

# Terner Residential Land Use Survey

Thank you for participating in our study about residential land use regulations in California cities. The purpose of this study is to develop an inventory of jurisdictional land use regulation to inform local and state policies related to housing and land use. This is a statewide survey of all 482 jurisdictions.

This survey should take approximately 1 hour to complete, and covers questions related to residential land use regulations and policies. If you are not the correct person to fill out this information, please pass along the survey to a colleague in your jurisdiction in a position to complete it.

If you have any questions about the study, please email Sarah Mawhorter at [smawhort@berkeley.edu](mailto:smawhort@berkeley.edu) or call (510) 679-3115.

Best,  
Carol Galante, Faculty Director  
Carolina Reid, Faculty Research Director  
Sarah Mawhorter, Post-Doctoral Scholar and Project Lead  
Liana Arnold, Graduate Researcher and Project Manager

TERNER FOR HOUSING  
CENTER INNOVATION  
UC BERKELEY

# Jurisdiction and Respondent Information

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Jurisdiction Name

\_\_\_\_\_

Respondent Information

Identifying information is for internal records only and will not be published or released.

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Job Title: \_\_\_\_\_

How long have you served in your current position? How long with your current department (in any capacity)?

Years in current position: \_\_\_\_\_

Years with current department: \_\_\_\_\_

Would you like to receive the results from this survey and a brief report of the findings?

No  Yes

# Zoning Standards

The following questions are intended to give a sense of the most common zoning standards for housing in your city from your practical experience.

## Single-Family Detached Zoning Standards

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Please enter the typical zoning standards in your jurisdiction for single-family detached housing, in the most common type of zoning where single-family detached housing can be built. If your single-family detached zoning does not specify a certain standard, leave that standard blank.

*Single-family detached lot size, density, and unit size:*

- Minimum lot size: \_\_\_\_\_ square feet
- Minimum lot width or street frontage: \_\_\_\_\_ feet
- Maximum floor area ratio: \_\_\_\_\_ FAR
- Maximum density: \_\_\_\_\_ units per acre
- Minimum density: \_\_\_\_\_ units per acre
- Minimum unit size: \_\_\_\_\_ square feet

*Single-family detached lot coverage, height limits, and setbacks:*

- Maximum lot coverage: \_\_\_\_\_ % of lot
- Height limit: \_\_\_\_\_ feet
- Front yard setback: \_\_\_\_\_ feet
- Side yard setback: \_\_\_\_\_ feet
- Back yard setback: \_\_\_\_\_ feet

## Multifamily Zoning Standards

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Please enter the typical zoning standards in your jurisdiction for multifamily housing, in the most common type of zoning where multifamily housing can be built. If your multifamily zoning does not specify a certain standard, leave that standard blank.

### *Multifamily lot size, density, and unit size:*

Minimum lot size: \_\_\_\_\_ square feet  
Minimum lot width or street frontage: \_\_\_\_\_ feet  
Maximum floor area ratio: \_\_\_\_\_ FAR  
Maximum density: \_\_\_\_\_ units per acre  
Minimum density: \_\_\_\_\_ units per acre  
Minimum unit size: \_\_\_\_\_ square feet

### *Multifamily lot coverage, height limits, and setbacks:*

Maximum lot coverage: \_\_\_\_\_ % of lot  
Height limit: \_\_\_\_\_ feet  
Front yard setback: \_\_\_\_\_ feet  
Side yard setback: \_\_\_\_\_ feet  
Back yard setback: \_\_\_\_\_ feet

### Single-Family Detached Parking Standards

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Please describe the typical parking standards in your jurisdiction for a 3 bedroom single-family detached house.

Total off-street parking: \_\_\_\_\_ spaces

Covered off-street parking: \_\_\_\_\_ spaces

Uncovered off-street parking: \_\_\_\_\_ spaces

Is tandem parking allowed for single-family detached houses?

No  Yes

### Multifamily Parking Standards

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How many parking spaces are typically required for a 2-bedroom apartment in a multifamily building?

Resident parking: \_\_\_\_\_ spaces

Guest parking: \_\_\_\_\_ spaces

Does your jurisdiction require covered parking for multifamily buildings?

No  Yes

Does your jurisdiction require garages for multifamily buildings?

No  Yes

Is tandem parking allowed for multifamily buildings?

No  Yes

## Accessory Dwelling Units (ADUs)

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Please enter the typical standards and fees in your jurisdiction for ADUs.

Minimum lot size where ADUs are allowed: \_\_\_\_\_ square feet

Maximum ADU size: \_\_\_\_\_ square feet

Off street parking: \_\_\_\_\_ spaces

Total fees for a typical ADU: \_\_\_\_\_ \$

Has your jurisdiction adopted a local ordinance that allows ADU construction on most single-family lots with timely ministerial review, reduced fees, and reduced parking requirements?

- No local ADU ordinance
- In process of adopting local ADU ordinance
- Yes, local ADU ordinance adopted

## Zoning Variances and Exceptions

How often do single-family detached project applicants in your jurisdiction request variances or other exceptions to zoning standards?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Lot size or width:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Height limits:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Setbacks or lot coverage:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How often do multifamily project applicants in your jurisdiction request variances or other exceptions to zoning standards?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
FAR or density:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Height limits:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Setbacks or lot coverage:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

# Land Use and Growth

## Land Zoned for Residential and Other Uses

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We are interested in learning how much of the developed or developable land in your jurisdiction is zoned for residential development and other uses.

*Roughly how much land is zoned to allow single-family detached housing? Please include zoning that also allows other uses in addition to single-family detached housing.*

Almost none (0-5%)	Little (6-25%)	Some (26-50%)	A lot (51-75%)	Most (76-95%)	Almost all (96-100%)
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Roughly how much land is zoned to allow multifamily housing? Please include zoning that also allows other uses in addition to multifamily housing.*

Almost none (0-5%)	Little (6-25%)	Some (26-50%)	A lot (51-75%)	Most (76-95%)	Almost all (96-100%)
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Roughly how much land is zoned to allow non-residential uses (commercial, industrial, agricultural, etc.)? Please include zoning that also allows residential uses.*

Almost none (0-5%)	Little (6-25%)	Some (26-50%)	A lot (51-75%)	Most (76-95%)	Almost all (96-100%)
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



## Specific Plans and Rezoning

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Does your jurisdiction use specific plans to designate special zoning for certain areas?

No  Yes

In any revisions to your jurisdiction's zoning regulations over the past 5 years, has zoning for residential development become more or less restrictive in general?

- Much less restrictive
- Somewhat less restrictive
- Little change
- Somewhat more restrictive
- Much more restrictive

What year was the most recent comprehensive revision of your jurisdiction's general plan and/or zoning regulations?

\_\_\_\_\_ year

## Growth Management

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Is your jurisdiction subject to a policy to limit development beyond a boundary within or adjacent to your jurisdiction, such as an urban growth boundary or urban service area?

No  Yes

Has your jurisdiction annexed new land areas to allow for additional growth in the past five years?

No  Yes

*IF NO: Is any land available for annexation?*

No  Yes

*IF YES: Was the annexation made in order to accommodate new residential development?*

- No, the annexed land was already developed or intended for another purpose.
- Yes, the annexed land was intended to accommodate new residential development.

Does your jurisdiction place a limit on the number of housing units that can be built in a year?

No  Yes

*IF YES: What is the limit on the number of housing units that can be built in a year?*

*Building limit: \_\_\_\_\_ housing units*

## Approval Process

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Who is typically authorized to grant preliminary plat/plan approval for the following types of development applications?

*Single-family detached subdivisions with 5 or more homes:*

- Jurisdiction staff or zoning administrator
- Planning board or commission
- City council or other elected legislative body

*Multifamily or townhome projects with 5 or more units:*

- Jurisdiction staff or zoning administrator
- Planning board or commission
- City council or other elected legislative body

## By-Right Development

Does your jurisdiction allow by-right development without discretionary review for some types of projects, or in some areas of your jurisdiction?

No  Yes

Is there a project size limit for by-right development without discretionary review in areas zoned for residential development in your jurisdiction?

	Is there a project size limit for by-right development?		Maximum project size for by-right development:
	No	Yes	# units
Single-family detached:	<input type="radio"/>	<input type="radio"/>	
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	

Are there areas within your jurisdiction where projects of any size can be built by-right without discretionary review (by-right districts or planning areas)? Please check all that apply.

- There are no areas where projects of any size can be built by-right
- Projects of any size can be built by-right in all residential zones
- Projects of any size can be built by-right in the downtown core
- Projects of any size can be built by-right in some specific plan areas
- Projects of any size can be built by-right in transit districts
- Projects of any size can be built by-right in other areas

## Approval Time

What is the typical time to secure preliminary plat/plan approval for the most common applications for the following types of development, starting from the time the application is deemed complete?

*Projects with 5 or more units consistent with general plan and zoning:*

	Less than 2 months	2 to 6 months	6 to 12 months	More than a year	The times vary so much it is impossible to say	No recent projects of this type
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Projects with 5 or more units that require a conditional use permit or variance:*

	Less than 2 months	2 to 6 months	6 to 12 months	More than a year	The times vary so much it is impossible to say	No recent projects of this type
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Approval Time

What is the typical time to secure preliminary plat/plan approval for the most common applications for the following types of development, starting from the time the application is deemed complete?

*Projects with 5 or more units that require a general plan or zoning amendment:*

	Less than 2 months	2 to 6 months	6 to 12 months	More than a year	The times vary so much it is impossible to say	No recent projects of this type
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Projects with 5 or more units that require an EIR or similar environmental review process:*

	Less than 2 months	2 to 6 months	6 to 12 months	More than a year	The times vary so much it is impossible to say	No recent projects of this type
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Factors that Affect Review and Approval Times

In your experience, do projects with affordable housing require more or less time than market-rate projects?

	3+ months faster	1-2 months faster	Little to no difference	1-2 months slower	3+ months slower
100% affordable housing projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Market-rate projects with some affordable units included:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Select the top three factors that most often lead to longer review and approval times for project applications in your jurisdiction:

- Incomplete or unviable applications
- Project applicant is slow to respond
- Limited staff available to process volume of applications
- Stringent or complex zoning ordinances
- Number of discretionary approvals and public meetings required
- Approval bodies meet infrequently
- Multiple government agencies involved in the approvals process
- CEQA review
- Public opposition to development
- Other (describe) \_\_\_\_\_

# Residential Development Activity

## Applications for Residential Development

Roughly how often does your jurisdiction receive applications for the following types of residential development projects?

	Never	Once per year or less	Several times per year	Most months	Most weeks	Most days
<i>Single-family detached project applications:</i>						
1 house:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2-4 house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5-19 house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
20-49 house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50+ house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Multifamily or townhome project applications:</i>						
2-4 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5-19 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
20-49 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50+ unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ADUs:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



## Approvals, Permits, and Completions

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We are interested in learning how projects move through the entitlement and development process in your jurisdiction, from application to plan approval to building permits to completion.

*How often do complete residential development applications receive plan approvals?*

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*How often do approved residential developments go on to receive building permits?*

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*How often are permitted residential developments completed and granted certificates of occupancy?*

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Single-family detached:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily or townhome:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Large Projects Built

Roughly how many large new construction projects and new affordable housing developments have been built and completed in your jurisdiction since January 1, 2015?

	None	1-2	3-5	6-9	10+
<i>Single-family detached projects:</i>					
20-49 house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50-149 house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
150+ house subdivisions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Multifamily or townhome projects:</i>					
20-49 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
50-149 unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
150+ unit projects:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Affordable housing projects:</i>					
100% affordable housing projects of any size:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Of the multifamily or townhome projects with 5 or more units built since January 1, 2015, estimate how many are intended for sale (seeking an approved condominium map) rather than for rent.

Almost none (0-5%)	Little (6-25%)	Some (26-50%)	A lot (51-75%)	Most (76-95%)	Almost all (96-100%)	No relevant projects
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Impact Fees

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What is the approximate total impact fee per unit for a typical development project?  
 Please estimate the total fees per unit including both fees assessed by your jurisdiction  
 and fees assessed by others such as school districts and water or utility districts.

	Single-family detached: ↓	Multifamily or townhome: ↓
Under \$10 thousand	<input type="radio"/>	<input type="radio"/>
\$10-14 thousand	<input type="radio"/>	<input type="radio"/>
\$15-19 thousand	<input type="radio"/>	<input type="radio"/>
\$20-24 thousand	<input type="radio"/>	<input type="radio"/>
\$25-29 thousand	<input type="radio"/>	<input type="radio"/>
\$30-34 thousand	<input type="radio"/>	<input type="radio"/>
\$35-39 thousand	<input type="radio"/>	<input type="radio"/>
\$40-49 thousand	<input type="radio"/>	<input type="radio"/>
\$50 thousand or more	<input type="radio"/>	<input type="radio"/>
Fees vary so much, it is impossible to say	<input type="radio"/>	<input type="radio"/>

## Residential Development Constraints

We are interested in your perspective about the various factors that affect the rate of housing development in your jurisdiction. In your experience observing the development process, how much do the following factors constrain residential development?

	Not a constraint	Minor constraint	Moderate constraint	Major constraint	Severe constraint
Supply of developable land:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Configuration/size/location of available parcels:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Topography, geography, environmental features:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land ownership and assembly:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Amount of land zoned for single-family development:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Amount of land zoned for multifamily development:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Infrastructure capacity (transportation, schools, water, sewer, parks):	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public opposition to development:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local growth management policies:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Length of planning approval process:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Length of building permit process:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning standards:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Impact fees and exactions:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Threat of CEQA lawsuits:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

# Affordable Housing

## Density Bonus

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Does your jurisdiction offer the following measures to ease regulatory impacts on applicants proposing projects with an affordable housing aspect? Please select all that apply.

- Expedited or concurrent permit review
- Eased height requirements
- Reduced parking requirements
- Reduced transportation mitigation requirements
- Reduced impact fees or infrastructure financing requirements
- Reduced permit fees
- Other mechanisms to reduce regulatory impacts:  

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Has your jurisdiction adopted a local ordinance implementing provisions of state density bonus law?

No  Yes

What year was your jurisdiction's local density bonus ordinance last updated?

\_\_\_\_\_ year

## Density Bonus

How many projects have received a density bonus or related regulatory concessions or incentives (listed above) to build affordable housing in the past three years (2015-2017)?

\_\_\_\_\_ projects

Of these projects, how many received each regulatory concession or incentive?

	None	A few	About half	Most	All
Increased project density:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expedited or concurrent permit review:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Eased height requirements:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduced parking requirements:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduced transportation mitigation requirements:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduced impact fees or infrastructure financing requirements:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduced permit fees:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other mechanisms to reduce regulatory impacts:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Inclusionary Housing

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Aside from density bonuses, does your jurisdiction require or encourage residential developers to include affordable housing in market-rate projects as a condition of approval?

- No
- Yes, inclusion of affordable units is required
- Yes, inclusion of affordable units is encouraged but not required

*How many units must a project have in order to be subject to inclusionary requirements or incentives?*

\_\_\_\_\_ minimum units for inclusionary

*What percentage of units must be affordable in projects where inclusionary housing applies?*

Affordable for any income level (% does not vary by income level): \_\_\_\_\_ % affordable

Affordable for very low income (0-50% of AMI): \_\_\_\_\_ % affordable

Affordable for low income (50-80% of AMI): \_\_\_\_\_ % affordable

Affordable for moderate income (80-120% of AMI): \_\_\_\_\_ % affordable

*May a developer pay fees in lieu of providing units?*

No  Yes

*May a developer contribute land for affordable housing production in lieu of providing units?*

No  Yes

*May a developer build the affordable units in a different location than their market-rate project?*

No  Yes

*How many market-rate projects contributed affordable units, in-lieu fees, or land as a result of inclusionary requirements or incentives in the past three years (2015-2017)?*

\_\_\_\_\_ projects

## Rental Policies

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Does your jurisdiction have an ordinance that regulates the conversion of rental units for other purposes?

- No
- Yes, ordinance regulates conversions from rentals to condominiums
- Yes, ordinance regulates conversions from rentals to hotels
- Yes, ordinances regulate conversions from rentals to both condominiums and hotels

Does your jurisdiction have an ordinance that requires landlords to have just cause in order to evict a tenant?

No  Yes

Does your jurisdiction have a rent control ordinance that restricts rent increases in certain cases?

No  Yes

Are transitional and supportive housing allowed as a residential use in all residential zones?

No  Yes



## Public Opposition and Support

In your experience, how often do local citizens and city officials actively oppose residential development projects?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Local citizen opposition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Appointed or elected official opposition:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

In your experience, how often do local citizens and city officials actively support residential development projects?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
Local citizen support:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Appointed or elected official support:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## CEQA Lawsuits

In your experience, how often do project approvals face CEQA lawsuits, or the threat of CEQA lawsuits?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
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*Single-family detached:*

Threat of CEQA lawsuits:

CEQA lawsuits:

*Multifamily or townhome:*

Threat of CEQA lawsuits:

CEQA lawsuits:

How often do CEQA lawsuits or the threat of CEQA lawsuits result in substantial revisions or eventual failure of the project?

	Almost never (0-5%)	Seldom (6-25%)	Sometimes (26-50%)	Often (51-75%)	Usually (76-95%)	Almost always (96-100%)
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*Single-family detached:*

Substantial revisions:

Eventual failure:

*Multifamily or townhome:*

Substantial revisions:

Eventual failure:

## Planning Department Information

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How many employees at your jurisdiction work on planning for residential development?

Planning for residential development includes tasks such as project review and plan approvals, preparing for planning commission and city council hearings about residential development projects, working with residents and community members on issues related to housing, and dealing with zoning ordinances, the housing element of the general plan, and RHNA. This does not include issuing building permits or code enforcement.

Full time employees: \_\_\_\_\_

Part time employees: \_\_\_\_\_

Interns: \_\_\_\_\_

Does your jurisdiction hire a consultant to assist with your Housing Element updates?

- No, jurisdiction staff update the Housing Element without outside assistance.
- Yes, the jurisdiction hires an outside consultant to assist with Housing Element updates.

If there are any other policies, procedures, or external factors that affect residential development in your jurisdiction, please describe here:

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**Online Data**

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If your jurisdiction posts approvals, permit, or other project pipeline data online, please describe and provide link(s) here:

Link description	URL

If your jurisdiction posts GIS shapefiles of zoning ordinances, parcel information, or other mapping resources online, please describe and provide link(s) here:

Link description	URL