



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: August 18, 2015
Board Meeting Date: September 1, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: Consideration of an Affordability Agreement for One Affordable Housing Unit at 1450 Purissima Creek Road, unincorporated Half Moon Bay.

RECOMMENDATION:

Adopt a resolution authorizing:

- A) An affordability agreement between the County of San Mateo and the John A. Tedesco Trust and the Samantha S. Tedesco Trust for the provision of One Affordable Housing Unit at 1450 Purissima Creek Road, Half Moon Bay; and
- B) Directing staff to record the Affordability Agreement.

BACKGROUND:

On June 12, 2013, the County Planning Commission approved a Coastal Development Permit, Planned Agricultural District Permit and Grading Permit (PLN 2011-00226) allowing construction of a new single-family home on a legal 111-acre parcel located at 1450 Purissima Creek Road, Half Moon Bay (APN 066-190-050). Local Coastal Program (LCP) Policy 3.24 allows a density bonus for affordable housing units in rural areas of the Coastal Zone. A condition of the County's approval required that property owners, John and Samantha Tedesco, enter into an agreement to maintain the existing farm house that will remain on the property as an affordable housing unit, pursuant to Policy 3.24.

DISCUSSION:

The Tedesco's intend to move into the new home they are constructing, and maintain the farm house as a rental unit in a rural area where housing opportunities for low and moderate income families are extremely limited. The existing farm house complies with the criteria of LCP Policy 3.24, and the attached Affordability Agreement, which specifies applicable income and cost restrictions and monitoring/enforcement mechanisms, will ensure compliance with the conditions of the County's approval, and with County General Plan and LCP housing policies.

County Counsel has reviewed and approved the resolution and the agreement as to form.

The approval of the Affordability Agreement for One Affordable Housing Unit at 1450 Purissima Creek Road contributes to the 2025 Shared Vision outcome of a Livable Community by supporting the production of new housing of diverse size and type that is affordable to very low, low or moderate income households in order to meet the housing needs of all persons who reside, work, or who can be expected to work or reside in the County, consistent with General Plan Housing Element Goal 2.

FISCAL IMPACT:

Nominal cost to the Planning and Building Department to monitor compliance with the Agreement.

ATTACHMENT:

- A. Affordability Agreement for Affordable Housing Unit at 1450 Purissima Creek Road