

1. Purpose and Intent

- **Goal:** To promote affordable housing development, streamline permitting, and shorten project timelines for very low-, low-, and moderate-income households.

2. Definitions

- **Key Terms:** Affordable Housing, Very Low-Income, Low-Income, Moderate-Income, and Inclusionary Housing.

3. Incentives for Affordable Housing Development

- **Density Bonus:**
 - Developers can receive up to **35% density bonus** above maximum allowable density.
 - Additional incentives for projects with **30% or more affordable units**.
- **Fee Waivers and Reductions:**
 - Waivers or reductions in **building, infrastructure, and utility fees**.
 - Full fee waivers for projects with **20% or more affordable units**.
- **Parking Requirement Reductions:**
 - Developers can apply for **reduced parking** based on proximity to transit or the percentage of affordable units.
- **Property Tax Incentives:**
 - The County will collaborate with developers on **tax incentives** like the **California Low-Income Housing Tax Credit**.
- **Affordable Housing Fund:**
 - Fees collected from opting out of on-site affordable housing will fund development, preservation, and subsidies.

4. Streamlining Permitting and Expedited Review Process

- **Expedited Permit Processing:**
 - **Fast-track programs** to reduce processing times by **up to 50%**.
 - **Priority review** for compliant affordable housing projects.
- **Streamlined Environmental Review:**
 - Use of **green building standards** to qualify for **streamlined CEQA reviews**.
 - **By-right approval** for projects meeting zoning and design standards.

- **Consolidated Applications:**
 - **One-stop permitting process** to simplify and reduce delays.
- **Pre-Approved Site Plans:**
 - Developers can use **pre-approved designs** to bypass extensive review.

5. Shortened Project Delivery Timeline

- **Performance-Based Timelines:**
 - Developers must meet **project milestones**.
 - County to monitor progress and address delays promptly.
- **Incentives for Early Completion:**
 - Developers finishing early (e.g., 10% ahead) could receive additional **density bonuses** or **fee reductions**.
- **Fast-Tracking Financing:**
 - The County will assist in securing **timely financing**, including access to the **Affordable Housing Fund**.

6. Affordable Housing Preservation

- **Preservation Incentives:**
 - Financial incentives (grants, low-interest loans) for developers preserving or rehabilitating affordable housing.
- **Conversion or Demolition Restrictions:**
 - Restrictions on **demolition or conversion** of affordable units without equivalent replacement.

7. Affordable Housing Requirements

- **Inclusionary Housing:**
 - For projects of **10+ units**, **15%** must be affordable for **very low** or **low-income households**.
 - Larger developments (50+ units) require **20%** affordable units.
 - Developers can meet requirements via **on-site**, **off-site**, or **in-lieu fees**.
- **Affordability Covenant:**
 - Units must remain affordable for **55 years** for rentals and **45 years** for ownership.

8. Monitoring and Compliance

- **Annual Reporting:**
 - Developers must submit annual reports on **occupancy** and **income levels** to ensure ongoing compliance.
- **Periodic Inspections:**
 - The County will conduct **annual inspections** to verify compliance.
- **Affordability Covenant:**
 - Legal agreements will ensure long-term affordability.

9. Enforcement and Penalties

- **Non-Compliance:**
 - Penalties for failing to meet the Ordinance's requirements, including **finances** and **permit revocation**.
- **Reporting Violations:**
 - County to investigate complaints and enforce corrective actions.

10. Severability

- **Provision:** If any part of the Ordinance is deemed invalid, the rest remains enforceable.

11. Effective Date

- **Implementation:** Ordinance to take effect on a specified date.