

APPENDIX D.
Compliance with Government Code Requirements

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REQUIREMENT	GOVERNMENT CODE SECTION	2006-2014 HOUSING ELEMENT
I. Public Participation	65588(c)	Section I
A. Efforts to achieve public participation of all economic segments of community in element development/adoption		Pages I-4 – 7
B. How public input was considered and incorporated in element		Page I-7
II. Review and Revision	65588(a) & (b)	Section I
A. Evaluation and revision of previous element		Pages I-2 – 4
1. “Effectiveness of the element”: Actual quantifiable results of previous element	65588(a)(2)	Pages I-2 – 4 (Tables 1 & 2), Appendices A, B & C
2. “Progress in implementation”: Analysis of differences between what was planned and what was achieved	65588(a)(3)	Pages I-2 – 4, Appendix B
3. “Appropriateness of goals, objectives and policies”: How updated element incorporates what was learned from previous element’s results	65588(a)(1)	Pages I-7 – 8
B. Adequate sites implementation/rezone program, if needed	65584.09	Page I-4, Appendix C
III. Housing Needs Assessment	65583(a)	Section II
A. Population and Employment Trends		Pages II-1 - 2, II-10 – 11
B. Household Characteristics		Pages II-1 – 14
1. Number of existing households		Table 5 (page II-2)
2. Total households overpaying for housing		Table 31 (page II-23)
3. Lower income households overpaying		Table 32 (page II-24)
4. Total number of existing extremely low-income households		Tables 18 & 19 (page II-13)
5. Total number of projected extremely low-income households		Page II-12
C. Housing Stock Characteristics		Pages II-14 – 26
1. Housing conditions: units needing rehabilitation/replacement		Pages II-25 – 26, Table 33
2. Overcrowded households		Page II-3
3. Housing costs (for sale and rental)		Pages II-18 – 24
4. Housing units by type		Pages II-15 - 16
5. Vacancy rates		Page II-18
D. Special Housing Needs Analyses		Section II
1. Persons with disabilities		Pages II-7 - 8
2. Elderly		Pages II-6 - 7
3. Large households		Page II-3
4. Farmworkers		Page II-11
5. Female headed households		Pages II-3

6. Homeless		Pages II-4 - 5
E. Analysis of opportunities for energy conservation in residential development [incentives to encourage green building practices, promote higher density, compact infill development and passive solar design]		Pages I-1 – 2, IV-6 – 7, VI-17 – 19 (Programs H.E.1.d, H.F.1.a, H.F.2.a, H.F.2.b, H.F.2.c, H.F.3.a, H.F.3.b, H.F.4.a, H.G.1.a, H.G.1.b)
F. Analysis of existing assisted housing projects at-risk of converting to non-low income uses		Pages II-24 – 25, V-11 - 12
G. Projected housing need, including the locality’s share of the regional housing needs as determined by ABAG & C/CAG		Page III-1
IV. Sites Inventory and Analysis and Zoning for a Variety of Housing Types	65583(a)(3), 65583(c)(1) and 65583.2	Section III
A. Sites Inventory	65583.2(a) and (b)	Table 35 (page III-4) and Appendices E & F
1. Listing of properties by parcel number or unique reference	65583.2(b)(1)	Appendices E & F
2. Listing of properties by size	65583.2(b)(2)	Appendices E & F
3. Listing of properties by general plan designation and zoning	65583.2(b)(2)	Table 36 (pages III-8 – 10)
4. For non-vacant sites, description of existing uses	65583.2(b)(3)	Appendices E & F
5. Map of sites	65583.2(b)(7)	Figures HE.1, HE.2 & HE.3 (pages III-5 – 7)
B. Sites Inventory Analysis of Suitability and Availability	65583.2	Tables 35 & 36, Appendix F
1. Realistic development capacity given site improvements and land-use controls	65583.2(c)(1&2)	Page III-1, Table 35 (page III-4), Table 36 (pages III-8 – 10)
2. Analysis of non-vacant and underutilized lands	65583.2(g)	Page III-1, Appendix F
3. Zoning appropriate for lower-income household housing	65583.2(c)(3)	Pages III-2 – 3, Tables 37 & 38 (pages III-11 -12), page IV-2
4. Environmental constraints	65583.2(b)(4)	Table 36 (pages III-8 – 10); pages IV-3 - 4
5. Infrastructure (planned water, sewer, and other utilities supply)	65583.2(b)(5)]	Page III-1, Table 36 (pages III-8 – 10); pages IV-4 - 7
C. Zoning for a Variety of Housing Types	65583(c)(1) and 65583.2(c)	Page III-3, Tables 37 & 38 (pages III-11 -12)
1. Multifamily rental housing		Page III-3
2. Farmworker housing		Page III-3
3. Emergency shelters		Page III-3
4. Transitional housing		Page III-3
5. Supportive housing		Page III-3
6. Single-room occupancy		Page III-3
7. Mobilehomes/Factory-built housing		Page III-3

V.	Constraints on Housing	65583(a)(4) and (5)	Section IV
A.	Governmental Constraints	65583(a)(4)	Pages IV-1 - 11
	1. Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls)		Tables 37 & 38 (pages III-11 -12), page IV-1 - 3
	2. Codes and enforcement (e.g., any local amendments to UBC, degree or type of enforcement)		Page IV-4
	3. On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements)		Pages IV-4 - 7
	4. Fees & exactions (permit and impact fees & land dedication or other requirements imposed on developers)		Pages IV-5, IV-7 -9
	5. Processing and permit procedures (e.g., permit and approval process including discretionary review procedures; description of permitted uses; design review process; planned development, processing times)		Pages IV-9 – 10
	6. Housing for persons with disabilities (reasonable accommodation procedure, zoning and land use, building codes)		Pages IV-10 - 11
B.	Nongovernmental Constraints	65583(a)(5)	Pages IV-11 - 13
	1. Availability of financing		Pages IV-12 - 13
	2. Price of land		Pages IV-11 -12
	3. Cost of construction		Page IV-12
VI.	Quantified Objectives	65583(b)(1)	Pages VI-2 - 4
A.	Estimate quantified objectives for the number of housing units (by income level) to be constructed, rehabilitated and conserved/preserved over the time frame of the element		Table 44 (pages VI-3 – 4)
VII.	Other Topics		
A.	Description of means by which consistency will be achieved and maintained with other general plan elements	65583(c)(6)(B)	Pages I-4 – 5, IV-1 – 2, VI-7 (Program H.B.1 i), VI-16 (Program H.E.1.c)
B.	Construction, demolition and conversion of housing for lower-and moderate-income households in the coastal zone	65588(c) and (d)	N/A
C.	Priority water and sewer services procedures for developments with units affordable to lower-income households	65589.7	Pages IV-6, VI-10 (Program H.F.3.a)
VIII.	Housing Programs	65583(c)	Section VI
A.	Provide adequate sites	65583(c)(1)	Goal H.B
	1. Programs to provide capacity to accommodate regional need		Program H.B.1.a (also see Table 34, page III-2 and Table 35, page III-4)
	2. Programs to provide sites to accommodate all income levels		Programs H.B.1.b, H.B.1.d, H.B.1.e, H.B.3.i, H.B.9.c
	3. Program for a variety of housing types		Programs H.B.1.g, H.B.1.k, H.B.1.l, H.B.3.e, H.B.3.i , H.D.1.b, H.E.1.a, H.E.1.b (also see page III-3)
B.	Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-	65583(c)(2)	Programs H.B.1.b, H.B.1.c, H.B.1.d,

and moderate-income households		H.B.1.e, H.B.1.f, H.B.1.g, H.B.3.h, H.B.3.i
1. Utilize federal, state, and local financing and subsidies		Programs H.B.7.a, H.B.8.a, H.B.9.g, H.B.9.l (also see pages V-10 – 13)
2. Provide regulatory concessions and incentives		Programs H.B.3.g, H.B.5.a
3. Use monies in the redevelopment agency's L&M Fund		Programs H.B.7.a, H.B.7.b, H.B.9.a, H.B.9.b, H.B.9.d, H.B.9.e, H.B.9.f, H.B.9.h, H.B.9.i, H.B.9.j, H.B.9.k (also see pages V-1 – 3 & V-7, including Table 43)
4. Other		Programs H.B.1.j, H.B.3.f, H.B.4.b
C. Address governmental constraints	65583(c)(3)	Goal H.I
1. Land-use controls		Programs H.B.1.a, H.B.1.b, H.B.1.c, H.B.1.d, H.B.1.e, H.B.1.f, H.B.1.g, H.B.1.h, H.B.1.i, H.B.1.k, H.B.1.l, H.B.3.i, H.D.1.b, H.D.1.c, H.D.1.d, H.H.2.b, H.H.2.c, H.H.2.d, H.I.1.a, H.I.1.b, H.I.1.c, H.I.1.d, H.I.1.e
2. Building codes		Programs H.B.9.d, H.C.1.a, H.C.1.b, H.C.1.c, H.C.1.d
3. Site improvements		Programs H.D.1.a, H.I.1.b, H.I.1.c
4. Fees and exactions		Programs H.B.9.k, H.H.1.a
5. Processing and permit procedures		Programs H.B.1.h, H.B.1.k, H.B.1.l, H.B.3.i, H.B.4.a, H.D.1.b, H.D.1.d, H.I.1.a, H.I.1.b, H.I.1.d, H.I.1.e, H.I.1.f
6. Housing for persons with disabilities		Programs H.B.1.h, H.B.1.k, H.B.1.l, H.B.3.a, H.B.3.b, H.B.3.c, H.B.3.d, H.B.3.e, H.B.3.g, H.B.3.i, H.B.9.j
D. Conserve and improve the condition of the existing affordable housing stock	65583(c)(4)	Programs H.B.1.g, H.B.4.a, H.B.7.a, H.B.9.d, H.B.9.g, H.B.9.h, H.B.9.j, H.B.9.l, H.C.1.a, H.C.1.b, H.C.1.c, H.C.1.d, H.F.2.b
E. Program to promote equal housing opportunities	65583(c)(5)	Programs H.A.1.a & H.A.1.b (also see page II-8)
F. Preserve units at-risk	65583(c)(6)(d)	Program H.B.2.a (also see pages II-24 - 25 & V-12 – 13)