

HOUSING ELEMENT OF COMPREHENSIVE PLAN

I. Introduction

The purpose of the housing element is to provide guidelines for the City to: 1) enhance and revitalize its single family neighborhoods; 2) improve the quality of the existing housing stock; 3) provide safe and adequate housing for all residents of various income levels; 4) encourage housing development in the downtown urban core; and to 5) analyze housing conditions and trends to identify any housing problems; 6) identify existing or projected housing supply deficits; 7) Revitalize distressed areas; 8) Reduce long distance commuter traffic by coordinating transportation and housing and 8) develop appropriate plans and programs to accomplish its housing goals.

II. Goals, Objectives and Policies

GOAL 1: Preserve, enhance, and revitalize the City's existing neighborhoods.

OBJECTIVE 1.1: Enhance neighborhood preservation goals.

Evaluation Measures:

1. This evaluation will utilize data obtained through the monitoring of the City's compliance with Policy 1.1.4.
2. Record of development permits issued that support revitalization and stabilization in deteriorating neighborhoods of the City, which result in a reduction in blight commensurate with available funding & increased construction costs, within 5 years of adoption of EAR-based amendments.

POLICY 1.1.1: Continue to utilize community design standards to enhance housing characteristics and neighborhood preservation.

POLICY 1.1.2: Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single-family uses.

POLICY 1.1.3: To ensure stabilization of existing neighborhoods, the Planning and Zoning Department will review future rezonings for impacts upon neighborhood quality in accordance with adopted Neighborhood Master Plans.

POLICY 1.1.4: **Protect neighborhoods from unreasonable traffic impacts by utilizing traffic calming measures, such as but not limited to, street closures, diverters, signalization, site modifications including access controls, stop signs, and traffic separators.**

POLICY 1.1.5: Utilize the neighborhood compatibility criteria and other appropriate regulations to maintain or improve the quality of housing in established residential areas.

POLICY 1.1.6: Preserve the neighborhood character of annexed residential areas that included this request in their annexation documents and amend the ULDRs to include appropriate regulations to implement.

POLICY 1.1.7: Promote neighborhood compatibility strategies and include appropriate regulations within the ULDR.

OBJECTIVE 1.2: Utilize the master planning and corridor planning process, as updated, to concentrate public resources to revitalize and stabilize deteriorating neighborhoods of the City.

Evaluation Measures:

1. Record of development permits issued that support revitalization and stabilization within the blighted and deteriorating neighborhoods of the City, which result in a reduction in blight to the maximum extent of available funding, by the year 2013.

POLICY 1.2.1: Assign concentrated police resources (such as community police) to targeted neighborhoods for specialized crime reduction projects.

POLICY 1.2.2: Improve aesthetics of selected roadway vistas through the development of corridor plans that include planting of trees and other visual accents.

POLICY 1.2.3: Continue to utilize crime prevention through environmental design standards when reviewing development proposals, as a means of creating defensible spaces in the City that are visible to neighbors and reduce opportunities for criminal activity.

POLICY 1.2.4: Support community policing and community watch organizations to reduce opportunities for criminal activity by strengthening the social fabric of neighborhoods in the City.

POLICY 1.2.5: Increase the supply of affordable housing by maintaining and re-stabilizing existing neighborhoods.

OBJECTIVE 1.3: Reduce non-local traffic on residential streets by 10% in 2013 and by 15% in 2018.

Evaluation Measure: Record of implementation of traffic calming measures to reduce non-local traffic on residential city streets by 10% by the year 2013 and 15% by 2018.

POLICY 1.3.1: Continue to implement the recommendations of the Neighborhood Traffic Study which specifically addresses neighborhood traffic issues and seeks to return local streets to local use only.

POLICY 1.3.2: Continue to implement the Public Services Department's traffic calming policies.