5-1

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: DANA LILLEY, SUPERVISING PLANNER

VIA: JOHN EUPHRAT, LONG RANGE PLANNING MANAGER

DATE: MAY 11, 2006

SUBJECT: STUDY SESSION REGARDING PROPOSED CHANGES TO COUNTY AFFORDABLE HOUSING STANDARDS FOR INITIAL RENTS, SALES PRICES AND LONG-TERM AFFORDABILITY

Summary

The County Planning and Building Department is proposing a number of Land Use Ordinance and Coastal Zone Land Use Ordinance changes in order to implement Housing Element Program 2.2 (Ensure That Affordable Housing Remains Affordable). This program was included in the updated Housing Element in response to concerns that the County's existing provisions allow initial sales prices that are too high, that its home resale provisions may be too generous to the first buyers, and that the moderate income rent ceilings are too low. Housing Element Program 2.2 calls for a review of the ordinances, and if necessary, preparation of amendments to address any problems. On May 13, 2005, a concept paper was issued by the Planning and Building Department regarding "Inclusionary Housing" that also described the proposed changes. Staff will present a summary today of the issues and the proposed amendments that will be the subject of one or more public hearings before the Planning Commission later this year.

Recommendation

Conduct the study session but take no action.