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Conduct a study session to prioritize 6th Cycle Housing Element Policies and Program for implementation.

RECOMMENDATION:

It is recommended that the Housing Advisory Committee conduct a study session to prioritize 6th Cycle Housing Element Policies and Program for implementation.

SUMMARY/DISCUSSION:

The 6th Cycle Housing Element (HE) contains 5 policies and 52 programs. These policies and programs range from updating sections of the County Code to change zoning and land use requirements to working with property owners to encourage development of property included in the Housing Element Sites Inventory. Of the programs, 44 require the Board of Supervisors to either establish a General Plan Update and Implementation Fund or General Fund augmentation, or finding a new, unidentified, source of funding to implement. Addressing the need for new sources of funding to implement the HE policies and programs is going to be essential.

The purpose of this study session was for the HAC to consider committee member recommendations of which policies and programs they believed the HAC should work on implementing. HAC members were each asked to forward 3-5 policies and programs to staff to compile into a master list. During the study session, the HAC was to review and prioritize the list of policies and programs. No recommendations were submitted to staff in time for this report to be prepared.

County staff also considered the question of how the HAC could best support implementation of the 6th Cycle Housing Element. The Affordable Housing Strategic Plan could indirectly support implementation of many of the HE policies and programs through development of a regional approach to affordable housing and a locally controlled source of funding for these housing. Additionally, staff recommends that the HAC focus on these policies:

H-2.G. Comprehensive Incentives/Concessions Program for Developers
H-2.K. Assist with the Development of Affordable Housing
H-2.P. Advertise Available Resources
H-3.E. Engage Property Owners Listed in Sites Inventory through Outreach
H-5.C. Facilitate Access to Affordable Housing for Residents

Staff believes that the HAC could be a convening body to bring together different community stakeholders to focus on a specific topic and develop recommendations for the County Planning

Commission and Board of Supervisors consideration.

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Attachment 1 - 6th Cycle Housing Element Policies and Programs