

February 27, 2002

Via Email & Fax (3 Pages)

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cc: Terry Burnes
MidCoast Community Council

re: Affordable Housing on Infill Lots & EL Granada Mobile Home Park

George, Mark;

This note is to explain the basic idea and some follow-up thoughts on the topic of affordable housing on infill lots. Attached also is the letter from the Council on rent-control at the El Granada Manufactured Home Park that you had requested.

At our Council administrative and planning retreat this last January, I related to Supervisor Rich Gordon and Environmental Services Agency Director Marcia Raines that I had now been approached by three local builders about exploring the possibility of providing dedicated, single-unit affordable housing for local service workers (teachers, hospital workers, fire/police personnel, etc.) on infill residential lots. In each case, the lots were "leftover" parcels from multi-project developments, conforming (or nearly-so) to their zoning but maybe oddly shaped, inconveniently located, isolated from any potential merger, etc.

The issue was what could be done to make this sort of development economically feasible for the owners and builders involved.

We've informally discussed the idea a bit at our Council meetings - in general, the concept seems like a good one, incorporating this type of housing into the community. There are concerns, of course, including but not limited to, that this not cause an increase in density or buildout beyond that specified by the current zoning, that it avoid being too lucrative and profitable to the builders at the cost to the community and County, and that it not create situations that would allow the later expansion of the units into larger market-rate housing.

I know this needs a lot of fleshing out, but I feel its an idea that could be of great benefit all around. I understand there might be an interest in examining this idea and others in light of the General Plan Housing Element and LCP Updates, and I would be happy to help it along in any way possible.

April Vargas and I will be at the meeting with Marcia next Wednesday, and I look forward to discussing this further. Thanks for you time, and please feel free to contact me if there are any questions.



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Notes from Meeting of 3/6/02

with Planning Administrator Terry Burnes and Long-Range Planners Mark Duino and George Bergman.

1. El Granada Manufactured Home Park

Issue to go before Planning Commission on April 24, 2002. County Counsel and Staff will prepare a report addressing 5 alternatives:

- Mediation
- Rent Control
- Affordability
- Purchase
- Use Permit

No recommendation will be given - purpose of hearing is to describe situation, present some alternatives, receive public comment and guidance from Planning Commission and proceed from there. Reference 3/6/02 memo from Terry Burnes.

Further discussion on Affordability situtaion - the EGMHP does not currently have a designated affordability formula in the LCP like the other designated sites do - HUD requires at least 50%. Other sites have a 30/20% mix for low and moderate income housing. How to bring park into compliance would require first a survey to determine status, then some sort of phased approach with voluntary participation and conversion as home sites turnover.

Housing Authority will be doing a comparison survey on rents in other parks throughout the County. Question was raised as to whether Canada Cove in HMB has designated affordable status, and if there are any other such designated parks in the County. Mark Duino provided most recent chart with San Mateo County Income Limits by Category (Extremely Low to Moderate) and corresponding Maximum Affordable Rent Payment.

Use Permit issued in 1963 and never updated since.

following PLACE in place -

2. Affordable Housing on Infill Lots

Preliminary discussion on how to designate regular infill lots for affordable housing. No specific ideas or proposals developed, but discussion items included:

- how to provide economic incentives (fee reduction, tax benefits)
- how these would relate to requirements of designated sites
- use of non-conforming lots
- land banking of vacant lots
- working with housing office and non-profits
- utilization of newly established County Housing Assistance Fund
- structure of affordable designation and restrictions, possible exemption for owner-occupation
- existing arrangements like this in other communities (North fair Oaks)
- issue of possible "down-zoning"
- use of in-lieu fees on new construction to bank funding

Items decided that needed further research would be level of interest from builders and from community, number of potential housing sites, possibility of use of existing grant and assistance programs. I will be contacting Steve Cervantes from SMCo Housing and Fran Wagstaff from Midpeninsula Housing Coalition to get further information, advice, and guidance.

Chuck Kozak

3/13/02

PARKS - \$150,000

\$150K - or 12-LIEU FEES

AND EXPD W/RY NEWLY PRVNT TO NEW CONSTRUCTION