

Summary –Special Needs & Affordable Housing Outreach

21 Elements

October 2013- April 2014

At the request of local jurisdictions, 21 Elements organized four panels of experts to provide information and policy suggestions on affordable housing and special needs populations. The following document provides a brief summary of their policy recommendations. Please see the end of the document for a complete list of panel participants. For more information see meeting summaries...

Several themes emerged from all the panels. Many speakers talked about the importance of multi-family housing in mixed-used, transit-oriented neighborhoods. This type of development is necessary because it accommodates seniors and people with disabilities who cannot depend on cars for transportation. The reduced dependence on cars and increased density also helps meet sustainability goals. Additionally, many jurisdictions in San Mateo County have little or no vacant land and therefore cannot meet their RHNA requirements without rezoning.

Panelists also discussed the importance of adding predictability to the development process and the necessity of removing excessive regulations to encourage development.

Policy Suggestions

People with Developmental Disabilities

Collaborate with public agencies to identify sites and adaptive re-use opportunities for developmentally disabled persons. Create inclusionary zoning, mixed-use zoning and zoning overlays with requirements for ADA accessible dwellings/development.

People with Disabilities

In Housing Elements and other policy, be sure to use the statutory definition of people with disabilities. Include reasonable accommodation in Housing Elements.

Changes to Zoning Code

Examine density and FAR requirements. If they are out of balance, consider a variable density system where small units or senior units only count as a fraction of a unit (21 Elements will prepare a variable density fact sheet). More generally, consider increasing the density beyond 30 to allow better design and accommodate more housing.

Reduce parking requirements, or creating separate parking requirements for affordable housing. Affordable housing residents own fewer cars than the general population, and so parking requirements both add unnecessary costs to affordable housing development and also are not a very productive use of land.

Benefit zoning and overlay zoning can be effective ways of incentivizing affordable or special needs housing development without altering the zoning code.

Other Policy

Consider implementing policies to protect tenants such as anti-displacement ordinances, strengthened condo conversion policies, just cause eviction ordinance, and rent control.

Facilitate more public education and outreach. The political will and public support necessary to meet San Mateo County's housing need is hard to generate only once every eight years. Additionally, ensure that public participation is accessible to all: pay attention to the location, time and languages of public events.

Pay attention not only to creating new affordable housing, but protecting at-risk affordable housing such as mobile homes and older housing near transit.

Continue to work regionally; the nexus study is a great example. In another example, Redwood City collaborated with HIP Housing to fund an affordable project in Menlo Park.

Consider creating incentives for home sharing.

Energy Conservation

Prepared by 21 Elements — May 15, 2014

Consider implementing programs to target the small group of chronically homeless individuals who generate the largest cost to the county through repeated ER visits.

Opportunities for Feedback

MidPen Housing Corporation has offered to meet with jurisdictions to discuss available land inventory.

Law Foundation of Silicon Valley will also give feedback on housing elements to ensure that they are creating the legal environment for "fair housing choice."

List of Panelists

Developmental Disabilities, October _ 2013

Golden Gate Regional Center, Preston Lam, Bill Pickel and Gabriel Rogin,,

Developers, December 5, 2103

Mercy Housing , Tim Dunn
MidPen Housing Corporation, Nevada Merriman
Habitat for Humanity, Deven Richardson
Van Meter Williams Pollack, Rick Williams
Bridge Housing, Brad Wiblin

Advocates and Funders, February 6, 2014

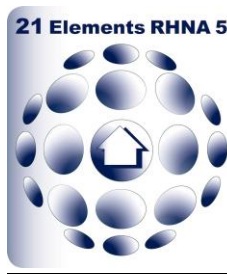
Vu-Bang Nguyen, Silicon Valley Community Foundation
Heather Hood, Enterprise Community Partners
Josh Hugg, Housing Leadership Council – San Mateo
Karyl Eldridge, Peninsula Interfaith Action
Melissa Morris, Law Foundation of Silicon Valley
Paul Campos Building Industry Association

Special Needs and Sustainability, April 10, 2014

Kate Harr, HIP Housing
Pam Cohen, Disability Rights California
Adrienne Etherton, Sustainable San Mateo
Melissa Platte, Mental Health Association of San Mateo County
Brian Greenberg, InnVision Shelter Network

Energy Conservation

Prepared by 21 Elements — May 15, 2014



Summary – 21 Elements Meeting TAC 20

Thursday, December 5, 2013
San Carlos Public Library
610 Elm Street, San Carlos

Jurisdictions and Others in Attendance

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

Also in attendance were C/CAG, Community Legal Services of Palo Alto, CTP Planning, Habitat for Humanity, the Housing Leadership Council/HEART, LAFCo, Mercy Housing, MidPen Housing, the Office of Assemblyman Rich Gordon, and Peninsula Interfaith Action.

The meeting was facilitated by Joshua Abrams and Jeffery Baird of Baird + Driskell Community Planning.

Developer Panel

Mercy Housing , Tim Dunn

MidPen Housing Corporation, Nevada Merriman, *Senior Project Manager*

Habitat for Humanity, Deven Richardson, *Director of Real Estate Development*

Van Meter Williams Pollack, Rick Williams, *Partner, Architect, Urban Designer*

Bridge Housing, Brad Wiblin, *Vice President*

The panel addressed present and future concerns in housing development, such as community politics, the growing senior population, and the pressing need for more workforce housing. Key recommendations from the panel included:

- Conducting a program EIR to add certainty and speed to development approval
- Examining the density and FAR requirements. If they are out of balance, consider a variable density system where small units or senior units only count as a fraction of a unit (21 Elements will prepare a variable density fact sheet).
- Consolidate lot
- Consider increasing the density beyond 30 to allow better design.
- Reducing parking requirements, or creating separate parking requirements for affordable housing.

MidPen offered to meet with jurisdictions to discuss their available land inventory.

Website Update

A number of documents have been updated on the 21 Elements website, including housing needs analyses and parking standards summaries. There is now an easier way to access all of your data: under the *Local Planning Efforts* tab there is a pull-down menu that lists all jurisdictions, and leads to a page with jurisdiction specific documents. Jurisdictions are encouraged to ask 21 elements to customize this page to include meeting announcements or other information.

See end of document for screenshots from webpage.

Public Participation Plan

HCD has explained that participation in the 21 elements meetings might satisfy public participation requirements, but that ultimately local advocates will decide if these meetings are sufficient. Thus, jurisdictions are encouraged to hold their own public meetings; particularly the jurisdictions with the five largest RHNAs, where advocates are most likely to be focused. The webpage contains a list of stakeholders which jurisdictions are encouraged to notify about pending meetings.

21 Elements has facilitated an ongoing series with various local stakeholders including developers (this meeting), architects, and developmental disability advocates. The next meeting (Feb 6th) will feature housing advocates, and the following meeting (April 10th) will feature special needs representatives.

In addition to customizing the 21 elements website to publicize meetings, 21 elements can also create a newsletter upon request.

Housing Needs Tables and Reports

Housing Needs Tables have been updated and are available on the 21 Elements website.

Final drafts of the Housing Needs Reports will be available on the 21 Elements website by December 19, 2013. *Jurisdictions will return edits and comments within 2-3 weeks (during the week of January 9, 2014).*

Countywide Housing Trends

21 Elements distributed a Countywide Housing Trends report summarizing key trends in San Mateo as identified through research and during the TAC 18 meeting in June, 2013. The trends identified are: the growing senior population, Millennials, the lack of workforce housing, and growing racial diversity. Please review this report and provide feedback.

Nexus Study

Many jurisdictions are compensating for the uncertain legal status of inclusionary zoning by adding impact fees to market rate housing and commercial developments. Barbara Kautz, a

lawyer, has advised 21 Elements that jurisdictions will need a nexus study to ensure the legality of their impact fees. Foster City and 21 Elements are collaborating to produce a nexus study that covers multiple jurisdictions in the county, representing a considerable financial saving for participating cities.

Foster City circulated an RFP, interviewed several economic consulting agencies, and decided on who was going to move forward with the project.

21 elements will prepare a memo explaining the significance of this study for various jurisdictions.

Apartment Association/Bay Area Council Request

The meeting participants agreed that 21 Elements should invite the Bay Area Council to a meeting to discuss the request in person. Participants agreed the request, as it stands right now, is too long and detailed, and that they should reduce it to a couple key points.

Guest Speaker: Hong Ly, Cornerstone Partnership

<http://affordableownership.org/>

The Cornerstone Partnership seeks to preserve affordability homeownership options and community stability through a variety of programs. They are currently compiling a document of best practice affordable homeownership standards, which will be released in February. Affordable housing practitioners are encouraged to contribute their expertise at StandardsRoom.AffordableOwnership.org.

Next Meetings

The next meetings will be on February 6th, 2014 and April 10th, 2014. Josh will be on paternity leave starting in early February.

21 Elements
San Mateo Countywide
Housing Element Update Kit

Table of Contents | Documents | Local Planning Efforts | Civic Engagement | Policies & Programs Database | Sustainability

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Project Partners Login

Hi Joshua,

[Logout](#)

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- Submit Articles

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Meetings and Events

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- Colma
- Daly City
- East Palo Alto
- Foster City
- Half Moon Bay
- Hillsborough
- Menlo Park
- Millbrae
- Pacifica
- Portola Valley
- Redwood City
- San Bruno
- San Carlos
- San Mateo City
- San Mateo County
- South San Francisco

for visiting the 21 Elements website. This website is part of the larger
 oration project. It will serve as the central location for communicati
 es in all twenty-one San Mateo County jurisdictions now updating their
 ate deadline. 21 Elements provides opportunities for municipalities
 and best practices, and will result in stronger local partnerships as we
 ents. Co-sponsored and coordinated by the San Mateo County Departm
 n of Governments, this collaborative effort brings together our
 meet our common needs to accommodate our growing and changing
 the qualities that make our communities livable and unique.

exploring is the [Table of Contents](#) or the [Documents](#) section.

Figure 1- How to access your page and data

Documents

Review and revise of existing housing element

Review and revise section

Housing Needs and Demographic Trends

[Countywide Housing Trends PDF](#)

[Countywide Housing Trends Word](#)

[Housing Need Tables Excel](#)

[Housing Need Tables Word](#)

[Housing Need Summary/Writeup](#)

Demographic and Housing Trends Highlights

Public Participation

[Stakeholder List](#) - Organizations and others to include in mailings

Additional Resources

[Changes to Housing Element Law](#)

[Streamlined Review](#)

[Nexus Study Information](#)

[Low Income Housing Tax Credit Information](#)

[Figure 2- Default view for customizable page](#)



Figure 3- 21 Elements meeting



[Figure 4- 21 Elements Meeting](#)



[Figure 5- Hong Ly from Cornerstone Partnership addresses the 21 Elements meeting](#)

- ◆ B. K. LISTER
 - ◆ HOD QUESTIONS
 - ◆ NEEDS & RESPONSES
 - ◆ INVITE TO 21 ELEMENT PUSH UP SECOND UNIT SURVEY!!
 - ◆ POSSIBLE GROUP RESPONSE
 - ◆ INTERACTIVE FORMAT & COMMUNITY MEETINGS
 - ◆ SIERRA CLUB, GREENBELT ALLIANCE, etc. (COalition OF GROUPS) !!
 - ◆ CR FOR THE INTERDEPENDENCE OF THE DISABLED, EXISTING SHELTER NETWORK; HIP HSNG.; MENTAL HEALTH LEAD.
 - ◆ REDWOOD CITY MEETING
 - PG/HOUSING
 - INCLUSIVE OF DIFFERENT INTERESTS
 - CALLOW & DIALOGUE & BE INCLUSIVE
 - ◆ 2 WEEKS 4/ DRAFTS
 - ◆ 2-3 WEEKS REVIEW BY JURISDICTIONS
 - ◆ SEND OUT INFO. ON THE NEXUS STUDY TO EXPLAIN ITS PURPOSE & IMPORTANCE
 - ◆ CONSIDER INCLUDING A HOUSING ELEMENT MODEL POLICY/PROGRAM FOR PRESERVING AFF. OF INCLUSIONARY UNITS OVER TIME
 - MONITORING
 - RETAIN UNITS
 - NOTIFICATION
 - etc...
- NECESSARY IF CORNERSTONE
- TRADING NEEDS!!
- Notes: NEW FACIL. PANEL PHOTOS
- 21 ELEMENT

Figure 6- Notes from the 21 Elements Meeting



Summary – 21 Elements Meeting TAC 21

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

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
-
- 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 fastest 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 wont 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 schoolr
- 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

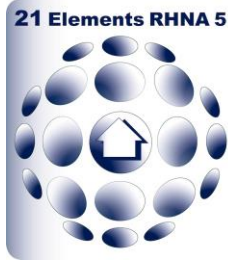
Password Protection

- 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

Next Meeting April 10th, 2014.



Figure 3- 21 Elements meeting



Summary – 21 Elements Meeting TAC 22

Thursday, April 10, 2014
San Mateo Public Library
55 W Third Ave, San Mateo

21 Elements hosted a meeting to help coordinate and provide information for the collaborative Housing Element update process. This meeting was one of the bi-monthly meetings convened by 21 Elements during the Housing Element Update.

Jurisdictions in Attendance

Atherton, Colma, Brisbane, Burlingame, East Palo Alto, Foster City, Hillsborough, Menlo Park, Portola Valley, Redwood City, San Carlos, San Mateo, Woodside

Also in attendance were M-Group, ABAG, NPH, SMC Health System, Sustainable San Mateo County, HIP housing, Housing Leadership Committee, Mental Health Association, LAFCO, SMC Department of Housing, CCAG

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

Special Needs and Sustainability Panel

Kate Harr, HIP Housing
Pam Cohen, Disability Rights California
Adrienne Etherton, Sustainable San Mateo
Melissa Platte, Mental Health Association of San Mateo County
Brian Greenberg, InnVision Shelter Network

Kate Harr, HIP Housing

HIP Housing facilitates home sharing, which is when two or more unrelated people share a home or apartment. Each person has his/her private room and shares the common living areas. HIP Housing works with a low income population, many of whom are at risk of homelessness. In an era when many affordable housing developments

have long or closed waitlists, home sharing is a great option for expanding affordable housing opportunities because it utilizes the existing housing stock.

There is a high demand for the homes that HIP Housing provides. One of their main challenges is trying to identify home providers. They currently have 1:5 ratio of providers to seekers.

Like 21 Elements, HIP Housing works in a regional way - they match home seekers with home providers across jurisdiction lines.

Kate Harr suggested the following policy recommendations to help protect affordable housing and facilitate home sharing:

- Institute policies to protect current affordable housing stock, including mobile homes, first
- Try to build incentives for home share providers- it can be hard to get landlords to do it
 - Considering a tax incentive to allow home providers to reap benefit for people who help house people who qualify based on HUD low income definitions
- Include home-sharing as part of tools and practices
- Consider strategy for helping home-sharing units to count towards RHNA

Redwood City helped out HIP Housing in a way that could be a model for other city's engagement. HIP Housing purchased property in Menlo Park, but they needed money, but Menlo Park was unable to provide enough financing for rehabilitation. However HIP Housing reached out to Redwood City, who was will to help fund the rehabilitation of this building. This underscores the importance of regional view on housing.

Pam Cohen, Disability Rights California

Disability Rights California is a State-mandated law firm which provides legal services for people with disabilities in California. They provide litigation, legislative advocacy, trainings etc. Pam represents mostly adults with mental health disabilities, and she has particular interest in supportive housing. She works to reduce stigma and discrimination against people with mental health disabilities. Pam is currently writing a policy paper on NIMBY barriers for people with mental health disabilities.

Pam suggests that when talking about people with disabilities, we should not lump people with all disabilities together. People with different disabilities have different needs. Notably, people with cognitive/developmental/mental health disabilities need supportive housing options (supportive housing is housing with no limit on length of stay, occupied by target population, which works to maximize the ability to live & work in the community).

In terms of policy, Pam had three general recommendations:

- When working on the Housing Element, it critical that to plan for people with disabilities.
- Zoning codes should then keep up with the Housing Elements, because the zoning codes are what actually enables concrete change.
- Local governments should take advantage of funding opportunities for affordable/supportive housing.

Additionally, some cities have outdated definitions of family or policies that do not allow a certain number of unrelated people to live together, and she suggested cities remove that policy as it is often a barrier to new supportive housing. Pam also suggested that policies and documents employ the statutory definition of people with disabilities, not some other definition. Additionally, she argued that reasonable accommodation ordinances should be part of all jurisdiction's housing elements and zoning codes. Resources for all these suggestions are available on 21 Elements website.

Adrienne Etherton- Sustainable San Mateo County

Sustainable San Mateo is a non-profit non-governmental agency, best known for their annual indicators report/survey, which provides data on key trends effecting sustainability in San Mateo County. Their key indicator for 2014 is transportation, and more information on the report is available online:

<http://www.sustainablesanmateo.org/home/indicators/indicators-report/> .

Initially, Sustainable San Mateo tried to be a relatively neutral information provider, but they realized that providing information alone doesn't always create the kind of concrete change that they might be interested in. Sustainable San Mateo started being involved in policy, particularly in affordable housing when working to get boomerang funds from Redevelopment rededicated to affordable housing.

More recently, they signed on to a document- [Housing Elements Best Practices](#), made by the Housing Leadership Council and ABAG. This document includes such policies as:

- Public benefit zoning
- Parcel assembly to generate stronger infill development
- Graduated density zoning
- Parking – unbundling, adopting shared parking ordinances, car sharing incentives, active parking management

Technology innovation can be really promising for sustainability, particularly in terms of transportation (their key indicator for 2014). For example, Adrienne cited an app called "Parker," which makes it easier to find parking. This app could be significant in reducing GHG emissions because a third of people on roadways at any given money can be

people looking for parking. The “Sharing Economy,” typified by models like Air Bnb (vacation rentals) and car-sharing, can also be promising for sustainability.

Melissa Platte, San Mateo County Mental Health Association (SMC MHA)

The San Mateo County Mental Health Association spends a lot of time fighting against NIMBYS. Often, people have an overly stigmatizing and problematic idea of what mental illness means from the news or TV shows; SMC MHA works to combat these discriminatory ideas. The public will turn out to hearings in order to protest housing for people with mental illnesses... are they protesting the building, or the people? There are many unfounded anxieties about people with mental illnesses.

Despite these widely held stereotypes, SMC MHA works with a very diverse group of people: anyone from a former Emergency Room doctor to an 18-year-old just leaving foster care. Many of their clients already live in the neighborhoods. Many of their clients have been victimized, in part because many people with chronic diagnosed mental illness are extremely low income- many live below 20 percent of AMI.

Some policy suggestions to better house people with mental illnesses include:

- Build more transit oriented development, because often people with mental illnesses do not have cars.
- Waive parking requirements for developments for people with mental illnesses.
 - In many cases, parking spaces will go underutilized because of the low rates of car ownership among people with diagnosed mental illnesses. She cited several examples where a supportive housing development was made to accommodate local parking requirements, and ended up with only a fraction of the spaces in constant use.
- Think of creative way to develop/access in-lieu fees.

Brian Greenburg InnVision/ Shelter Network

InnVision/Shelter Network runs homeless shelters for families and single adults in San Mateo & Santa Clara counties. The need for shelter beds in SMC is so high that they have to turn people away every night

Most of people who come into homeless shelters are taxpayers who can get jobs. Innvision/Shelter Network helps people find jobs, but usually these jobs are located outside the county because they could not afford to live here. Many of the Innvision/Shelter Network staff also can't afford to live in the county.

In San Mateo, small programs can have big impacts: a small number of homeless people have most of the Emergency Room visits and bring the most complaints: if programs target these people, it can yield huge benefits.

Unfortunately, there are no homeless shelters from Downtown San Jose to San Mateo county. A regional approach to homelessness is very much needed.

Q&A:

What are some good ways to deal with NIMBYS?

- Public education
- Political support
- Outreach to decision-makers, give them a reason to support a project
- Pam Cohen’s upcoming report will speak exactly to this issue

21 Elements Meeting

Status of Work Items/Schedule

Josh and Jeff reviewed the status of 21 Elements products, and the upcoming schedule and deadlines for these products. A graphic of these deadlines can be found in the Appendix. The deadline for the housing element update is January 2015, so over the next few months, most of the work items will be completed.

Below is a rough timeline for the completion of most of the products:

- **APRIL/MAY** (2 Months): Finalize Work Plan/Staffing; Community Outreach; Policy/Need Direction
- **JUNE/JULY** (2 Months): Preliminary Draft Housing Element; Prelim. Draft Housing Element Review; Draft Housing Element to HCD
- **AUGUST — NOV** (4 Months): Complete HCD Review and Final Draft Housing Element; Complete Initial Study/CEQA Review
- **DEC/JAN** (2 Months): Undertake Final Draft Housing Element Public Hearings; Housing Element Adoption/Send to HCD for Certification

Other schedule and process considerations include:

- Required Zoning Ordinance Modifications
- Review of Draft Housing Needs Section by HCD
- Streamlined Review

Below is a review of status of all 21 Elements products. The “Pre-qual package” includes everything in the “Basic Package,” and the “Full Package” includes everything in the “Pre-Qual package” and the “Basic Package.”

- **BASIC PACKAGE**
 - Completed**
 - Informational Materials and Best Practices

- Review and Revise
- Housing Needs Tables
- Countywide Trends
- At Risk Units (from CHPC)
- Constraints (Secondary Units Standards/Affordability, Parking)
- Outreach (Panels, Outreach List)

Ongoing

- Nexus Study
- Newsletters
- HCD Tours and Outreach
- Archiving
- Summary of HCD Review Letters

Coming Soon

- Affordable Housing Overlay Zone Materials
- Generalized Initial Study
- Constraints (Fee Survey, Non-Governmental Constraints Memo and Inclusionary Survey)

- **PRE-QUAL PACKAGE**

Completed

- Housing Needs Draft
- Special Housing Needs Draft

Ongoing

- Workshops (By Request)
- HCD Coordination and Informal Consultation
- Review and Revise (Assistance as Needed)
- Housing Needs (Review by HCD)

Coming Soon

- Jurisdiction Write-Up “At Risk” Units
- Jurisdiction Write-Up Non-Governmental Constraints
- Other Topics for Jurisdiction Write-Up (Funding, Water/Sewer Priority, Energy, Second Units)

- **FULL PACKAGE**

Coming by June

- Housing Sites Coordination and Write-Up
- Governmental Constraints Coordination and Write-Up
- Draft Initial Study

Guest Speaker: Paul McDougall, HCD

Paul from HCD joined the meeting via phone, and discussed some components of the upcoming Housing Element, and further ideas for collaboration.

Paul said acceptable to do zoning code updates concurrent with the Housing Element. If jurisdictions are submitting Housing Elements for streamlined review, they should have

zoning code done before the submittal. If jurisdictions are still in the process of updating their zoning code, they need to be able to illustrate to HCD where they are in the process.

Paul also suggests that jurisdictions take an inventory of sites which are in PDAs or which have already had some CEQA review completed. If all jurisdictions use the same form, it will be easier to show regional trends and create beneficial policy. See 21 Elements website to [access the sample form](#), and contact Josh Abrams (abrams@bdplanning.com) with feedback on the form. Non-governmental and governmental constraints could also potentially be a site for streamlined collaboration.

Jurisdictions can have HCD come for a tour to discuss RHNA requirements. The following jurisdictions were interested in having an HCD tour:

- Portola Valley
- Colma
- Burlingame
- Woodside
- Foster City

Nexus Study

Josh updated jurisdictions on the nexus study. Currently, the consultants are identifying the affordability gap. If jurisdictions have sample pro-forma's that they have not already shared, please contact Josh or the consultants.

Possible Next Steps after Housing Element

The group had a discussion around the question: After the Housing Element update process is done, what role should 21 Elements take in San Mateo County?

Some suggestions included:

- Help with the Implementation of Plan Bay Area
 - Mitigate hot spots
 - Provide information for the jurisdictions.
 - Publicize best practices
- Green Buildings
- Joint implementations of programs- see where groups might be.
- Nexus study implementation

Guest Speaker: Wally Abrazaldo- C/CAG

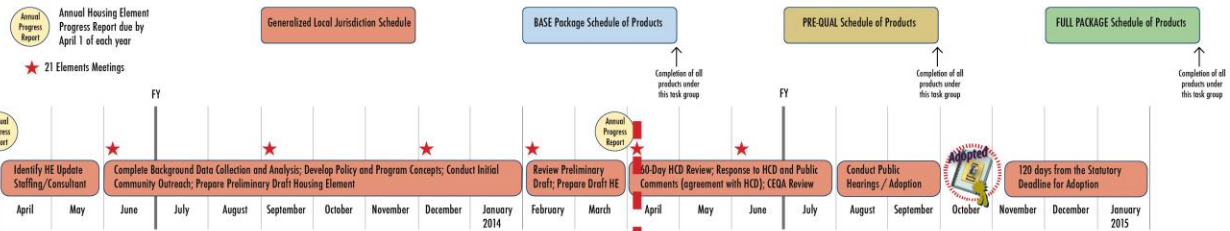
Wally presented to the group on [San Mateo County's Priority Development Area Investment and Growth Strategy](#). Priority Development Areas are important for the Plan Bay Area, and they are required by MTC resolution.

Send feedback to Wally (wabrazaldo@smcgov.org) on this document by April 30.

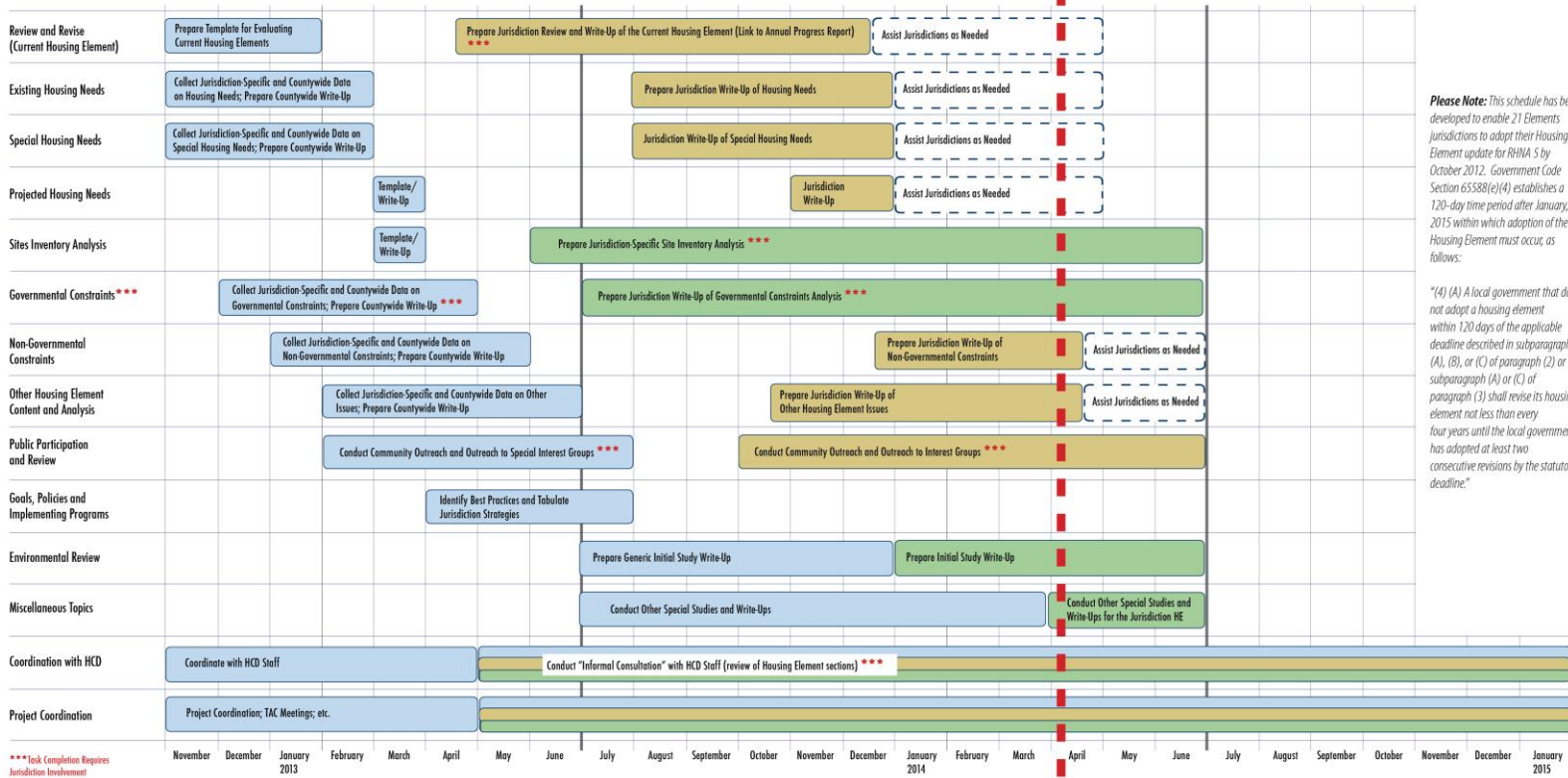
Appendix

21 Elements / RHNA 5 Schedule

Prepared for the April 10, 2014 21 Elements Meeting



21 Elements Work Tasks and Products



Please Note: This schedule has been developed to enable 21 Elements jurisdictions to adopt their Housing Element update for RHNA 5 by October 2012. Government Code Section 65588(e)(4) establishes a 120-day time period after January, 2015 within which adoption of the Housing Element must occur, as follows:

"(4) (A) A local government that does not adopt a housing element within 120 days of the applicable deadline described in subparagraph (A), (B), or (C) of paragraph (2) or subparagraph (A) or (C) of paragraph (3) shall revise its housing element not less than every four years until the local government has adopted at least two consecutive revisions by the statutory deadline."

REQUIREMENTS TO BE COMPATIBLE W/ AIRPORT LAND USE CONSISTENCY - REVIEW OF DRAFT -> CONTRA CLK/6

NON-GOV'T CONSTRAINTS

- CONTRACTS FOR CONSTRUCTION & LAND COSTS
- BIA
- REDEV. # INFO.
- SAN MATEO CO. ASSOC. OF DEVELOPERS
- ABAG FUNDING GAP STUDY (PAUL DATA)
- NEXUS STUDIES (PAUL ROBERT)

TOURS W/ HCD

PORTOLA VALLEY
COLMA
FOSTER CITY

WOODSIDE
BURLINGAME

HCD PRE-REVIEW

SITES ANALYSIS
CONSTRAINTS
NON-GOV'T GOV'T

- USE THE INVENTORY
- CONSOLIDATED APPROACH
- PROXIMITY CRITERIA
- PDA'S (INCLUDE IN INVENTORY)
- 220 ELIGIBILITY TIPS
- CRITERIA FOR FUNDING

INCLUDE DUANE BAY
SEND TO ABAG?

CO-WIDE INVENTORY OR CONSISTENT APPROACH

GOOD TO KNOW
GOODER
NOT LATER

PDA ACCESS AREAS

NEXUS STUDY

SAN MATEO
REDWOOD CITY

PRO-FORMA DATA

POSSIBLE WORK ITEMS AFTER H.E.

- IMPLEMENTATION OF PUNJ BAY AREA
 - * MITIGATE HOT SPOTS
 - * INFORMATION
 - * LEARN FROM EXAMPLES
- GREEN BUILDING
- JOINT IMPLEMENTATION OF PROGRAMS
 - SEE WHERE GROUPINGS MIGHT BE

Wall Graphic Two