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## **Summary – 21 Elements Meeting TAC 21**

Thursday, February 6, 2014  
San Mateo Public Library  
55 W Third Ave, San Mateo

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### **Jurisdictions and Others in Attendance**

Belmont, Brisbane, Burlingame, Colma, Daly City, East Palo Alto, Foster City, Hillsborough, Menlo Park, Portola Valley, Redwood City, San Bruno, San Carlos, San Mateo, San Mateo County, and South San Francisco.

**Also in attendance were** ABAG, C/CAG, Dyett and Bhatia, Enterprise Community Partners, the Housing Leadership Council/HEART, M-Group, SFOP/PIA, and the Sierra Club .

The meeting was facilitated by Jeffery Baird and Alexandra Goldman of Baird + Driskell Community Planning.

### **Advocates and Funders Panel**

Vu-Bang Nguyen, Silicon Valley Community Foundation  
Heather Hood, Enterprise Community Partners  
Josh Hugg, Housing Leadership Council – San Mateo  
Karyl Eldridge, Peninsula Interfaith Action  
Melissa Morris, Law Foundation of Silicon Valley  
Paul Campos Building Industry Association

#### **Prompt Questions:**

- What is the greatest housing need in San Mateo County?
- What can we do to meet this need?
  
- Vu-Bang Nguyen:
  - o Works on regional planning (San Mateo and Santa Clara counties), transportation, grant making at SVCF

- Importance of more affordable housing and squarely confronting income inequality
- Tech buses
- Heather Hood
  - Focuses on providing technical assistance and financial tools to non-profits/affordable housing development
    - Try to bend capital (public and private) to serve low and moderate income communities
    - Enterprise has \$800 million invested in Northern California in past decade
  - We all know that we need more housing and more affordable housing because supply simply isn't meeting demand
  - Two tracks on how to meet this need:
    - Policy: more resources, and more community will
      - SB 391 (California homes and jobs act)
        - This is time for city and county to speak up
      - More trust funds
      - Nexus study
    - Practice: create affordable housing in the context of also making great communities with other synergies such as commercial development for relevant retail and services, great urban design especially for the pedestrian realm, and attractive transit hubs-
      - TOD is great but only when communities and developers have the energy into making "whole places" rather than just getting housing near transit
        - Doesn't feel like people are worrying about housing, just about retail "tax base"
  - "Think about it, link it and make it distinct," to make each city have a sense of place
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- Josh Hugg-
  - Tons of new jobs, 50,000 in bay area
    - A lot of companies are paying for housing for their employees
    - 60% of people who work in San Mateo County live elsewhere-victim of our own success
  - Bring people who live elsewhere back into the community
  - Most job growth is in service sector = lower income jobs
  - Cities responsibility in priority development area
  - What can be done?
    - Anti-displacement ordinance
    - Strengthening condo conversions, just cause eviction, "be so bold as looking at rent stabilization"
    - Benefit zonings, overlay zones

- Need to have conversation about building height limitations: the only way to accommodate growing demand is to build up
  - Impressed by degree of cooperation with nexus study- good job!
  - Senior community is fast growing segment, County needs more housing inventory for seniors to downsize into
  - Can't do the same thing over and over again and expect different result, can't just do RHNA 4
  - We need cities to engage in an ongoing education and dialog with their residents. Once every 8 years is not enough if we are going to develop the political will and community awareness to make the changes that are necessary to meet our future growth needs.
- Karyl Eldridge
  - SFOP/PIA is comprised of 40 faith-based organizations
    - Not explicitly an affordable housing org, they are concerned about raising voice of what underrepresented people in the community
    - Looking out for the needs of their constituency, which is the lower income, working on housing naturally follows.
  - Gap between what workforce members make and what they pay
  - Impacts on community members- face insidious choices, many pay more than 50% on rent
    - Move away, can't afford food, or live far away and commute
  - Need housing most at lower tiers of income, biggest supply of shortfall is obvious at low income levels
    - Special needs housing in particular, the market will not respond to this
  - Overcome community conceptions about public housing- it's not Cabrini Green
    - Education and outreach to the community – these are our teachers and fire fighters
  - Impact fees
- Melissa Morris
  - The Law Foundation of Silicon Valley is a profit legal services organization
    - She works on impact litigation and policy advocacy arm
  - Affordable housing is a critical issue for all the client populations that the Law Foundation serves particularly for people with disabilities, children in foster care and ELI households.
  - Fair housing choice- can't have this if there aren't options for lower income people
  - **Law Foundation of Silicon Valley will give feedback on housing elements, jurisdictions should get in touch if they'd like feedback**

- Biggest issue in San Mateo County is obviously the lack of affordable housing.
- Since the last planning period, the housing landscape has changed, in many ways becoming more challenging for cities. Cities have lost redevelopment as a tool for funding affordable housing development, and federal housing subsidies have seen drastic cuts because of the sequester. These changes place an even greater burden on local governments to come up with creative solutions to the lack of affordable housing.
- San Mateo County is the third most expensive county in the US in terms of housing cost- even more expensive than SF county!
- Loss of certain types of housing- How do you handle displacement of lower income households by redevelopment, and also displacement due to gentrification?
  - Examples: mobile home parks at risk of closure, older housing stock in transit corridors
  - This type of housing won't be able to come back
- What can cities do?
  - Take legal requirements seriously!
  - Use housing element as opportunity to be proactive & thoughtful
    - What are you going to do preserve housing that is at risk of being lost?
    - Meaningful public participation- time of meeting, languages meeting is in, make sure it is actually accessible to the populations the city seeks to reach.

#### Paul Campos

- San Mateo County needs more housing in general, not just affordable housing
- We need to advocate on a state level to keep more property tax locally, because we don't keep enough of it
- Since San Mateo County isn't providing enough housing, people are moving away, even market rate people- to Mountain Home for example
  - Housing trade association isn't really representing enough
- Issue framed as housing vs school
- Rewarding cities for building housing of all kinds

#### Question: Disconnect with deed restrictions?

- ABAG stats that show that San Mateo has the fewest deed restricted homes
- Average non profit worker makes \$45,000- we rely on them for safety net services, but they are eligible
- Non profit workers commuting in from Sacramento

- County Board of Supervisors is allocating redevelopment boomerang funds towards housing

### **Products and Timelines**

- Many products are available for review on the website
- Your feedback is welcomed, please see spreadsheet for feedback deadlines

### **Second Unit Study**

- Summary of second unit standards and second unit affordability presented
- Full reports available on 21 Elements website.
- Concern about the ethics of counting second units as affordable housing-
  - o Do jurisdictions need evidence of the actual prices second units are rented for to count them towards RHNA?

### **C/CAG**

Wally Albrazado of C/CAG provided handouts with an overview of Senate Bill 743 and Alternative Methods of Transportation Analysis that will shift the focus of transportation analysis from driver delay (Level of Service — LOS standards) to reduction of greenhouse gas emissions, creation of multimodal networks and promotion of a mix of land uses. A one-page summary prepared by C/CAG staff and a handout from the Governor's Office of Planning and Research was provided at the meeting. The one-page C/CAG summary is included at the end of this meeting summary.

### **Nexus Study**

- Nexus Study is underway
- Kick-off meeting will be March 6, see survey for potential times

### **Password Protection**

- Until this point, all documents hosted on the 21 Elements website are open to the public
- Trying to balance ease of access with passwords, with security concerns
- Certain items on the website, such as the interview with Barbara Kautz, are already password protected.
- For general password protection use this login-
  - o Name: guest
  - o PW: 21Guest
- To set-up an optional jurisdiction specific password, please email Alexandra at [goldman@bdplanning.com](mailto:goldman@bdplanning.com)

Next Meeting April 10<sup>rd</sup>, 2014.





Figure 3- 21 Elements meeting