



LAFCO - San Luis Obispo - Local Agency Formation Commission
SLO LAFCO - Serving the Area of San Luis Obispo County

TO: MEMBERS, FORMATION COMMISSION

FROM: DAVID CHURCH, EXECUTIVE OFFICER

DATE: FEBRUARY 20, 2020

SUBJECT: STATUS REPORT-DRAFT REGIONAL HOUSING POLICY IDEAS FOR SAN LUIS OBISPO LAFCO

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RECOMMENDATION. It is respectfully recommended that the Commission review the attached policy ideas regarding Regional Housing and LAFCO's actions. The Commission may give staff feedback and direct staff to take any appropriate follow up actions.

DISCUSSION. On January 16, SLO LAFCO conducted a study session on Affordable Housing with special staff presentations from the San Luis Obispo Council of Governments, the County of San Luis Obispo, and the City of Atascadero Community Development Department. Today's item is for discussion purposes only.

Attachment A:
Draft Ideas for Regional Housing Polices

The Commission directed staff to prepare a draft policies that could help promote and encourage Regional/Affordable Housing in San Luis Obsipo. LAFCO's are required by the Cortese-Knox-Hertzberg Act (CKH) to consider housing for all income levels as an important factor in promoting orderly development.

The Commission has considered a number of proposals that have addressed affordable housing in different ways. Typically, an annexation to a City complies with the jurisdictions affordable housing policies and requirements. The City implements its affordable housing requirements when approving a project. SLO LAFCO's General Policy 14 is as follows:

14. In any proposal, the impacts on affordable housing must be considered. The Commission will consider the impact of the creation of new jobs on affordable housing stock, not only in the jurisdiction to which the annexation is proposed, but also in neighboring jurisdictions. The agency to which the annexation is proposed should demonstrate to the Commission that the effects of the proposed project on affordable housing have been mitigated (CKH 56001).

The Commission recognizes that providing a range of housing opportunities for persons and families of all incomes is an important factor in promoting orderly development.

Attachment A has draft policy ideas for the Commissioners to consider and discuss. These policies are concepts taken from other LAFCO's and revised to be a list of information needs that can help the Commission determine how a jurisdiction is progressing with regard to affordable housing and how a specific proposal might be helping.

Attachment A

Draft Ideas for Regional Housing Policies

SLO LAFCO - Draft Ideas for Regional Housing Policies

1. LAFCO encourages all agencies to collaborate on effective solutions to introduce more affordable housing into the County, including more housing for all ranges of incomes as called for in the Cortese-Knox Hertzberg Act.
2. A proposal's effect on a city or cities and the County's ability to achieve their respective fair shares of the regional housing needs as determined by the San Luis Obispo Area Council of Governments ("SLOCOG") shall be considered.
3. Pursuant to the Cortese-Knox-Hertzberg Act, the Commission has broad discretion in light of the record to deny, modify, or approve the proposal based on the housing information provided and/or other factors considered in the record. In such consideration, the Commission shall review all relevant information presented to it, including but not be limited to, the following:
 - a) The agency's regional housing needs allocation as determined by SLOCOG;
 - b) A recently updated and certified housing element of the general plan;
 - c) Does the proposal's compliance with the jurisdictions affordable housing policies;
 - d) Status of the jurisdictions meeting of the "low income" and "very low income" housing targets as determined by SLOCOG;
 - e) Will the proposal advance or inhibit the agency's and regional jobs/housing balance;
 - f) The extent to which the territory to be annexed will advance, or inhibit, the principles, goals, objectives, and policies of the agency's housing element.
4. A proposal that exceeds the affordable housing policies of a jurisdiction and provides the above information shall be processed as expeditiously as possible by LAFCO.