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APPLICATION GROWTH MANAGEMENT HOUSING ALLOCATION

Please Type or Print

File No.	Quad.
Related Files	
Department Use Only	

GENERAL INFORMATION	LOCATION OF PROJECT (ADDRESS)	ASSESSOR'S PARCEL NUMBER(S)	EXISTING ZONING
	NAME OF PROPOSED PROJECT		GENERAL PLAN DESIGNATION
	APPLICANT NAME	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	APPLICANT ADDRESS	CITY STATE ZIP	EMAIL
	APPLICANT REPRESENTATIVE	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	APPLICANT REPRESENTATIVE ADDRESS	CITY STATE ZIP	EMAIL
	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW)	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	PROPERTY OWNER ADDRESS	CITY STATE ZIP	EMAIL

* In the case of a partnership, all general and limited partners shall be identified. In the case of a corporation, all shareholders owning 10% or more of the stock and all officers and directors shall be identified. Please use the [Partnerships & Corporations](#) form.

PROJECT DESCRIPTION (Please include unit types, number of bedrooms and square footage for Reserve A qualifying units.)
SIZE OF PARCEL _____ SQ FT or _____ ACRES

GROWTH MANAGEMENT																		
Indicate the number of units expected to be developed in Growth Management Reserve A and/or Reserve B and specify the calendar year (up to a period of five years) of anticipated development. No more than 75 single family and 200 multi-family units per project may be requested for a single year.																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #FFDAB9;">YEAR (build or record map)</th> <th style="background-color: #FFFF00;">_____</th> </tr> <tr> <td>Reserve A # of Units</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Reserve B # of Units</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	YEAR (build or record map)	_____	_____	_____	_____	_____	Reserve A # of Units						Reserve B # of Units					
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PROJECT INFORMATION	HOUSING ALLOCATION PLAN (See Guide on the next page to aid in completion)			
	INDICATE BELOW HOW THE PROJECT WILL COMPLY WITH THE HOUSING ALLOCATION PLAN (circle one)			
	<table style="width: 100%;"> <tr> <td style="width: 33%; text-align: center;">Pay Fee</td> <td style="width: 33%; text-align: center;">Exempt</td> <td style="width: 33%; text-align: center;">Other (Describe) _____</td> </tr> </table>	Pay Fee	Exempt	Other (Describe) _____
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For projects of 70 units or more: Developer hereby represents and acknowledges that Developer has considered the provision of allocated units on site as part of the proposed development pursuant to City Code Section 21-01.050(B), and has met and discussed this option with a representative from Community Development (_____) CD Representative name

DEVELOPER	PROPERTY OWNER'S CONSENT – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted date may invalidate any approval of this application.	
	X	
	APPLICATION RECEIVED BY	DATE
COMMENTS		

GUIDE FOR COMPLETING GROWTH MANAGEMENT/HOUSING ALLOCATION PLAN

GROWTH MANAGEMENT

RESERVE A – Reserve A units include:

- Second Units
- Units in mixed use development, where residential uses are combined with other uses in a single building
- Very low and low income units under affordability agreement with the City
- Multifamily units
- For sale, single family attached units at 10 units/acre or more
- Small single family units

To qualify as Reserve A, these small single family units must fit the following criteria:

- 900 square feet or less with 2 or fewer bedrooms (1,000 square feet if 2 story)
- 1,200 square feet with 3 bedrooms (1,300 square feet if 2 story)
- 1,250 square feet with 4 bedrooms (1,350 square feet if 2 story)
- These homes may not be situated on a lot larger than 4000 square feet

RESERVE B – Reserve B units are single family detached units larger than 1,250 square feet on lots greater than 4,000 square feet.

Note: For a tentative subdivision map application requesting Reserve A qualifying units, the unit type and square footage must be indicated. Also, all tentative subdivision map applications submitted with a mix of Reserve A and B units must indicate which lots are for Reserve A and which lots are for Reserve B units.

HOUSING ALLOCATION PLAN

- All non-exempt projects pay the Housing Impact Fee
 - Rental units pay a fee based on square footage
 - For-sale units pay a fee based on sales price, at close of escrow
- Projects of 70 units or more must consider providing affordable rental units on-site and schedule a meeting to discuss this option with the Community Development Director prior to application submittal
- Other compliance options include providing affordable units off-site or providing land on or off-site. Details on these options are included in the Housing Allocation Plan, City Code Chapter 21-02.

EXEMPTIONS FROM HOUSING ALLOCATION PLAN

- Second dwelling units
- Units with 30 year affordability agreement with City
- A community care / health care facility
- Homeless shelters
- Single room occupancy units
- Unit to be constructed by an owner/builder (see HAP ordinance definition)
- Reconstruction of a unit to replace a previously existing unit