

**CAMBRIA COMMUNITY SERVICES DISTRICT
SUMMARY OF ORDINANCE**

**AN ORDINANCE AMENDING SECTION 8.04.110 OF
THE CAMBRIA COMMUNITY SERVICES DISTRICT
MUNICIPAL CODE REGARDING THE
AFFORDABLE HOUSING PROGRAM**

This Ordinance Summary is published in accordance with the provisions of Government Code Section 25124. On February 28, 2019, the Board of Directors of the Cambria Community Services District introduced Ordinance 01-2019 amending Chapter 8.04.110 of the Cambria Community Services District Municipal Code relating to the Affordable Housing Program.

Ordinance 01-2019 will amend CCSD Municipal Code Section 8.04.110 by changing Subsection 8.04.110(A) "Eligibility," to provide that an affordable housing project must meet the County's eligibility standards as set forth in San Luis Obispo County Code Section 23.04.094. By definition, this would include projects for extremely low-income, very low-income, lower-income, moderate-income or workforce housing. The Ordinance also eliminates language relating to multi-family projects and size of projects that required that the project be "designated under county zoning as multiple family, or, if not, is at least one-half acre in size." A provision that related to manager units has also been deleted

CCSD Municipal Code Section 8.04.110 also had provided that lower income affordable housing projects would receive an incentive of a fifty percent (50%) reduction in water and sewer connection fees for each unit constructed. Ordinance 01-2019 will amend that provision to make such incentives permissive instead of mandatory. It also adds the words "up to" before "fifty percent reduction in fees," so that incentives will be decided on a case-by-case basis. The incentive provision has been modified to apply to projects that meet the County's extremely low-income, very low-income or lower-income eligibility requirements, instead of only lower income projects.

A new Subdivision C has been included in Section 8.04.110 to provide that the Board of Directors may determine that an affordable project is eligible to obtain intent to serve letters, proceed with development, and connect to the CCSD's water system, subject to the County's Growth Management Ordinance and any other required approvals by other governmental agencies.

The Board of Directors must vote again to adopt the Ordinance. That action is scheduled for Thursday, March 21, 2019, at a regular meeting to begin at 02:00 p.m. at the Cambria Veterans Hall, located at 1000 Main Street, Cambria, CA.

In accordance with Government Code Section 25124, a certified copy of the full text of the proposed Ordinance is available for public review and inspection electronically on our website at www.cambriacsd.org and at the following location:

Cambria Community Services District
1316 Tamsen Drive, Suite 201
Cambria, CA 93428

For questions, please call the Cambria Community Services District at (805) 927-6223.