

DEVELOPMENT / HOUSING

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Subsidies</i>			
<p>1. Encourage the use of subsidy programs administered by the Housing Authority for conservation and production of affordable housing.</p>	REV	<p>Policy C-LU-5a: Continue all existing County and Community Development Commission sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), HOME, Low/Moderate Income Housing Asset Funds (LMIHAF), and County Fund for Housing (CFH) funding programs. Continue to require that at least 30 percent of the units assisted with County funds be affordable to extremely-low income households. Evaluate these existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources. (New: HCD certified General Plan 2014 Housing Element Policy HE-1a)</p>	Replaced with current programs
<i>Permit Requirements</i>			
<p>2. Require in housing projects of 11 or more units that a minimum of 15 percent of the units (not less than one) be affordable. Such units would be subject to resale or rental controls.</p>	REM	No specific corresponding policy identified.	Consistent with Inland Housing Element
<p>3. Require developers of housing projects of five to ten units to provide either of the following: (a) 15 percent of the units to be affordable, or (b) pay a fee of six percent of the market price to a special coastal zone site acquisition and development fund to be administered by the Housing Authority.</p>	REM	No specific corresponding policy identified.	Previous fee policy option not implemented
<p>4. Encourage a mix of lower and moderate-income units and rental and sale units, when affordable housing provisions are required. The exact proportions will be determined on a project-specific basis by the Director of the Permit and Resource Management Department.</p>	REV	<p>Policy C-LU-5i: Encourage a mix of low and moderate income housing units, and rental and sale units. Encourage diverse unit design including visitability and universal design. (Existing LCP Revised per HCD certified General Plan 2014 Housing Element)</p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Permit Requirements (cont.)</i>			
5. Prohibit conversion of rental units currently providing lower and moderate-income housing opportunities to condominiums unless the conversion provides a greater affordable housing opportunity.	REV	Policy C-LU-5p: Prohibit conversion of rental units currently providing low and moderate income housing opportunities unless the conversion provides a greater affordable housing opportunity. (Existing LCP)	Same
6. Prohibit the demolition of housing for persons of low and moderate income unless such demolition would be coupled with subsequent reconstruction of replacement housing of comparable rental value.	REV	Policy C-LU-5o: Prohibit the demolition of housing for persons of low and moderate income, unless such demolition would be coupled with subsequent reconstruction of replacement housing of comparable rental value. Demolition may be permitted in advance of the replacement housing if the Director determines that the removal of the unit(s) is necessary to protect public health and safety. (Existing LCP Revised)	Same
<i>Incentives</i>			
7. Provide density bonuses and housing opportunities for housing projects which meet the minimum criteria established in General Plan Housing Element Policy HE-2g and HE1-c, both as modified by the Coastal Plan, and Coastal Plan Housing "Incentives" section.	REV	Policy C-LU-5b: Continue the County's existing density bonus programs, including the state density bonus program and the County's programs. Continue to evaluate these programs in view of changing housing needs and policies, and expand or modify as needed to increase opportunities for housing. (New: HCD certified General Plan 2014 Housing Element Policy HE-1b)	Same
8. Allow second rental units as specified in the Coastal Zoning Ordinance.	REV	Policy C-LU-5r: Allow Accessory Dwelling Units as specified in the Coastal Zoning Ordinance. (Existing LCP)	Same
9. Include in the Zoning Ordinance provisions for the waiver of nonconforming use restrictions for low or moderate-income units, if the owner is willing to accept resale or rental controls.	REV	Policy C-LU-5i: Encourage a mix of low and moderate income housing units, and rental and sale units. Encourage diverse unit design including visitability and universal design. (Existing LCP Revised per HCD certified General Plan 2014 Housing Element)	Previous policy not implemented into Zoning Code
<i>General</i>			
10. Concentrate housing production efforts in areas where public sewer and water service is available.	RET	Policy C-LU-5m: Concentrate housing production efforts in areas where public sewer and water service are available. (Existing LCP)	Same

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<i>General (cont.)</i>			
11. Encourage development of employer provided or subsidized affordable housing for employees.	RET	Other Initiative C-LU-2: Encourage development of employer provided or subsidized affordable housing for employees. (Existing LCP)	Same
12. Prescribe rental and resale controls on a project specific basis subject to the approval of the Director of Housing.	REV	Policy C-LU-5k: Require long-term Affordable Housing Agreement for affordable housing units. (Existing LCP Revised)	Same