



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: March 26, 2015
Board Meeting Date: April 28, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Acting Community Development Director

Subject: EXECUTIVE SUMMARY: Resolution adopting the County's updated 2014-2022 Housing Element, as reviewed and certified by the California Department of Housing and Community Development.

RECOMMENDATION:

1. Find that the proposed updated Housing Element of the General Plan, as reviewed and certified by the California Department of Housing and Community Development, is internally consistent with the remainder of the County's General Plan, as adopted in 1986, and as subsequently amended by the Board of Supervisors.
2. Find that adoption of the updated Housing Element advances the County's intent, as described in the County's Shared Vision 2025, to promote affordable, livable connected communities.
3. Find that adoption of the updated Housing Element is consistent with the requirements of State Housing Element law, including both substantive and procedural requirements, and with the requirements for a timely update on the schedule established in the California Government Code.
4. Adopt, by resolution, a General Plan text amendment replacing the current Housing Element.

BACKGROUND:

This item consists of a General Plan text amendment, adopting the County's updated 2014-2022 Housing Element, and replacing the current Housing Element of the County General Plan. The updated Housing Element was previously reviewed by the Board and submitted to the California Department of Housing and Community Development (HCD), which has reviewed the Housing Element and, contingent on minor changes, certified it as compliant with State law.

DISCUSSION:

The Housing Element is a required component of the County's General Plan, mandated by State law. All local jurisdictions must periodically update the Housing Element, on a schedule established by the State. The current Housing Element covers the period from 2007 to 2014; the updated Housing Element, on adoption, replaces the existing Housing Element, covering the period from 2014 through 2022.

By law, the County must submit the updated Housing Element to the California Department of Housing and Community Development (HCD) for review and approval. The Board of Supervisors reviewed the updated Housing Element on January 27, 2015, and directed staff to submit it to HCD for review; HCD subsequently suggested minor changes, and certified the Housing Element, contingent on those changes, as compliant with State law. The final version of the Housing Element currently under consideration incorporates the changes made during HCD's review. The County must adopt the certified Housing Element by the State-established deadline of May 31, 2015.

The following changes to the Housing Element were made during HCD's review:

- a. *Statement of the County's compliance with the California Employee Housing Act.* Footnotes added to the Housing Element on pages 70 and 225 stipulate that the County's permitting procedures for Farm Labor Housing units are consistent with the California Employee Housing Act.
- b. *Changes to table of permitting procedures.* Table 4-10 on page 60, which indicates how the County permits various residential uses, was modified to reflect changes in permitting of Emergency Shelters and Transitional and Supportive Housing uses, as recently adopted by the Board of Supervisors.
- c. *Additional detail on redevelopment assumptions.* Supporting information was provided as a note to Table 9-7 to describe the assumptions and supporting data used in analyzing sites in the County that have the potential for redevelopment.
- d. *Clarification of Affordable Housing Overlay Zoning.* A sentence added to Policy 12.2 on page 306 clarifies that any incentives and requirements in a potential affordable housing overlay zone would be in addition to, and would not conflict with, the existing provisions of the County's Density Bonus Ordinance.
- e. *Policies on lot consolidation and promotion of small lot development.* Policy 19, encouraging development of small and substandard lots, was rewritten to strengthen potential incentives, commit to more detailed analysis of areas of small and substandard lots, and commit to a broader exploration of policy options, including options to promote consolidation of multiple lots in common ownership.
- f. Several policies were also rewritten in minor ways to eliminate language that was duplicative of existing language in other policies; the substance of the policies was not changed.

The adoption of the updated Housing Element contributes to the 2025 Shared Vision outcome of a Livable Community by promoting affordable, livable connected communities.

FISCAL IMPACT:

There is no direct fiscal impact to the County from adoption of the updated Housing Element, although policies and programs in the Housing Element commit the County to pursue various actions that might ultimately require indeterminate amounts of funding, some of which might be provided by grants or other external sources, but some of which might require direct County resources.