



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building Department



DATE: May 21, 2012
BOARD MEETING DATE: June 5, 2012
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Jim Eggemeyer, Community Development Director

SUBJECT: EXECUTIVE SUMMARY: Resolution adopting the revised Housing Element of the County's General Plan, and directing staff to submit the adopted Housing Element to the California Department of Housing and Community Development for certification.

RECOMMENDATION:

Adopt a Resolution:

- (A) Adopting the updated 2007-2014 San Mateo County General Plan Housing Element, replacing the existing General Plan Housing Element, and
- (B) Directing staff to submit the adopted General Plan Housing Element to the California Department of Housing and Community Development (HCD) for certification.

BACKGROUND:

On December 7, 2010, the Board of Supervisors approved a draft of the updated Housing Element, and directed staff to submit the draft Element to the Department of Housing and Community Development (HCD) for review. Based on HCD's comments, staff has amended the Housing Element. The revised Housing Element now under consideration contains a number of minor changes but is primarily the same document already reviewed by the Board. Staff is proposing that the Board adopt this revised version, replacing the County's existing Housing Element, and direct staff to submit the Element to HCD for certification. Consistent with State law, this version of the Housing Element provides an updated assessment of the County's housing needs, identifies opportunities and constraints relevant to meeting those needs, evaluates the effectiveness of housing programs, and develops new policies, programs, and objectives to meet housing needs in unincorporated areas. HCD has reviewed this version of the Housing Element, and has indicated that it complies with State law and will be certified after adoption by the Board. The Board approved a Negative Declaration for the draft Housing Element on December 7, 2010, indicating that the amended Element will not have significant environmental impacts. The Negative Declaration still applies.

DISCUSSION:

HCD Certification. The County submitted the draft Housing Element to HCD for consideration, at the Board's direction, in December of 2010. HCD made a number of comments on this draft version. Staff subsequently amended the Housing Element to address their comments and resubmitted it to HCD for further review. HCD has now indicated that the amended Housing Element is compliant with State law, and will be certified as compliant after adoption by the Board.

Changes from the Prior Housing Element. For the draft originally approved by the Board, and for the revised version, all parts of the Housing Element have been amended to reflect current conditions, housing needs, best practices, the requirements of State law, and input from stakeholders and County residents. The most significant changes are: a proposed amendment to the Planned Colma (PC) zoning district to meet new requirements of State law; more detailed inventory of sites that may be suitable for housing; greater emphasis on senior and special needs housing; greater emphasis on transit-oriented development; greater emphasis on green building; and an inventory of parcels proposed for future analysis, which may be suitable for future changes to zoning and land use designation to allow greater intensities of development.

Public Participation. The updated Housing Element is based on extensive public participation, including guidance from a steering committee, stakeholder and community workshops, stakeholder interviews, a survey on housing issues, and other methods.

Consistency with the General Plan and Other County Land Use Plans. The revised Housing Element has been reviewed for consistency, and is consistent with all other elements of the County's General Plan, with all area plans, with the County's Local Coastal Program, and with the County's Comprehensive Airport Land Use Plan.

Environmental Review. The Board of Supervisors adopted a Negative Declaration for the project on December 7, 2010, stating that the project would have no significant environmental impacts. This Negative Declaration still applies to the revised Housing Element.

County Counsel has reviewed and approved the Resolution as to form.

Adoption of the revised Housing Element contributes to the 2025 Shared Vision outcome of a Livable Community by promoting affordable housing for San Mateo County residents, promoting transit-friendly development and the reduction of the environmental impacts of transportation, promoting walkable communities and the related health benefits of such communities, promoting housing development primarily in urbanized areas, thereby reducing the cost of infrastructure and protecting undeveloped areas, and by promoting adequate, safe and affordable housing for all segments of San Mateo County's diverse community.

FISCAL IMPACT:

The updated Housing Element, once adopted, will commit County staff to a number of programmatic actions. However, these actions are within the scope of normal work by

Planning and Building Department staff, Housing Department staff, and other County staff. Submittal of the updated General Plan Housing Element to the California Department of Housing and Community Development, and eventual adoption of the revised Housing Element, will not have any fiscal impact to the County.