



Providing housing that fulfills the diverse needs of Scotts Valley is a fundamental priority. This section is the City's Housing Plan to achieve that goal. The goals and policies contained in this chapter address Scotts Valley's identified housing needs, which are implemented by a series of housing programs. Housing programs include current City

efforts and new initiatives that address the City's unmet housing needs. This section provides the goals and policies for addressing the City's housing needs as well as specific actions to implement the housing goals and policies.

A. Housing Production

Situated in north Santa Cruz County, Scotts Valley is located between major employment markets in the Silicon Valley and northern Monterey County. As a desirable community, Scotts Valley is sought for its high quality of life. At the same time, the City must balance a number of concerns to provide sufficient housing opportunities for present and future residents. These include the preservation of the City's unique environment, the provision of community services and public facilities, the balance of housing with employment opportunities, and the mitigation of traffic impacts along arterials.

Providing housing along major corridors presents the most optimal opportunity to meet the City's diverse housing needs given the topography of the city. The major opportunity will be as part of the development of a Town Center Project along Mt. Hermon Road. Housing located along major arterials will be near transit, employment opportunities, and water and sewer services. Areas outside the urban core require a different housing strategy, because the City has determined that the preservation of its unique hillside character and sensitive habitats is of utmost importance. In these more rural areas of Scotts Valley, residential development must be sensitively integrated and clustered into the natural environment.

Ensuring an appropriate quantity, diversity, and price of new housing in Scotts Valley presents a challenge in today's housing market. Thus, Scotts Valley's Redevelopment Agency will continue to provide financial incentives and regulatory concessions to make feasible the development of housing affordable to all income levels. Such incentives, along with appropriate design review standards, must be carefully tailored and

implemented to further citywide objectives with respect to the production of quality and well-designed housing.

The following housing goal and guiding policies are designed to facilitate and encourage a balanced mix and variety of housing types and prices in Scotts Valley to meet existing and future housing needs of the community.

GOAL #1:

It is the goal of the City of Scotts Valley to promote a balanced mix of housing types, prices, and opportunities by increasing the number of housing units to accommodate population and employment growth.

Policies

- 1.1 Encourage the production of new residential development which provides a choice of housing type, density, and cost to meet the housing needs of all segments of the community.
- 1.2 Ensure that new residential sites have appropriate community services and public facilities, including streets and roadways, water, sewer, and other needed infrastructure.
- 1.3 Facilitate and encourage the development of mixed-use residential and commercial projects at appropriate locations along major corridors, within established design guidelines.
- 1.4 Offer regulatory incentives and concessions for affordable housing, such as modified development standards, density bonuses, or fee waivers where deemed to be appropriate.
- 1.5 Encourage establishment of child care facilities as an amenity at major transportation hubs and multi-modal stations, and in major housing and employment developments (including mixed-use projects).
- 1.6 Support the development of a new Town Center that will provide a range of housing types, retail, commercial uses, public facilities and open space that will serve as the future focal point for the community.
- 1.7 Encourage density levels and incentives, for affordable housing, sufficient to facilitate the production of quality affordable housing.

Housing Programs

1. Housing Sites

The City Council rezoned 11 acres of residential and commercial land to very high density residential, allowing densities from 15 to 20 units per acre. An additional 12 acres was rezoned for mixed residential and commercial uses along major corridors. As discussed in Chapter 4 and outlined in Chart 4-4, these sites are located along Scotts Valley Drive, Mt. Hermon Road, and specific plan locations, such as the Gateway Specific Plan. The vast majority of such sites along Scotts Valley Drive and Mt. Hermon Road are in the Redevelopment Project Area and developers must provide affordable units to satisfy RDA inclusionary requirements. These sites if developed can accommodate the remaining unmet affordable housing needs required.

Five-year Action(s):

- Aggressively pursue the development of the Town Center project which has the potential to provide 300 new residential units.

2. Development Code Revision

Five-year Actions:

- Amend the City's zoning regulations to allow transitional housing and emergency shelters as a right in the City's I-L zone and R-VH zone.
- Adopt development standards, provide and clarify design guidelines, and adopt incentives (e.g., density bonus and shared parking, etc.) for the C-SC, C-S, and R-VHD zones.

3. Redevelopment Assistance

The Redevelopment Agency (RDA) plays an important role in facilitating and encouraging the production of affordable housing. The majority of commercial and residential sites along Scotts Valley Drive are within RDA Project Area and are subject to inclusionary requirements. Since 1994, the RDA has provided regulatory and financial assistance to assist many residential projects. RDA set-aside funds were used to improve infrastructure for Emerald Hill Apartments and make sewer improvements for the Borland facility, Polo Ranch, and the Skypark Specific Plan. Given that much of the City is in redevelopment project areas and that public sector involvement is needed to stimulate projects that benefit the community, the City's

RDA will continue to play an active role in facilitating projects that meet the City's affordable housing goals.

Five-year Actions:

- Implement the 15% inclusionary requirement in Redevelopment Project Areas and investigate the feasibility of requiring additional affordable units when sites are proposed for redesignation or intensification.
- Continue to allocate set-aside funds to support infrastructure improvements needed to facilitate new higher density housing. Continue to consolidate irregular and underutilized lots within the Redevelopment Area.

4. Regulatory Incentives

The Planned Development District (PD) is designed to enable projects to create specific development standards for a site that facilitate quality development and responds to unique site or environmental conditions. For example, a PD district allows smaller lots than normally allowed under the Zoning Code to preserve trees and sloped areas. In these cases, the Planned Development district provides a means of flexibility other than a variance in order to secure modifications to otherwise set development standards. A Planned Development district is approved by the Planning Commission and City Council. The City has successfully used PD districts in recent years to facilitate affordable projects. Examples include Baytree Apartments, Bluebonnet Condominiums, and Windward single-family homes.

Five-year Action(s):

- Continue providing flexible design through the PD district and work with college institutions (e.g., such as Bethany) to provide housing

5. Second Unit Program

The City of Scotts Valley could also accommodate a significant number of accessory dwelling units and guest houses. Since 2000, the City has facilitated the development of second units by the following: 1) reducing development standards; 2) permitting them by right; 3) reducing the impact fee from \$14,321 to \$9,394; and 4) providing a means to address illegal conversions. Finally, in 2003, the City amended the Zoning Code to allow accessory dwelling units by right in single-family residential zones to bring the City's regulations up to date with state law. Although providing a small component of the City's overall housing strategy, they will continue to be facilitated.

Five-year Action(s):

- The City will publicize its accessory dwelling unit program by developing brochures, updating its web site, and making available brochures available at the public counter.
- Periodically review program and make adjustments as feasible to facilitate the development of second units.

B. Housing and Neighborhood Quality



The City of Scotts Valley is known for its well-defined residential neighborhoods, each distinguished by topography, housing types/products, and natural conditions. Residential neighborhoods are well maintained, distinguished by high quality architecture and pleasing beautiful amenities, making them highly desired places to live.

Scotts Valley is surrounded by forests, heavily wooded, and contains steep slopes that exceed 40% grade and are unsuitable for development. Limited areas of moderately steep slopes (25% to 40%) also exist within the Planning Area. These areas contain single-family homes and development is regulated by the “Hillside Residential Combining District.” In these areas, sensitively integrating development into the natural environment is of utmost concern.

Higher density projects are located on the valley floor, and along major roads, such as Scotts Valley, Mt. Hermon, Lockwood, Glenwood, Green Hills, and others. Neighborhood quality in these areas is ensured when housing is compatible with the character, scale, and design of surrounding land uses, when the proposed developments do not create environmental impacts (e.g., such as traffic) that cannot be appropriately mitigated, and appropriate recreational opportunities are provided on site or within close proximity to neighborhoods. Areas with higher concentrations of multiple-family housing also require attention to infrastructure, housing conditions, and services.

GOAL #2:

It is the goal of the City of Scotts Valley to foster a high quality, safety, and livability of housing and residential neighborhoods through the improvement and preservation of housing and community services.

Policies

- 2.1 Maintain the quality of ownership and rental housing through the adoption, periodic revision, and enforcement of housing and property maintenance standards.
- 2.2 Continue to support the repair and upgrade of infrastructure, services, and public facilities in existing neighborhoods.
- 2.3 Ensure that residential projects are of high quality and thoughtful design through the implementation of architectural and design standards and design review.
- 2.4 Preserve the supply of affordable rental housing, including mobile home parks, subsidized rental housing, and special needs housing.
- 2.5 Protect established residential neighborhoods from the transition and intensification that detract from the character of the neighborhood.

Housing Programs

6. Code Enforcement

Zoning and building codes are designed to preserve housing in good condition and maintain the quality of neighborhoods. The City's Code Enforcement staff enforces City ordinances related to property maintenance, building conditions, and other issues. Code Enforcement staff inform property owners of code violations and refer them to available financial resources and programs offered by the City, including the Redevelopment Agency. Code Enforcement staff seek to work cooperatively with residents and businesses to achieve compliance with City building and property maintenance codes. In certain cases, the City may red-tag, fine and prosecute owners of substandard housing. Although the City's housing is in good condition, proactive code enforcement is a key to maintaining the quality of life in neighborhoods.

Five-year Action(s):

- The City will continue to implement code enforcement activities and inform residents of rehabilitation assistance.

7. Homeowner Unit Repair Program

A recent study completed for the City RDA by the Housing Authority indicated that about 10% of the mobile home units in the Redevelopment Area required some level of repair. In addition, the Agency believes that a number of other owner occupied units in the

Redevelopment Area require moderate levels of rehabilitation and repair. The current cost of funds often forces owners to delay repairs and can lead to disinvestment in the Redevelopment Area. In response, the Agency proposes establishing an affordable owner occupied unit repair program. The program would be open to very low, low and moderate income households and would provide up to \$7,500 in low interest loans to qualified households. The Agency would need to approve requested repairs.

Five-year Action(s):

- Assist in the repair of up to 30 affordable owner-occupied units. The City will provide information about the rehabilitation program in conjunction with code enforcement activities and to interested parties at the public counter.
- Investigate other funding sources to help improve mobile home parks in the community that have housing repair and infrastructure needs.

8. Design Review

Design review ensures that new housing projects are designed to blend in with the character of the neighborhood, respect topographical and environmental features in Scotts Valley, and ensure compatibility with surrounding land uses. Design review is required for projects at the tentative map stage and for apartment projects where the parcel is larger than 20,000 square feet, and for projects in hillside-combining districts and other sensitive areas. As mentioned earlier, the City has streamlined the design review process in recent years. Design review is presently conducted by City staff and reviewed by the Planning Commission, rather than separate commissions in the community. City staff assists developers by providing a booklet with design guidelines.

Five-year Action(s):

- Continue to review projects to ensure consistency with the General Plan Zoning Ordinance and area design guidelines. The City will give processing priority to affordable housing projects.

9. Preservation of Affordable Housing

With active participation by the RDA, five publicly assisted rental housing projects are located in Scotts Valley. The City has also required town homes and condominiums to contain affordable units as part of RDA agreements. Moreover, the RDA has also provided staff support for the tenant purchase of 58 mobile home spaces in the Mountain Brook Mobile Home Park and provides rent subsidies to residents of the Bay Tree and Acorn Apartments. Although no

affordable project is at-risk of conversion, the City will continue to monitor the status of projects and provide technical and financial assistance as feasible to ensure the projects remain affordable for the long-term.

Five-year Action(s):

- The City will continue to monitor the status of affordable units and, should any become at-risk of conversion, provide technical and financial assistance, as feasible, to encourage the units to remain affordable.

10. Work with the City's ADA Committee

In order to facilitate the development of more housing designed to accommodate persons with disabilities the City in January 2009 appointed an ADA Committee to work with the building official to develop programs to encourage new construction to be designed in a manner to accommodate disabilities.

Five-year Action(s):

- The City will develop an educational program to work with developers and individual home owners to encourage design and construction of projects that include features to make the units usable for persons with disabilities.

C. Housing Assistance



As a desirable community, Scotts Valley will continue to experience a relatively high demand and price for housing. These market conditions have long-term implications for providing suitable housing opportunities in Scotts Valley. Presently, many lower income seniors reside in subsidized units or mobile homes and have limited choices to move elsewhere. Moderate-income

families with children and young professionals can only afford apartments and may need to move to other communities to buy a home. Providing adequate homeownership and rental opportunities thus remains a priority.

In addition, certain residents in Scotts Valley have greater difficulty in finding decent and affordable housing due to special needs. These circumstances include employment and income, household size and type, and the need for health/child care. Special needs groups may

include lower income households, the elderly, college students, people with a disability, large or single parent families, forestry workers, and people who are homeless. Facilitating and encouraging housing opportunities for these and other special needs groups can help allow all residents to find a home in Scotts Valley.

GOAL #3:

It is the goal of the City of Scotts Valley to expand and protect a range of housing opportunities for all demographic, economic, and special needs groups in the community.

Policies

- 3.1 Expand the availability of homeownership opportunities to low and moderate-income buyers through homebuyer assistance.
- 3.2 Support the provision of rental assistance to eligible renter households and provide opportunities for transition to homeownership.
- 3.3 Encourage the provision of support and housing services for special needs groups, including seniors, large families, disabled persons, single parents, college students, homeless people and others.
- 3.4 Work with and provide financial assistance, as feasible, to nonprofit housing and service providers to ensure that housing and supportive service needs of residents are met.
- 3.5 Promote equal housing opportunities and discourage discrimination in the sale, rental, or occupancy of housing.

Programs

11. Housing Voucher Program

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households. The program offers a voucher that pays the difference between the current fair market rent established by the Housing Authority and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra rent above the payment standard. Currently, 45 Scotts Valley households receive Section 8 assistance.

The Housing Choice Voucher Program has recently been expanded to include a homeownership opportunity. Under the new program, renters who have participated in the Housing Choice Voucher program for a minimum of one year, are ready to buy a house, and have pre-

qualified for a mortgage loan from a participating lender, may have their monthly housing assistance payment applied to a mortgage payment rather than rent. A three percent downpayment is required to be paid by the prospective homebuyer.

Five-year Action(s):

- Continue to participate with the Housing Authority of Santa Cruz County to provide rental and homeownership assistance.

12. First Month Security Deposit

In recent years, the rising cost of apartments, coupled with the lower income of many renters, means that some households have insufficient income to pay a security deposit to secure an apartment. Paying a security deposit presents a potential fair housing concern for persons leaving shelters and transitional housing. Adopted in 1999, Scotts Valley developed a first month's rent security deposit program that is administered by the County Housing Authority. The program leverages RDA set-aside funds to assist low and moderate income families with rental assistance in the form of a grant for the first month's rent, and security for the last month's rent.

Five-year Action(s):

- The RDA will continue to set-aside funds over the next five years for this program .

13. Mortgage Credit Certificate Program

Since 1992, Scotts Valley has participated in the Mortgage Credit Certificate (MCC) program through the Housing Authority of the County Santa Cruz. The MCC program provides a tax credit of up to 20% of the annual interest paid on the applicant's mortgage, reducing the amount of Federal income tax the homeowner pays and freeing more income to qualify and pay for a loan. Fifteen Scotts Valley lower and moderate households have been assisted through the County's MCC program. The Housing Authority also offers a specialized MCC program for teachers and principals of eligible schools. Currently the schools located in Scotts Valley are not eligible for the program. Since the inception of this program, 23 MCC's have been issued.

Five-year Action(s):

- The City will continue to market the MCC program by providing brochures at City Hall and community centers, and on the City's website. Over the next 5 years, the City anticipates that 20 households will be assisted.

14. City Homeownership Program

Scotts Valley is concerned about the inability to meet families' needs for low and moderately priced housing. The RDA indicates that moderate income households should still be able to secure sufficient financing to afford housing if the sales price was equal to the housing's development costs. The City administers a deferred second mortgage program for persons buying a home (including mobile homes) within city limits. The Redevelopment Area contains three mobile home parks, many occupied by low income households. However, the units do not carry any affordability covenants. The Agency proposes to build on the experience of Mountain Brook to assist local residents to convert their mobile home parks into owner occupied and controlled parks.

Five-year Action(s):

- Assist up to 10 households over the next 5 years. Advertise program in the City's Affordable Housing Programs brochure and on the City's website.
- Consider working with mobile home owners and parks as opportunities to arise to convert their parks into owner occupied and controlled parks.

15. Fair Housing

Fair housing is a broad topic that covers topics ranging from fair housing services to providing sufficient housing opportunities. For fair housing services, the City currently refers fair housing discrimination activities to the State Department of Fair Employment and Housing. The City also funds a variety of nonprofit organizations, which provide referrals and assistance for housing. Pursuant to SB520, the City identified the need to remove several potential constraints to housing opportunities. As noted in Chapter 3, the City will need to designate a zone to conditionally permit transitional housing in compliance with State law, allow for the by-right permitting of all licensed community care facilities serving six or fewer clients in all residential zones, and update its day care ordinance to be in compliance with recent changes to State law.

Five-year Action(s):

- Continue to promote fair housing practices, provide the public with educational information on fair housing, and refer fair housing complaints to Department of Fair Employment and Housing.

- Amend the Zoning Code to: 1) permit the siting of transitional housing in the I-L and C-S zones; and 2) to make the City's residential care facility policy consistent with State law.
- Periodically evaluate the Zoning Code to find whether any regulations constrain the development of housing for disabled persons and, if such constraints are found, initiate changes to remove or mitigate constraints.

16. Child and Day Care Facilities

Scotts Valley recognizes that children represent our future community, but also recognizes that existing childcare services and facilities may not be adequate to meet today's demand and that this demand is increasing. To ignore this fact jeopardizes the long-term quality of the City's social, physical, and economic well-being. Thus, the City is committed to making high quality childcare services available, affordable, and accessible to those persons who either live or work in the City and who desire or need such services.

Five-year Action(s):

- Continue to work with child care providers and the county to promote adequate child care facilities within the community. These will include family child care facilities. The City's zoning regulations were amended in 2007 to conform with state law.
- Continue to encourage new development such as the Town Center project to provide child care facilities on site.

D. Environmental Preservation



Scotts Valley is a mountain/alluvial environment; the alluvial valleys of Cabonera Creek and Camp Evers Creek form the historic and modern core of the urban area and mountains that border the city. As a hillside community, most uplands have steep slopes exceeding 40% grade and have forestland, providing for stunning views and vistas.

Streams crossing the Valley provide riparian habitat for sensitive and protected plant and animal species. Riparian woodland along rivers and Ponderosa Pines provides habitat for 20 to 50 locally rare plant

species, including state and federally endangered species, are concentrated in sand deposits, marshy habitats, grassland areas, and other areas. Scotts Valley was also once an ancient seabed, and is home to archaeological and paleontological resources. Housing in these areas are sensitively integrated into the natural environment.

As the case with communities in Santa Cruz County, the local water supply is derived entirely from surface waters and underground aquifers. Ensuring groundwater resources, aquifer replenishment, and water quality remains an important issue for the community. Thus, Scotts Valley remains committed to fostering environmental preservation in the city.

GOAL #4:

It is the goal of the City of Scotts Valley to protect its unique sensitive environmental, archaeological, and paleontological assets and encourage resource conservation measures in all new housing developments.

Policies

- 4.1 Work with other local, State and federal agencies, public utilities, and community organizations to implement resource conservation programs and ensure that adequate water remains available.
- 4.2 Ensure that new development proposals are adequately evaluated for their impact upon cultural resources, sensitive habitats and species, environmental features, and other such factors.
- 4.3 Require that all residential developments be thoughtfully integrated into the natural environment, including woodlands, hillsides, view sheds, wetlands, and other features of the natural terrain.
- 4.4 Investigate feasibility of offering regulatory and financial incentives to developers proposing green building technologies in housing projects.

Programs

17. Hillside Development and Design

The City's Zoning Code enforces certain regulations and development standards to ensure that its environmental resources are protected. For instance, the Code prohibits development on slopes with an average grade of more than 40%. For slopes where development is permitted, the City provides design guidelines to the project applicant(s) to ensure that hillsides are preserved. For slopes greater than 10%, the City has established a Hillside Residential Combining District, which requires a variety of development and design standards to help preserve and conserve natural vegetative and topographic features and open space. City staff and the Design Review Board (Planning Commission) are responsible to review the project to ensure that applicable standards have been fully addressed.

Five-year Action(s):

- Continue to enforce the setback, height, and density standards identified in the Hillside Residential Combining District.

18. Resource Conservation

The City encourages the conservation of resources in the development and improvement of new housing throughout the City. Buildings should be designed to minimize mechanical heating and cooling. Sunlight should be used for direct heating and illumination wherever possible. Natural ventilation and shading should be used to cool a building. Active and passive solar heating is encouraged. Solar access shall be planned into the site design where possible. Solar access shall be reserved, where appropriate, through recorded easements or other devices or instruments. Climatic factors such as prevailing winds, shade trees, window and door orientation and the positioning of buildings on the site shall all be coordinated to maximize energy conservation.

Five-year Action(s):

- Encourage energy conservation measures and devices to be incorporated in the development and improvement of housing. Review such requirements through the Design Review and Building Permit process.

18. Water Conservation and Ground Water Recharge

Scotts Valley is provided water from the Scotts Valley Water District, the San Lorenzo Valley Water District, and private wells. Groundwater is the sole source. The City and SWWD built the County's first Water Reclamation Facility and a 1.0-million-gallon storage facility, and related infrastructure. Despite these improvements, the District has only a limited number of water meters available until new wells are drilled. Section 65589.7 of the Government Code requires each public

agency or private entity providing water or sewer services to give priority for the provision of these available and future resources or services to the proposed housing developments which help meet the City's share of the regional housing need for lower-income households.

Five-year Action(s):

- Work with SVWD and other San Lorenzo Water District to ensure that a water conservation and priority system is implemented.
- Work with the SVWD and San Lorenzo Water District to ensure that adequate water resources are available for affordable housing projects.
- Provide RDA assistance to ensure that all affordable housing projects within the RDA are plumbed to use recycled water for landscaping.

19.Cultural Resources

Scotts Valley's location on an ancient seabed has contributed to a wealth of archaeological and paleontological resources in the community today. In fact, the present City Hall site contains a 10,000- to 15,000-year-old archaeological site. The General Plan designates various areas throughout the community as moderate or high cultural resource sensitivity zones. In these areas, development proposals must have appropriate environmental clearance pursuant to state and federal laws, which is reviewed by the City's Cultural Resource Commission. Procedures and scope of authority of the Commission is set forth in Chapter 17.44 of the Scotts Valley Municipal Code.

Five-year Action(s):

- Continue to review proposals for new housing to ensure that the City's cultural resources are adequately protected.

Chart 5-1
Housing Program Implementation Summary

Housing Program	Five Year Objective	Responsible Agency	Funding	Time-frame
1. Sites Inventory	<ul style="list-style-type: none"> ▪ Continue to monitor site which have been designated as desirable affordable housing sites to assure they are not used for other development. 	City Planning and Building	General Funds	On going
2. Zoning Code Revision	<ul style="list-style-type: none"> ▪ Adopt development standards, provide and clarify design guidelines, and adopt incentives (e.g., density bonus and shared parking, etc.) for the C-SC, C-S, and R-VHD zones. 	City Planning and Building	General Funds	Ongoing
3. Redevelopment Assistance	<ul style="list-style-type: none"> ▪ Implement the 15% inclusionary requirement in the Project Area and investigate the feasibility of requiring additional affordable units when sites are proposed for redesignation or intensification ▪ Continue to allocate setaside funds to support various infrastructure improvements needed to facilitate new high density housing. Continue to consolidate irregular and underutilized lots. 	City Redevelop. Agency City Redevelop. Agency	RDA Set-aside RDA Set-aside	Ongoing
4. Regulatory Incentives	<ul style="list-style-type: none"> ▪ Continue to provide flexibility of design through the PD district and work with institutional uses to provide a range of housing. ▪ 	City Planning and Building	General Funds	Ongoing
5. Second Units	<ul style="list-style-type: none"> ▪ Publicize second unit program by developing brochures, updating its web site, and making available brochures available at the public counter. 	City Planning and Building	General Funds	Ongoing

Chart 5-1
Housing Program Implementation Summary

Housing Program	Five Year Objective	Responsible Agency	Funding	Time-frame
6. Code Enforcement	<ul style="list-style-type: none"> ▪ Continue to implement code enforcement activities and inform residents of rehabilitation assistance. 	City Planning and Building	General Funds	Ongoing
7. Owner Occupied Unit Repair Program	<ul style="list-style-type: none"> ▪ Assist in the repair of up to 27 owner-occupied units and provide information about the program to interested parties at the public counter. ▪ Investigate other funding sources to help improve mobile home parks 	City Redevelopment Agency	RDA Setaside	Ongoing
8. Design Review	<ul style="list-style-type: none"> ▪ Continue to review projects to ensure consistency with the General Plan Zoning Ordinance and area design guidelines. The City will give processing priority to affordable housing projects. 	City Planning and Building	General Funds	Ongoing
9. Preservation of Affordable Housing	<ul style="list-style-type: none"> ▪ Monitor affordable units and, should any become at-risk of conversion, provide technical and financial assistance, as feasible, to the units to remain affordable for the long-term. 	City Planning and Building	General Funds	Ongoing
10. ADA Committee	<ul style="list-style-type: none"> ▪ Continue to provide information on ways to make more housing assessable to persons with disabilities 	City Building	General Funds	On going
11. Section 8 Assistance	<ul style="list-style-type: none"> ▪ Participate with Housing Authority to provide rental and homeownership assistance. 	Housing Authority	Federal funds	Ongoing
12. First Month's Rent/Security Deposit	<ul style="list-style-type: none"> ▪ Continue to set-aside funds over the next five years for this program that will serve up to 7 households annually. 	County Housing Authority	RDA Setaside	Ongoing
13. Mortgage Credit Certificate	<ul style="list-style-type: none"> ▪ Continue to market the Mortgage Credit Certificate program by providing brochures at City Hall and community centers, and City's website. 	County Housing Authority	County funds	Ongoing
14. City Homeownership Program	<ul style="list-style-type: none"> ▪ Assist up to 10 households over the next five years. Advertise program in City Affordable Housing Plan brochure and on the City's website. ▪ Consider working with mobile home owners and parks as opportunities to arise to convert their parks into owner occupied and controlled parks. 	City Redevelopment Agency	RDA Setaside	Ongoing
15. Fair Housing Program	<ul style="list-style-type: none"> ▪ Promote fair housing practices, provide educational information to the public, and refer fair housing complaints to the State DFEH. ▪ Permit transitional housing in the I-L zone. ▪ Further analyze potential constraints in the Zoning Code and, if found, develop programs to remove or mitigate the potential constraints. ▪ Work the Town Center Mixed Use Developer to provide some smaller single room type units. 	City Planning and Building	General Funds	July 2010

**Chart 5-1
Housing Program Implementation Summary**

Housing Program	Five Year Objective	Responsible Agency	Funding	Time-frame
16. Day Care for Children	<ul style="list-style-type: none"> Continue to work with various agencies to encourage the development of additional child care options. 	City Planning and Building	General Funds	
17. Hillside Development and Design	<ul style="list-style-type: none"> Continue to enforce the setback, height, and density standards identified in the Hillside Residential Combining District. 	City Planning and Building	General Funds	Ongoing
18. Resource Conservation	<ul style="list-style-type: none"> Encourage energy conservation measures and devices to be incorporated in the development and improvement of housing. Review such requirements through the Design Review and Building Permit process. 	City Planning and Building	General Funds	Ongoing
19. Water Conservation	<ul style="list-style-type: none"> Work with SVWD and other San Lorenzo Water District to ensure that a water conservation and priority system is implemented. 	City Planning and Building	General Funds	Ongoing
19. Cultural Resources	<ul style="list-style-type: none"> Continue to review proposals for new housing to ensure that the City's cultural resources are adequately protected. 	City Planning and Building	General Funds	Ongoing
Housing Program	Quantified Objectives by Income Group			
	Very Low	Low Income	Moderate	Above-Moderate
1. Housing Production	50	66	77	371
2. Housing Rehabilitation	15	15	-0-	-0-
3. Housing Assistance	12	12	12	-0-
4. Preservation of Units	47	27	6	-0-

