

21 Elements

San Mateo Countywide Housing Element Update Kit (HEUK)

www.21elements.com



San Mateo Housing Element Update Kit

Technical Advisory Committee
(TAC) Meeting #3

June 19, 2008

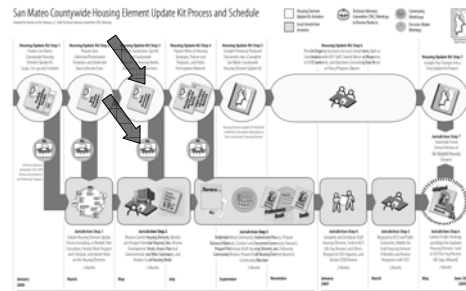
Agenda TAC Meeting #3

- I. Welcome and Agenda Review 10:30 am
 - II. Status Report 10:45
 - III. Discussion of Adequate Sites, and Potential Non Governmental and Governmental Constraints 11:15
 - IV. Review of Special Housing Needs 12:20 pm
 - V. Next Steps 12:55 pm
- Close 1:00 pm

Status Report

- Website Review (www.21elements.com)
- Use of Other Resources (*HCD Building Blocks and Best Practices, ABAG Materials*)
- Housing Elements Sections / Outline
 - Housing Needs
 - Review of Current Housing Element
 - Available Land Inventory
 - Upcoming Sections

Overall Schedule



Website Review



Use of Other Products

- **HCD Building Blocks**
 - Notebook (handout)
 - Review of HCD-Identified "Best Practices"
 - HCD Review of 21 Elements Materials
- **ABAG Blueprint for Bay Area Housing**
- **Links on www.21elements.com**

Working Outline

Generic Housing Element Organization

I. Introduction

- A. Overview and Purpose of a Housing Element
- B. State Law Requirements for Housing Elements
- C. Why Housing Is Important — Key Findings
- D. Relationship to Other General Plan Elements
- E. Process for Preparation of the Housing Element

Working Outline

Generic Housing Element Organization

II. Background

- A. Population, Housing and Jobs Trends
- B. Household and Housing Characteristics and Needs
- C. Special Housing Needs
- D. Termination of Federal Subsidies
- E. Review of the Current Housing Element
- F. ABAG Regional Housing Needs Allocation (RHNA)
- G. Where Can We Put New Housing? (*Housing Sites/Opportunities*)
- H. Potential Non-Governmental Constraints to Housing
- I. Potential Governmental Constraints to Housing
- J. Discussion of Key Issues Related to Housing

Working Outline

Generic Housing Element Organization

III. Vision, Goals and Quantified Objectives

IV. Housing Policies and Program

- A. Approach
- B. Vital and Diverse Communities
- C. Variety of Housing Types and Choices
- D. Great Neighborhoods
- E. Housing for Our Special Needs Populations
- F. Sense of Community and Responsibility

V. Strategic Implementation

Appendices/Other Materials

Materials on the Website or Coming Soon

■ Housing Needs (Graphs/Tables)

Graphs/Tables Prepared for Each Jurisdiction
Preliminary Write-Up for Each Jurisdiction of Housing Needs

■ Review of Current Housing Element (Matrix and Review Sheet)

Matrix and Review Sheet Prepared for Each Jurisdiction

■ Available Land Inventory (Forms)

Discussion of Key Topics, Feedback from HCD

Other Materials In Review (But Coming Soon)

■ Fact Sheets

Housing Element Compliance
RHNA Fact Sheet
Housing Element Law
New Housing Element Legislation (*a checklist*)

■ HCD Feedback

Reliance on Second Units for Housing Needs
Review and Comment on 21 Elements Materials
Other Questions of Clarification Raised by Jurisdictions

■ Forms for Collecting Potential Governmental Constraints Data

■ Initial Listing of Possible “Best Practices”

Discussion, Identification and Prioritization of Key Issues

■ Adequate Sites

Second Units
Mixed Use Sites
Non-Vacant Sites
Zoning for a Variety of Uses
Programs to Identify Adequate Sites
CEQA
Coastal Zone Requirements
SB 2 Requirements

Others?

Discussion, Identification and Prioritization of Key Issues

■ Potential Non-Governmental Constraints

Development Costs
Occupancy Costs
Housing Market Downturn
Availability of Financing
Community Acceptance
Topographic and Other Environmental Factors

Others?

Discussion, Identification and Prioritization of Key Issues

■ Potential Governmental Constraints

Zoning / Land Use Controls / Densities
Parking Requirements
Inclusionary Requirements
Condominium Conversions
Processing and Permitting Procedures / Design Review
ADA
SB 2 Constraints Analysis
Fees and Exactions
On-and Off-Site Improvements
Housing for Persons with Disabilities

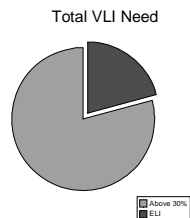
Others?

Determining Projected Extremely Low Income Housing Need

➤ Use Census

Or

➤ Assume 50% of Very Low Income Need



Projected Extremely Low Income Housing Need

ABAG Regional Housing Needs Allocation (RHNA) for 2007 - 2014

Jurisdiction	Very Low Income	Low Income	Subtotal	Moderate Income	Above Moderate	Total
Alameda	1,000	2,000	3,000	1,000	1,000	5,000
Alameda County	10,000	20,000	30,000	10,000	10,000	60,000
Contra Costa	1,000	2,000	3,000	1,000	1,000	6,000
Contra Costa County	10,000	20,000	30,000	10,000	10,000	60,000
San Francisco	1,000	2,000	3,000	1,000	1,000	6,000
San Francisco County	10,000	20,000	30,000	10,000	10,000	60,000
San Mateo	1,000	2,000	3,000	1,000	1,000	6,000
San Mateo County	10,000	20,000	30,000	10,000	10,000	60,000
Santa Clara	1,000	2,000	3,000	1,000	1,000	6,000
Santa Clara County	10,000	20,000	30,000	10,000	10,000	60,000
Stanislaus	1,000	2,000	3,000	1,000	1,000	6,000
Stanislaus County	10,000	20,000	30,000	10,000	10,000	60,000
San Joaquin	1,000	2,000	3,000	1,000	1,000	6,000
San Joaquin County	10,000	20,000	30,000	10,000	10,000	60,000
Yuba	1,000	2,000	3,000	1,000	1,000	6,000
Yuba County	10,000	20,000	30,000	10,000	10,000	60,000
Countywide Total	3,000	2,001	5,001	3,000	3,001	15,738
Countywide Percent	17.2%	22.8%	16.4%	36.2%	16.2%	100.0%

Zoning for a Variety of Housing Types

- Emergency Shelters (SB 2)
- Transitional Housing (SB 2)
- Supportive Housing (AB 2634)
- Single-Room Occupancy (AB 2634)
- Second Units
- Farmworkers (permanent and seasonal)
- Manufactured Housing
- Multi-Family Housing (at Prescribed Densities)

Zoning for a Variety of Housing Types (SB 2)

- Identification of zone or zones where emergency shelters are allowed as permitted use without CUP or other discretionary review
- All local governments must identify zoning to allow at least one year-round shelter regardless of need and must include sufficient capacity to accommodate the need for emergency shelters
- Shelters may only be subject to standards that apply to residential or commercial development within zone
- Local governments may apply written, objective development and management standards

Development and Management Standards (SB 2)

- Maximum number of beds
- Off-street parking based on demonstrated need
- Size and location of onsite waiting and client intake areas
- Provision of onsite management
- Proximity to other emergency shelters
- Length of stay
- Lighting
- Security during hours shelter is open

Transitional and Supportive Housing (SB 2)

SB 2 also clarifies that transitional housing and supportive housing be considered residential uses of property and only subject to restrictions that apply to other residential dwellings of the same type in the same zone

Conclusions (SB 2)

- Adequate sites to accommodate RHNA in total and by income
- Zoning for a variety of housing types
- Programs to assist in development of housing for lower income groups (including extremely low income)
- HCD technical assistance
 - SB 2 Technical Assistance Memo at:
http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf
 - Department's Building Blocks for Effective Housing at:
http://www.hcd.ca.gov/hpd/housing_element/index.htm

Local Approach Overview (SB 2 — Status and Options)

- **Addressing Supportive and Transitional Housing**
 - A. Analyze Need
 - B. Describe Program to Reduce Constraints
 - C. Treat Supportive and Transitional Housing as a Residential Use
- **Addressing Emergency Shelters (Preliminary)**
 - A. *Possible Strategy A* — Combine "Solo" Jurisdiction Responses with a Countywide Agreement/Plan Fitting with HOPE 10-Year Plan
 - B. *Possible Strategy B* — Develop One or More Multi-Jurisdictional Partnership Agreement(s) for Siting and Developing Emergency Shelter(s) that will Satisfy SB 2 Requirements per HCD