



MARIPOSA PLANNING

COUNTY OF MARIPOSA

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MEMORANDUM

Date: April 26, 2019

To: Planning Commission
Housing Programs Advisory Committee

From: Sarah Williams, Director



Topic: PUBLIC WORKSHOP: Planning Commission and Housing Programs
Advisory Committee (HPAC) Workshop to Consider the Draft 2019-2024
General Plan Housing Element Update

BACKGROUND

State Planning and Zoning Law requires local jurisdictions to prepare and adopt a comprehensive, long term general plan for the physical development of the county. State law requires certain elements be contained in an adopted General Plan, including a Housing Element. The Housing Element is the only element which has mandated five year adoption cycles.

Mariposa County adopted their current Housing Element (for the period 2014 - 2019) in October 2016 (adoption should have occurred in 2014). An update of the Housing Element is now due by the end of August 2019.

A current Housing Element is an eligibility requirement for certain funding sources, including CDBG (Community Development Block Grant) funds. CDBG funds have been identified by Human Services, as a funding source for future necessary housing programs.

The County signed a Professional Services Agreement with the firm J.B. Anderson Land Use Planning for preparation of the 2019-2024 Housing Element Update effective the 24th day of January 2019.

Our Mission is to provide our clients with professional service and accurate information in a respectful, courteous, and enthusiastic manner resulting in a well-planned rural environment.

Following preliminary research and review, a contract Kick-Off Meeting involving staff and the consultant was conducted on the 5th day of March, 2019.

Updated information in the draft Update includes:

- new state requirements,
- progress made to implement the 2014-2019 Update,
- new county programs,
- county property data (available housing sites),
- resident data (population and housing needs),
- information on recent housing development, including affordable housing and building permits,
- information on vacation rental conversions,
- development impact fees
- infrastructure projects affecting housing,
- housing funds received, and
- agencies involved in housing project review.

PURPOSE OF UPDATE

The Draft 2019-2024 General Plan Housing Element Update (Update) establishes goals and institutes measures that meet the legislative intent to provide for the availability of housing to accommodate the needs of all economic segments of the County in accordance with State Law for the planning period of 2019 to 2024.

The Update (General Plan Amendment No. 2019-017; County of Mariposa, project proponent) includes all required components of the State Office of Planning and Research Guidelines for the preparation of Housing Elements.

The Update identifies the County’s role and responsibility in attaining the State housing goals and regional housing needs, recognizing that the County is best able to determine how those goals and needs will be addressed.

PURPOSE OF 4/26/18 PC AND HPAC WORKSHOP

The purpose of this workshop is to give an overview of the Update, including legal requirements, the Update process, and proposed revisions to the Update prepared in accordance with State Housing Law.

During the workshop, the Planning Commission and Housing Programs Advisory Committee (HPAC) will solicit comments and questions from interested persons, groups, organizations and agencies.

The Planning Commission and Housing Programs Advisory Committee may give direction to staff, to amend content of the draft Update. This is essential to ensure a comprehensive Update.

NEXT STEPS

PUBLIC REVIEW DRAFT UPDATE

Following the public workshop, directed amendments will be made to the Update. The Update will then be ready for public review. In accordance with Section 65585 of the CA Government Code, the Public Review Draft of the Update will be released for a sixty (60) day public review period. This includes required review by CA Housing and Community Development (HCD). HCD must complete their review within a sixty (60) day period.

Upon completion of the public review period, the Final Draft Update will be prepared.

FINAL DRAFT UPDATE

The Final Draft Update will be scheduled for final review and noticed public hearings. This will include review by:

- Housing Programs Advisory Committee
- Planning Commission
- Board of Supervisors

The Board of Supervisors public hearing to approve the Final Draft Update must occur prior to August 31, 2019.

Final certification of the Update by HCD will follow.