



Mendocino County

Legislation Text

File #: 17-0322, **Version:** 1

To: Board of Supervisors General Government Committee

From: County Counsel

Meeting Date: May 8, 2017

Department Contact: Matthew Kiedrowski

Phone: 234-6885

CEO Resource/ Contact: Kenneth Spain

Phone: 463-4441

Time Allocated for Item: 30 min

Agenda Title:

Discussion and Review of County Code Chapter 20.238 - Inclusionary Housing (Referred from the March 20, 2017 Board of Supervisors Meeting)

Recommendation:

Provide direction to staff regarding questions and concerns.

Previous Board/Board Committee Actions:

In 2009, the Board of Supervisors adopted Ordinance No. 4219, creating Chapter 20.238 regarding Inclusionary Housing. On March 20, 2017, the Board directed that the Inclusionary Housing Ordinance be referred to the General Government Committee for review.

Summary of Referral:

The Inclusionary Housing Ordinance requires new market-rate residential development projects to either construct housing for qualified low, very low and moderate income households (which may be constructed on or off-site), or pay an in-lieu fee, which the County can use to fund affordable housing projects, consistent with the County's Housing Element. In addition, section 20.238.030 allows a developer to propose alternative means of complying with the ordinance, which may be approved by the Board of Supervisors following a finding that the alternative meets or furthers the purpose of Chapter 20.238, and the purpose would be better served by implementation of a proposed alternative. The requirements of Chapter 20.238 may also be adjusted, modified, suspended or waived by the Board of Supervisors for larger developments pursuant to the provisions of section 20.238.080.

Attached as part of the agenda packet is a copy of the ordinance, as well as a brief review of the Ordinance provided to the Planning Commission in 2014 by the County's Chief Planner.

Supplemental Information Available Online at: N/A

Fiscal Impact:

Source of Funding: N/A

Budgeted in Current F/Y: N/A

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Current F/Y Cost: N/A

Annual Recurring Cost: N/A

Supervisory District: All

CEO Liaison: Alan D. Flora, Assistant CEO

CEO Review: Yes

Comments: