



21 Elements

C/CAG Presentation

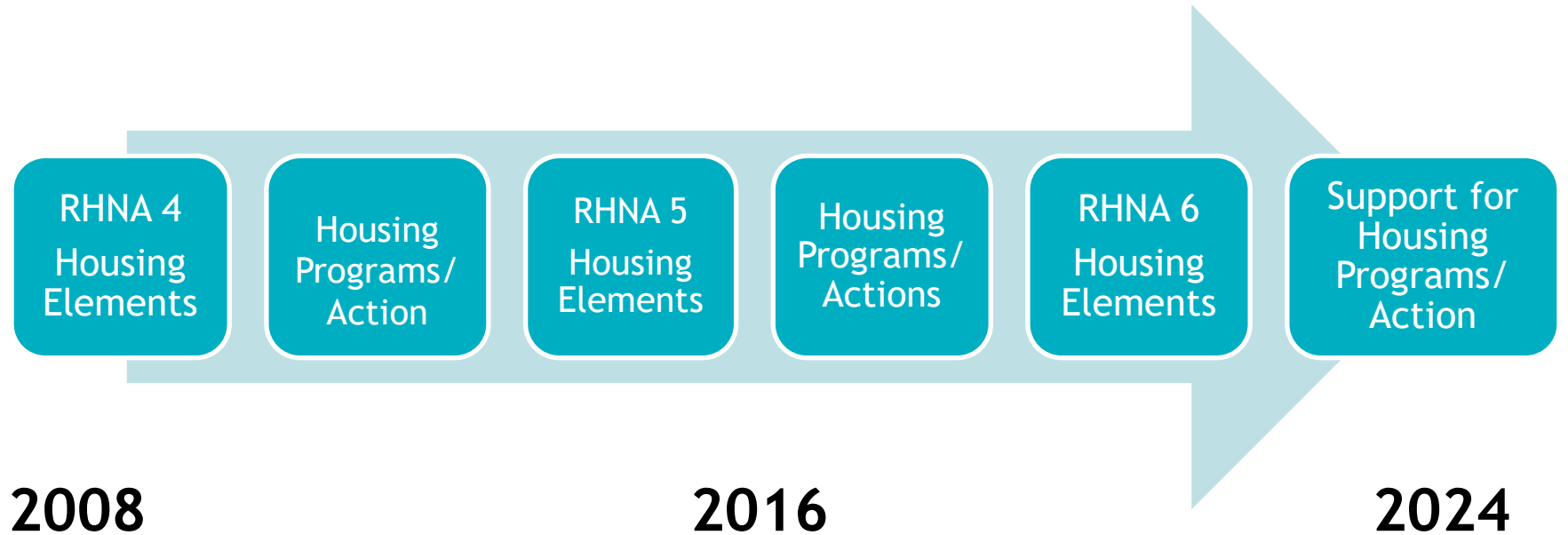
December 2024

21 Elements

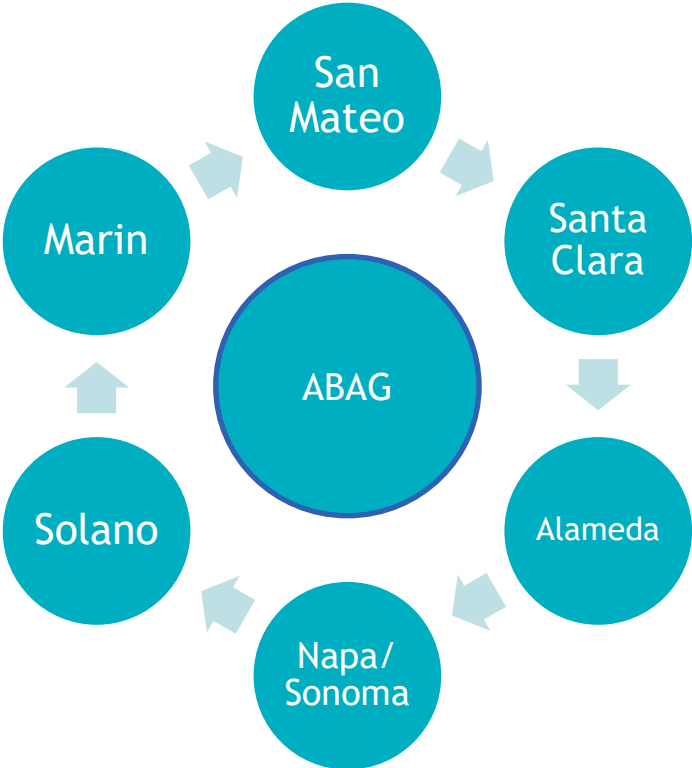
A collaboration among all jurisdictions in San Mateo County to improve housing planning and support policy implementation, with the goals of saving jurisdictions time and money, to better meet our collective housing needs.



History



Regional Collaboration



Accomplishments!



ADU Resource Center



ADU Resource Center

Launched Summer 2024

- Director hired
- MOUs/Contracts signed
- Steering committee formed
- Informational/Get to know you's complete
- Website launched
- Guidebook written
- Outreach events being planned
- Affordable programs planning starting soon
- Talking to foundations



- Atherton
- Belmont
- Brisbane
- Burlingame
- City of San Mateo
- East Palo Alto
- Foster City
- Hillsborough
- Menlo Park
- Pacifica
- Portola Valley
- Redwood City
- San Bruno
- San Carlos
- San Mateo County
- South San Francisco
- Woodside

ADU Resource Center - Website



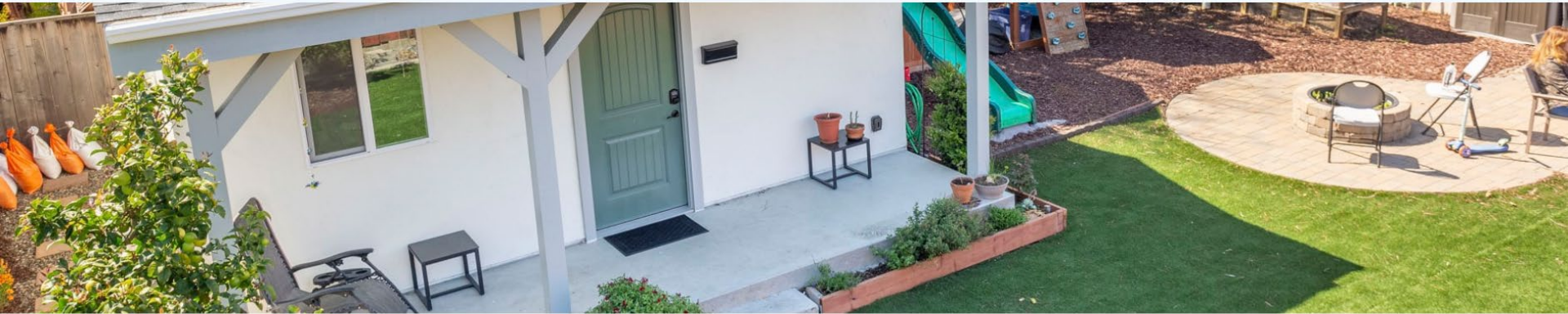
[ADU 101](#)

[STORIES](#)

[RESOURCES](#) ▾

[ABOUT](#)

[CONTACT](#)



A small home makes a big difference

Supporting your accessory dwelling unit (ADU) project, no matter where you are in the process





GETTING STARTED



LEARNING THE RULES



BUDGETING



DESIGN



PERMITTING



CONSTRUCTION



MOVE-IN

▶ ADU Guidebook

A COMPLETE GUIDE TO BUILDING AN ACCESSORY DWELLING UNIT IN SAN MATEO COUNTY



ADU Resource Center
SAN MATEO COUNTY

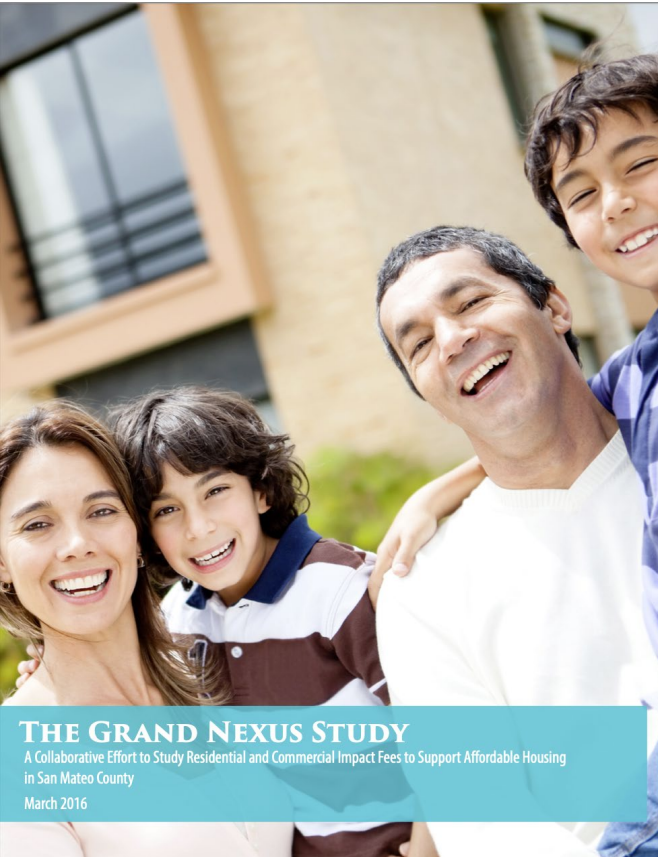


SMCADU.ORG



21 Elements

Grand Nexus & Feasibility Study



- Updated guidance on fess/affordable housing requirements
- Safer legal protection
- 12 participating jurisdictions
- Grant funding received

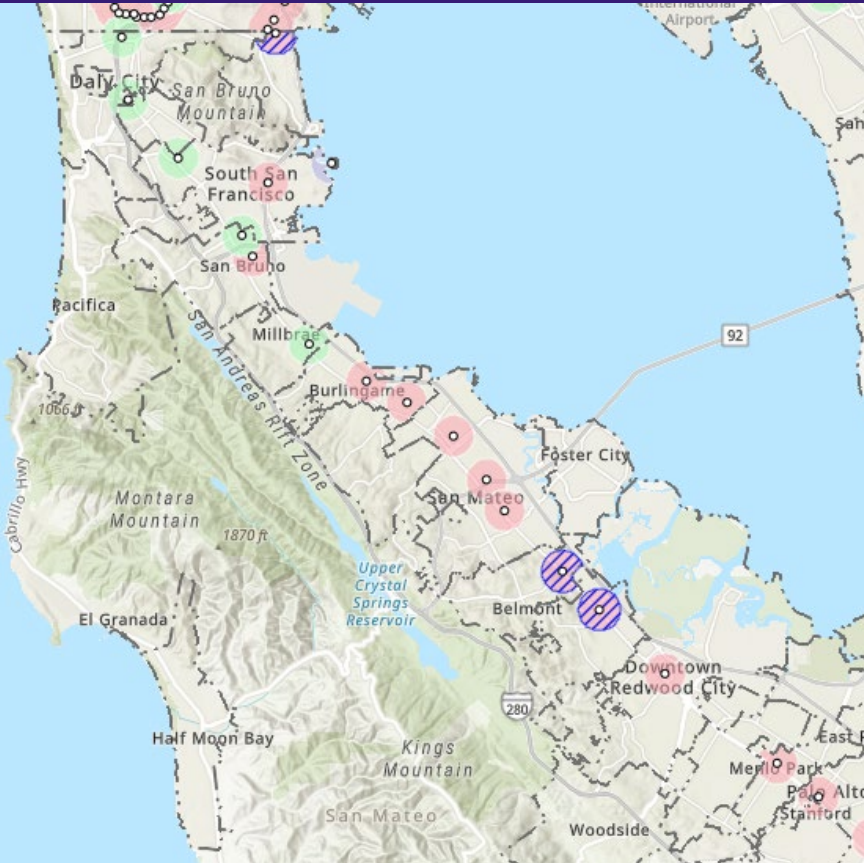
THE GRAND NEXUS STUDY

A Collaborative Effort to Study Residential and Commercial Impact Fees to Support Affordable Housing

in San Mateo County

March 2016

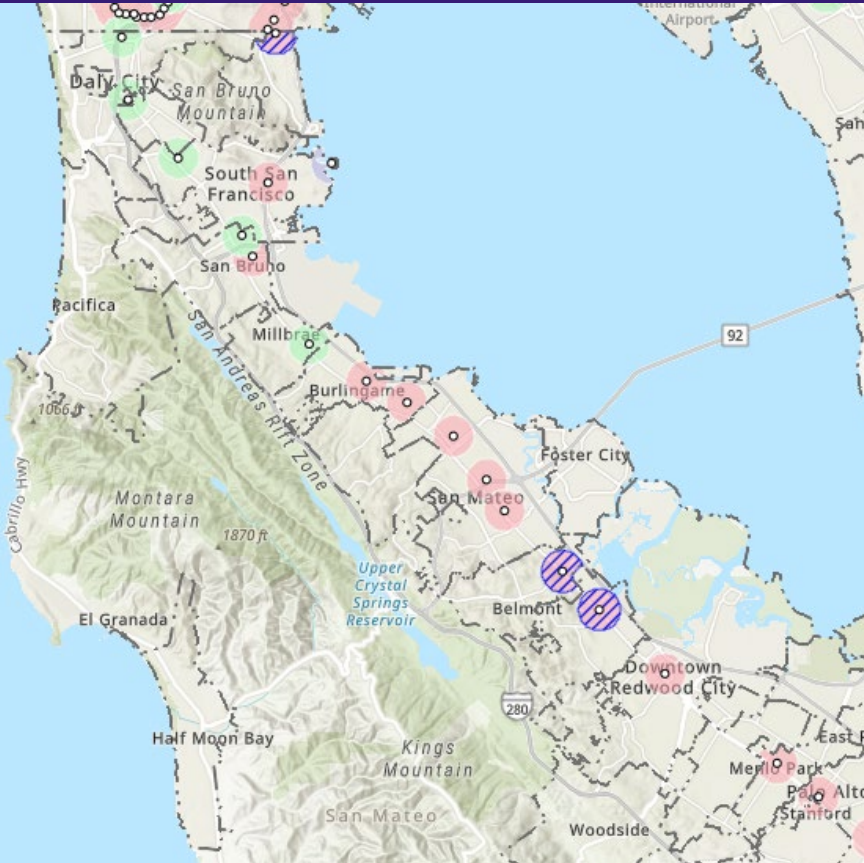
San Mateo County: TOC Station Areas



The TOC policy applies to areas within 1/2-mile of existing and planned rail stations, bus rapid transit stops, and ferry terminals.

- Belmont
- Brisbane
- Burlingame
- Colma
- Daly City
- Menlo Park
- Millbrae
- Redwood City
- San Bruno
- San Carlos
- San Mateo
- S San Francisco

San Mateo County: TOC Station Areas

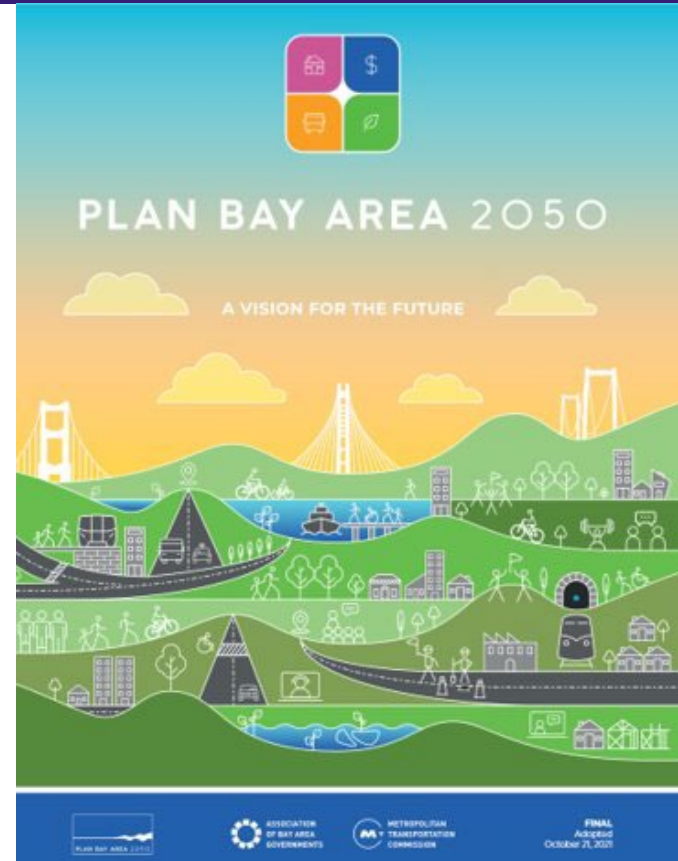


The TOC policy applies to areas within 1/2-mile of existing and planned rail stations, bus rapid transit stops, and ferry terminals.

- Belmont
- Brisbane
- Burlingame
- Colma
- Daly City
- Menlo Park
- Millbrae
- Redwood City
- San Bruno
- San Carlos
- San Mateo
- S San Francisco

Transit-Oriented Communities Policy TA

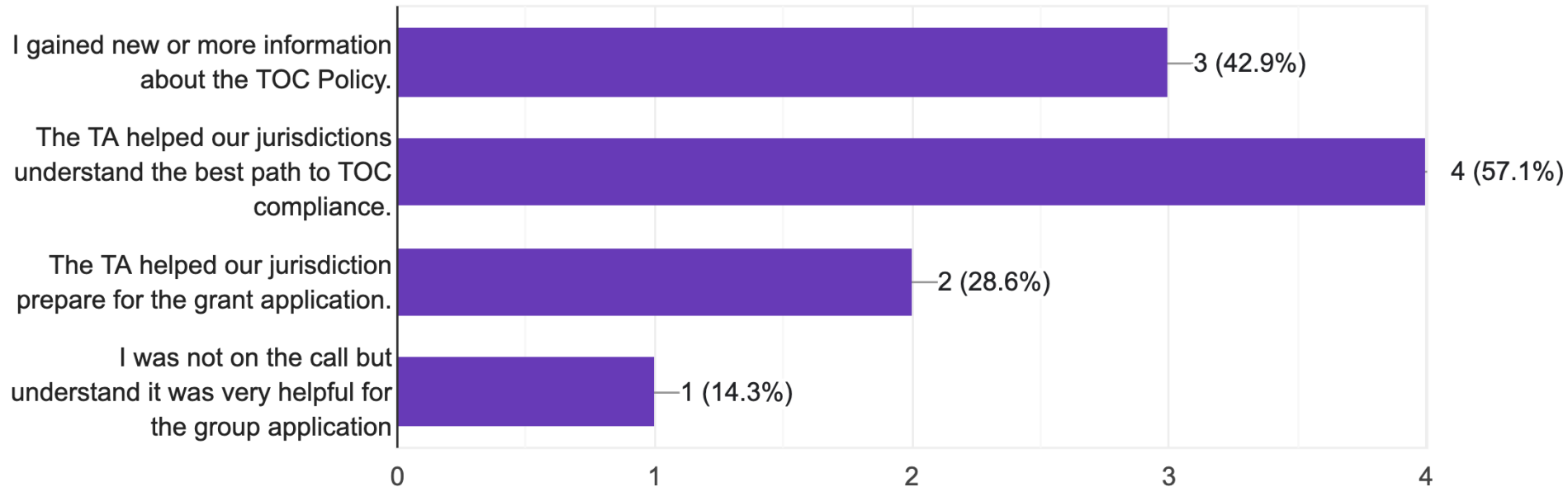
- Calls with jurisdictions
 - Overview of TOC Policy
 - Mapping a path to compliance
 - Connecting jurisdictions to resources
- GIS support for Grant applications, related to zoning and density calculations.
- Grant support
- Staff report/PowerPoint/checklist



Transit-Oriented Communities Policy TA

If you participated in a TOC TA meeting, select all the options that apply:

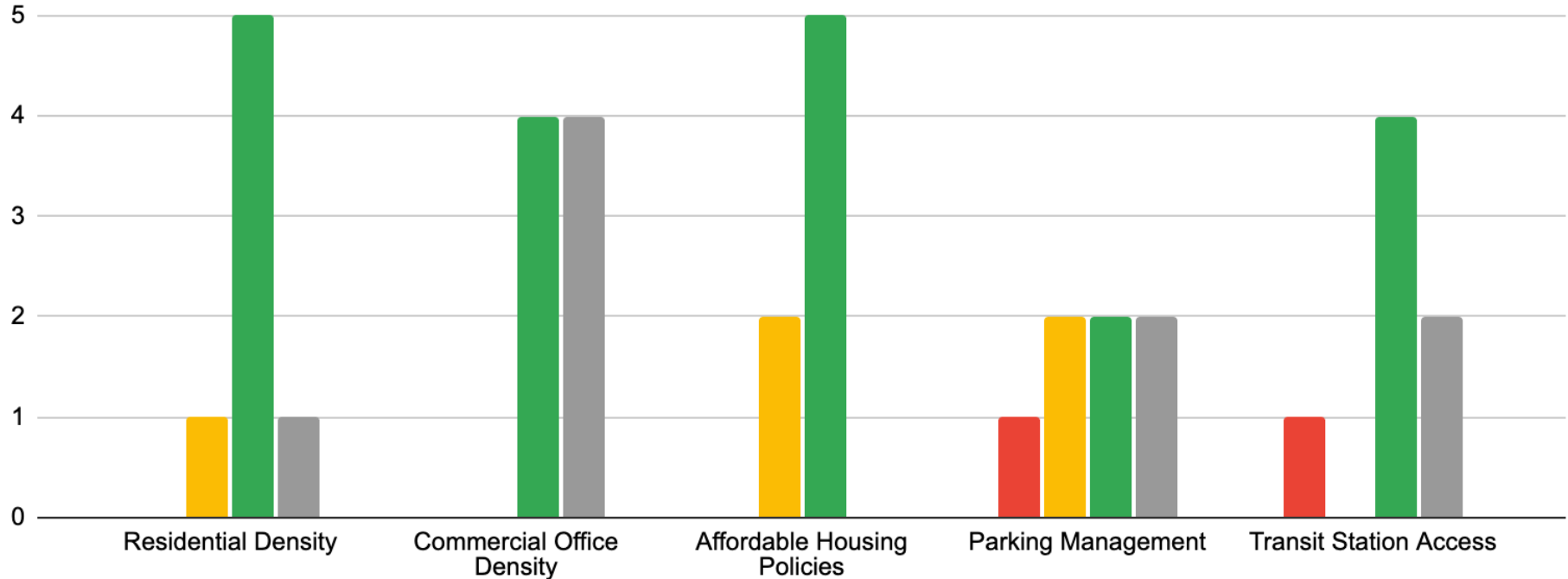
7 responses



Transit-Oriented Communities Policy TA

Likelihood of TOC Compliance

Low Medium High Not sure



Shared Staff

- **3 years worth of work**
- **8 jurisdictions**
- **3 staff**



Safety and Environmental Justice Elements



SB 1241

- Update wildfire sections
- Identify responsible agencies
- Minimize risks for new buildings and essential facilities



SB 379

- Prepare Vulnerability Assessment
- Develop goals, policies, and actions to increase adaptation and resilience



SB 2140

- Incorporate LHMP into Safety Element




SB 99

- Identify evacuation-constrained residential areas

Planning Commissioners



Housing Managers



WHAT IS A RESIDENTIAL PREFERENCE

- ❑ NOT a residential requirement
- ❑ A policy to prioritize housing applicants based on a status, such as current residence or current place of work
- ❑ Result: Enhance the likelihood that a qualified household will be selected to purchase or lease a home

goldfarb | ipress attorneys

21 Elements Website



21 Elements



21 Elements

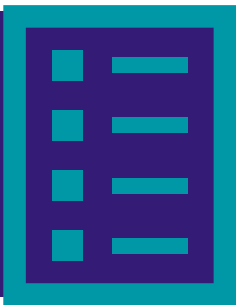
A multi-year collaboration of all 21 San Mateo County city and county governments, along with partner agencies and organizations. 21 Elements supports jurisdictions in developing, adopting, and implementing local housing

ANNOUNCEMENTS

- **Welcome to the new 21 Elements website!** Having trouble finding a resource, think a document should be changed, or have any other feedback? [Use this form.](#)
- Check out our new [Transit Oriented Communities Resources](#)

UPCOMING EVENTS & DEADLINES

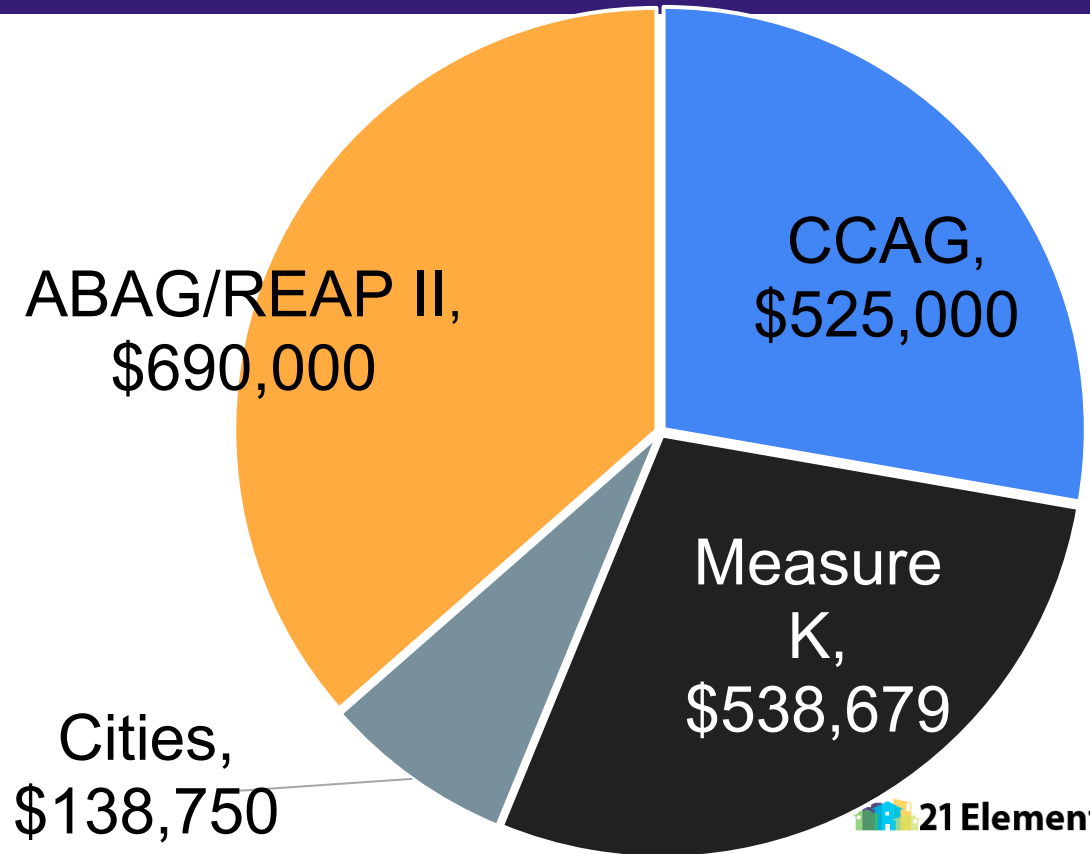
DEC ■ 4:30 pm - 7:00 pm



Workplan

Budget (3 years)

- Annual Base Budget:
+/- \$600,000
- Special Projects Budget:
TBD (mostly from cities)



Anti Displacement

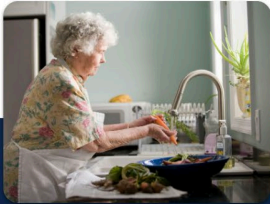
Understanding Displacement

CAUSES | IMPACTS | SOLUTIONS

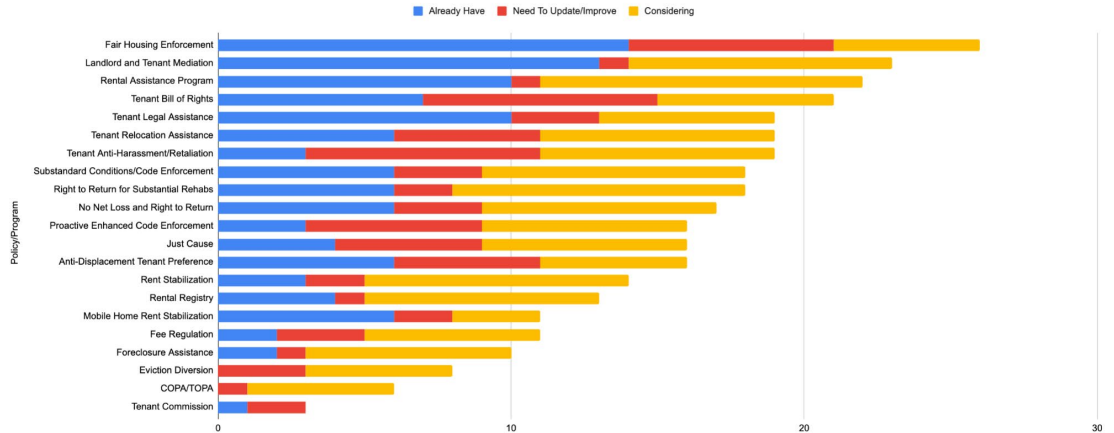


MIDDLE VALLEY

Meeting name / date / time



All Policies/Programs



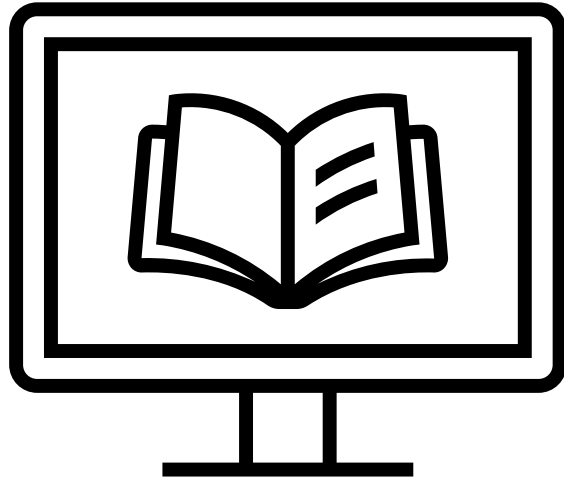
Affordable Large Unit Demand Study



One BMR Guide to Guide Them All



Interpretation and Translation



Redeveloping Land



Affordable Housing Finance



AFFORDABLE HOUSING FINANCE 101

Training for City and County Staff

 **21 Elements**


**Santa Clara County
Planning Collaborative**

Fair Housing



Continuing

- **TOC**
- **Grand Nexus**

Meetings

21 Elements	5 a year
21 Directors	5 a year
Housing Managers/BMR Workgroup	6 a year
Planning Commissioner Training	2 - 3 a year

Recent Quotes

“21 Elements is like a security blanket for me as a department director, wherein I have constant access to a housing law and policy expert... My job would be much more difficult without the availability of 21 Elements as a resource.” CITY OF PACIFICA, 2023

“[21 Elements] has consistently facilitated productive collaboration between jurisdictions that has unambiguously improved policies and programs at the level of the local jurisdiction, the County, and the broader region. 21 Elements' work has made the process of updating and implementing Housing Elements easier, has made the resultant products more robust, and has strengthened interjurisdictional collaboration over the long term.” COUNTY OF SAN MATEO, 2023

“This is the most valuable meeting you will go to every month” CITY OF BELMONT, 2024

“I have found 21 Elements to be a truly invaluable resource for my work in Foster City. As I have served as a planner for several jurisdictions, mostly in southern California, this organization is unique and offers networking opportunities that I have never experienced prior to working for a jurisdiction in San Mateo County. The staff associated with 21 Elements is incredibly knowledgeable and responsive. They create and facilitate useful working meetings where professionals share their experiences with best practices, and problem-solving sessions for issues that we are attempting to solve.” CITY OF FOSTER CITY, 2024

“I like hiking and mountain sports and 21 Elements. After this meeting, I might have to reverse the order.” CITY OF REDWOOD CITY, 2024

Outside Evaluations

“A highlight of the RHTA Program’s overall success is the County Planning Collaboratives. Virtually all survey respondents agreed that the collaboratives provided a space to share best practices and solutions (98%), foster a sense of camaraderie among housing-focused government professionals (94%), understand or keep up to date with new laws, complex or unfamiliar topics (92%)...The Collaboratives were partly inspired by 21 Elements, which has convened planning staff from the 21 jurisdictions in San Mateo County to support housing policy development and its implementation since 2008. ...County Planning Collaborative Leads also expanded jurisdictional capacity, especially for smaller jurisdictions, to complete the complex Housing Element process by bringing expertise and tailoring their scopes of work to specifically meet individual jurisdiction needs.” THIRD PARTY EVALUATOR, 2024

In an ABAG survey, 73% of jurisdiction staff said that 21 Elements was “extremely useful” or “very useful” in preparing their Housing Element. 93% of staff said they planned to continue participating in 21 Elements. ABAG STUDY, 2023

Questions

Joshua Abrams

abrams@planningcollaborative.com

(510) 761-6001