in bold.

H1 Goal: Change language:
Maintain the unique character of residential neighborhoods **while
accommodating the need for more housing in appropriate locations**.

H1.4 Policy   Add Program:
**To allow for a gradual transition from dense to less dense zones, evaluate the
possible rezoning to a new transitional low-density multi-family zone or
overlay for existing R-1 areas that are contiguous to multi-family and/or
commercial zones.**

H2:
Add Policy
**Heighten community awareness regarding the social and environmental
values of maintaining economic diversity in our City by providing affordable
and mixed income higher-density housing along transit corridors and other
appropriate locations.**

Add Program:
**Continue to provide information to the community via all forms of media
regarding the need for affordable housing, the financial realities of acquiring
land and building affordable housing and the reasons why affordable housing
projects need to be higher density.**

Add Program:
**Consider amending the Zoning Code to add an Affordable Housing Overlay
zone.**

H2.1 Policy: Change the last sentence:
Emphasize and encourage the development of affordable **and mixed income**
housing to support the City's fair share of the regional housing needs **and to ensure
that the City's population remains economically diverse.**

H2.1.1 Program: Change language:
To **allow for** higher density residential development, **amend** the Zoning Code to
permit high-density residential in mixed **or single** use projects in commercial areas
within one-half mile of fixed rail stations **and within one-quarter mile of transit
notes along El Camino Real and San Antonio Road**, ...

H2.1.2 Program: Change language:
Allow increased residential densities and mixed-use development **while ensuring that urban services, amenities and roadway capacity are not overly impacted**.

H2.1.3 Program: Change language:
Amend the Zoning Code to increase the minimum density **in all multi-family zoning districts as follows: the minimum density for RM-15 would be at least eight dwelling units per acre; the minimum density for RM-30 would be at least fifteen dwelling units per acre; the minimum density for RM-40 would be at least twenty dwelling units per acre.**

H2.1.6 Change language:
Implement density bonuses and/or concessions allowing greater concessions for 100% affordable housing developments.

H2.1.7 Add language:
Develop a Transfer of Development Rights (TDR) program that is heavily weighted in favor of the development of affordable higher density housing in appropriate locations.

H2.1 Add Three New Programs as follows:
To encourage the development of affordable housing, amend the Zoning Code to remove density restrictions for affordable housing projects in commercial zones along El Camino Real and San Antonio Road, while retaining the Floor to Area Ratio (FAR) requirements.

To encourage the development of affordable housing, amend the Zoning Code to remove mixed-use requirements for 100% affordable housing projects along El Camino Real and San Antonio Road.

To encourage the development of affordable housing, amend the Zoning Code to change the multi-family zones from RM-15 to RM-30 along Alma Street.

H3.1 Policy: Add language:
Encourage, foster and preserve diverse housing opportunities **for extremely low-,** very low-, low- and moderate- income households.

H3.1.11 and H3.1.12 Programs:
 Add very low- and low- income to these programs.

June 20, 2014