

Staff Notes of the March 19, 2014

Joint Study Session of the Senior Citizens and Community Relations Commissions

- Will population be 37% seniors by 2017? The Richard Adler Report suggests this
- Senior housing needs more than just reductions in parking
- City should look at just cause evictions, rent control – need referendum for rent stabilization
- There is a big gap between the number of jobs being created versus the number of units
- We have 200K in-commuters, too
- Very little housing for every demographic
- There is a big crisis in the community around housing
- HLC policy paper is roadmap to correct structural changes
- This housing element has to be different than what was presented in 2009.
- Include every possibility to implement real change
- Consider adopting universal design standards – so far not studied by the City
- The City should consider a decision model to get us from here to there vis-à-vis the RHNA allocation methodology
- What are the costs-benefits to the citizens for taking particular actions?



ADMINISTRATIVE REPORT

TO: COMMUNITY RESOURCES COMMISSION
SENIOR COMMISSION

FROM: JULIA KLEIN, ASSOCIATE PLANNER

PREPARED BY: COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE: MARCH 19, 2014

SUBJECT: HOUSING ELEMENT (2014-2022) UPDATE

RECOMMENDATION

Review and comment on the City's Housing Element for the new planning cycle (2014-2022).

BACKGROUND

State Law Requirements

The Housing Element is one of seven state-mandated elements of the City's General Plan. California State law sets forth many content and schedule requirements for the Housing Element, thus reflecting on the importance of housing as a statewide issue. Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. The City of San Mateo and other northern California cities are required to submit revised Housing Elements to the State of California's Housing and Community Development Department (HCD) by January 31, 2015. This update must be reviewed and certified by HCD in order for the Housing Element to be in compliance with state law.

The City hired Diana Elrod of D.R. Elrod and Associates to prepare the update to the Housing Element. Ms. Elrod has significant experience in the preparation of housing elements and also prepared the City's last two Housing Element revisions. While the Housing Element is one of the seven required elements of the General Plan, due to state mandated timelines, updates of the Housing Element are on a separate update track from the rest of the General Plan. It is also important that revisions to the Housing Element be evaluated for consistency with the City's General Plan.

MAJOR ISSUES/REVISIONS

Regional Housing Needs Allocation and Adequate Sites

The Regional Housing Needs Allocation (RHNA) process is a State mandate, devised to address the need for and planning of housing across a range of affordability levels and in all communities throughout the State. The Bay Area's regional housing need is allocated by the California State Department of Housing and Community Development (HCD), and finalized through negotiations with Association of Bay Area Governments (ABAG). Each city is provided a housing unit goal/allocation that is its "fair share" of the regional housing need. Cities are then required to identify enough land zoned at appropriate densities to accommodate the need at various income categories.

For the current Housing Element update, the County of San Mateo, in partnership with all twenty cities in the county, formed a sub-region that was responsible for completing its own RHNA process. In 2006 the San Mateo County sub-region created its own methodology for distributing housing units and, with the approval of ABAG, issued final housing allocations to members of the sub-region. The following table shows the final ABAG housing allocation for the City of San Mateo for the 2014-2022 planning period.

As part of the Sub-Region RHNA process, both a Policy Advisory Committee and a Technical Advisory Committee were formed to develop the RHNA methodology and determine proposed housing allocations. The San Mateo City/County Council of Governments (C/CAG) facilitated this process. The City of San Mateo was represented on the Technical Advisory Committee by Ronald Munekawa, Chief of Planning. The City of San Mateo representative on the Policy Advisory Committee was Mayor (at that time) David Lim.

The City Council accepted the Committee's RHNA recommendations on January 22, 2013 by adopting Resolution No. 12 (2013) Accepting the Proposed Housing Allocation for the City of San Mateo for Use in the 2014 housing element. The following table shows this final housing allocation for the City of San Mateo for the 2014-2022 planning period.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA), 2014 – 2022

Total Projected Need	Extremely Low	Very Low	Low	Mod	Above Mod	Average Yearly Need
3,100	429	430	469	530	1,242	388
	14%	14%	15%	17%	40%	

This Regional Housing Needs Allocation is also consistent with the Plan Bay Area, which was approved by the Association of Bay Area Governments (ABAG) on July 18, 2013. Plan Bay Area represents the San Francisco Bay region's compliance with the Sustainable Communities and Climate Protection Act of 2008 (also known as SB 375), which requires preparation of a

Sustainable Communities Strategy (SCS) to both reduce Greenhouse Gas Emissions and provide housing opportunities for the region.

To show that the City has properly zoned land to meet the RHNA numbers, the City is required to complete an Adequate Sites Inventory. All property listed on the Adequate Sites Inventory must allow residential uses as of right without a Special Use Permit (SUP).

Currently, the City of San Mateo has sufficient land to meet the current Housing Element RHNA numbers; therefore, no General Plan Land Use designations or zoning changes are required. The table titled Housing Element 4th Cycle Programs MATRIX shows that the City issued permits for 454 units from 2007 to 2012, and shows the city's progress toward addressing the RHNA affordable housing goal based on level of affordability; please refer to Attachment 4 for more information.

Housing Element Implementation & Streamlined Review

A review of the prior Housing Element policies and programs show that one program remains to be implemented; the City must adopt zoning code amendments to address Reasonable Accommodation requirements for individuals with disabilities (Attachment 4). It is anticipated that this ordinance will be reviewed by the Planning Commission in March 2014, with City Council review in April or May 2014. Upon adoption of a Reasonable Accommodation policy, the City will meet all of the criteria to be eligible for the streamlined review. Those interested in this subject are encouraged to sign up for the interested parties list, so that they may receive email updates as new information is posted on the Housing Element webpage.

Community Outreach

An Interested Parties list has been developed that includes a number of stakeholders including housing advocates, developers, neighborhood associations, and other housing related organizations, as well as the interested parties list already in place for planning commission business.

A kick-off study session was held with the City Council and Planning Commission on March 3, 2014. In addition to the joint study session with the Community Resources Commission and Senior Commission on March 19, 2014, a community workshop will be held at the Oak Room at San Mateo Library on March 26, 2014 at 6:00pm. Shortly a Town Hall survey will be posted on the City website to further solicit community feedback.

Study Session Objectives

The primary objectives of the study session are to seek Commission input on the following:

- Provide input on housing needs in San Mateo
- Provide input on implementation of housing programs/policies to address housing needs.

ATTACHMENTS (from 3/3/14 City Council Study Session Agenda Packet)

Attachment 1 – Draft Housing Element 2014 – Housing Needs Section (Page 11-70)

Attachment 2 – HousingElement Update Schedule and Meetings (Page 71-74)

Attachment 3 – Regional Housing Needs Allocation (RHNA) Progress (Page 75-78)

(note: data is for 2012, data for 2013 is not yet available)

Attachment 4 – Housing Element 4th Cycle Programs MATRIX (Page 79-92)

Attachment 5 – Public Comments (Page 93-150)

HOUSING ELEMENT RESOURCES

The current Housing Element as well as other background information are available on the Housing Element webpage online at:

www.cityofsanmateo.org/whats happening

Hard copies of this report and its attachments are available for review at each of the San Mateo libraries.

STAFF CONTACT

Julia Klein, Associate Planner

jklein@cityofsanmateo.org

(650) 522-7216