



Legislation Text

File #: 24-0411, **Version:** 1

Planning and Building Department, Planning Division, Long Range Planning Unit, recommending the Board direct Long Range Planning to adopt and authorize the Chair to sign Resolution **046-2024** to establish the Affordable Housing Task Force to develop an Affordable Housing Ordinance.

FUNDING: Regional Early Action Planning Grant Funding (55%); Discretionary Transient Occupancy Tax (45%).

DISCUSSION / BACKGROUND

Development of an Affordable Housing Ordinance has been identified on Long Range Planning's yearly "Priority Matrix" or "Workplan" since the February 28, 2017 Board Meeting (File No. 16-0069, Item No. 31) through the most recent LRP Workplan (File No. 23-1059, Item No. 3) held on June 13, 2023.

On August 31, 2021 (File No. 21-1397, Item No. 44), discussions of holding a joint workshop in regard to Affordable Housing started, which included adoption of the 2021-2029 Housing Element Update.

On May 10 2022 (File No. 22-0727, Item No. 45), Long Range Planning hosted a joint information workshop for the Board and Planning Commission to solicit input and direction from the Board and Planning Commission, and to encourage public participation during the process of developing an Affordable Housing Ordinance.

The following direction was given to staff to create the Affordable Housing Task Force to:

- Reexamine surplus or other County lands inventory list for possible affordable housing options.
- Consider utilization of Tiny Homes for residential use.
- Consider Inclusionary Zoning Policy with fee deferral program or developer in-lieu fees or similar policies.
- Consider new residential zoning overlays for Mixed Use on commercial lands to encourage affordable housing (e.g. Missouri Flat Corridor).
- Consider zoning options for affordable housing in new or existing mobile home parks (currently allowed by CUP in residential zones).
- Designate Missouri Flat Corridor "Green Zone" for possible grant funded projects (e.g. pilot project for Sacramento Area Council of Governments).
- Consider a Housing trust fund.

Staff has since reached out to affordable housing subject matter experts in specific categories to fill Task Force positions. While these Task Force members may change over time at the discretion of the Director of Planning and Building, at this time the following subject matter experts have agreed to serve:

- Bill Roby, Former Nonprofit Director, (Public Community Advocate)
- Vance Jarrard, Legislative Advocate, Northstate Building Industry Association (Public Business Sector Advocate)
- Meea Kang, Senior Vice President, Related California (Affordable Housing Public-Private Partnerships; Sugar Pine Village, South Lake Tahoe)
- Chris Westlake, Westlake Consulting, LLC (Affordable Housing Public-Private Partnerships)
- Sean MacDiarmid, Director of Forward Planning, Lennar Homes (Private Sector Builder)

Each of the above members have direct experience in either building affordable housing in California in the private sector and/or as public/community advocates forming partnerships. These members will bring a well-rounded base of experience and will be able to provide valuable input to the Board.

Once this resolution is adopted, staff will convene an initial task force meeting as quickly as possible. It is anticipated that Phase One of this effort (Recommendations for an Affordable Housing Ordinance) will be discussed with the task force with recommendations to the Board within six months. Completion of Phase Two (Recommendations for various tools, strategies, and policies) is anticipated to take an additional one year.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion/Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

There is no fiscal impact associated with establishing the Affordable Housing Task Force. Long Range Planning staff will manage this project. It is important to note that affordable housing ordinance tasks associated with Phase One of this effort are reimbursable through a \$90,000 award of Regional Early Action Planning (REAP) grant funds. While these grant funds are set to expire in the summer of 2024, these funds can reimburse for any costs associated with this effort prior to the grant expiration. In addition, a total of \$75,000 in Discretionary Transient Occupancy Tax funds have been requested for FY 2024-25. It is anticipated that costs associated with drafting an affordable housing ordinance will be significantly less than the total funds available.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will secure the Chair's signature on the original copy of the Resolution; and
- 2) The Clerk of the Board will provide two (2) certified Resolution copies to Planning and Building Department, attention of Chris Smith, Planning and Building Department.

STRATEGIC PLAN COMPONENT

Safe and Healthy Communities - Develop a comprehensive plan for affordable housing opportunities.

CONTACT

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