



**21 Elements**

# C/CAG Meeting

**December 11, 2025**

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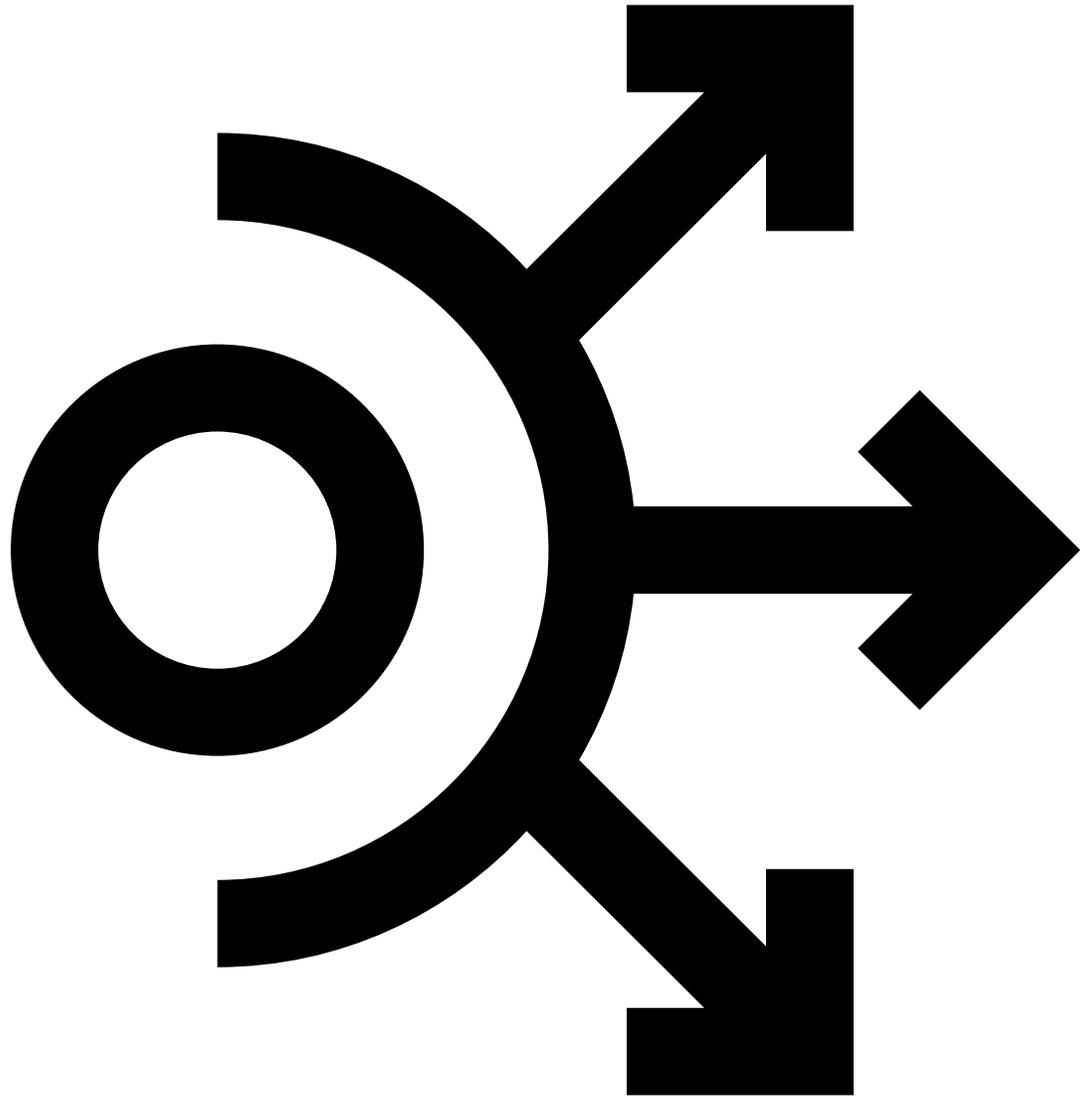


**21 Elements**

# What is 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.**





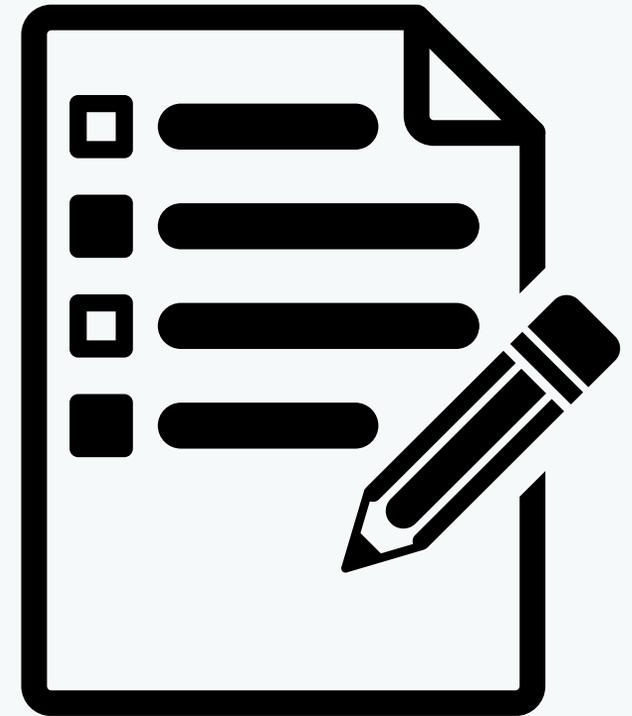
**Collaborative  
approach has  
spread**



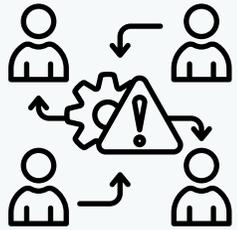
# Jurisdiction Housing Elements + Other Requirements



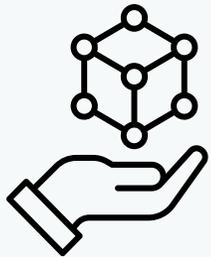
# Our Work Plan



# What We Do



Technical Assistance



Programs

# Redevelopment of Public Lands & Affordable Housing Finance



# New Laws

## Open Space Elements

Click the dropdowns below for guidance tools, example documents, sample consultants

### ^ Guidance Tools & Example Documents

#### **GUIDANCE TOOLS**

- [LCI's Technical Advisory Discussion Draft](#) – Best practices for updating Open Space Elements for SB 1425 compliance
- [Bay Area Greenprint](#) – Mapping and analysis tool for ecological values
- [Conservation Lands Network Explorer](#) – Tool to identify priority conservation areas
- [Santa Clara Valley Habitat Plan](#) – Example of an HCP/NCCP relevant to regional compliance

#### **EXAMPLE DOCUMENTS**

- [Foster City Public Meeting Materials & Assessment Packet](#)



DISCLAIMER: This document is intended solely as a technical overview of new housing-related legislation. It is not intended to serve as legal advice regarding any jurisdiction's specific policies or any proposed housing development project. Local staff should consult with their city attorney or county counsel before taking any action to implement these changes.

## 2024 New Housing Legislation Summary

This document was prepared for the Association of Bay Area Governments (ABAG) Regional Housing Technical Assistance (RHTA) program, to be shared with local planning staff. Below is a summary of significant housing legislation that was passed in the 2024 legislative session and subsequently signed into law by Governor Newsom. All bills become effective on January 1, 2025, unless otherwise noted.

How to use this document:

Text in green denotes an "action item," yellow denotes something that "impacts your job," and blue denotes information that is "good to know." Wherever colors are used, the text is labeled for accessibility.

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# Anti-Displacement TA

## Transit-Oriented Communities (TOC) Housing Policy Implementation Guides



The Implementation Guides below provide detailed profiles for all 26 options for meeting the [TOC Policy's](#) housing policy requirements for affordable housing protection, preservation and production.

Each guide offers a concise, practical overview of one policy option, including:

- TOC compliance criteria

## Quick Guide to Creating an Anti-Displacement Strategy

RESOURCES FOR LOCAL GOVERNMENT STAFF



### What is this Quick Guide?

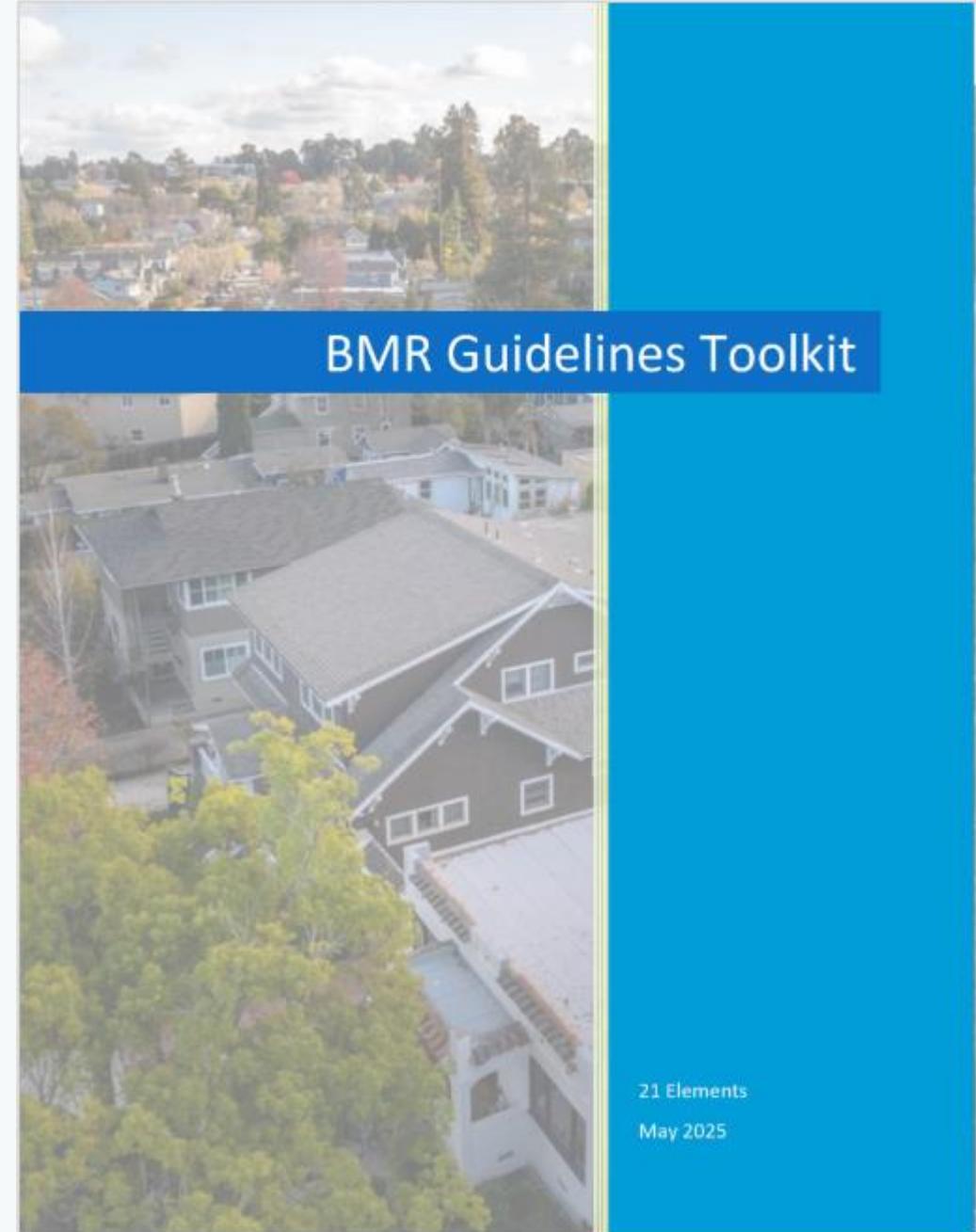
The guidance and tools on this website will help you:

- Better understand displacement and its impacts.
- Ensure you are aligned with state law requirements.
- Learn about what other communities are doing.
- Develop tailored policies and programs that respond to your context.



# BMR Guidelines Best Practices

21 Elements started a **BMR Work Group**, a subset of Housing Managers, who met regularly to develop the **BMR Guidelines Toolkit**.



# No News Is Good News

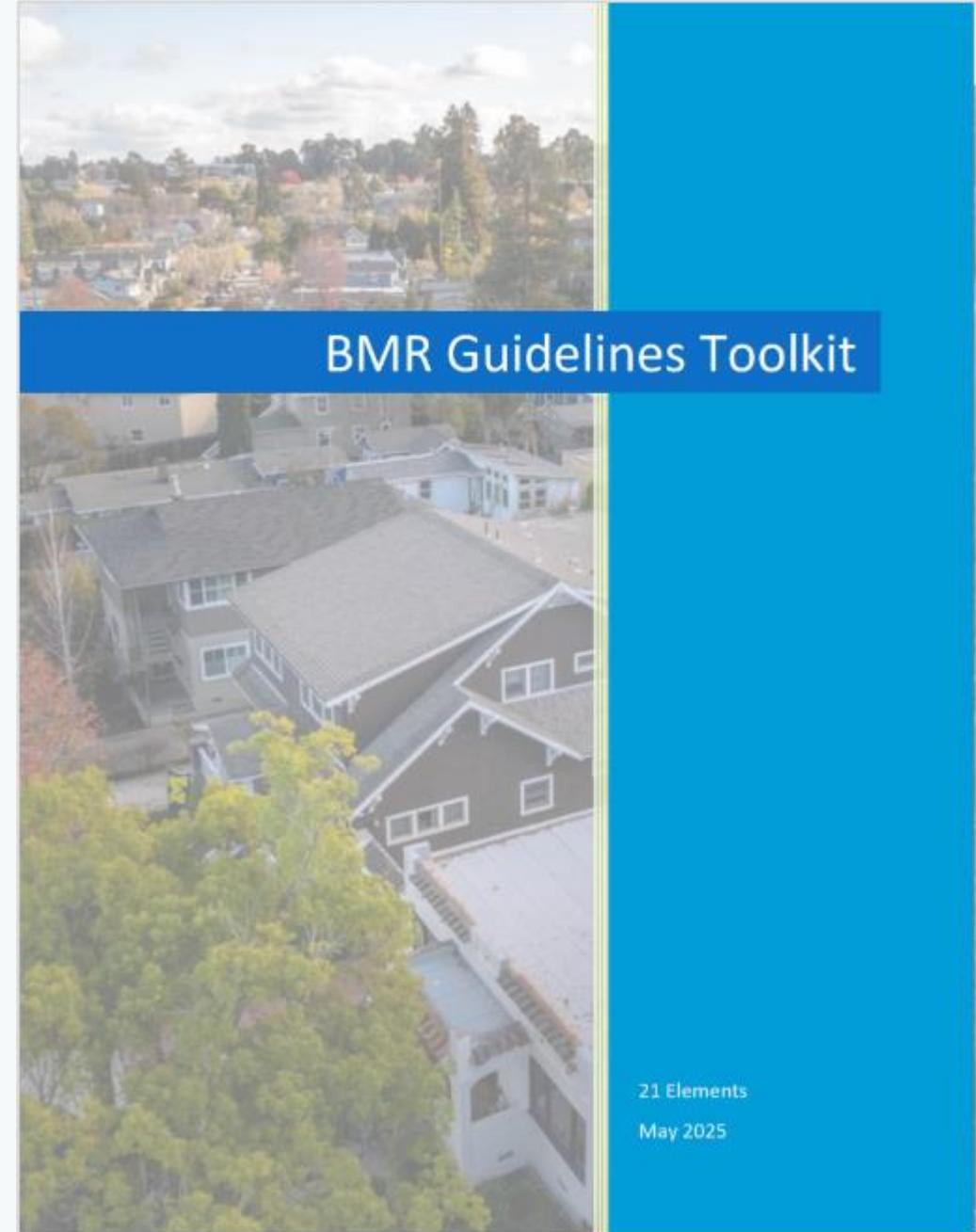
BUSINESS

## Nearly 1,900 affordable Portland apartments sit empty while thousands need homes

Updated: Dec. 02, 2025, 10:26 p.m. | Published: Dec. 02, 2025, 6:00 a.m.

# BMR Guidelines Best Practices

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# Other Accomplishments

- Three **Planning Commissioner trainings**
- **Large Unit Demand Study**
- **ADU Resource Center**
- **Ongoing TOC Support**
- **Language Access TA**
- **Safety Element Update**
- **EJ Element Consultant**



## Planning Commissioners Training: Last Mile Transit

Tuesday, April 29th, 2025

Dinner: 5:30 – 6:00 pm

Workshop 6:00 – 7:30 pm

This training provides new and seasoned Planning Commissioners the opportunity to meet colleagues from other cities, share experiences, and discuss current planning issues in San Mateo County.

*Dinner will be provided.*

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Oak Room, San Mateo Public Library  
55 W 3<sup>rd</sup> Ave  
San Mateo, CA 94402

Please register by Tuesday, April 22<sup>nd</sup> at  
<https://tinyurl.com/commissionersapril2025>

Questions? Contact Billy Stone at  
[stone@planningcollaborative.com](mailto:stone@planningcollaborative.com)

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# Ongoing Collaborative Meetings

- Five **21 Elements Meetings**
- Five **21 Directors Meetings**
- Three **Housing Managers meetings**

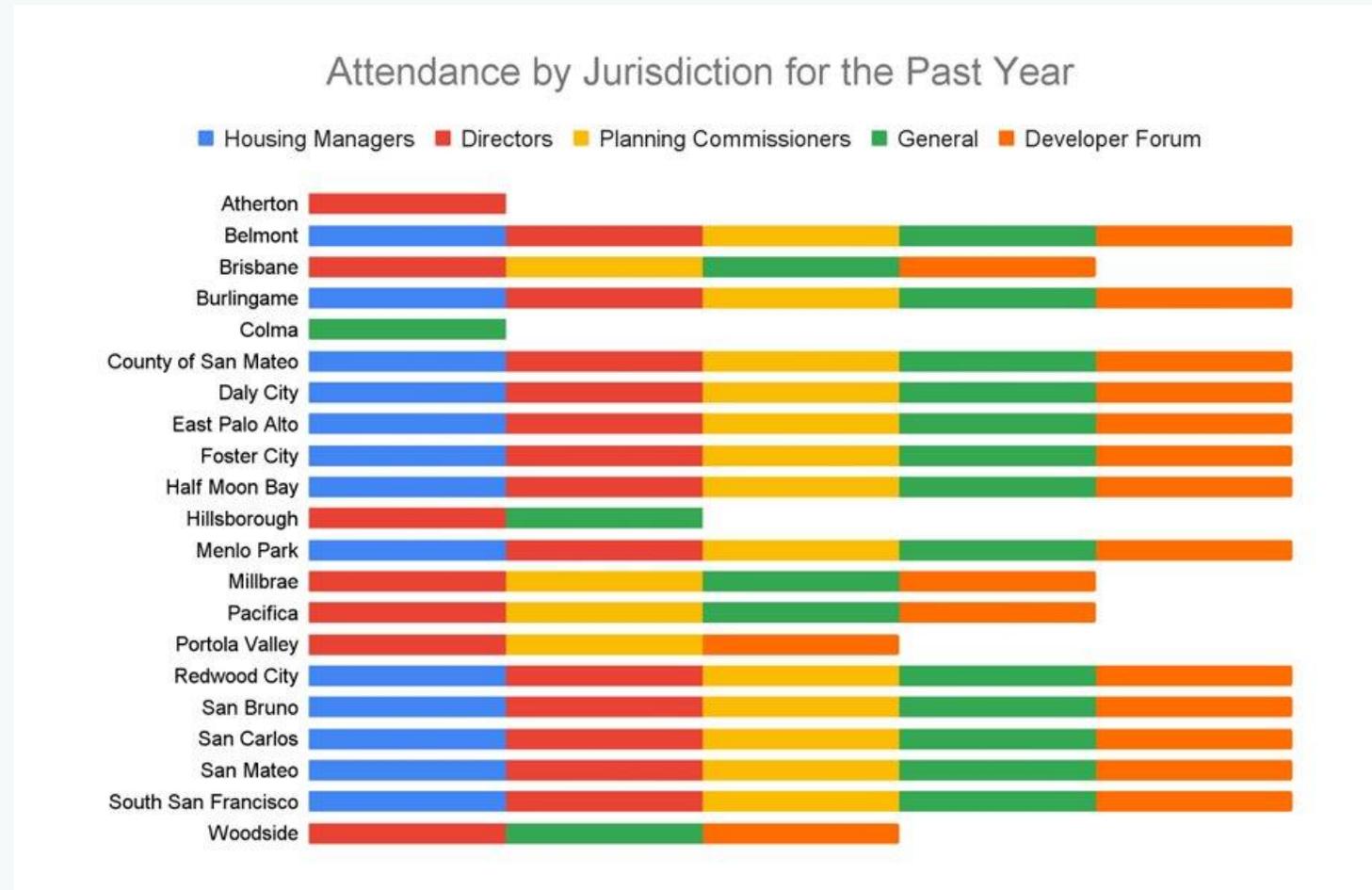


**4.9**

**Average meeting usefulness rating, out of 5**

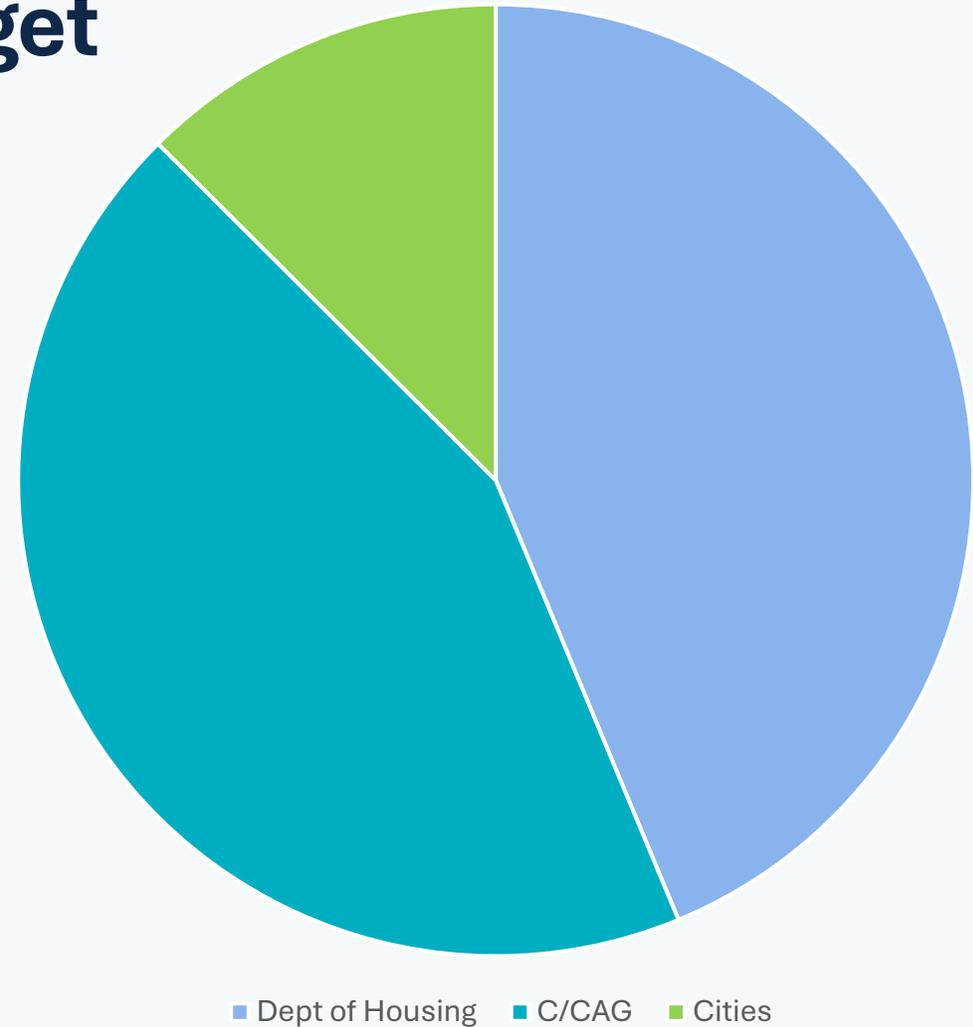
# 21 of 21 Jurisdictions Actively Engaged

- Attending meetings
- Using list serves
- Using products
- Joining in programs
- Contributing dues



# 21 Elements FY 25/26 Budget

- **\$605,000**
- **ABAG / REAP funding running out**



# FY 25/26 Work Plan

- **Grand Nexus & Feasibility Study**
- **Fair Housing Outreach**
- **APR Work Group**
- Ongoing Meetings
- Planning Commissioners Trainings
- Anti-Displacement TA
- New Laws TA
- Missing Middle Work Group
- Language Access

An aerial photograph of a coastal city, likely San Mateo County, showing a long bridge spanning across a body of water. The city buildings and greenery are visible in the background under a clear sky.

## 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 policies and programs.

[MORE ABOUT US](#)

# Thank you!



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