



Planning and Development Department
LONG RANGE PLANNING DIVISION

TRANSITIONAL AND SUPPORTIVE HOUSING

PROGRAM 2.8 OF THE 2015-2023
HOUSING ELEMENT UPDATE



BOARD OF SUPERVISORS
JUNE 20, 2017

Community Need

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- Homelessness is statewide issue
- Transitional and supportive housing provide solutions:
 - ▣ Stable housing
 - ▣ Care & assistance
 - ▣ Independent living



Supportive Housing

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- **Permanent rental housing**
- **Residents with low incomes + disability**
- **Supportive (social) services**
- **Blend with neighborhood**



Transitional Housing

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- **Temporary housing for the homeless**
 - ▣ 6 months–2 years
- **Affordable or free**
- **Help residents retain permanent housing**
 - ▣ Counseling
 - ▣ Vocational training



State Law

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□ **Government Code § 65583(a)(5):**

“Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.”



Proposed Amendments

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- ▣ **Changes to *MLUDC*, *LUDC*, and *CZO*:**
 1. Add definitions
 2. List as residential uses in applicable zones
 3. Allow as residential use



Planning Commission Actions

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▣ MPC (April 12, 2017)

- ▣ Recommended MLUDC & CZO amendments (4-0 vote)
- ▣ Minor revisions to MLUDC

▣ County PC (May 3, 2017)

- ▣ Recommended LUDC & CZO amendments (4-0 vote)



Public Outreach

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- **Consultation with HCD**
- **New webpage**
- **Regional display ad**
- **Notices to housing & business groups**
- **Joint Cities-County Affordable Housing Task Group**



CEQA

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- **Exempt per Guidelines § 15061(b)(3):**
 - Case Nos. 17ORD-00000-00001 (MLUDC), -00002 (LUDC), and -00003 (CZO)
 - No possibility of significant effect
- **Exempt per Guidelines § 15265:**
 - Case No. 17ORD-00000-00003 (CZO)
 - Activity requiring LCP amendments



Recommendations

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- **Case Nos. 17ORD-00000-00001 (MLUDC), -00002 (LUDC), and -00003 (CZO)**
 1. Make the findings for approval
 2. Determine the project is exempt from CEQA
 3. Adopt zoning ordinance amendments

