

SJC Comprehensive Plan 2036 Update

Housing Element Loose Ends

Planning Commission

October 8, 2021, Special Meeting

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Purpose

- To brief the Planning Commission on draft Element B.5 Housing
- For the Planning Commission to make a preliminary recommendation on proposed changes resulting from 2020 Docket requests 20-0002 and 20-0004

Outline

1. Briefing on Housing Element work done thus far
2. Summary of changes made since last draft
3. Preliminary Planning Commission recommendation on proposed changes resulting from 2020 Docket requests 20-0002 and 20-0004

SJC Housing Vision

Adequate, safe, affordable, and stable housing helps our community thrive. There are diverse housing types and we use innovative strategies to meet the housing needs of our community.

- San Juan County Vision

Element B.5, Housing

- The GMA requires jurisdictions to plan to meet the housing needs of the projected population
- Synthesizes Housing Needs Assessment (HNA) and Land Capacity Analysis (LCA) data to determine housing needs and capacity
- Goals and policies realize the Vision by guiding housing regulations and programs
- Includes new and revised housing goals and policies

Update Process

- Planning Commission began work on this Element in 2019
- Proposed repeal and replace
- Incorporates information gathered from past community outreach
- Includes edits from County committees, the public, Planning Commission, and County Council

Changes Since Last Draft

- 2020 Docket
 - 20-0002: Moderate-income Affordable Housing
 - 20-0004: Affordable Housing Definition
- Additional Changes
 - No feedback required



Docket Request 20-0002

Applicant: Homes for Islanders

Request: remove the following regulation from SJCC 18.60.260 Affordable Housing:

“G. Limitation on Credit for Affordable Middle-Income Housing. No more than 25 percent of the dwelling units counted as affordable housing or permanently affordable housing for the purpose of obtaining a density bonus, use permit, or other special privilege reserved for affordable housing in any project may be for middle-income households.”

Docket Request 20-0002

Staff Recommendation: add the following policy to the Housing Element

Goal 7, policy 3. “Allow up to 50 percent of dwelling units counted as affordable housing for the purpose of obtaining affordable housing privileges be for moderate-income households.”

A corresponding code amendment would be made during *Plan* update implementation

Docket Request 20-0002

Preliminary Recommendation

What percent of dwelling units counted as affordable housing for the purpose of obtaining affordable housing privileges should be allowed to be for moderate-income households?

- A. Up to 100 percent (Homes for Islanders request)
- B. Up to 50 percent (staff recommendation)
- C. Other percent
- D. Up to 25 percent (no change)

Planning Commission will gather public feedback on the preliminary recommendation at the planned Housing Town Hall event.

Docket Request 20-0004

Applicant: John Campbell

Request: Amend the definition of affordable housing in SJCC 18.20.010 “A” Definitions

“Affordable housing” means housing where the occupants pay no more than 30 percent of gross monthly income for rent or mortgage ~~total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities for owners and renters.~~”

Docket Request 20-0004

Affordable Housing Program Definition:

SJCC 2.27.030 Definitions

“Affordable housing” means that occupants are spending no more than 30 percent of their gross household income on housing costs. Housing costs for renters are considered to include rent and utilities, or, for owners, to include the principal and interest on the mortgage plus property taxes and insurance (PITI). Utility costs include water, sewage disposal, electricity and/or gas for lighting, heating and cooking.

Docket Request 20-0004

Staff Recommendation: adopt a policy to ensure that the UDC definition is consistent with the Affordable Housing program definition:

Goal 7, Policy 5: Ensure consistency between the County's definitions of affordable housing by considering housing costs for renters to include rent and utilities, or, for owners, to include the principal and interest on the mortgage plus property taxes and insurance (PITI).

A corresponding code amendment would be made during Plan update implementation

Docket Request 20-0004

Preliminary Recommendation

A: Consider only rent or mortgage when determining affordable housing costs (Docket request 20-0004)

B: Ensure consistency between the UDC and Affordable Housing Program definitions of Affordable Housing (Staff recommendation)

C: No change

Planning Commission will gather public feedback on the preliminary recommendation at the planned Housing Town Hall event.

Additional Changes

*No preliminary
recommendation needed*

Appendix 1, Land Capacity Analysis

- Previous draft left placeholder for LCA numbers
- New text shows housing capacity by number of new units and includes information on how the LCA informs the Housing Element

Additional Changes

*No preliminary
recommendation needed*

Accessory Dwelling Unit (ADU) Policy

- Previous draft included draft Goal 7, Policy 5: “Expand allowances for detached accessory dwelling units restricted for affordable housing or long-term rental. *Pending GMA risk analysis*”
- Council directed DCD to not open the ADU code at this time.
- Draft policy has been struck from draft.

Next Steps

Gather public input
at the Housing Town
Hall event



Refine draft at 2022
Planning Commission
Work Sessions

Thank You

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