

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 3/8/2016	(3) CONTACT/PHONE Ted Bench, Planner / (805) 781-5701	
(4) SUBJECT Hearing to consider adoption of the 2015-2020 Analysis of Impediments to Fair Housing Choice / Fair Housing Plan of the County of San Luis Obispo ("Fair Housing Plan"). Hearing continued from November 3, 2015. All Districts. Staff recommends continuance of this item to June 21, 2016.			
(5) RECOMMENDED ACTION It is recommended that the Board continue this item to June 21, 2016.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>5 min</u> ) <input type="checkbox"/> Board Business (Time Est. <u>    </u> )			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? Yes	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A   Date: <u>11/3/15</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Ted Bench, Planner

VIA: Matt Janssen, Division Manager / Policies and Programs

DATE: 3/8/2016

SUBJECT: Hearing to consider adoption of the 2015-2020 Analysis of Impediments to Fair Housing Choice / Fair Housing Plan of the County of San Luis Obispo ("Fair Housing Plan").  
Hearing continued from November 3, 2015. All Districts. Staff recommends continuance of this item to June 21, 2016.

## **RECOMMENDATION**

It is recommended that the Board continue this item to June 21, 2016.

## **DISCUSSION**

Continuance of this item will allow time for County staff to incorporate the comments from the federal Department of Housing and Urban Development (HUD) into the proposed Fair Housing Plan. This item was continued from November 3, 2015.

Pursuant to applicable federal laws, the County and its consultant have prepared a Fair Housing Plan. In October 2015, County staff submitted the Plan to HUD for review and comments. HUD completed its review in February 2016, and advised County staff of minor revisions to make to the Plan. Additional time is needed for HUD to review and respond to the revisions. The Plan will be brought back to your Board for consideration and adoption once HUD's comments have been incorporated into the Plan.

## **BACKGROUND**

The County receives an annual award of grant funds from the federal Department of Housing and Urban Development (HUD). The County uses these funds to support affordable housing, public improvements and homeless prevention services.

HUD grantees that use the HUD funds shall comply with the federal regulations that govern those funds, such as the Civil Rights Act of 1968 and the Fair Housing Act. These Acts require local agencies to "affirmatively further fair housing" by preparing and using a Fair Housing Plan. The formal name of the Plan is the Analysis of Impediments to Fair Housing Choice / Fair Housing Plan. The Fair Housing Plan shall be updated every five years.

A civil rights law firm was retained to prepare the 2015-2020 Fair Housing Plan. The firm is the Lawyers' Council on Civil Rights Under Law (LCCR). LCCR has prepared the Plan to conform to all applicable federal laws and guidelines.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

Several agencies were consulted on the draft edition of the Fair Housing Plan. We have received responses from the Cities of Arroyo Grande, Pismo Beach, San Luis Obispo, Morro Bay, Atascadero and Paso Robles. In addition, the Housing Authority of San Luis Obispo, People's Self-Help Housing Corporation, Habitat for Humanity, County Department of Social Services, California Rural Legal Assistance (CRLA), Regional Transit Authority and SLO-COG have reviewed the Plan.

LCCR also contacted private developers, bankers and real estate companies, as well as nonprofit public assistance agencies. County staff held two public workshops regarding the Fair Housing Plan. Public notices and e-mail blasts were sent to community advisory groups, engineering and architectural firms, the Home Builders' Association of the Central Coast, mortgage lenders, realtor and property management firms, nonprofit service agencies and the Tribune newspaper editor.

### **FINANCIAL CONSIDERATIONS**

These actions do not affect the cost to the County for administering the Fair Housing Plan or federal grant funds from HUD.

All County staff costs for administering the Plan and HUD funds are contained within the Planning and Building Department budget.

### **BUSINESS IMPACT STATEMENT**

There would be minimal immediate business impact. The Fair Housing Plan is a policy document that the County and its partner cities shall use to guide decisions on fair housing services, plus affordable housing ordinances and projects.

### **RESULTS**

Continuance of this item will allow time for County staff to incorporate the comments from HUD into the proposed Fair Housing Plan.

### **ATTACHMENTS**

None.