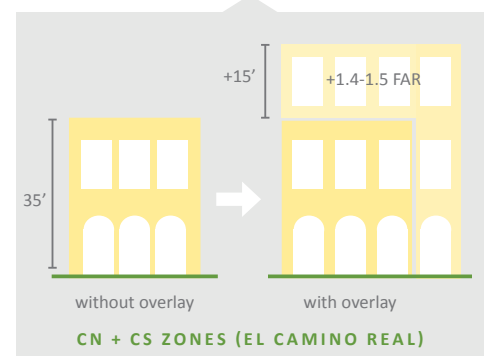
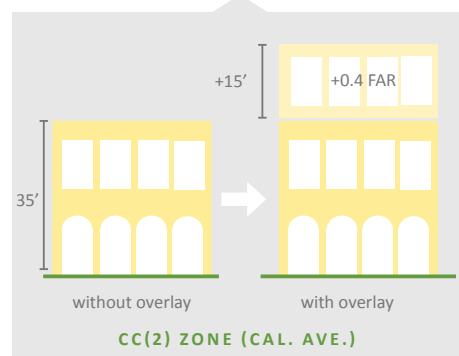
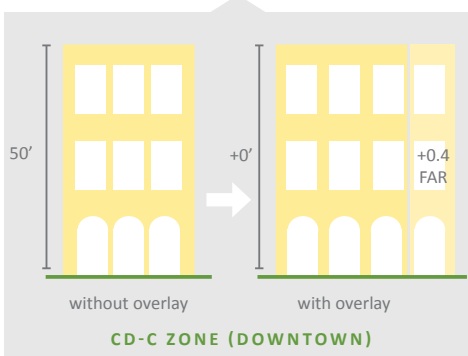
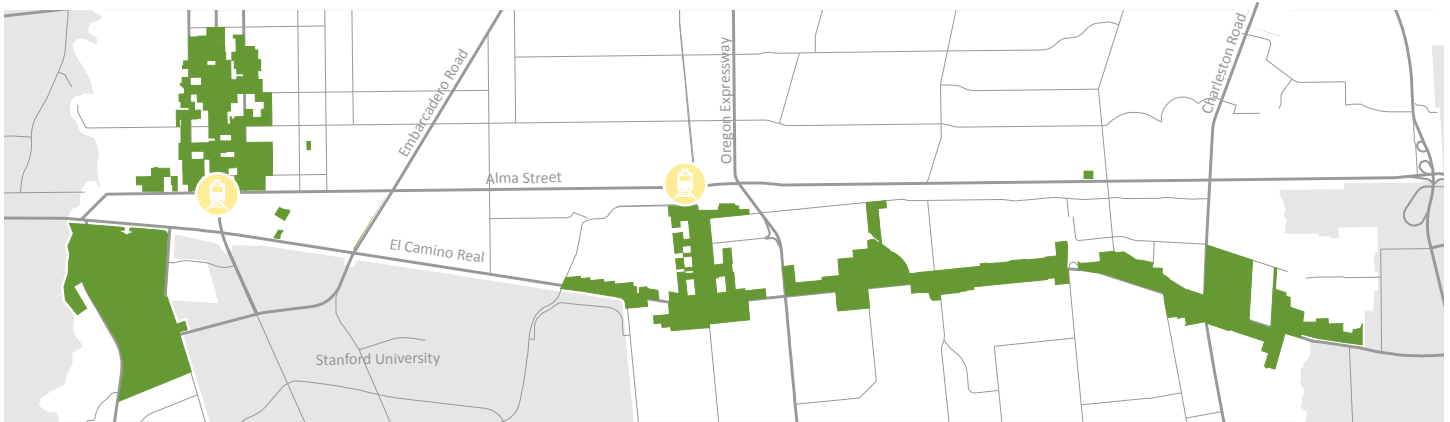


AFFORDABLE HOUSING OVERLAY ORDINANCE

WHAT DOES IT DO?

This new ordinance passed on April 9, 2018 allows property owners and developers within the commercial zones highlighted below to apply for a zoning overlay that eases regulatory barriers to affordable housing.* If approved for a specific parcel, the overlay would:

- ✓ Increase maximum building size to a floor area ratio (FAR) of 2.4
- ✓ Allow heights up to 50 feet except within 50 feet of a residential zone
- ✓ Remove maximum dwelling unit densities
- ✓ Reduce parking ratio to 0.75 spaces per unit except where precluded by state law



Note: FAR graphics not to scale

HELPING FAMILIES IN NEED.

100% of the units in these overlay zones must be affordable to households making up to 120% of AMI.**



What kinds of projects are eligible?

A project must meet all of the below requirements to apply for an affordable housing overlay.

- ✓ 100% affordable rental housing
- ✓ Commercially zoned (CD, CC, CN or CS only)
- ✓ 1/2 mile from CalTrain or 1/4 mile from bus transit corridor

HOW WILL OVERLAYS BE APPROVED?

- Developer Applies
- Staff Review
- PTC + ARB Hearings
- City Council Hearing & Decision

How can community members share their ideas about future overlays?

Attend PTC, ARB and City Council hearings, when scheduled, visit us at the Development Center at 285 Hamilton Ave., or contact us at (650) 329-2442.



*Please see Municipal Code Chapter 18.30(J) for full ordinance details

** Household income limits established and updated annually by HCD