

369 charts, and descriptive and explanatory matter, shall:

370 (a) accurately reflect ~~H~~→ [~~;~~ ~~describe, and map~~] ←~~H~~ the existing land uses, densities,
370a and recorded

371 divisions of land; and

372 (b) include the planning commission's recommendations for the following plan
373 elements:

374 (i) a land use element that:

375 (A) designates the long-term goals and the proposed extent, general distribution, and
376 location of land for housing, business, industry, agriculture, recreation, education, public
377 buildings and grounds, open space, and other categories of public and private uses of land as
378 appropriate; and

379 (B) may include a statement of the projections for and standards of population density
380 and building intensity recommended for the various land use categories covered by the plan;

381 (ii) a transportation and traffic circulation element consisting of the general location
382 and extent of existing and proposed freeways, arterial and collector streets, mass transit, and
383 any other modes of transportation that the planning commission considers appropriate, all
384 correlated with the population projections and the proposed land use element of the general
385 plan; and

386 (iii) an estimate of the need for the development of additional moderate income
387 housing within the incorporated and unincorporated area of the county, and a plan to provide a
388 realistic opportunity to meet estimated needs for additional moderate income housing if
389 long-term projections for land use and development occur.

390 [~~(b)~~] (3) In drafting the moderate income housing element, the planning commission:

391 [~~(i)~~] (a) shall consider the Legislature's determination that counties and incorporated
392 areas within a county should facilitate a reasonable opportunity for a variety of housing,
393 including moderate income housing:

394 [~~(A)~~] (i) to meet the needs of people desiring to live there; and

395 [~~(B)~~] (ii) to allow persons with moderate incomes to benefit from and fully participate
396 in all aspects of neighborhood and community life; and

397 [~~(i)~~] (b) may include an analysis of why the recommended means, techniques, or
398 combination of means and techniques provide a realistic opportunity for the development of
399 moderate income housing within the planning horizon, which means or techniques may include