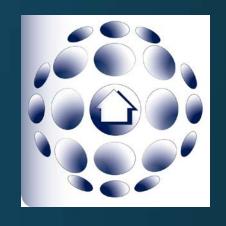
C/CAG Presentation September 10, 2015



# 21 Elements

## 21 Elements

A collaboration among all jurisdictions in San Mateo County to improve housing planning and support policy implementation, with the goals of saving jurisdictions time and money, to better meet our collective housing needs.



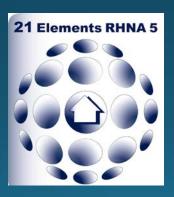


## Partners









Atherton Belmont Brisbane Burlingame Colma Daly City East Palo Alto Foster City Half Moon Bay Hillborough Menlo Park Millbrae Pacifica Portola Valley Redwood City San Bruno San Carlos San Mateo City San Mateo County South San Francisco Woodside

# History

RHNA 4 Sub-region RHNA 4
Housing
Element
Update Kit

Support for Housing Programs/ Action Sub-region / Housing Element Update Kit -

Expanded

RHNA 5

Support for Housing Programs/Action

2007 2009 2011 2013 2015

### Outreach

Bay Area Legal Aid BIA of the Bay Area Bridge Housing Building Trades Council California Affordable **Housing Project** California Housing Consortium Center for the Independence of the Disabled Center on Homelessness Childcare Coordinating Council of San **Mateo County** Committee For Green Foothills Community Information Program of San Community Legal Services Cypress Group **Eden Housing** Golden Gate Regional Center **Grand Boulevard Initiative** Greenbelt Alliance Habitat for Humanity Greater San Francisco Health and the Built Environment HIP Homeshare Program HIP Housing Housing Endowment and Regional Trust Housing Leadership Council

## Products



ement

#### **Help Us Improve Upon the Successes** of the Redwood City **Housing Element**

Since the adoption of the General Plan in 2010, the City has continued its implementation through amendments to the zoning code creating new zoning districts that support mixed use (housing with commercial uses) and transit-oriented development. In Downtown, the City has received many new housing proposals. Over 1,000 new homes have been approved or are in the planning queue for approval within the first two years of the Downtown Precise Plan's life.

Your involvement in the 2014-2022 Housing Element Update is important. You can learn more and keep informed by going to the City's website at http://www.redwoodcity.org



on the Redwood City Housing Element Upd

December 3, 2013

Redwood City Hall City Council Chamber 1017 Middlefield Ro Redwood City

Si usted necesita más inforn sobre este proyecto, por favo al (650) 780-7234, y pregur un asistente que hable espa

#### The Future Vision of Redwood City as **Expressed in the 2007-2014 Housing Element**

"Redwood City is a place that residents are proud to call home. Residents in City have various housing needs, reflective of their stages in life and incor Redwood City's land use policies facilitate many housing types and styles of from high-density apartments in Downtown, to single-unit homes in many neighborhoods, as well as walk-up townhomes, live/work units, and oppor to live aboard hoats on the city's waterfront. Redwood City is a leader in proresources to facilitate the development of housing, and including affordable housing, within its borders. The availability of housing choices fosters livab our city. As change occurs in Redwood City, new development will be requir harmonize with neighborhood character and be mindful of our historic re-



### **Key Housing** Trends in San **Mateo County**





A report by 21 Elements

#### 2007-2014 Housing Element Program Name/Number Program Description and Objective Timeframe and Progress Goal 1 Implementation Responsibilities Establish City Staff Work Priorities for Implementing Establish priorities for implementing Housing Element Programs Continue program - Make this an annual update as part of the annual Housing Element review (se H1.B Review the Housing Element Annually Review and monitoring of Housing Element implementation; submit Annual Report to HCD Continue program — update and undertake by April of each year using forms provided by HCD Publicize Fair Housing Laws and Respond to Obtain and distribute materials (see Program 1H.D) Continue program — Obtain and distribute Provide Information on Housing Programs Continue program — Obtain and distribute information (check annually) Obtain and distribute materials at public locations Continue program and monitor as part of the Annual Undertake Community Outreach When Implementing Conduct public outreach and distribute materials (see Programs H1.C Consistent with program timeline) Work with the San Mateo County Department of Coordinate with County efforts to maintain and support affordable Continue program and monitor as part of the Annual Housing Element review (Program H1.B) Adopt an Anti-Discrimination Ordinance Undertake Municipal Code amendment 2014 — undertake during the 2014-2022 Continue program. planning period Utilize the City's Below Market Rate (BMR) Housing Accumulate and distribute funds for affordable housing Continue program and monitor as part of the Annual Housing Element review (Program H1.B) Work with Non-Profits on Housing Focus on Mid-Pen's Gateway Apartments and other possible developments as they arise. Continue to undertake outreach to non-profits Maintain a working relationship with non-profit housing sponsors Update for the 2014-2022 planning period and Update the Housing Element Maintain consistency with Housing Element law In progress for the 2014-2022 planning assess as part of the annual Housing Element review (see Program H1.B) Address Rent Conflicts Resolve rent conflicts as they arise Continue program and monitor as part of the Annual Housing Element review (Program H1.B) Adopt Priority Procedures for Water and Sewer Comply with Government Code Section 65589.7 In progress: targeting completion in 2013 Delete if program completed Service to Affordable Housing Developmen Lobby for Changes to State Housing Element Work with other San Mateo County jurisdictions and lobby for changes to Ongoing State Housing Element law (coordinate with Program H1.B) Continue program, expand to identify and monitor as part of the Annual Housing Element review (Program H1.8) 12 Existing Housing and Neighborhoods Adopt Ordinance for "At Risk" Units Protect existing subsidized rental housing (coordinate with Program 2016 — undertake during the 2014-2022 Continue program and monitor as part of the Annual Implement Energy Loan Programs and Provide loans for 25 homes from 2007-2014 Continue program and monitor as part of the Annual

#### 21 ELEMENTS PARKING SURVEY



The parking requirements forsingle-family homes ranged from zero to four, with the median being two. The parking requirements for single-family homes with a second unit ranged from zero to six, with the median being three.

Amend the Zoning Ordin

Single-Family Homes Single-Family Homes 626  $\Box$ □ @@@@@ 

#### BICYCLE PARKING FOR MIXED USE AND APARTMENT BUILDINGS



Fourteen of the twenty-one jurisdictions require bicycle parking in specific areas such as downtown or when parking spaces

Require bike parking No requirement Did not respond

#### REDUCING PARKING REQUIREMENTS



Ten of the twenty-one jurisdictions in San Mateo County reduce their parking requirements for developments that are located near transit centers and Transit Oriented Developments or for developments that demonstrate lower than typical parking demand.



## Website



### 21 Elements

San Mateo Countywide Housing Element Update Kit



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Meetings and Events

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Belmont

Brisbane

Burlingame

Colma

Daly City

East Palo Alto

Foster City

Half Moon Bay

Hillborough

Menlo Park

Millbrae Pacifica

Portola Valley

Redwood City

San Bruno



for visiting the 21 Elements website. This website is part of the larger Countywide Housing pration project. It will serve as the central location for communication and coordination es in all twenty-one San Mateo County jurisdictions now updating their housing element to tate deadline. 21 Elements provides opportunities for municipalities to share resources, nd best practices, and will result in stronger local partnerships as well as higher quality ents. Co-sponsored and coordinated by the San Mateo County Department of Housing and n of Governments, this collaborative effort brings together our twenty one unique

# RHNA 5 Highlights

100%

Jurisdiction participation
Agreement that 21 Elements saved resources
Agreement that 21 Elements strengthened cross
jurisdictional relations

### Additional strengths

- Key documents downloaded hundreds of times
- Strong stakeholder participation
- Leveraged outside funding
- Led to better housing elements
- Positioned San Mateo County for action

# Moving Forward

### 2015/2016 Work Plan

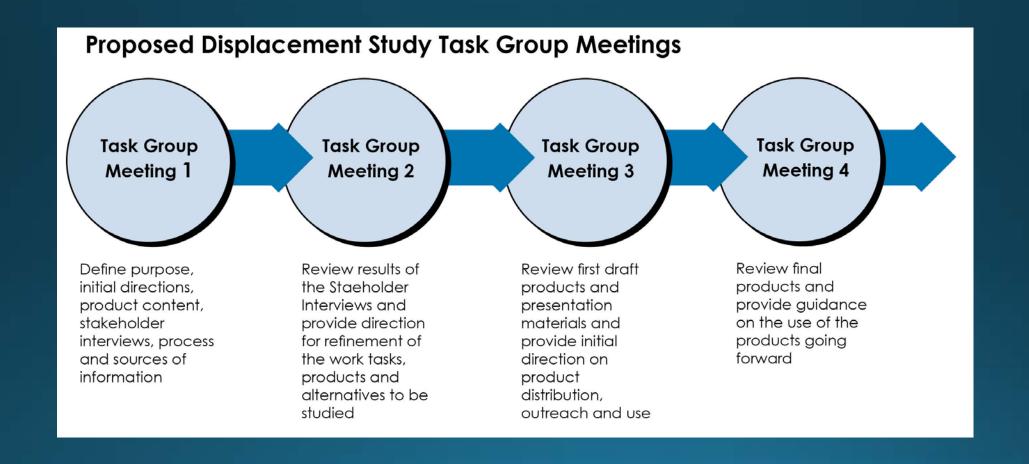
← Nexus Study

Feasibility Study →

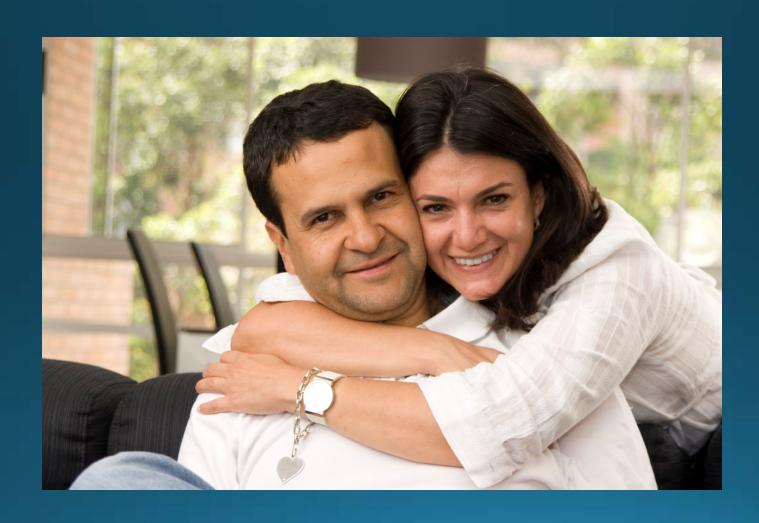
- Support implementation of the Nexus Study
- Affordable housing overlay zone
- Short term rental / Airbnb regulation
- Affordable housing options publication
- Displacement research and options
- Provide information about funding opportunities (cap + trade)
- Ongoing support

2016/2017 Work Plan To Be Determined

# Displacement Study



# Grand Nexus Study



## Grand Nexus Study

### Residential

- Maximum fees:
   \$19 \$80, depending on jurisdiction and development type
- Recommended fees: \$5 - \$32

### Commercial

• Hotel: \$5 - \$15

• Office: \$5 - \$23

• Retail: \$5 - \$13

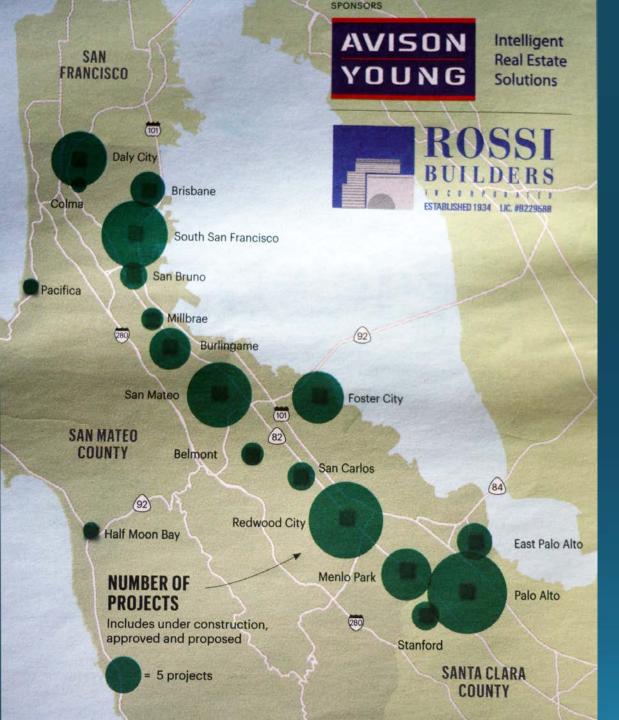
Maximum fees: All over \$100



### **Participation Rates**

City	Population	Participation
Daly City	103,458	Did their own
San Mateo	99,167	Yes
Redwood City	79,159	Yes
S. San Francisco	65,198	Yes
Balance of County	63,670	Yes
San Bruno	42,874	Yes
Pacifica	37,988	Yes
Menlo Park	32,715	Yes
Foster City	31,154	Yes
Burlingame	29,458	Yes
San Carlos	28,962	Did their own
East Palo Alto	28,706	Did their own
Belmont	26,344	Yes
Millbrae	22,432	Yes
Half Moon Bay	11,593	Yes
Hillsborough	11,127	Supplied data
Atherton	6,900	Supplied data
Woodside	5,446	Supplied data
Portola Valley	4,453	Yes
Brisbane	4,384	Yes
Colma	1,459	Yes





#### Mountain View Fee Revenue



Sources: SF Business Times, City of MV

# Questions

