

## **Housing Platform**

### **Vision:**

- New housing must be consistent with the 2030 carbon neutrality goal, including transportation.
- Housing should allow Petaluma to be an age-friendly and family-friendly town.
- People who work here must be able to afford living here.

### **Policies:**

1. Locate new housing near transit hubs (Downtown Petaluma SMART station, Petaluma North SMART station, Petaluma Transit Mall, and Eastside Transit Mall), along major corridors (Petaluma Blvd South, Petaluma Boulevard North to Sycamore/Shasta, McDowell, and East Washington), or where transit will be provided on headways of no more than 15 minutes.
2. Rezone all commercial-only districts to mixed use. Encourage housing in mixed use projects with priority processing, deferral of impact fees, flexibility in development standards for residential.
3. Rezone select sites to accommodate multifamily
4. Create ministerial approval process for housing that conforms with certain policy goals
5. Shift impact fees from \$/unit to \$/sqft to encourage more compact units.
6. Factor parking ratio into traffic impact fees.
7. To the extent allowed, waive certain impact fees for units above the third story.
8. Impact fee exemptions for Affordable Housing
9. Adopt form-based codes along major corridors to streamline approvals.
10. Use existing City parcels to build deed-restricted affordable housing.
11. Exceptions to development standards (ie minimum lot sizes, widths, setbacks, etc.) for Affordable Housing
12. Change zoning to encourage multifamily housing and discourage single family housing.
13. Affordable Housing Overlay Zone- incentives that go beyond the State Density Bonus for affordable housing sites.
14. Lot consolidation and small site development
15. Promote ADUs
16. Mobile Home preservation and code enforcement

### **Supportive Policies:**

1. Abolish parking minimums.
2. Establish parking ratio maximums of no more than one space per unit for multifamily.
3. Require residential parking to be unbundled.
4. Consolidate City Administration at a new location and dedicate resulting City surplus land for the development of Affordable Housing.
5. Encourage development to create or maintain a street grid.
6. Support creation of neighborhood amenities that allow more life activities to be conducted outside the home.