

C/CAG Presentation  
March 10, 2022



# 21 Elements

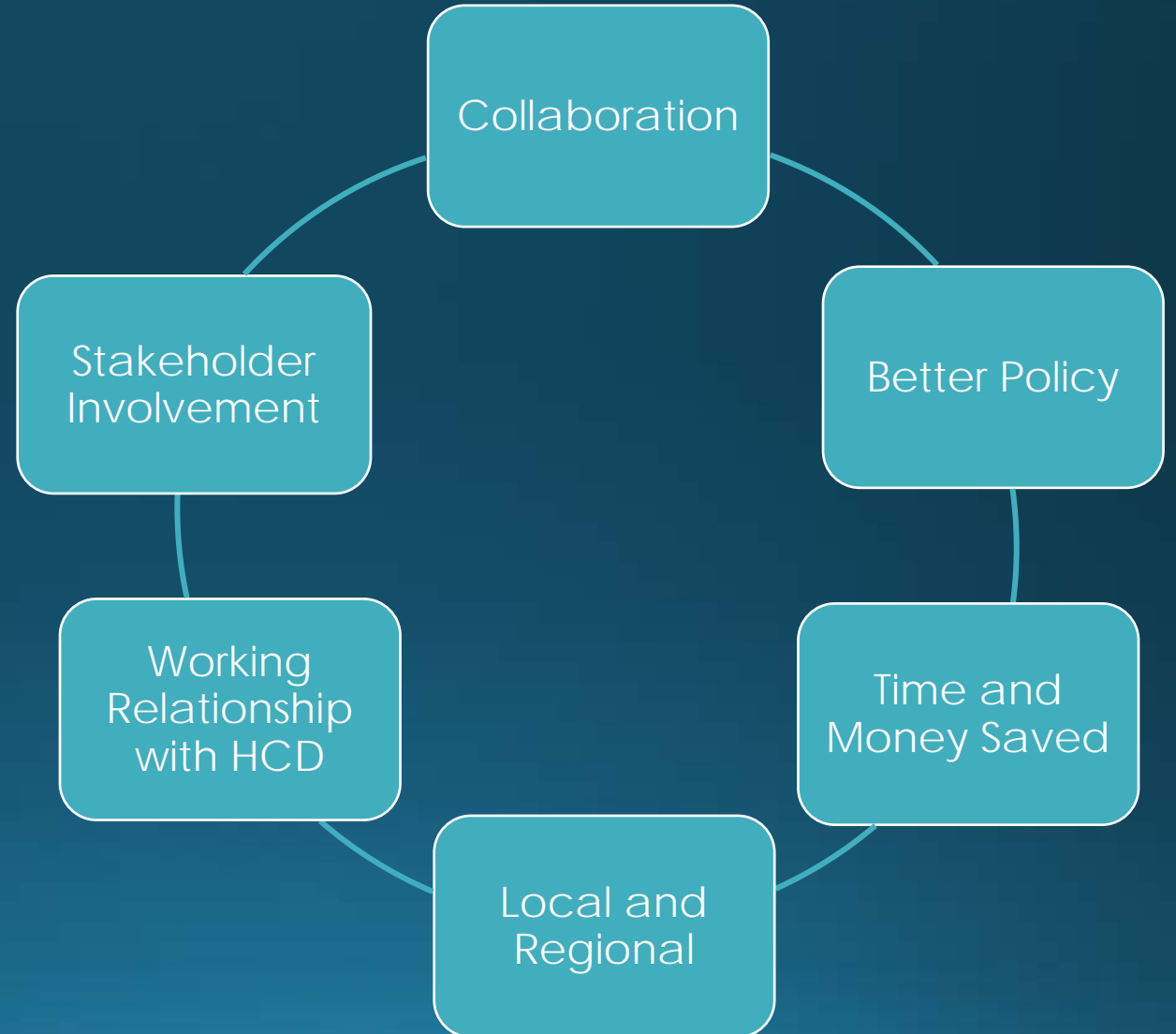
# Agenda

1. Past (brief)
2. Present
3. Future

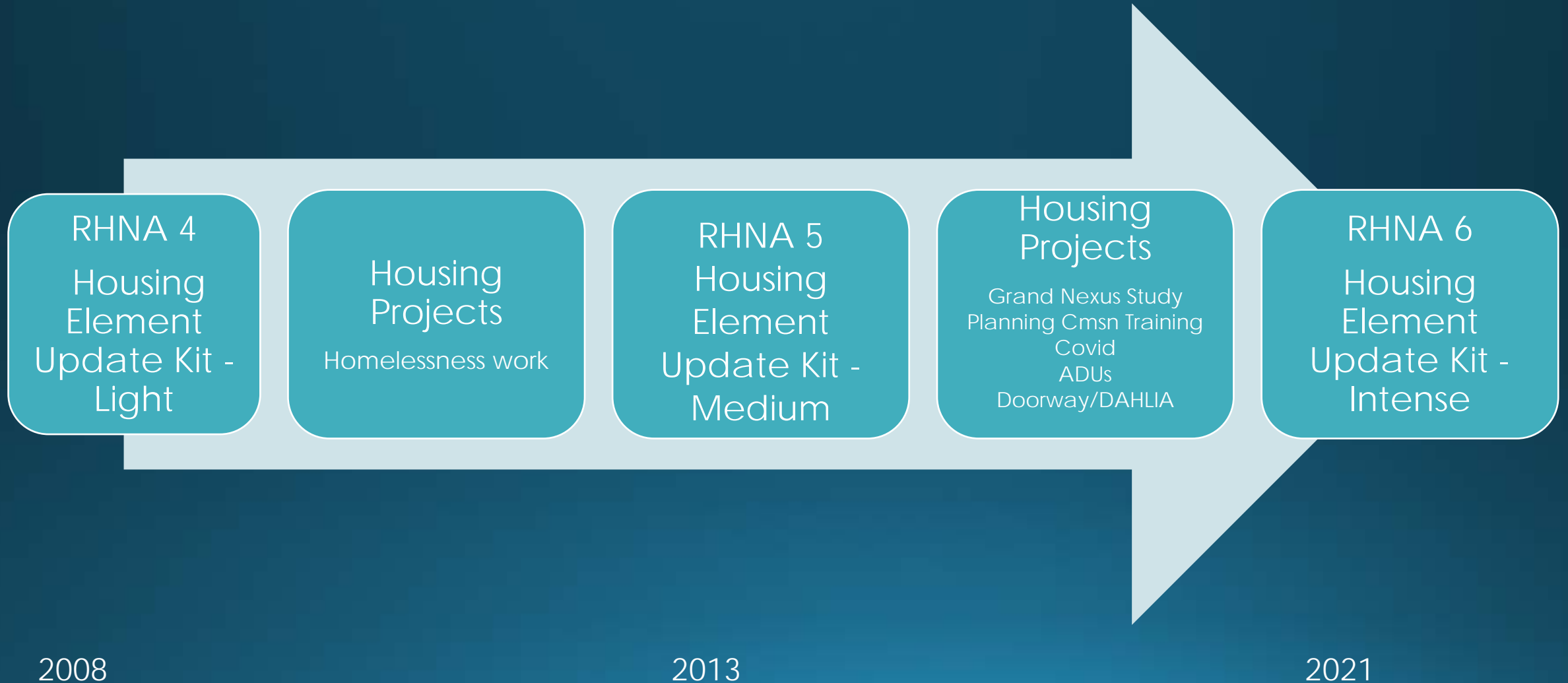


# 21 Elements

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.



# History





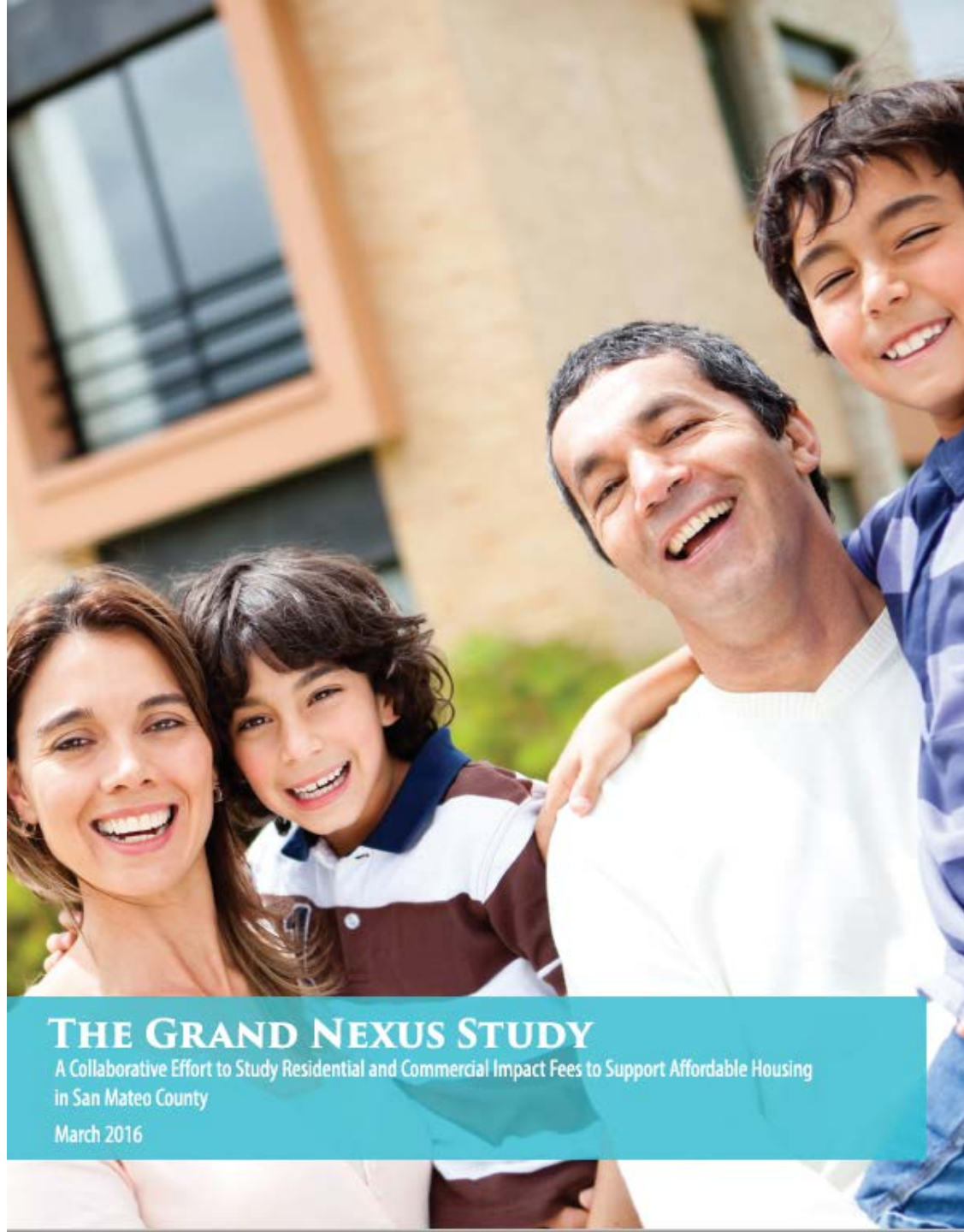


---

## SECOND UNIT workbook

---

A tool for homeowners  
considering building a  
second unit in San Mateo  
County, California



## THE GRAND NEXUS STUDY

A Collaborative Effort to Study Residential and Commercial Impact Fees to Support Affordable Housing  
in San Mateo County

March 2016

# New Laws

## Completed:

- Early warning
- Summary sheets
- Training with outside legal advisors
- Webinar with early adopters
- Meeting with architects
- Peer learning presentations from Menlo Park and Pacifica
- Zoning code-a-thon

## To Do:

- One on one jurisdiction meetings
- PowerPoints
- Handouts
- Best practice library

# RHNA 6



# Package Sign Ups

- Base 21
- Getting Started 18
- Foundation 17
- Full 14

# RHNA 6

## What got harder

- Dramatic RHNA increase
- New scrutiny of sites
- Fair Housing requirements
- Post Covid exhausted staff

## What got easier

- More funding from state and region
- Tighter integration across the county

# Outreach Activities

- Website
  - Videos
- Kickoff meetings
- All about RHNA meeting
- Stakeholder listing sessions
- Housing stories
- Countywide Fair Housing survey
- Equity Advisory Committee
- Demographic tracking tool



# You have a once in a decade opportunity to shape the future of housing in your community

[WHY THIS MATTERS](#) →

[ABOUT](#) [PAST EVENTS](#) [FAQS](#) [COMMUNITY ORGS](#)

Let's Talk Housing is an outreach effort of all the jurisdictions in San Mateo County



# Listening Sessions

## Fair Housing

- Center for Independence
- Community Legal Services of East Palo Alto (CLSEPA)
- Housing Equality Law Project
- Legal Aid for San Mateo County
- Project Sentinel
- Housing Choices
- Public Interest Law Project
- Root Policy Research

## Advocates

- Housing Leadership Council  
[www.hlcsmc.org](http://www.hlcsmc.org)
- Faith in Action  
[www.faithinactionba.org](http://www.faithinactionba.org)
- Greenbelt Alliance  
[www.greenbelt.org](http://www.greenbelt.org)
- San Mateo County Central Labor Council  
[www.sanmateolaborcouncil.org](http://www.sanmateolaborcouncil.org)
- Peninsula for Everyone  
[www.peninsulaforever.org](http://www.peninsulaforever.org)
- San Mateo County Association of Realtors  
[www.samcar.org](http://www.samcar.org)

## Developers

- Affirmed Housing (Affordable)
- BRIDGE Housing (Affordable)
- The Core Companies (Affordable, Market Rate)
- Eden Housing (Affordable)  
[www.edenhousing.org](http://www.edenhousing.org)
- Greystar (Market Rate)
- Habitat for Humanity (Affordable)
- HIP Housing (Affordable)
- Mercy Housing (Affordable)
- MidPen Housing (Affordable)
- Sand Hill Property Company (Affordable, Market Rate)
- Sares | Regis (Market Rate)
- Summerhill Apartment Communities (Market Rate)

## Service Providers

- Abode Services
- Daly City Partnership
- El Concilio
- HIP Housing
- LifeMoves
- Mental Health Association of San Mateo County
- National Alliance on Mental Illness
- Ombudsman of San Mateo County
- Samaritan House San Mateo
- Youth Leadership Institute





P Bot\_4 USE THIS - Excel Joshua Abrams JA

File Home Insert Draw Page Layout Formulas Data Review View Help Acrobat Tell me what you want to do Share

Clipboard Font Alignment Number Styles Cells Editing

SECURITY WARNING Macros have been disabled. Enable Content

B2

	A	B	C
1	 		
2	<p><b>The overview:</b> On <a href="#">Tab 1) screener questions</a>, you will answer a series of questions about what is going on in your jurisdiction. Click a button and voila, you will see potential policies and programs to consider on <a href="#">Tab 2) potential programs</a>. Mark which policies and programs you are interested in, click another button, and <a href="#">Tab 3) short list will</a> pull over the list of policies and programs that you thought were most relevant, so you can easily edit them/move them over to a Word document.</p>		
3	<p><b>Instructions:</b></p>		
4	<p>Macros must be enabled. Just like in France, without Macros, it don't work*</p>		
5	<p>Review the questions on <a href="#">Tab 1</a>, choosing yes, no or maybe.</p>		
6	<p>Click the "show potential policies" button. You will be transported to <a href="#">Tab 2</a>.</p>		

Microsoft Excel ribbon: Home, Insert, Draw, Page Layout, Formulas, Data, Review, View, Help, Acrobat, Tell me what you want to do.

Font: Calibri, 11, Bold, Italic, Underline, Paragraph, Color, Background Color, Text Color, Font Face, Font Size, Bold, Italic, Underline, Paragraph, Color, Background Color, Text Color, Font Face, Font Size.

Alignment: Wrap Text, Merge & Center, Left, Right, Center, Justify, Indent Left, Indent Right, Decrease Indent, Increase Indent.

Number: General, Currency, Percentage, Comma, Thousand Separator, Increase Decimal, Decrease Decimal.

Styles: Conditional Formatting, Format as Table, Cell Styles.

Cells: Insert, Delete, Format.

SECURITY WARNING: Macros have been disabled. [Enable Content](#)

Formula bar: fx, X, Checkmark, fx

Number	Question	yes/no/maybe	D	E
1	Do you struggle with limited staff capacity? Are you interested in ideas to better manage your affordable portfolio?			
2	Are you interested in actively promoting missing middle housing (duplexes, tris, quads)?	maybe		
3	Are parking requirements an obstacle to new development?			
4	Are you interested in reducing discretionary review?			
5	Is there a problem where commercial uses outcompete residential in mixed use zones?			
6	Can the development review and approval process be improved?			
7	Are you interested in micro units or modular housing?			
8	Are there areas you are planning on upzoning?	yes		
9	Do you get feedback that fees or offsite improvements are high?			
10	Are you looking for policies to reduce wildfire risk?			
11	Is there interest in new sources of funding for affordable housing?			
12	Do you want to make it easier for affordable housing to get built?	yes		
13	Do you think there are opportunities for housing development on public, nonprofit or institutional sites?			
14	Are you looking to increase ADU production?			
15	Are stronger tenant protections on the table?			
16	Are you concerned that you are not doing enough on fair housing?	yes		
17	Are there any other questions on your mind?			

Show Potential Policies

Clipboard Paste Font Alignment Number Styles Insert

Calibri 11 B I U Font Merge & Center General \$ % , .0 .00 Conditional Formatting Format as Table Cell Styles

324

X ✓ fx

	B	C	D
	GOAL/IDEA	POLICY OR PROGRAM	yes/no/maybe
2	<b>Give affordable housing a zoning boost over other uses and other types of housing</b>	Allow 100% affordable housing in all zones other than heavy industrial zones, even where other housing is not currently allowed	
3	<b>Invest equitably across neighborhoods</b>	Dedicate funds to historically disinvested neighborhoods to improve community amenities.	
4		Adopt equitable investment policies to ensure public expenditures are fairly distributed across the jurisdiction	
5		Provide funding for community land trusts and other mission-driven nonprofits to acquire and rehab vacant and distressed properties in neighborhoods of concentrated poverty.	
6	<b>Prevent foreclosures and evictions</b>	Offer short-term emergency rent assistance	
7	<b>Promote equitable housing opportunities</b>	Track race/demographics of participants in community meetings and surveys	
8		Track race/demographics of applicants and people who move into affordable housing	
9		Develop an affordable housing siting policy to provide affordable housing equitably across a jurisdiction	
0		Allow for or encourage hotel/motel conversion in high-resource areas	
1		Rezone sites for multi-unit housing in high resource areas. Jurisdiction to identify areas.	

# Potential Next Steps

## Short Term

- Finish Housing Elements
- Safety Element
- Environmental Justice Element

## • Mid Term

- Shared staff person
- ADU nonprofit
- Grand Nexus Study repeat
- Language access plan

# Questions

Joshua Abrams

510.761.6001

[abrams@bdplanning.com](mailto:abrams@bdplanning.com)