# 21 Elements

San Mateo Countywide Housing Element Update Kit (HEUK)



Technical Advisory Committee (TAC) Meeting #6

December 18, 2008

# **Agenda**TAC Meeting #6

- I. Welcome and Meeting Purpose 10:00 am
- II. Status Report 10:15 am
- III. Special Topics 11:00 am
- IV. HCD Questions and Answers 12:15 pm

Close <u>12:30 pm</u>

## **Status Report**

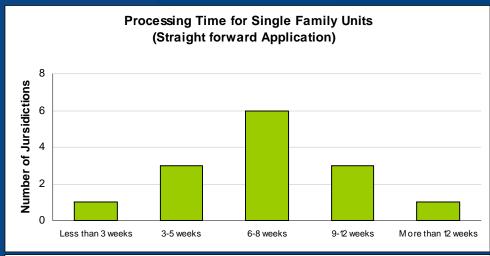
- Overview of Completed Products
  - Website (Civic Engagement Tab, Schedule of Meetings, Contact Information, Searching)
  - Surveys (Zoning/Development Procedures Survey)
  - Section 8 Vouchers
  - Outreach
  - Policies and Programs Second Units, Senior Housing
- Timing, Updating Products, Check-in

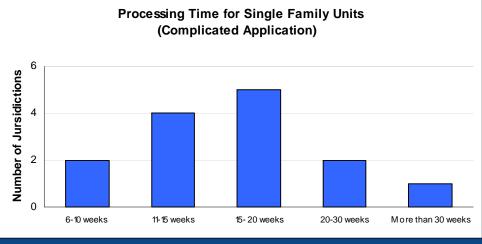
## **Website Review**

- Civic Engagement
- Schedule of Meetings
- Contact Information

Permits / Procedures	Fast Processing (fastest quarter) (in weeks)	Median Time (in weeks)	Slow Processing (slowest quarter) (in weeks)
Ministerial Review	1	1	2
Conditional Use Permit	6	8	10
Zone Change	10	16	24
General Plan Amendment	12	16	24
Site Plan Review	2	3	5
Architectural/Design Review	4	5	9
Tract Maps	13	22	26
Parcel Maps	8	12	24
Initial Environmental Study	5	8	18
Environmental Impact Report	16	32	48

Developments	Fast Processing (fastest quarter) (in weeks)	Median Time (in weeks)	Slow Processing (slowest quarter) (in weeks)
Single Family Unit	5	8	9
Second Unit	3	5	8
Subdivision	10	20	30
Multifamily > 20 units	12	20	26
Multifamily > 20 units	16	21	33





- Confirm data
- Comparing more sections

## **Additional Data**

# Second 8 voucher summary

City	Total Households
Atherton	1
Belmont	102
Brisbane	15
Burlingame	104
Colma	23
Daly City	627
East Palo Alto	466
Foster City	67
Half Moon Bay	69
Hillsborough	0

City - continued	Total Households
Menlo Park	235
Millbrae	69
Pacifica	208
Portola Valley	0
Redwood City	570
San Bruno	309
San Carlos	79
San Mateo	687
South San Francisco	571
Woodside	0
County (Unincorporated)	49

#### Outreach

- Newsletter
  - Editable
  - Request Form
- Stakeholder List

Housing Element Update City of [Name]

Winter

#### What is the Housing Element?

The Housing Element is the blueprint for future housing development in the city, It indudes goals, policies, and programs that direct residential decision-making. State law requires that local governments update their Housing Element approximately every eight years.

Housing Elements must:

- Evaluate existing housing policies and programs.
- Conduct a needs assessment based on local demographics and housing conditions.
- Develop goals, objectives and policies defining the community's position on various housing issues and setting measurable targets for meeting housing needs.
- Develop an inventory of potential sites where housing may be constructed.
- Analyze any obstacles or constraints to housing production in the community.
- Create an action plan identifying policies and programs the community will implement to achieve its housing objectives.



In San Mateo County, housing matters
- not just for residents and property
owners, but for local stores, schools,
businesses, emergency services and
non-profit organizations.

Housing is an issue in which we are all stakeholders. The quality and availability of housing affects the health of our communities and the health of our economy.

The City of [name] is currently engaged in its Housing Element Update. To ensure the accuracy and success of the update process, the City needs your input. This brochure explains the Housing Element Update and introduces some of the issues and questions which we all need to consider.

While it is required by the State, the Housing Element Update is a local document with a local impact.

It is a chance for us to think strategically about housing in [City], to consider our changing communities, and to plan how to best meet their needs. It is an opportunity to evaluate existing policies, and prepare to meet future challenoes.

Working together, our aim is to ensure the provision of decent and affordable housing for all members of our community.



# **Policies and Programs**

- Second Units
  - Two Documents -
    - Affordability
    - Best Practices/Draft Housing Element Language
  - HCD Comments on Affordability
  - Best Practices

#### **Second Units**

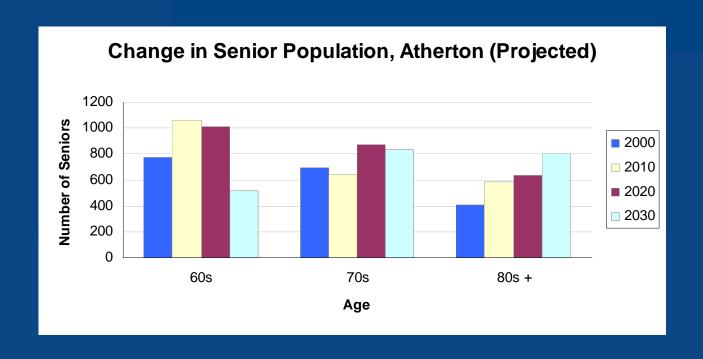
- Affordability
  - Extremely Low Income = 50-70%
  - Very Low Income = 5-15%
  - Low Income = 10-30%

# **Seniors - Background**

- 72 % population growth by 2030
- Increasing senior diversity
- Age in place, remain in community
- Highest senior cost of living in state, income declines with age

#### **Seniors**

 Jurisdiction specific population estimates



#### **Seniors – Best Practices**

- Density Bonus and Reduced Parking South San Francisco
- **Encourage Efficiency Units -** Redwood City
- Expedited Permit Review and Fee Waiver San Bruno
- Home Sharing East Palo Alto
- Housing Rehabilitation and Accessibility Modification Assistance - Redwood City
- Reverse Mortgage (Home Equity Conversion) Millbrae
- Senior Citizen Tax Postponement Program Woodside
- Zoning Flexibility (Senior Housing in Non-residential Properties in Appropriate Areas) - San Mateo
- Others?

# **Additional Special Topics**

- At-risk Units
- SB 375
- Others?

## **Guest Speakers**

- Emily Avery from Grand Boulevard Initiative
- Greg Richane from Housing Leadership Council

## **SB 2**

Interfaith Hospitality Network

## **HCD Coordination/Tours**

- Tours
- Other coordination

# **Other Topics**

- AB 1233
- SB 375
- Projections 2009
- CEQA

# **Next Meetings**

- January 29<sup>th</sup>, 2009
- February 19<sup>th</sup>, 2009

# **HCD Questions**