



Legislation Text

File #: 02-00367, **Version:** 2

HEARING - Consider Planning Commission recommendations for Board of Supervisors adoption of interim amendments to the County's 1993 Housing Element, as follows: (EST. TIME: 1 HR.)

- a) Amend the Housing Element Affordable Housing Overlay (AHO) Program to convert from a fixed 30-year income/price control term to a rolling 30-year income/price term with a 60 year maximum period for "for-sale" projects;
- b) Remove the off-site construction and "In-Lieu" Fee option for Inclusionary Program (base density) "for-sale" projects on AHO sites;
- c) Amend the Housing Element Inclusionary Program to extend the equity share term from 10 years to 30 years within the Lompoc, Santa Ynez, Santa Maria, and Cuyama Housing Market Areas, and from a 10 year equity share program to a rolling 30-year fixed income/price control program with a 60 year maximum period in the South Coast Housing Market Area for "for sale" projects;
- d) Amend the Housing Element Bonus Density Program to convert from a fixed 30-year income/price control term to a rolling 30-year income/price control term with a 60-year maximum period for "for-sale" projects. (Note: This part of the Planning Commission recommendation was implied but not explicit in the Planning Commission final recommendations.)
- e) Add new Housing Element Actions A - D to be undertaken by the County to provide further County support and incentives for the development of affordable housing;
- f) Approve CEQA Addendum, dated June 6, 2001, to the 1993 Housing Element Update EIR (93-EIR-1);
- g) Adopt the Findings for the Interim Housing Element Amendments regarding comments from the State Department of Housing and Community Development;
- h) Adopt a Resolution amending the Housing Element and Housing Element Implementation Guidelines to reflect the proposed Interim Housing Element Amendments;
- i) Adopt three ordinance amendments amending Chapter 35, Article II, III, and IV of the County Code to reflect the proposed Interim Housing Element Amendments.

COUNTY ADMINISTRATOR'S RECOMMENDATION: POLICY
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