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PLANNING COMMISSION

February 23, 2009

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Jeff Smith, Chairman
Humboldt County Planning Commission
Community Development Services Department
3015 H Street
Eureka, California 95501

Re: Draft Housing Element, Plan Alternatives Comparison Chart

Dear Chairman Smith and Commissioners,

The Humboldt Association of REALTORS® has reviewed the Plan Alternatives Comparison Chart ("voting chart") of the draft Housing Element and would appreciate your consideration of the Association's comments and votes as shown in the attachment.

Please note that the green text indicates additions made by county staff after the initial release, underlined green text indicates additional changes made by county counsel and the blue text is the Association's input.

Please note additionally that we are presenting a partially completed chart at this time. We are doing this so that the Commission will have these initial comments available as you begin what we understand will be your own review of the "voting charts" at the Commission's February 26th meeting. We will be submitting the balance of our comments at a future date.

We appreciate the opportunity to comment and look forward to continuing participation in the Housing Element update.

Sincerely,



Victoria Copeland
Victoria Copeland, Co-Chair
General Plan Subcommittee

Debbie Provolt
Debbie Provolt, Co-Chair
General Plan Subcommittee




Attachment
cc: Kirk Girard, Director
Michael Richardson, Planner


Plan Alternatives Comparison Chart Chapter 8 Housing Element

Plan Alternative	Chapter 8 Housing Element	Remarks/Implementation	Vote
	8.4 Goals		
A B C	H-G1. Housing Production. Sufficient housing production on an annual basis for all income levels in accordance with the County's projected fair share housing needs allocation.		D
	Goal 1.1 To provide for the projected future housing needs of the community.		R
	Goal 2.1 To provide for adequate sites for all types of housing and all income levels throughout the county.		M
A B	H-G2. Workforce Housing. An adequate supply of rental and homeownership opportunities affordable to wage earners, within close proximity to local businesses.	No emphasis on housing location in Alt. C.	M
	Goal 1.2 To play a lead role in meeting the future housing needs of lower-income households.		D
A B C	H-G3. Housing Needs of Special Populations. Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farm workers, and large families.		R
A B C	H-G4. Emergency Shelters and Transitional Housing. Sufficient emergency shelter capacity and transitional housing opportunities to meet local demands.		R
A B C	H-G5. Residential Land Inventory. An inventory of land, suitable for development within a five-year period, which provides adequate capacity to meet projected regional housing needs for all income levels.		R
A B C	H-G6. Safe Housing Accessible to All. Housing maintained in a safe and aesthetic condition, accessible to all residents without regard to race, color, age, gender, religion, nationality, family status or disability.		R
	Goal 4.1 To conserve existing housing through maintenance and rehabilitation		D
B C	H-G7. Minimize Governmental Constraints. Minimize the Regulatory policies, practices and costs that restrict the creation of affordable housing to and reflect the goals and		M

Plan Alternative		Chapter 8 Housing Element		Remarks/ Implementation	Vote R,M,D
			priorities of this Plan.		
	D		Goal 3.1 To assist in the construction of market rate housing by reducing government constraints whenever possible	See modified H-G7	M
A	B		H-G8. Constructing Low-Cost, Resource-Conserving Housing. Regulatory allowances and Provide incentives for techniques and programs that reduce housing costs and minimize the environmental impacts of housing development.	No emphasis on reducing environmental effects in Alt. C.	M
	D		Goal 5.1 To utilize techniques and programs which will reduce costs of new residential construction.		R
	D		Goal 5.2 To encourage resource-conserving site utilization and dwelling unit construction techniques.		D
			8.4 Policies		
A	B		H-P1. Promote Infill, Reuse and Rejuvenation Redevelopment. The County shall support prioritize infill, re-use and rejuvenation redevelopment of vacant and under-developed utilized land. within Urban Development Areas as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment. (Need to look for consistency and perhaps redefine in GP)	Leg. QJ, H-S7, H-S8, H-IM1  	M
A	B		H-P2. Housing Opportunity Zones. The County shall adopt policies, standards and programs to stimulate residential and infrastructure development within Board-adopted Housing Opportunity Zones.	Leg, QJ, H-S8, H-IM1	D
	B		H-P3. Requirements for a Mixture of Housing Sizes and Types. The County shall require a variety of housing types and sizes in specified major subdivisions to ensure a mix of very low, low, moderate and above moderate housing opportunities necessary to meet the Regional Housing Needs Allocation Plan. The County shall allow payment in lieu of meeting these requirements under specified circumstances. Should encourage incentives instead of require.	QJ, H-S5, H-IM3	D
A			H-P3. Requirements for a Mixture of Housing Sizes and Types. The County shall require long-term affordability restrictions and covenants on housing for specified major subdivisions to ensure the availability of housing for very low and low income categories. The County shall allow payment in lieu of meeting these requirements under specified circumstances. Per our understanding, County was not pursuing Inclusionary Zoning, this is Inclusionary Zoning.	Requires developer subsidy of rents or purchase price	D

Plan Alternative		Chapter 8 Housing Element	Remarks/Implementation	Vote R,M,D
	D	Policy 1.1a The County shall maintain an adequate supply of residentially zoned land to accommodate a mix of housing for all income levels for affordable mix of housing in urban areas and accommodate projected housing needs.		M
A B C	C	H-P4. Residential Units in Commercial Zones. Residential units shall be principally permitted when consistent with adopted performance standards in specified commercial zones.	Min, HS-8	M
A B C	C	H-P5. Minimum Development Requirement Based on Mid-point Density. Residential parcels shall be developed equal to or greater than the mid-point density of the parcel based on the applicable Plan designation and zoning standards unless specific findings are made. We do not support Mid-point Density as it restricts property rights.	QJ, H-S2, H-S3	D
	D	Policy 1.1b. Promote the development of various types of housing opportunities by ensuring Ensure an adequate supply of residentially zoned sites at low, moderate and high densities for new housing construction.		M
	D	Policy 1.1d. Support residential project proposals that are appropriately designed, and meet required density ranges in order to promote the construction of affordable housing.		M
	D	Policy 1.1e. Promote the buildout of vacant residential properties in urban areas through infill, reuse and rejuvenation redevelopment activities.		M
A B C	C	H-P6. Protecting Multifamily Uses in the Affordable Multifamily Land Inventory. Sites identified in the residential land inventory as being suitable for meeting extremely low, very low and low, moderate and above moderate income levels multifamily uses shall be protected by ordinance standards or zoning overlay from non-multifamily use development. As required by state law.	QJ, H-IM4, H-IM17	M
	D	Policy 1.2a. The land inventory shall be monitored annually to maintain a development potential of at least 1,000 multifamily units with public services available.		R
A B C	C	H-P7. Encourage Second Units. The County shall stimulate and principally permit the construction of second units by relaxing second-unit development standards in order to provide low-cost housing and to make more efficient use of existing infrastructure.	QJ, H-S8, H-S9, H-IM1, H-IM2	M
A B C	C	H-P8. Retain Legal Non-Conforming Housing. The County shall support the retention of legal non-conforming housing through modifications to the land use and building codes.	QJ, H-IM10	R
A B C	C	H-P9. Flexibly Apply Development Standards to all Low-Income Housing. The County shall support the flexible application of development standards through a streamlined permit process for all housing, for lower income affordability categories and special needs populations.	QJ, H-IM22	M

Plan Alternative		Chapter 8 Housing Element	Remarks/ Implementation	Vote R/M/D
	D	Policy 1.2e. The County shall support the flexible application of development ordinances to encourage residential projects that produce housing affordable to lower income households.		R
A	C	H-P10. Contributions to Infrastructure and Service Development. Market-rate housing shall pay its fair share of infrastructure and public service costs. Housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low, very low or extremely low income at affordable housing costs for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs. PUBLIC SERVICE COSTS NEEDS TO BE DEFINED MORE CLEARLY.	Leg, QJ, Min 	M
	D	Policy 1.1g. The General Plan Update shall include actionable plans for infrastructure financing and construction. Without the use of inclusionary zoning.		M
A	B	H-P11. Residential Development in Proximity to Transportation and Work. Locate residential development, particularly development affordable to those earning less than median income, near transportation corridors, transit stops, employment centers and public services.	Leg, QJ, HS-8, HS-19, HS-20, H-IM1  	M
	D	Policy 1.1c. Support development proposals that seek to locate new market rate multi-family uses at strategic locations within transportation corridors and at transit stops, or at other strategically located reuse and underdeveloped sites. Duplicated H-P16 below		D
	D	Policy 1.1f. Initiate appropriate plan and zone amendments which allow increased residential densities in areas where community health and safety will not be compromised.		R
A	B	H-P12. Preservation of Mobile Home Parks and Long-Term Occupancy Recreational Vehicle Parks. The County shall support continuation of existing and construction of new mobile home and long term occupancy recreational vehicle parks as an important source of affordable housing. <u>through actions such as legislative changes, zoning consistency determinations, analysis of legal non-conforming status or through Plan amendments or zone reclassifications.</u>	Leg, QJ, Min	M
	D	Policy 2.1a. The County shall acknowledge and make adequate provision for the County's nomadic households in vehicular dwellings as they are a significant and complex socio-economic component of the county population that eludes census data.		R
A	B	H-P13. Single Room Occupancy Units. The County shall support the conversion and use of vacant schools, vacant hospitals, motels, hotels and detached bedrooms for single room occupancy units.	Leg, QJ, Min, Prog, H-S15, H-IM2, H-IM11	M
	B	H-P14. Emergency Shelters, Supportive and Transitional Housing. Emergency shelters, supportive	Min, H-S12, H-	M

Plan Alternative		Chapter 8 Housing Element	Remarks/Implementation	Vote R,M,D
		and transitional housing shall be allowed as principally permitted uses in specified zones with adequate access to support facilities.	S13, H-IM17	
A		H-P14. Emergency Shelters, Supportive and Transitional Housing. Emergency shelters, supportive and transitional housing shall be allowed as principally permitted uses on specified parcels within specified zones.	Limits extent	D
	D	Policy 2.1b. The County shall identify sites for permanent homeless shelters and transitional housing.		D
A	B	H-P15. Use of Surplus County-owned Property. The County shall consider using selling surplus County-owned property for development or financing of housing for low income and special need populations.	Prog, H-IM9	M
A	B	H-P16. Siting of Multifamily Housing Developments. The County shall Plan and support and principally permit development proposals that locates multi-family uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities where feasible.	Leg, QJ, Min, H-P11 	M
A	B	H-P17. Insufficient Multifamily Housing Land Inventory. The County has determined there are an insufficient number of suitable sites adequate to accommodate the RHNA Plan allocation for extremely low, very low and low income categories in the unincorporated area. Therefore, before May 31, 2010, the County shall create an inventory of sites where multi-family housing is principally permitted and suitable for multifamily housing which can accommodate a minimum of 100% of the County's fair share regional housing need for extremely low, very low and low income households. Public needs to know where to put these sites and hold appropriate public hearings. Cannot include at this time as RHNA numbers have not been prepared.	Leg, H-S6, H-S19, H-S20, H-IM3, H-IM9, H-IM17, H-IM18	M
A	B	H-P18. Maintenance of an Adequate Supply of Residential Land. Once the residential land inventory is adopted, the County shall maintain an adequate supply of residentially zoned land to accommodate projected housing needs for all income categories and special needs populations throughout the Housing Element planning period.	Leg, QJ, Prog, H-17, H-S18,	M
	D	Program 1.3 in the Statement of Resolve of the 2004 Housing Element To complete and maintain a land use inventory for all residentially zoned areas annually.		M
A	B	H-P19. Housing Rehabilitation in Economically-Distressed Communities. The County shall work to improve housing conditions in communities with high proportions of standard housing as indicated through housing condition surveys. This is redevelopment with another name, which has already been defeated by the public and the Board of Supervisors.	Prog, H-IM7, H-IM19	D

Plan Alternative		Chapter 8 Housing Element		Remarks/ Implementation	Vote
A	B	<p>H-P20. Enforcement of Tenant's & Landlord's Rights. The County shall support the enforcement of state and federal tenant and landlord rights.</p>		Iss, Prog, H-IM20	M
A	B	<p>H-P21. Prevention of Housing Discrimination. The County shall support the enforcement of state and federal fair housing and anti-discrimination laws.</p>		Iss, Prog, H-IM20	R
A	B	C	<p>H-P22. Elderly and Handicapped Housing and Support Services. The County shall promote and encourage a range of housing and support services for elderly and handicapped persons that allow a wide spectrum of choices from fully independent to fully assisted living.</p>	Leg, QJ, Min, H-IM2, H-IM7	R
		D	<p>Policy 2.1d. The County shall exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans With Disabilities Act.</p>		R
		D	<p>Policy 2.1e. The County shall encourage removal of architectural barriers to housing access for persons with disabilities by providing fast-tracking reasonable accommodation requests for relief from development standards consistent with the Americans With Disabilities Act, and using rehabilitation funds and program income from closed-out CDBG grants to assist qualifying residents in removal of architectural barriers.</p>		R
B	C		<p>H-P23. Residential Subdivision Approvals within Housing Opportunity Zones. Residential subdivisions within Housing Opportunity Zones shall be approved unless the County makes specified findings for denial.</p>	QJ, H-S8, H-IM1	M
A	B	C	<p>H-P24. Residential Subdivision Permit Process within Housing Opportunity Zones. The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions. located within Housing Opportunity Zones.</p>	Prog, H-S8, H-IM1, H-IM7	M
		D	<p>Policy 3.1a. The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process through a commitment to targeted timelines. These are state mandated guidelines – we suggest retention and implementation.</p>		R
		D	<p>Policy 3.1b. The County shall target 30 days from the submission of a complete application as a maximum review time for multifamily projects which require administrative approval by the Planning Department. These are state mandated guidelines – we suggest retention and implementation.</p>		R

Plan Alternative		Chapter 8 Housing Element	Remarks/ Implementation	Vote R,M,D
A	B C	H-P25. Fee Deferrals and Subsidies. If requested, the County shall defer until occupancy fees for building permits, discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income at affordable housing costs for at least 20 years. The County shall subsidize such fees so there is no cost to the applicant for residential units that have long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of very low or extremely low income at affordable housing costs for at least 20 years. This appears to be inclusionary zoning which we do not support.	QJ, Min, Prog, H-IM2, H-IM7	D
		Policy 3.1c. Minimize increases to application processing fees which adversely impact housing affordability.		R
A	B C	H-P26. Fast Track Application Review. Projects which construct or rehabilitate at least 25% low income, 10% very low income, or 5% extremely low income residential units shall be fast-tracked through the Planning and Building Divisions of Community Development Services, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works.	QJ, Min, Prog, H-IM2, H-IM7	M
A	B C	H-P27. Deferral of Minor Subdivision Improvements. The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for the development of housing for all income levels. affordable to low, very low or extremely low income households. Public Works shall specify allowable deferrals on a project by project basis.	QJ, Min, Prog, H-IM2, H-IM7	M
A	B C	H-P28. Support Innovative Construction and Design Methods. The County shall support the use of innovative construction and design methods that make more efficient use of land and building materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building.	Leg. QJ, Min, Prog, H-IM22, H-IM26	R
A	B C	H-P29. Encourage New and Experimental Techniques. The County shall encourage and be receptive to new and experimental construction techniques to facilitate optimum utilization of residential sites identified in the residential land inventory.	QJ, Min, H-IM8, H-IM22, H-IM26	R
	B C	H-P30. Support Alternative Owner Builder Program. The County shall support alternative owner-built/ owner-occupied housing to promote low cost housing and improved permit compliance in rural lands outside of Urban Development Areas.	Min, H-IM26	R
	D	Policy 1.2b. The County shall encourage affordable housing projects and housing for special populations which integrate well with the surrounding neighborhood. We support this as a		R

Plan Alternative	Chapter 8 Housing Element	Remarks/ Implementation	Vote R,M,D
	positive mechanism instead of inclusionary zoning.		
D	Policy 1.2c. The County shall pursue funding for first-time home buyer programs.		R
D	Policy 1.2d. The County shall pursue funding for HOME Tenant Based Rental Assistance (TBRA).		R
D	Policy 2.1c. The County shall continue to participate in the community-wide effort to operate the Multiple Assistance Center (MAC) in Eureka, as the MAC has promise in developing into an important transitional component in the delivery of existing and anticipated levels of County homeless services.		R
D	Policy 2.1d The County shall exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans With Disabilities Act.		R
D	Policy 2.1e The County shall encourage removal of architectural barriers to housing access for persons with disabilities by providing fast-tracking reasonable accommodation requests for relief from development standards consistent with the Americans With Disabilities Act, and using rehabilitation funds and program income from closed-out CDBG grants to assist qualifying residents in removal of architectural barriers.		R
D	Policy 3.1a. The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process through a commitment to targeted timelines.		R
D	Policy 3.1b. The County shall target 30 days from the submission of a complete application as a maximum review time for multifamily projects which require administrative approval by the Planning Department.		R
D	Policy 3.1c. Minimize increases to application processing fees which adversely impact housing affordability.		R
D	Policy 4.1a. Utilize federal, state and local funding programs offering low interest loans, or grants, for the rehabilitation of rental properties.		R
D	Policy 4.1b. Provide low interest rate and deferred loans for the rehabilitation of substandard homes owned and occupied by lower income households.		R

Plan Alternative		Chapter 8 Housing Element	Remarks/Implementation	Vote R,M,D
		8.5 Standards		
B	C	H-S1. Housing Program Implementation. The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2014 of: 1) 1,372 single family units 2) 128 multi-family units 3) 117 Alternative Owner Builder (AOB) units 4) 169 second units This adds up to 1786 units which does not meet our projected RHNA allocation number		M
A		H-S1. Housing Program Implementation. The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2014 of: 1) 1,389 single family units 2) 228 multi-family units 3) 169 second units This alternative does not appear in the Housing Element released on December 29, 2008, nor does this language appear in the "Using the Decision Making Guide" handed out on January 8, 2009. We do not support the removal of Alternative Owner Builder Units. We strongly support the rights for Alternative Owner Builder Units.	Eliminates standard for rural housing and increases multi-family units	D
A	B	H-S2. Requirement to Develop the Minimum Number of Residential Units on a Parcel. Parcels shall be developed at a residential density equal to or greater than the calculated minimum density unless the County makes findings supported by substantial evidence according to Government Code Section 65583 (b) (c) 65589.5 (d). Zoning and state code should dictate density, not a local policy.		R
A	B	H-S3. Calculation of the Minimum Number of Residential Units on a Parcel. The minimum number of required residential units on an individual parcel shall be calculated by multiplying the applicable minimum mid-point Plan density by the net developable area determined during application processing. The net developable area shall be the total parcel area minus areas that cannot be physically developed due to hazards or environmental constraints. Zoning and state code should dictate density, not a local policy. No Mid-Point Density.		M
A	B	H-S4. Calculation of the Maximum Number of Residential Units on a Parcel. The maximum number of residential units on an individual parcel shall be calculated by multiplying the highest density allowed in the applicable Plan designation by the total parcel area. Additional units		R

Plan Alternative	Chapter 8 Housing Element	Remarks/Implementation	Vote R,M,D
	<p>may be allowed based on applicable density waivers or density bonuses. Allowable residential units may be clustered in developable areas of the parcel to avoid physical, environmental or infrastructure constraints.</p>		
B	<p>H-S5. Requirements Incentives for a Mixture of Housing Sizes and Types. The County shall encourage a mix of housing types and sizes in specified major subdivisions, in general proportion to the ratio of housing needs for designated income levels in the Regional Housing Needs Allocation Plan.</p>		M
A B	<p>H-S6. Consistent Density for the Residential Multifamily Plan Designation. The County shall establish a uniform maximum density of 30 units per acre for all Residential Multi-family (RM) Plan designated parcels in the County, and eliminate the mid-point density requirement.</p>		M
A B	<p>H-S7. Infrastructure Development. Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones shall be given priority for funding and development.</p>		R
A B	<p>H-S8. Incentives for Residential Development within Housing Opportunity Zones. Residential development within designated Housing Opportunity Zones shall be provided with one or more of the following incentives as detailed in the land use ordinance:</p> <ol style="list-style-type: none"> 1) Deferral of improvements for minor subdivisions 2) Deferral of subdivision fees until issuance of building permits 3) Accommodations for residential units in commercial zones 4) Modified parking standards 5) Reduced building setback requirements 6) Eligible for fast-track and streamlined permit process 7) Increased density bonuses and allowances 8) Modified development standards for second units 9) Allowance for lot-splits for qualified second units 10) Reduced minimum parcel sizes 11) Reduced lot coverage standards 12) Modified Solar Shading Ordinance requirements 13) Reduce Parkland Dedication requirements for existing structures 14) Prioritized infrastructure development 		M

Plan Alternative	Chapter 8 Housing Element	Remarks/Implementation	Vote R,M,D
A B	<p>H-S9. Incentives for Affordable and Special Needs Housing. Residential development affordable to persons or families of low, very low or extremely low income or meeting the housing needs of identified special populations shall be provided with one or more of the following incentives as detailed in the land use ordinance:</p> <ol style="list-style-type: none"> 1) Deferral or subsidy of permit and review fees 2) Deferral of subdivision improvements 3) Deferral of subdivision fees until issuance of building permits 4) Deferral or subsidy of development impact fees 5) Eligible for fast-track and streamlined permit process 6) Modified parking standards 7) Increased density bonuses and allowances 8) Reduced lot coverage standards 9) Modified Solar Shading Ordinance requirements 10) Special Permit process for waiver of development standards 11) Prioritized infrastructure development and service delivery 		R
A B C	<p>H-S10. Retain Legal Non-Conforming Housing. General Plan density standards shall be waived for existing legal non-conforming housing in new subdivisions.</p>		R
A B C	<p>H-S11. Supportive and Transitional Housing. The County shall principally permit supportive and transitional housing in the R-4 Apartment-Professional, R-3 Residential Multiple Family, and RM Residential-Medium-Density Zones. Commercial and Industrial zones. This would require an increase in the off-setting amount of land zoned for commercial and industrial uses. (no net-loss)</p>		M

Plan Alternative	Chapter 8 Housing Element	Remarks/ Implementation	Vote R,M,D
B C	<p>H-S12. Emergency Shelters. The County shall identify areas for allow principally permitted emergency shelters within in the following zoning designations:</p> <ol style="list-style-type: none"> 1) MB – Business Park Zone 2) ML – Limited Industrial Zone 3) C-2 – Community Commercial Zone 4) C-3 – Industrial Commercial Zone 5) CG – Commercial General Zone 6) R-3 – Residential Multiple Family Zone 7) R-4 – Apartment Professional Zone 8) RM – Residential Medium Density Zone 	Shelters allowed throughout the applicable zone in an identified area.	D
A	<p>H-S12. Emergency Shelters. The County shall use a zoning overlay to identify specific parcels or areas for principally permitted emergency shelters. Parcels shall have one of the following underlying zone designations:</p> <ol style="list-style-type: none"> 9) MB – Business Park Zone 10) ML – Limited Industrial Zone 11) C-2 – Community Commercial Zone 12) C-3 – Industrial Commercial Zone 13) CG – Commercial General Zone 14) R-3 – Residential Multiple Family Zone 15) R-4 – Apartment Professional Zone 16) RM – Residential Medium Density Zone 	Shelters allowed on specific identified properties with these zoning designations. More discrete selection of sites.	M
D	<p>Program 2.1a. The County shall develop a homeless shelter site inventory and identify the permit requirements for each potential site. Responsible Agency: Community Development Services.</p>		D
A B C	<p>H-S13. Standards for Principally Permitted Emergency Shelters. Emergency shelters allowed as principally permitted uses shall be required to meet ordinance standards developed by the County that address all the following:</p> <ol style="list-style-type: none"> 1) Maximum number of beds 2) Off-street parking based upon demonstrated need 3) Size and location of on-site waiting and intake areas 4) Provision of on-site management 5) Proximity to other shelters 		R

Plan Alternative	Chapter 8 Housing Element	Remarks/ Implementation	Vote R,M,D
	6) Length of stay 7) Lighting 8) Security during hours when the shelter is open		
A B	H-S14. Ten-Year Plan to End Homelessness. The Board adopted Ten-Year Plan to End Homelessness shall be used to will guide the County's efforts to address the housing and service needs of the homeless population.		R
A B C	H-S15. Single Room Occupancy Units. The County shall allow single room occupancy units (SRO) under specified conditions in zones that allow transient habitation. Plan and zone density standards shall be waived for SRO units. Permit fees shall be subsidized for hotel and motel conversions to SRO units and for reviews of the legal non-conforming status or Plan amendments or zone reclassifications for motel and hotel conversions that have already occurred. Subject to standards in H-S13.		M
A B C	H-S16. Calculation of Development Potential for the Residential Land Inventory. The County shall identify land suitable for residential development consistent with Government Code 65583.2. Projections of residential development potential on individual parcels shall be based on applicable Plan densities, zoning standards and net developable parcel area. Net developable area may be based on best-available mapping of hazards and environmental resources known to have the potential to restrict development. Residential development potential on individual parcels may also be limited by infrastructure constraints identified within the Residential Land Inventory by Urban Development Area. Actual development potential on individual parcels is determined at the time of project application. Deviations between actual development potential identified at the time of project application and projected development potential identified in the residential land inventory shall be tracked and reported to the Board of Supervisors in the General Plan Annual Progress Report (Government Code Section 65400).		R
A B	H-S17. Publication and Maintenance of the Residential Land Inventory. The County's residential land inventory, found consistent with state law according to Government Code Section 65583 (a) (3), shall be published to the internet to aid the identification of vacant and underdeveloped residential sites. Thereafter, during the Housing Element planning period, the County shall periodically update the GIS inventory for public information purposes to reflect development approvals, changes in estimated development potential of individual parcels or infrastructure constraints.		R

Plan Alternative		Chapter 8 Housing Element	Remarks/ Implementation	Vote R,M,D
A	B	<p>H-S18. Re-submittal of Residential Land Inventory to Housing and Community Development. If changes during the Housing Element planning period result in an <u>Affordable Multifamily</u> residential land inventory that is inadequate to meet <u>100% of the</u> regional housing needs, the County shall identify within 180 days of the known deficiency additional adequate and available sites, formally adopt <u>any necessary rezonings and</u> an amended residential land inventory and re-submit the amended inventory to Housing and Community Development for a state law consistency review, with appropriate public hearings.</p>		M
A	C			
A	B	<p>H-S19. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory. At least 100 percent of the RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development. Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 16 dwelling units per acre and can be provided with <u>public water and sewer services</u> within the planning period. No more than 100 units can be counted on any single parcel.</p>		R
A	B	<p>H-S20. Surplus Sites for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory. A surplus of at least 50 percent of the RHNA Plan allocations for extremely low, very low and low income housing units shall be included in the residential land inventory. Surplus sites may include parcels of any size or density, suitable for extremely low, very low, or low income housing including; second unit development, Alternative Owner Builder development, duplexes, mobile homes, farm worker housing, single room occupancy units, emergency shelters, supportive housing or transitional housing.</p>		R
A	B	<p>H-S21. Standards for Fast Tracking Projects. Residential permit applications eligible for fast track processing shall be processed through the Planning and Building, Environmental Health and Public Works Land Use Divisions by dedicated staff on a priority basis ahead of non-fast track permit applications.</p>		R
A	C			