[MS-0398.04B.007.026]

HOUSING ELEMENT

Consider Changes to the Housing Element and Transmit the draft to the State.

Issues:

- o Should the County utilize Community Development Block Grant Monies for Land Acquisition;
- o Amend Board Policy I-63 re: Affordable Housing Projects;
- o Develop Incentives Program;
- o Allow Density Bonuses
- o Institute Resale Control Mechanism
- o Investigate Possibility of Requiring the Provision of Affordable Housing Units or in Lieu Fees for certain Categories of Development Projects
- o Encourage Home Ownership for Moderate Income Households.

SUMMARY OF POLICIES

Policy #	Description	5 yr. goal	I yr. goal
I	Assistance to Developers and 4 newsletters	4 workshops per year	
	Density Bonus projects	I00 units	20 units
	Non-profits	I00 units	20 units
2	Assistance Training to Non Profits		
3	Article 34 (California Constitution)		

Policy #	Program Description	5yr.	I yr.
4	Fair Share	3,979 units	795 units
	(# of households that need assist. over next few years such as sect. 8 vouchers (existing housing only)		
5	CDBG Purchase land at 5 sites		I site
6	State and Federal Housing Legislation		
7	Annual Housing Review		
8	Housing for handicapped		
9	Farm Employee Housing	I00 units	62 units
I0	Shared Housing		
II	Emergency Shelter	I50 units	50 units
I2	Preserving & Increasing Housing Supply		
I3	Equal Housing Opportunities		
I4	Surplus Property (seniors)		72 units
I5	Density Bonus	I-75 cert.	240 units
I6	Mixed Land Uses in Commercial Zones		
I7	Mobilehome Incentives & Services		
	a. MRHP Rehab	I000 units	200 units
	b. Relocation		I00 units
	c. MOAP	200 units	40 units
	d. I.D. mobilehome sites for 5-I0 parks		50 units
I8	Coastal Zones		
I9	Infrastructure/Infill Development		300 units
	a. identify 20 sites		

20	Residential Rehabilitation	1,000	200/300
21	Tax Exempt Mortgage Revenue Bonds a. workshops		100
22	Affordable Housing Development Fund (similar to City's Housing Trust Fund)	500	100 units
23	**Resale Control for DPLU Density Bonus Projects**		
24	Inter-Agency Affordable Housing Program		
25	Innovative Construction Techniques		
26	Private Sector Outreach		
27	**Balanced Communities (Inclusionary Housing)**		
28	Historic Structures: encourage the renovation of historic & older structures for use as affordable housing.		
29	County Housing Financing Structures for Fair Share		
30	Preservation of HUD - Funded Low Income Housing projects due to be paid.		
31	**Moderate Income Housing**		
32	Affordable Housing and Transit		

AGENDA ITEM # **HOUSING ELEMENT REVISION**

Background:

* The Housing Element is required by the State in order to receive CDBG funding for housing needs in the unincorporated area of the County. The five year plan covers the period from l99l-96

* Implementation of this policy is effective 7/9l; the county is late submitting the draft.

* The policy has gone through the planning process. Most of the 22 planning groups rejected the element as submitted by staff and recommend that 7 of the 32 policies be either revised or deleted.

ISSUE: Should the County utilize Community Development Block Grant Funds for Land Acquisition:

Policy #5: will allow the County to purchase land for use as "land banking" and allows the county to hold land until grant funds become available to develop a project. This would allow increased joint ventures with non-profits for long term public development projects.

Policy #l5: Density Bonus will relax standards for development in areas where affordable housing is being considered.

Policy #l6: Mixed Land Uses in Commercial Zones allows for more lenient design standards such as reducing required parking spaces or exceeding building height limitations.

Policy #19: Infrastructure/Infill Development allows for affordable development in areas that have infrastructure already in place (in the outlying area) to develop.

Policy #23: Resale Control for DPLU Density Bonus Project. Control the resale of low and moderate income dwelling units provided under the County's density bonus programs throught the provisions of a resale control mechanism.

Policy #27: Balanced Communities- encourage the provision of affordable housing through various alternatives for requiring the provision of affordable units as part of any residential development. Possible alternatives include amendments to the Zoning Ordinance or development of a "Project Housing Plan"

Policy #31: Moderate Income Housing
The department of Planning and Land Use will establish procedures to encourage the provision of housing for moderate income households.

Recommendation: Support Staff Recommendations and adopt policy in current form.