



# 21 Elements

8 June 2017

# 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.

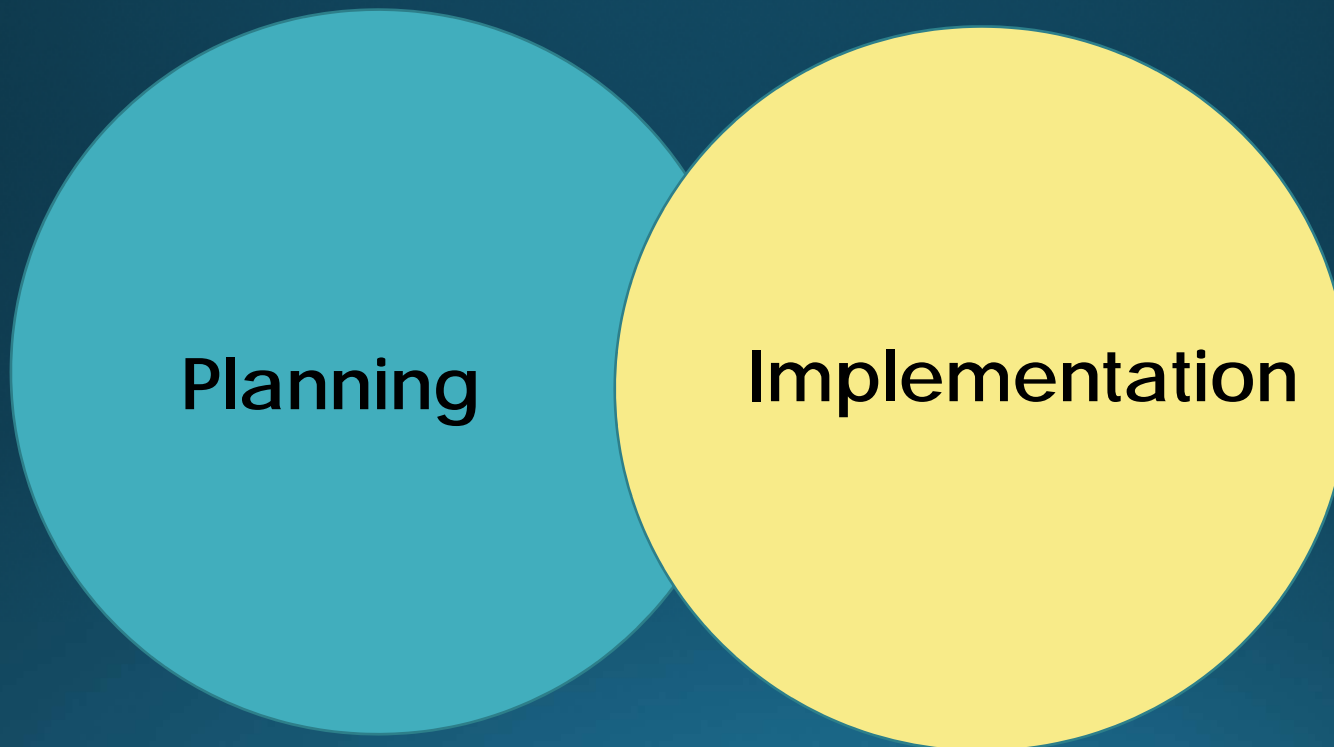


# 21 Elements



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

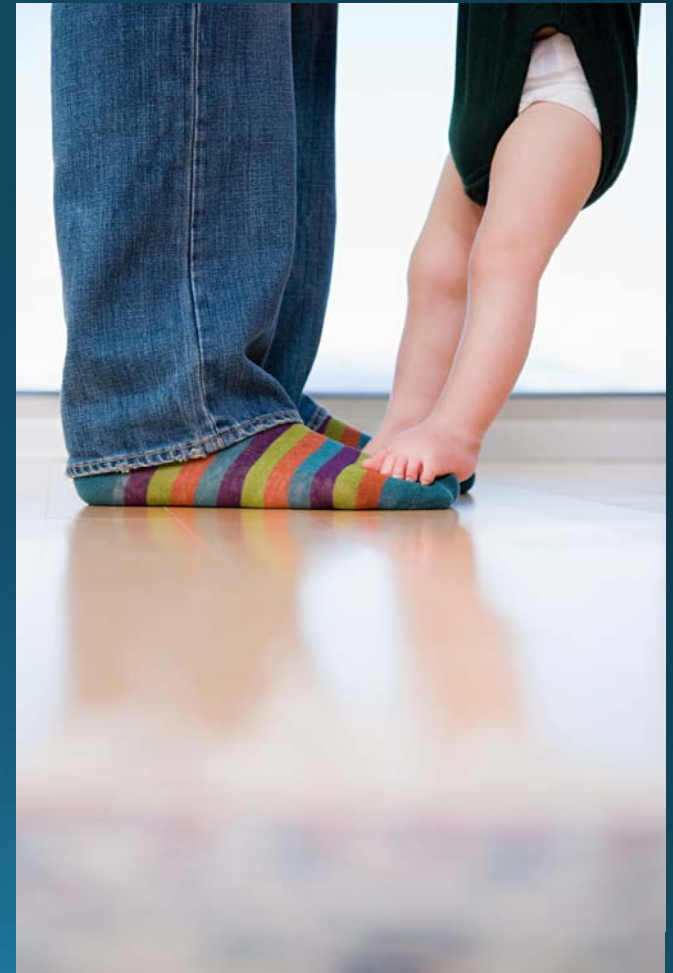
# Focus Areas





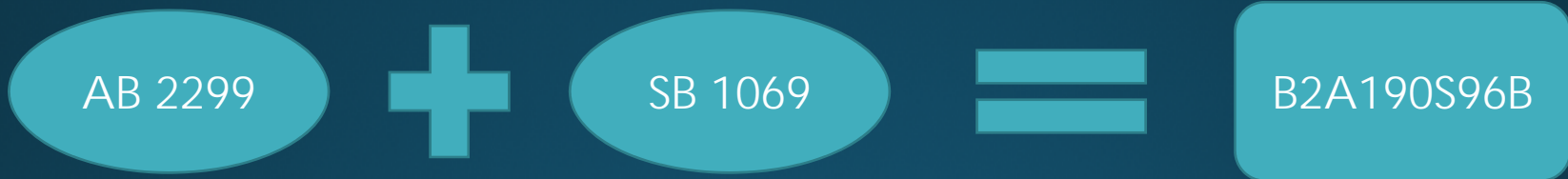
# Accomplishments

- Affordable housing impact fee support
- New State Law on ADUs / Safety Certification Program (Amnesty)
- PDA Investment and Growth Strategy
- Community Development Directors'
- Affordable Housing Sustainable Communities
- RHNA sharing
- Displacement
- Coordination with Other Agencies and the Closing the Jobs Housing Gap Task Force



# New State ADU Law

- Two new ADU laws signed/chaptered in Oct 2016



- January 1<sup>st</sup>, 2017...Null and Void

# New State ADU Law



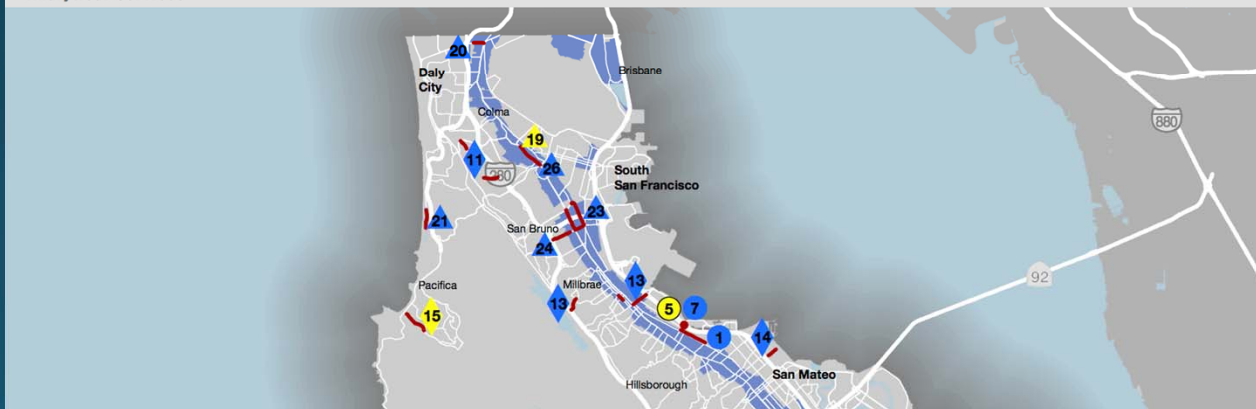
- January 1<sup>st</sup>, 2017...Null and Void
- Chaptered 9/28/16
- Oct 2016 – Webinar
- Oct 2016 – Memo, sample language, staff report, etc
- Ongoing – Additional resources, Planning Association Article, etc.

# PDA Growth Strategy

- Required by MTC
- Collect housing data from jurisdictions with PDAs
- 1 on 1 conversations with planners
- 63 page document to guide future conversations
- Better policy, fewer resources

## One Bay Area Grant Projects San Mateo County

Analytical Services





# 2019-2019 Work Tasks



- ADUs
  - Information hub, Manual, Picture book, Videos, ADU showcase?
- Vacation rental regulation
- RHNA sharing
- Transportation
  - AHSC white paper and follow up meeting
  - Summary of parking policies
  - Planner education
  - Assist C/CAG with other projects
- Displacement
- New construction
- Senior/special needs planning

# Relationships

Closing  
the Gap,  
C/CAG,  
County-  
wide  
Priorities



## 21 Elements

- Save resources
- Promote best practices
- Preserve local control



City  
Specific  
Policies

# Questions



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