

# 2012 New Partners Conference

## San Diego, California

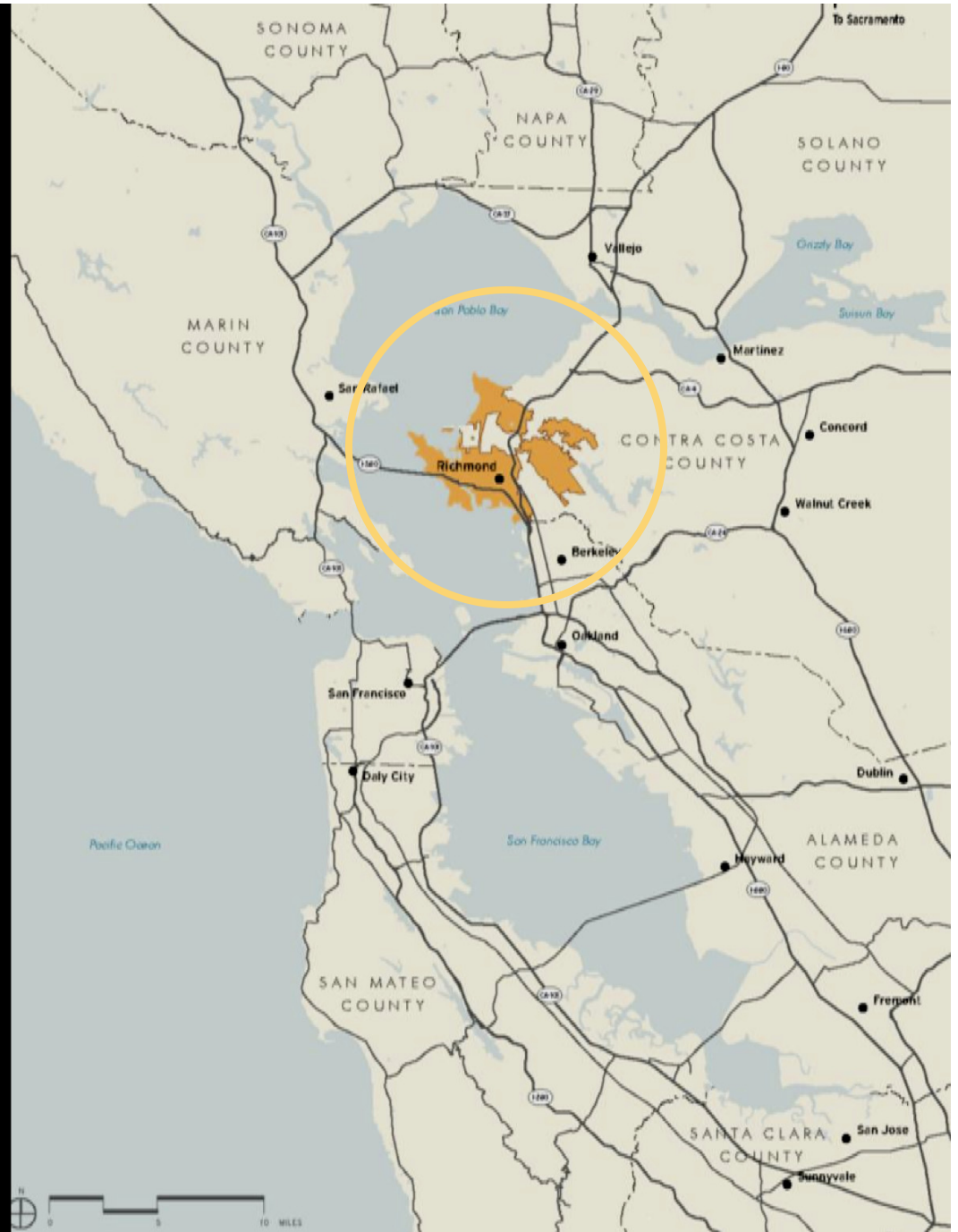
Essential Components of the 21st Century  
Community: Housing for the “Missing Middle”

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City of Richmond, CA

# City of Richmond, California



The San Francisco Bay Area

**TABLE HE-36**

**REGIONAL HOUSING NEEDS DETERMINATION FOR 1999-2006**

Income Group	New Construction Allocation		Current Units*	Remaining
	Number	Percent	Number	Number
Very Low	471	18.1%	818	0
Low	273	10.5%	501	0
Moderate	625	24.0%	604	0
Above Moderate	1,234	47.4%	4,713	0
<b>TOTAL</b>	<b>2,603</b>	<b>100.0%</b>	<b>6,636</b>	<b>0</b>

Source: ABAG, *Regional Housing Needs Determination, 2001*; City of Richmond

Note: \*Current units = constructed, under construction, units in planning process, or proposed units as of June 2005.

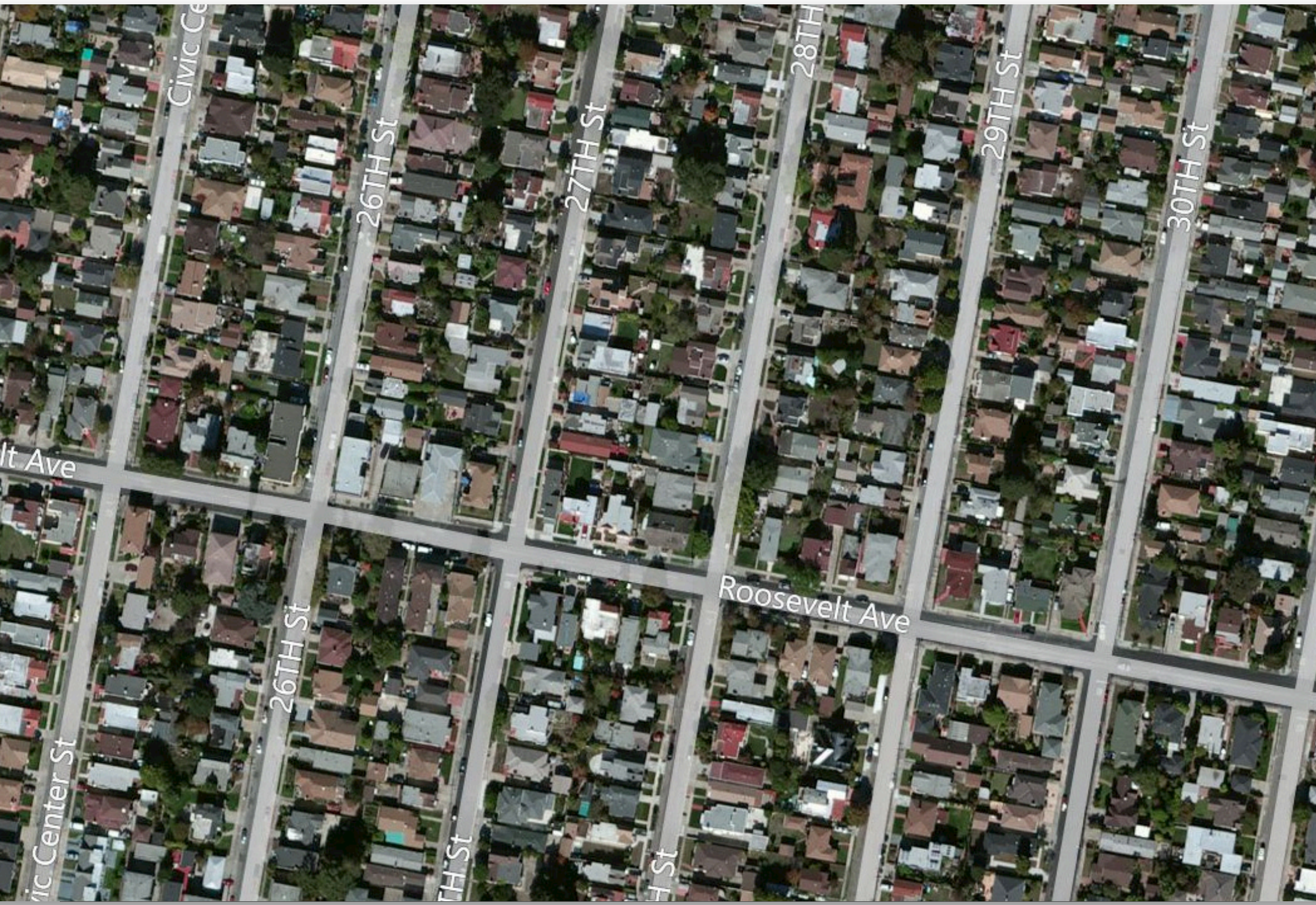
**TABLE HE-16 HOUSING UNITS BY TYPE**

Units in Structure	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family detached	19,684	57.0%	20,467	56.8%	783	4.0%
Single-family attached	2,540	7.4%	2,928	8.1%	388	15.3%
Duplex	1,457	4.2%	1,540	4.3%	83	5.7%
3 or 4 Units	3,652	10.6%	3,712	10.3%	60	1.6%
5 to 9 units	2,044	5.9%	2,183	6.1%	139	6.8%
10 to 19 units	1,916	5.5%	1,728	4.8%	-188	-9.8%
20 to 49 units	1,880	5.4%	1,239	3.4%	-641	-34.1%
50 or more units	889	2.6%	2,126	5.9%	1,237	139.1%
Mobile Home	68	0.2%	65	0.2%	-3	-4.4%
Other (Includes RVs, Vans, Boats, etc.)	402	1.2%	56	0.2%	-346	-86.1%
Total	34,532	100.0%	36,044	100.0%	1,512	4.4%

Source: 1990, 2000 Census

# ISSUES

- **Conventional zoning did not provide for a variety of housing types**
- **Out zoned medium-density housing within existing neighborhoods**
- **Scattered, infill and underutilized sites along corridors with 100 foot depths**



Civic Ce

26TH St

27TH St

28TH

29TH St

30TH St

lt Ave

26TH St

Roosevelt Ave

ic Center St

TH St

H St



# 23<sup>rd</sup> Street FBC

- **Priority Development Area (PDA)**
- **Near Richmond Intermodal Station (BART & Amtrak)**
- **Served by Regional Bus Services**





## **GOALS FOR FBC**

- **To create complete neighborhoods**
- **Improve and promote walking and biking**
- **Expand housing options, including workforce housing opportunities**
- **Streamline entitlement process**

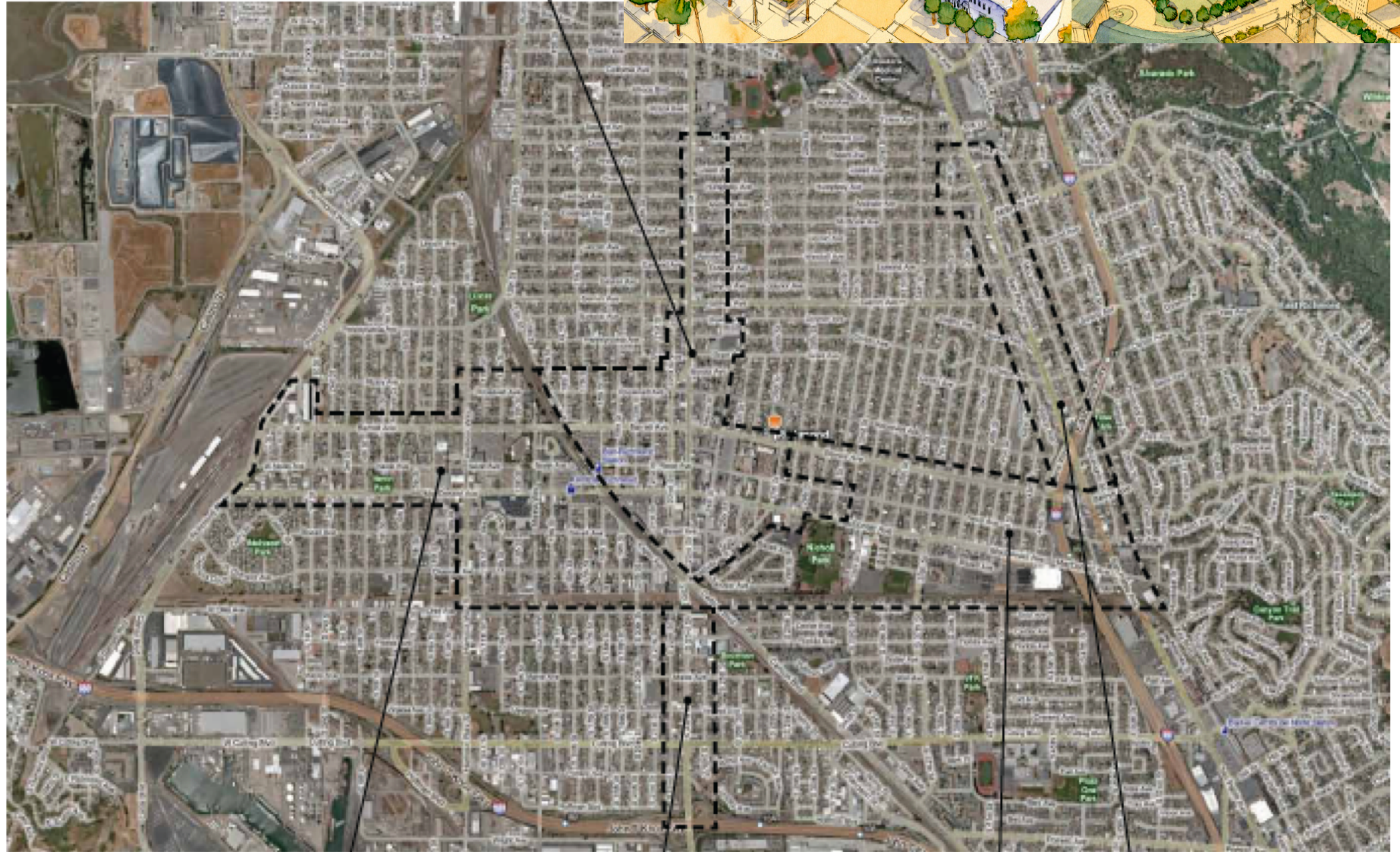
## Affordable Housing

- Make market-rate housing more affordable by reducing parking and open space requirements
- Promote and regulate walkable environments so car ownership is not mandatory
- Provide standards for medium-density building types that are typically not allowed under conventional zoning
- Build in density or other bonuses for affordable housing

THINK SMALL...THINK BIG



23rd Street FBC Area (in administrative review)

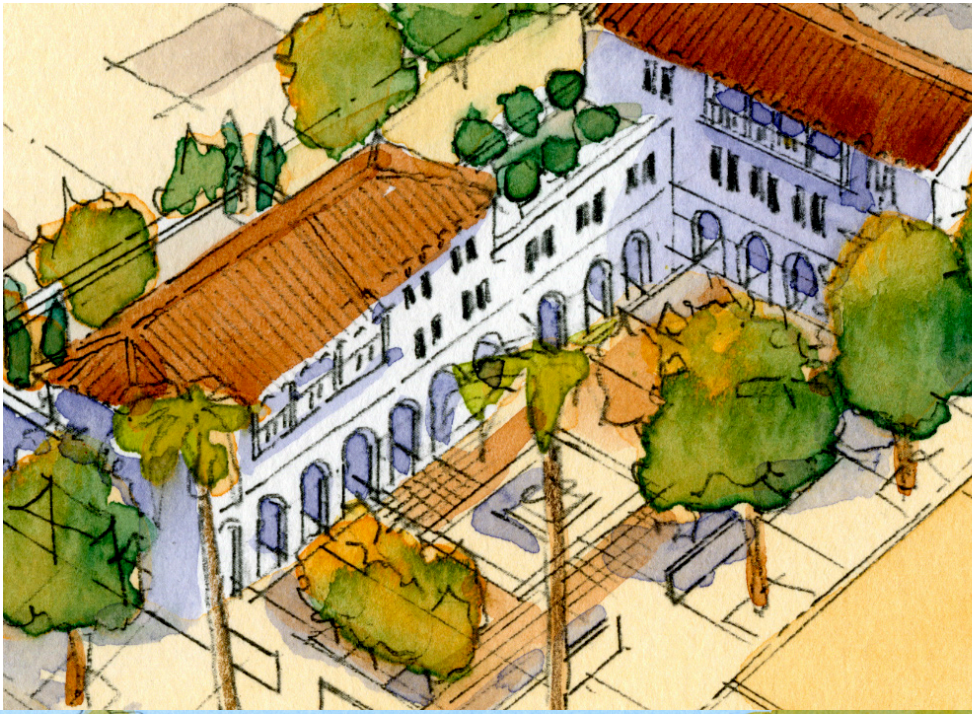


**Area A:** West Macdonald Ave

**Area B:** South 23rd Street

**Area C:** East Macdonald Ave

**Area D:** San Pablo Ave



## **Future Challenges for Housing**

- **Elimination of Redevelopment Agency that provided gap funding and access to land**

**Thank you!**

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