



Legislation Details (With Text)

File #: 18-1146 **Version:** 1
Type: Agenda Item **Status:** Approved
File created: 7/17/2018 **In control:** Board of Supervisors
On agenda: 9/18/2018 **Final action:** 9/18/2018

Title: Community Development Services, Planning and Building Department, Long Range Planning, recommending the Board:
1) Adopt and authorize the Chair to sign Resolution of Intention 193-2018 to amend the County General Plan by updating the Housing Element before October 2021 as required by State law, which includes a review of the County's ability to accommodate its fair share of the region's housing needs for the 8-year planning period 2021 to 2029, based on the updated Regional Housing Needs Allocation determined by the Sacramento Area Council of Governments; and
2) Direct the Planning and Building Department, Long Range Planning, to take steps necessary, including but not limited to reviewing vacant land inventory, housing capacity, and housing policy analysis, to prepare, in a manner consistent with applicable law, codes and regulations a Housing Element Update with necessary assistance from the Health and Human Services Agency, Department of Transportation, Environmental Management Department, Chief Administrative Office, Economic Development, Sacramento Area Council of Governments, Tahoe Regional Planning Agency, the California Department of Housing and Community Development, and the public. (Est. Time: 10 Min.)

FUNDING: General Fund.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - County Counsel Approval, 2. B - BOS Resolution 2021 Housing Element ROI, 3. Executed Resolution 193-2018

Date	Ver.	Action By	Action	Result
9/18/2018	1	Board of Supervisors	Approved	Pass

Community Development Services, Planning and Building Department, Long Range Planning, recommending the Board:

1) Adopt and authorize the Chair to sign Resolution of Intention **193-2018** to amend the County General Plan by updating the Housing Element before October 2021 as required by State law, which includes a review of the County's ability to accommodate its fair share of the region's housing needs for the 8-year planning period 2021 to 2029, based on the updated Regional Housing Needs Allocation determined by the Sacramento Area Council of Governments; and
2) Direct the Planning and Building Department, Long Range Planning, to take steps necessary, including but not limited to reviewing vacant land inventory, housing capacity, and housing policy analysis, to prepare, in a manner consistent with applicable law, codes and regulations a Housing Element Update with necessary assistance from the Health and Human Services Agency, Department of Transportation, Environmental Management Department, Chief Administrative Office, Economic Development, Sacramento Area Council of Governments, Tahoe Regional Planning Agency, the California Department of Housing and Community Development, and the public. (Est. Time: 10 Min.)

FUNDING: General Fund.

DEPARTMENT RECOMMENDATION

Community Development Services, Planning and Building Department, Long Range Planning, recommending the Board of Supervisors:

1) Adopt and authorize the Chair to sign Resolution of Intention 193-2018 to amend the County General Plan by updating the Housing Element before October 2021 as required by State law, which includes a review of the County's ability to accommodate its fair share of the region's housing needs for the 8-year planning period 2021 to 2029, based on the updated Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG); and 2) Direct the Planning and Building Department, Long Range Planning, to take steps necessary to prepare, in a manner consistent with applicable law, codes and regulations, a Housing Element Update with necessary assistance from the Health and Human Services Agency, Department of Transportation, Environmental Management Department, Chief Administrative Office, Economic Development, Sacramento Area Council of Governments, Tahoe Regional Planning Agency, the California Department of Housing and Community Development, and the public.

DISCUSSION / BACKGROUND

The Housing Element is one of the seven General Plan Elements mandated by the State of California, as required in Sections 65580 to 65589.8 of the Government Code. State law requires that the County prepare and adopt an update to the Housing Element of the General Plan and related environmental documents. The update includes a review of the County's ability to accommodate its fair share of the region's housing needs for the 8-year planning period 2021 to 2029, based on the updated Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG).

The 2021 Housing Element provides an update of the housing inventory using the General Plan land use designation; a review of the goals, policies, financial resources, and necessary revisions to implementation measures to reflect changes in local, state and federal law; and a review of the success in meeting the goals and objectives of the previously adopted Housing Element.

The Housing Element sets forth the County's strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economic segments, and along with the Land Use Element, provides policy guidance for decision-making related to housing.

Staff has begun working with SACOG as they develop the RHNA process methodology as required by the state to determine the number of housing units that cities and counties must plan for in their Housing Element Updates. Once the RHNA numbers are determined and adopted by SACOG, the County must ensure that the Housing Element identifies sufficient vacant and/or underutilized land with appropriate zoning to accommodate this growth need.

The Housing Element Update is a multiyear process that will include extensive public input and coordination with SACOG, the Health and Human Services Agency, Department of Transportation, Environmental Management Department, Chief Administrative Office, Economic Development, Tahoe Regional Planning Agency, the California Department of Housing and Community Development, subject matter experts, and consultants.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Health and Human Services Agency, Department of Transportation, Environmental Management Department, Chief Administrative Office, Economic Development

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no direct fiscal impact with the approval of this item. Project details will be developed and staff will return to the Board should costs exceed those already included in the FY 2018-19 proposed budget.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board will obtain the Chair's signature on the Resolution.
- 2) Clerk of the Board will forward one (1) certified copy of the signed Resolution to the Planning and Building Department, Housing, Community and Economic Development Program, attention of C.J. Freeland.

STRATEGIC PLAN COMPONENT

Good Governance, Economic Development and Healthy Communities

CONTACT

Roger Trout, Director Planning and Building Department