Midcoast Community Council

May 25, 2022

An informational briefing on the 2023-2031 (Cycle 6) update to the Housing Element of the County's General Plan

OVERVIEW

- What is the Housing Element

- Housing Element Components

  o Housing Conditions and Needs

  o Constraints to Housing Production

  o Regional Housing Needs Allocation (RHNA) and Sites Inventory

  o Goals, Policies and Programs

- New Requirements

- Update Process and Timeline

- Outreach and Participation

- Additional Information

WHAT IS THE HOUSING ELEMENT

A plan for the housing needed in a jurisdiction/community

- Part of the County's General Plan

- Required by state law

- Assesses current and future housing needs, and incorporates goals, policies and programs to address need

- Must be updated every 8 years (the Housing Element "cycle")

  - Update schedule is by region: all Bay Area jurisdictions are on the same schedule

  - Element must be certified by State HCD to have legal effect

- County Housing Element is for unincorporated County only

  - Each city has its own Housing Element

HOUSING ELEMENT COMPONENTS

- Analysis of Housing Conditions and Needs

- Evaluation of Constraints to housing production

- Analysis of current Housing Element (2014 - 2022)

- Identification of sites to meet housing needs

    o ("Sites Inventory" which must address Regional Housing Needs Allocation)

- Housing Plan with Goals, Policies, Programs and Quantified Objectives

HOUSING CONDITIONS AND NEEDS

- Demographic and economic analysis

- Population change

- Where and how are people living (and working)?

- Number and type of housing units (single family, multifamily, for-sale, rental)

- Housing production trends

- Household types and sizes

- Incomes, poverty rates, housing costs

- Special housing needs: farm labor, large households, seniors, disabled population

- Community Input: Issues, needs, goals

CONSTRAINTS TO HOUSING PRODUCTION

- Regulatory constraints
  - Zoning, permit processing, fees, design standards
- Environmental factors
  - Sensitive habitats, flood zones, seismic hazards, subsidence zones, others
- Infrastructure
  - Water, sewer, roads, electricity, other factors
- Other constraints

An inventory of all developable and redevelopable sites (properties) for housing production, sufficient to meet the County's Regional Housing Needs Allocation (RHNA)

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- Amount of housing needed in San Mateo County over the next 8 years, determined by the State and the Association of Bay Area Governments (ABAG)

- State determines regional share of statewide need

- ABAG allocates regional share among Bay Area jurisdictions
    - This share is the County's RHNA

- Housing Element must identify enough realistically developable sites to meet the RHNA

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- RHNA Methodology developed by ABAG, following State law

- ABAG makes growth and development projections for all counties and cities in the Bay Area

- Current RHNA assumes most growth is happening and will happen in urbanized areas, including unincorporated urbanized areas

- This assumption drives the County's RHNA, but does not mandate specific development policies

RHNA

RHNA Progress: 2014 - 2022

Income Level	RHNA 5 Allocation	Units Built To-Date	Units Needed
Very Low Income (50% AMI)	153	74	**79**
Low Income (60% AMI)	103	151	**(48)**
Moderate Income (80% AMI)	102	107	**(5)**
Above Moderate Income (120% AMI)	555	508	**47**
TOTAL:	**913**	**752**	**194**

RHNA

County's RHNA: Current vs 2022-2030

| Income Level	RHNA 5 Allocation	RHNA 6 Allocation*	Increase
Very Low Income (50% AMI)	153	811	**658 (430%)**
Low Income (60% AMI)	103	468	**365 (354%)**
Moderate Income (80% AMI)	102	433	**331 (325%)**
Above Moderate Income (120% AMI)	555	1,121	**566 (102%)**
TOTAL:	**913**	**2,833**	**1,920 (210%)**

SITES INVENTORY

- Sites Inventory must assess sites available for housing production

- May include vacant sites, and potential sites for redevelopment

- Sites must be feasibly developable, in reasonable timeframe

  - o Must analyze constraints, infrastructure, market conditions, etc

- If there are insufficient sites to meet RHNA, County must commit to creating more sites

  - o Typically by rezoning for residential or denser residential development

SITES INVENTORY

Map 9-10: Developable and Redevelopable Sites, Unincorporated Central Coast
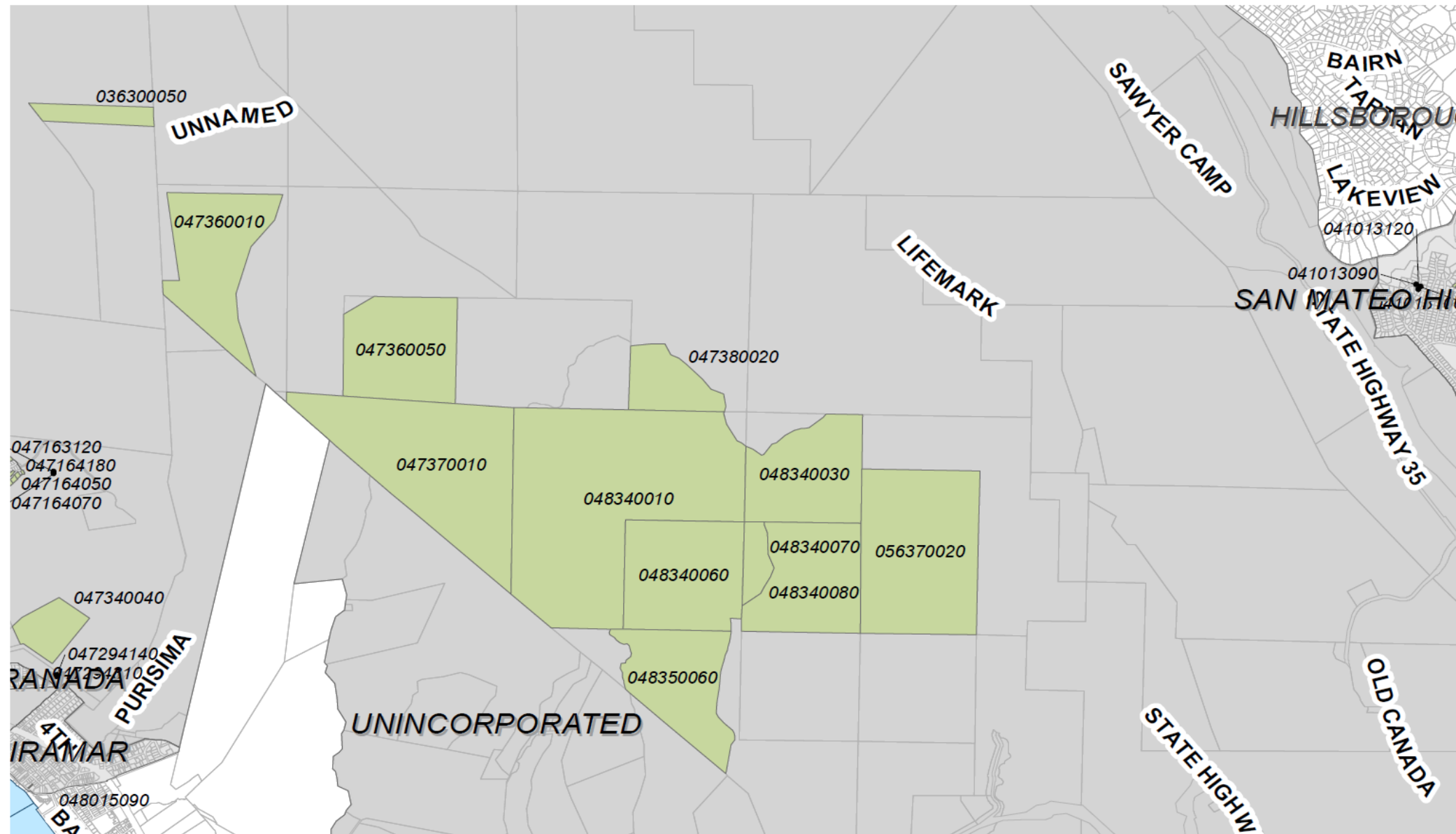
SITES INVENTORY

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
083290040	9.65	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
083290050	9.35	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
082070080	83.82	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
083290250	9.94	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080350450	12.10	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080360030	7.92	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
085051070	5.57	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
085150130	114.14	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210360	13.80	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072320330	1.14	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available

HOUSING ELEMENT GOALS

General Housing Element Goals:

- Incentivize and facilitate housing affordable for all residents at all income levels

- Allow residents to live near their work

- Ensure that all housing is safe and habitable

- Meet mandated RHNA targets

- Affirmatively further Fair Housing

- Respond to community needs and goals

Specific actions intended to address housing needs, with objectives and targets:

- Current (2014 – 2022) Housing Element Program examples:

  o Accessory Dwelling Unit Regulations

  o Mobile Home Park Protections

  o Expanded Multifamily Residential Health & Safety Inspections

  o Farm Labor Housing Study and Pilot Program

  o North Fair Oaks Community Plan Implementation

    ✓ Multiple rezoning phases

HOUSING ELEMENT POLICIES AND PROGRAMS

- How have housing needs changed

- How have other conditions changed

- What sites are available

- What policies and programs are needed to address new/changed housing need

- What policies and programs are required to address RHNA shortfalls (if any)

  - Are current sites sufficient? TBD

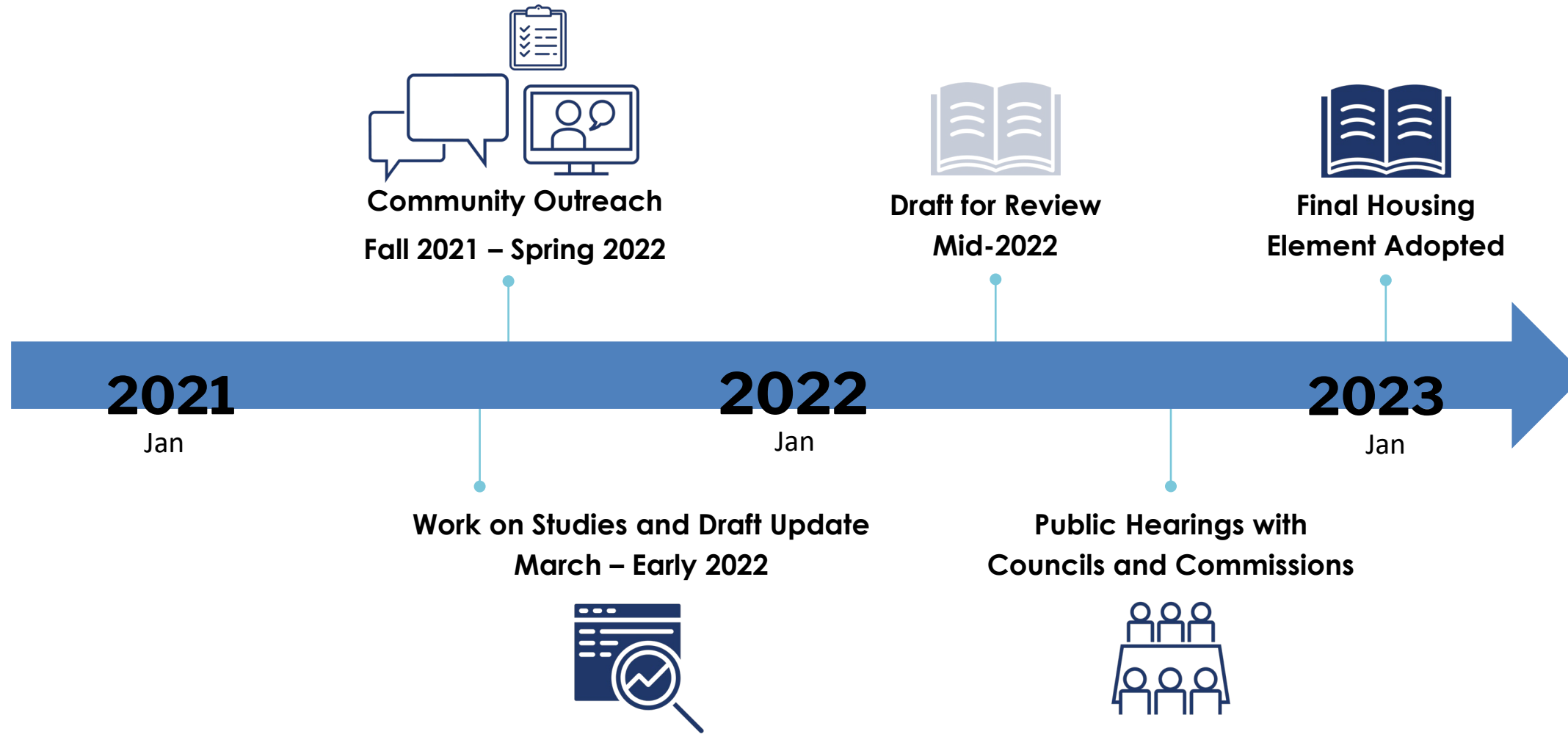- Status, effectiveness, necessity of prior programs

- Larger RHNA!

- Stricter Sites Inventory analysis requirements

- RHNA Progress – modifications required if RHNA is not met during the Housing Element Cycle

- Affirmatively Furthering Fair Housing – substantial analysis of fair housing implications of County's housing conditions, development patterns, and policies and programs

THE UPDATE PROCESS

Community Outreach
Fall 2021 – Spring 2022

Draft for Review
Mid-2022

**Final Housing
Element Adopted**

2021
Jan

2022
Jan

2023
Jan

Work on Studies and Draft Update
March – Early 2022

**Public Hearings with
Councils and Commissions**

KEY REVIEW AND APPROVAL STAGES

- <u>Draft Housing Element:</u>   June 2022

- Community Council Hearings   July 2023

- <u>Planning Commission Hearings:</u>   July 2023

- <u>Board of Supervisors Hearings:</u>   July/August 2022

  - BOS resolution to submit Housing Element to HCD, prior to formal adoption

- <u>Submittal to HCD for Review:</u>   August/September 2022

- BOS adoption post-HCD review   ?

OUTREACH AND PARTICIPATION

- Multiple countywide public and stakeholder forums

- Meetings/hearings with community councils and community groups

- Online surveys

- Direct outreach/input from stakeholders, advocates, residents

- Online materials

- Email notification lists

- Review and adoption hearings: Planning Commission, Board of Supervisors

COLLABORATIVE UPDATE PROCESS

- Housing Department

- Office of Sustainability

- Environmental Health

- Office of Community Affairs

- 21 Elements/Baird and Driskell and subconsultants

- Association of Bay Area Governments

ADDITIONAL INFORMATION

- County Housing Element Update: https://planning.smcgov.org/san-mateo-county-housing-element-update-2023-2031

    o Mailing list sign-up

    o English- and Spanish-language housing surveys

- Multijurisdictional Housing Element collaboration: https://www.letstalkhousing.org/

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