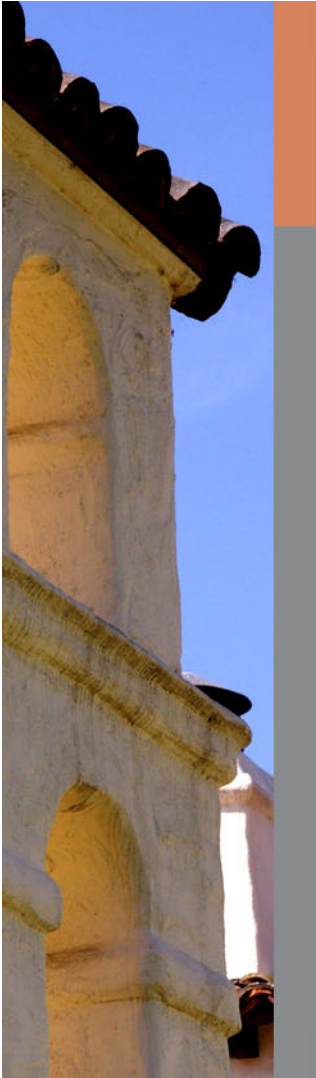




AFFORDABLE HOUSING ON DOWNTOWN PARKING LOTS
Study Session on Feasibility Study and Next Steps





BACKGROUND

- 2023-2031 Housing Element certified March 2024
- Eight City-owned parking lots in Housing Element site inventory
- Housing Element program H4.G prioritizes development of 345+ very low-income units
- Key to meeting Regional Housing Needs Allocation (RHNA)
- Timeline
 - Feasibility study (2023)
 - Issue RFP, or other selection process (2024)
 - Complete entitlements (2025)
 - Develop 345+ units (2027)

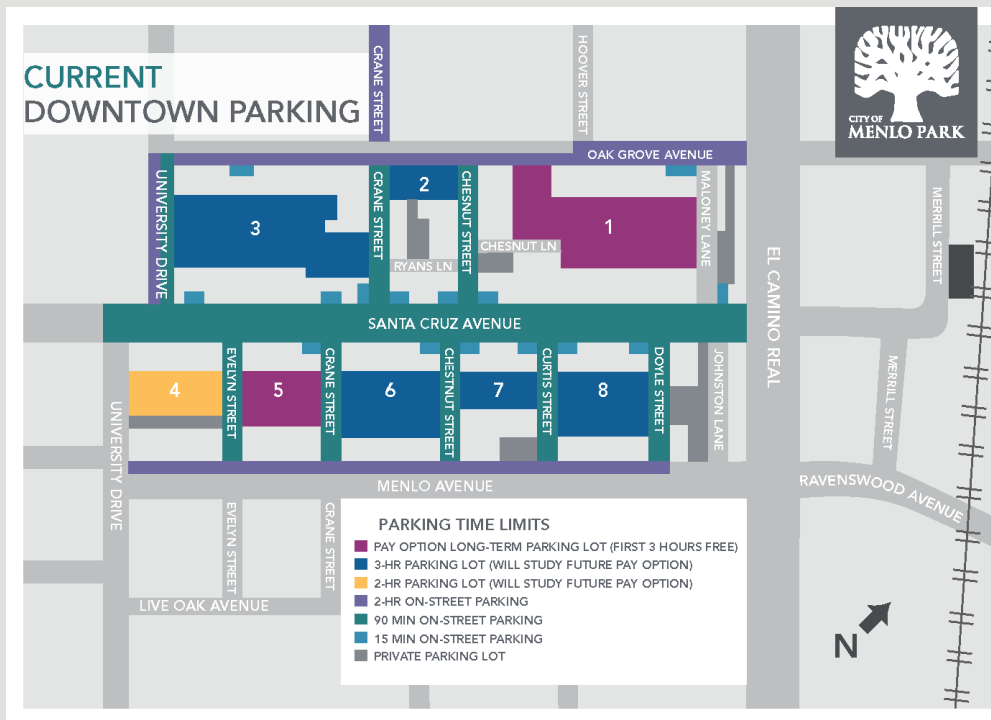


FEASIBILITY STUDY OBJECTIVES

- Evaluate physical attributes of each parking lot
- Identify potential constraints (easements, title issues, etc.)
- Assess zoning and consistency with other plans
- Determine lots most suitable for affordable housing
- Provide recommendations for next steps



PARKING PLAZA MAP





PARKING PLAZA 1





PARKING PLAZA 2





PARKING PLAZA 3



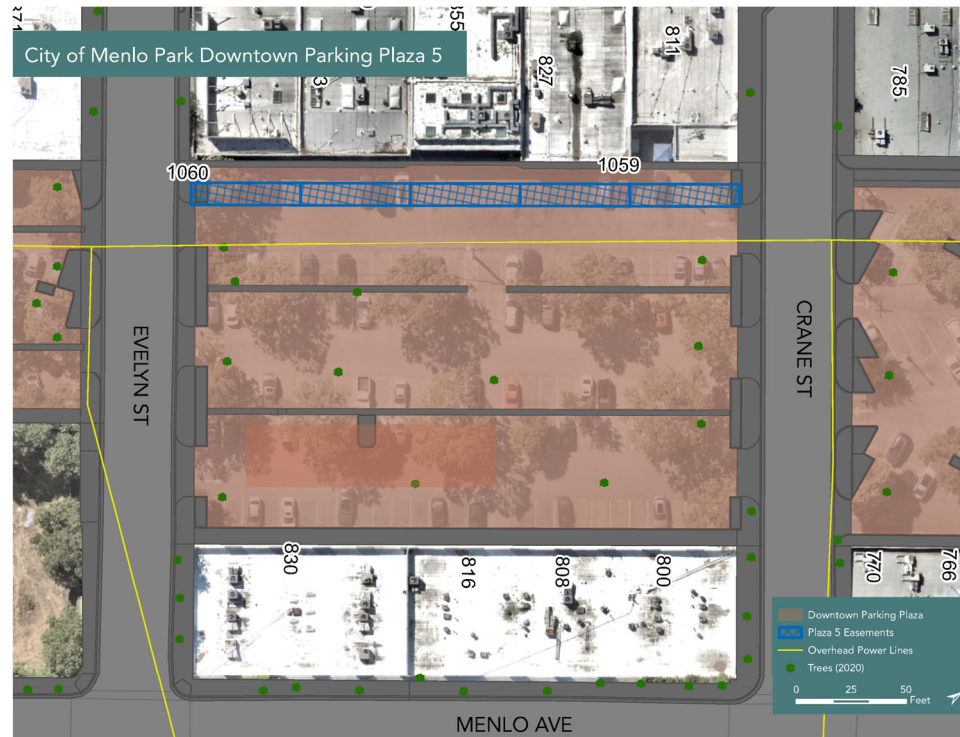


PARKING PLAZA 4



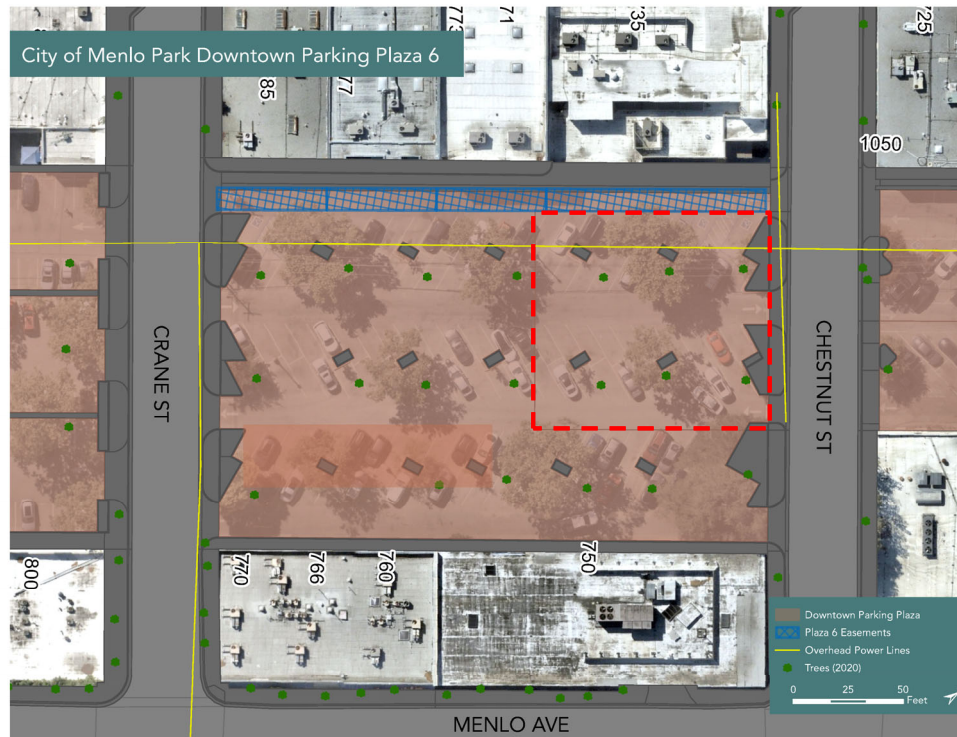


PARKING PLAZA 5





PARKING PLAZA 6





PARKING PLAZA 7





PARKING PLAZA 8





ZONING

- All parking plazas in Downtown (D) district of Specific Plan:

Standard	Base level development max.	Bonus level development max.
Density	60 dwelling units per acre	100 dwelling units per acre
Max. height	60-64 feet (4-5 stories)	81-85 feet (6-7 stories)
Floor area ratio	275%	375%

- State legislation allows greater flexibility
 - Potentially unlimited density
 - Extra height of three stories or 33 feet
 - No parking minimums



KEY FINDINGS

- Parking Plazas 1, 2, and 3 have highest redevelopment potential
- Could accommodate 483+ units at bonus level density
 - Affordable Housing Overlay (AHO) and state laws could increase totals
- Would exceed 345-unit goal from Housing Element
- Phased approach recommended
 - Focus on Plazas 1, 2, and 3 initially
 - Plazas 8 and 5 potential for future phase(s)
- Balance housing goals with downtown parking needs



DISPOSITION OPTIONS

1. Declaration of surplus land
 - Subject to Surplus Land Act process
 - Requires 60-day notice period and 90-day good faith negotiation
2. Declaration of exempt surplus land
 - Two potential exemptions for affordable housing
 - “Exemption A” – 80%+ land use for residential
 - “Exemption B” – 100% affordable or mixed use open competitive bid process
 - Exemption A allows more City control over development parameters
 - Department of Housing and Community Development (HCD) approval required



DEVELOPER SOLICITATION METHODS

Method	Description
Request for Information (RFI)	Acts as quick way to gauge market interest and capacity early in project; low barriers to entry
Request for Qualifications (RFQ)	Asks developers for qualifications based on preliminary project scope; helpful screening tool
Request for Proposals (RFP)	Requests detailed proposals including project plans, timelines and costs; can result in ready to implement plan



RECOMMENDED NEXT STEPS

At a future City Council meeting:

1. Declare Parking Plazas 1, 2, and 3 as exempt surplus land using exemption “A”
2. Review draft request for information (RFI)
 - Issue RFI
 - Return to City Council with RFI results and next steps



THANK YOU