



County of San Mateo

Inter-Departmental Correspondence

Department: PLANNING AND BUILDING

File #: 23-66

Board Meeting Date: 1/31/2023

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 an Affordable Housing Unit at 2450 Purisima Creek Road, North San Gregorio County

File Number: PLN 2020-00133; -00134

RECOMMENDATION:

Adopt a resolution authorizing a Regulatory Agreement and Declaration of Restrictive Covenants (Affordability Agreement) between the County of San Mateo and the Joswiak Family Trust 2001 to provide affordable housing at 2450 Purisima Creek Road; and directing staff to record the Affordability Agreement.

BACKGROUND:

The County's Local Coastal Program (LCP) Policy 3.23 allows a density bonus for affordable housing to be built in rural areas of the Coastal Zone. The Planning Commission approved a 706 sq. ft. Affordable Housing Unit at the subject site on May 11, 2022, subject to Condition of Approval No. 7:

7. The property owner shall maintain the rental rate for the Affordable Housing Unit (AHU) at an affordable level, such that the rates are affordable to Low-Income households, as defined by the San Mateo County Housing Department. The Owner shall enter into an agreement with the County for the maintenance of the rental rate for the AHU as affordable housing for the life of the project and record such agreement, prior to the final certificate of occupancy of the Affordable Housing Unit. (Footnote: Low-Income households include Extremely Low Income, Very-Low Income, and Low-Income households. By policy, the County has, as a practice, excluded rental rates for moderate-income households in the definition of affordable rental rates, to achieve the intent of affordable (below market) rental rates.)

The primary objective of LCP Policy 3.23 is to ensure that housing units approved as affordable housing units are available for occupancy only by households who cannot afford to pay market rate rents. Occupancy of the unit would be restricted to an extremely low, very low or low-income

household, to ensure the primary policy objective to provide affordable house is met. Per Condition 7 of Approval No. and the Affordability Agreement, moderate/median income households do not qualify for occupancy since rents affordable to moderate/median income households are essentially market rate rents.

The resolution and the Affordability Agreement have been reviewed and approved by the County Attorney's Office as to form.

FISCAL IMPACT:

Nominal cost to Planning and Housing staff to monitor compliance with terms of the Affordability Agreement annually.

ATTACHMENTS:

- A. Resolution Authorizing a Regulatory Agreement and Declaration of Restrictive Covenant (Affordability Agreement) between the County of San Mateo and Joswiak Family Trust 2001 to Provide Long Term Affordable Housing at 2450 Purisima Creek Road in North San Gregorio, Directing Staff to Record the Affordability Agreement
- B. Regulatory Agreement and Declaration of Restrictive Covenants (Affordability Agreement)
- C. Location/Vicinity Map