

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Improvements	Policy # 2006-05
Title:	Service to Affordable Housing	

PURPOSE

The purpose of this policy is to establish a uniform procedure for the consideration of requests for water and sewer services to proposed developments that include housing units affordable to lower income households pursuant to mandate set forth in California Government Code Section 65589.7.

Proposed developments that include housing units affordable to lower income households shall received priority for water and sewer services. "Proposed developments that include housing units affordable to lower income households" means that dwelling units shall be sold or rented to lower income households, as defined in Health and Safety Code Section 50079.5; at an affordable housing cost, as defined in Health and Safety Code Section 50052.5; or an affordable rent, as defined in Health and Safety Code Section 50053.

POLICY

Applications for service to a proposed development that includes housing units affordable to lower income households shall not be denied, conditioned or reduced unless the District finds in writing that said action is necessary due to the existence of one or more of the following;

- 1) The District does not have "sufficient water supply" as defined in paragraph (2) of subdivision (a) of Section 66473.7 of the Government Code, or is operating under a water shortage emergency as defined by Section 350 of the Water Code, or has reached the limit of its capacity to supply water, or does not have sufficient water treatment or distribution capacity, to serve the needs of the proposed development, as demonstrated by a written engineering analysis and report.
- 2) The District is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections.
- 3) The District providing sewer service does not have sufficient treatment or collection capacity, as demonstrated by a written engineering analysis and report on the condition of the treatment or collection works, to serve the needs of the proposed development.
- 4) The District providing sewer service is under an order issued by a regional water quality control board that prohibits new sewer connections.
- 5) The applicant for service has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects, including, but not limited to, the requirements of local, state, or federal laws and regulations, or the payment of a fee or charge imposed pursuant to Government Code Section 66013.

Unless otherwise stated, definitions of the language herein are governed by Section 65589.7 of the Government Code.

Approved by CSD Board of Directors	September 20, 2006
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