



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: January 14, 2013
Board Meeting Date: January 29, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Jim Eggemeyer, Community Development Director

Subject: Consideration of a Resolution adopting the County of San Mateo's final Regional Housing Needs Allocation (RHNA), as approved by the San Mateo County RHNA Subregional Policy Advisory Committee (PAC).

RECOMMENDATION:

Adopt a Resolution adopting the County of San Mateo's final Regional Housing Needs Allocation, as approved by the San Mateo County RHNA Subregional Policy Advisory Committee.

BACKGROUND:

Report Prepared By: William Gibson

Location: Countywide

Environmental Evaluation: Adoption of the Regional Housing Needs Allocation is not subject to the California Environmental Quality Act

DISCUSSION:

State law requires that during each State-designated Housing Element cycle, local jurisdictions must demonstrate in their Housing Elements how they will meet their share of regional housing need (their "Regional Housing Needs Allocation," or "RHNA"), as determined by the State and allocated to each jurisdiction by the regional Metropolitan Planning Organization (MPO). The RHNA represents the State-mandated amount of housing appropriate for various income levels that jurisdictions are required to plan for, and required to identify appropriate sites for in each jurisdictions' updated Housing Element. In the case of San Mateo County, the twenty-one jurisdictions in the County have joined to form a "subregion," a consortium that can administer the RHNA program at the local level. The subregion receives an aggregate Regional Housing Needs Allocation from the MPO for the entire subregion (the Association of Bay Area Governments, or ABAG), and works collectively to apportion the allocation among the

jurisdictions in the subregion. This process allows jurisdictions significantly greater control over the allocation process.

The next Housing Element cycle is the 2014-2022 period. ABAG allocated the aggregate RHNA to the subregion in March of 2012, and the jurisdictions have collaborated since that time to determine the appropriate share for each jurisdiction. Through the subregional Policy Advisory Committee (San Mateo County is represented on the PAC by Supervisor Don Horsley), the jurisdictions, using a methodology that apportioned ABAG's initial allocation based on size, population, land uses, and other factors relevant to each individual jurisdiction, agreed on and approved a final allocation on November 29, 2012. Each jurisdiction is subsequently required to formalize its individual approval, after which ABAG will approve the RHNA. After local approval, and approval by ABAG, San Mateo County will be able to proceed with an update to its Housing Element for the 2014-2022 period, as required by law. Unincorporated San Mateo County's share of the allocation by income category, as shown in the attachment to the included Resolution, is:

Very Low Income:	153 units
Low Income:	103 units
Moderate Income:	103 units
Above Moderate Income:	555 units
Total:	914 units

Adoption of San Mateo County's Regional Housing Needs Allocation is not a project as defined by the California Environmental Quality Act, and is not subject to environmental review.

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

Adoption of San Mateo County's Regional Housing Needs Allocation contributes to the 2025 Shared Vision outcome of a Livable Community by facilitating appropriate planning for housing to meet the needs of County residents at all income levels, in the appropriate locations.

FISCAL IMPACT:

Adoption of the Regional Housing Needs Allocation does not commit the County to any specific policies or actions, and has no fiscal impact.