

Transmittal

TO: Honorable Mayor and City Council
Planning Commission
Housing and Land Use Study TAC

CC: See Distribution List

FROM: William Wanner, Principal Planner
Sandra Council, Senior Management Analyst

DATE: January 30, 2008

RE: Housing and Land Use Study Report – January 2008

Attached is the Housing and Land Use Study Report dated January 2008. This Report will be used as the basis for discussion at the joint City Council and Planning Commission Study Session scheduled for February 12, 2008. **Please save your copy since we will not be sending another Housing Report with the administrative report.** The previous draft Report was circulated in early October 2007. The Housing and Land Use Study Technical Advisory Committee (TAC) reviewed and commented on the draft Report on October 25, 2007. After review by the TAC and comments received from the public, staff revised the Report as described below.

Major Revisions:

- The recommendation to require 20% BMR units off-site (as opposed to 15% on-site) if the developer justifies that it is infeasible to build on-site has been eliminated from the Report. This extra 5% BMR requirement was viewed as punitive.
- We have eliminated the recommendation to allow the additional 5% BMR requirement, beyond the standard 10%, to be paid as an in-lieu fee. Further review of Measure P and the ballot language revealed that in-lieu fees are only allowed for fractions of BMR units.

- The commercial linkage fee recommendation has been revised to establish a \$5.00 per square foot fee on commercial development as a starting point. The previous draft did not specify a dollar amount for the fee.
- A summary of housing production in San Mateo and a list of the recommendations have been added to the end of the Report.

Staff has made other minor revisions to the Report to further explain and clarify text, and also to correct inconsistencies in the earlier draft.

The Community Development Department expresses its appreciation to the members of the Housing and Land Use Study TAC for their assistance in working with staff to review and discuss the issues surrounding the Housing and Land Use Study. The TAC brought a diverse base of knowledge and opinions to the many TAC meetings and public workshops they attended. Although at times the discussions were lively, the committee stayed focused on the issues and conducted the meetings in a highly professional manner.

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