

Programs	
	<p>Rental Dispute Resolution Program, Town staff is able to attend the Consortiums annual Fair Housing Symposium, receive training, and disseminate fair housing information (including how to contact Consortium agencies for assistance) to members of the public who contact the Town about a potential fair housing related matter.</p> <p>Counsel 10 tenants annually on tenant/landlord concerns to prevent displacement</p>
<p>AN</p> <p>Community Education Using a Variety of Communication Methods</p> <p>Provide education on the problems and needs of affordable housing as a means of changing negative attitudes towards the provision of affordable housing.</p> <p>Broadcast information about available housing resources through a variety of communication methods across media, technological nonprofit organizations and traditional in person outreach methods, such as the Farmers’ Market, Library, and community center, with a particular focus on reaching the very low- and low-income demographic and those who may not have access to online resources.</p>	<p>Implementation</p> <p>HE-6.1 Fair Housing HE-6.4 Affordable Housing Awareness</p> <p>Responsible Department/Review Authority</p> <p>Community Development Department, California Department of Developmental Services</p> <p>Timeframe</p> <p>Update materials quarterly</p> <p>Funding Source</p> <p>None required</p> <p>Quantified Objective</p> <p>Increase availability of information.</p> <p>Performance Metric(s)</p> <p>Continue to provide housing resources to very low- and low-income individuals</p>
	<p>AO</p> <p>Educate Single-Family Property Owners Regarding In-Fill Housing Options</p> <p>Create and distribute educational materials to include information about the process to construct ADUs, multi-generational housing, and options available with Senate Bill SB 9.</p> <p>Implementation</p> <p>HE-1.5 Variety of Housing Choices HE-1.7 Infill Opportunities in Single-Family Neighborhoods HE-6.1 Fair Housing HE-6.4 Affordable Housing Awareness</p> <p>Responsible Department/Review Authority</p> <p>Community Development Department, California Department of Developmental Services</p> <p>Timeframe</p> <p>Update materials quarterly</p> <p>Funding Source</p> <p>None required</p> <p>Quantified Objective</p> <p>Provide education on SB 9 and ADU’s.</p> <p>Performance Metric(s)</p> <p>Number of Building permits issued for ADUs and SB 9 projects</p>
	<p>AP</p> <p>Special Needs Housing</p> <p>Implementation</p> <p>HE-2.7 Senior Housing</p>

10. Housing Element

Programs	
<p>Pursuant to recent changes in State law, the Town's Municipal Code may be modified to better facilitate the provision of a variety of housing types. These Code revisions include:</p> <ul style="list-style-type: none"> ■ Amend Town Code to align with all State requirements on the provision of emergency shelters. Specifically: <ul style="list-style-type: none"> - Expand the definition of emergency shelters to include interim housing options such as low barrier navigation centers, bridge housing, and respite and recuperative care. - Permit emergency shelters by right without discretionary review in the Commercial Industrial (LM) zone. - Amend parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on the number of shelter staff (per AB 139). ■ Eliminate current spacing requirements between shelters and residentially zoned properties and schools. ■ Develop and adopt by-right processing procedures for Low Barrier Navigation Centers (per AB 101). ■ Allow small employee housing (six or fewer) in all zone districts where single-family residential is permitted. ■ Allow Transitional Housing and Supportive Housing developments by-right in all zoning districts that permit residential uses (per SB 2) ■ Develop a by-right, streamlined, ministerial review of Supportive and Transitional Housing developments (per AB 2162). ■ Permit by-right Permanent Supportive Housing and Transitional Housing in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses (per Government Code Section 65651). ■ Allow Employee Housing consisting of up to 36 beds or 12 units in zones that allow agricultural uses (per 	HE-2.8 Equal Housing and Special Needs HE-2.9 Public/Private Partnerships HE-3.3 Efficient Development Processing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	Amend Zoning Code by January 2024 Establish prioritize processing of special needs housing by January 2028
	Funding Source
	None required
	Quantified Objective
	Amend the Zoning Code to remove barriers to building special needs housing
	Performance Metric(s)
Adopt Zoning Code amendments	

Programs	
<p>Health and Safety Code Section 17000, et seq.).</p> <ul style="list-style-type: none"> Allow for group homes of seven and more by right in residential districts, and to conform with HCD’s Group Home Technical Advisory (Dec 2022). Modify the language of Municipal Code Section 29.10.530(a) to remove finding number 5 of the mandatory criteria for granting a reasonable accommodation request. <p>In addition, the Town will prioritize special needs housing by allowing for reduced processing times and streamlined procedures for applicable zoning/land use applications. Include preferential handling of special needs populations in management plans and regulatory agreements of funded projects.</p>	
<p>AQ</p> <p>Zoning Code Amendments Amend the Zoning Code to comply with State law and ensure adequate sites are available to accommodate the identified sites in the Sites Inventory. These Code revisions include:</p> <ul style="list-style-type: none"> Amend the Zoning Code to include a Housing Element Overlay Zone (HEOZ) to apply to the sites included in the Site Inventory to modify the development standards (i.e., density, lot coverage, FAR, height) on those sites. The Town will commit to monitoring and evaluating the HEOZ development standards and complete first evaluation of said standards by December 2026 and then annually thereafter, including outreach with the development community, and making adjustments as necessary. If it is determined that adjustments are needed, they will be completed within six months of the annual evaluation. The amended HEOZ Ordinance is projected to be adopted by the Town Council in March of 2024. Clarify the text of the non-residential zones regarding housing. Rezone the Caltrans Right-of-Way – Site E3 from R:1:8 to R-M. Take additionally steps to make the site available for residential development, including decertification, by the end of 	<p>Implementation</p> <p>HE-1.1 Adequate Sites HE-1.2 Multi-family Housing Densities HE-2.11 Smart Growth</p> <p>Responsible Department/Review Authority</p> <p>Community Development Department</p> <p>Timeframe</p> <p>Complete rezonings by January 31, 2024, and monitoring and evaluation of the HEOZ developments standards by December 2026.</p> <p>Funding Source</p> <p>General Plan Update Fund</p> <p>Quantified Objective</p> <p>Amend the Zoning Code consistent with the Housing Element timing</p> <p>Performance Metric(s)</p> <p>Number of affordable homeownership units entitled and numbers of units entitled for moderate, low, and very-low households and adopt the Zoning Code amendments</p>

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