

CITY OF PERRIS DEVELOPMENT SERVICES PLANNING DIVISION

SENIOR HOUSING OVERLAY (SHO)

A SENIOR HOUSING OVERLAY AIMS TO CREATE INCENTIVES FOR DEVELOPERS TO BUILD HOUSING SPECIFICALLY DESIGNED FOR SENIORS.

PURPOSE AND INTENT

- ENCOURAGES DEVELOPMENT OF SENIOR HOUSING NEAR ESSENTIAL COMMUNITY SERVICES AND AMENITIES.
- PROVIDES INCENTIVES FOR SENIOR HOUSING PROJECTS, ENSURING AFFORDABILITY FOR LOW AND MODERATE-INCOME SENIORS.
- ENSURES COMPLIANCE WITH ADA AND UNIVERSAL DESIGN PRINCIPLES FOR ACCESSIBILITY.

BENEFITS FOR SENIORS

1. AFFORDABLE HOUSING:

ENSURES A PORTION OF UNITS ARE AFFORDABLE FOR LOW AND MODERATE-INCOME SENIORS, MAKING HOUSING MORE ACCESSIBLE.

2. ACCESSIBILITY:

INCORPORATES ADA AND UNIVERSAL DESIGN PRINCIPLES, SUCH AS NO-STEP ENTRIES AND WHEELCHAIR-ACCESSIBLE BATHROOMS, TO ENSURE HOMES ARE SAFE AND EASY TO NAVIGATE.

3. PROXIMITY TO SERVICES:

ENCOURAGES DEVELOPMENT NEAR ESSENTIAL SERVICES AND AMENITIES, REDUCING THE NEED FOR LONG COMMUTES AND MAKING DAILY LIFE MORE CONVENIENT.

4. COMMUNITY AND SOCIAL INTERACTION:

PROVIDES RECREATIONAL FACILITIES AND PRIVATE OPEN SPACES, FOSTERING A SENSE OF COMMUNITY AND OPPORTUNITIES FOR SOCIAL INTERACTION.

5. REDUCED LIVING COSTS:

OFFERS INCENTIVES LIKE REDUCED PARKING REQUIREMENTS AND WAIVED PARK DEVELOPMENT FEES, LOWERING OVERALL LIVING EXPENSES.

6. HIGH QUALITY LIVING ENVIRONMENT:

ENSURES HIGH STANDARDS FOR DESIGN, CONSTRUCTION, AND APPEARANCE, CREATING A PLEASANT AND COMFORTABLE LIVING ENVIRONMENT.



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