

Summary of 21 Elements Displacement Sub-Committee Meeting #1

Meeting Conducted on September 24, 2015

City of Foster City Emergency Operations Center (1:00 – 2:30 pm)
610 Foster City Boulevard; Meeting Room 1D (EOC)

Purposes of the Meeting

- (1) Review and provide comments and direction on the 21 Elements work schedule and products.
- (2) Learn about the relationship between displacement and public health — presentation by Shireen Malekafzali, San Mateo County Department of Health
- (3) Discuss and identify jurisdiction expectations — (a) How can 21 Elements products on displacement be useful? (b) How can 21 Elements make it easier for jurisdictions to constructively discuss and address displacement? (c) What are jurisdiction schedules and plans or processes?
- (4) Review and provide comments on possible Issues and strategies to be addressed under the 21 Elements work.
- (5) Assist in Identifying stakeholders and topics.

People Attending

In addition to Joshua Abrams and Jeff Baird, representing 21 Elements, and Shireen Malekafzali, San Mateo County Department of Health, the following people attended the meeting:

Will Gibson, San Mateo County
Lisa Poirras, City of San Carlos
Tony Sanaa, Urban Habitat
Rebecca Mendenhall, City of San Carlos
Sandy Council, City of San Mateo
Betsy Zobelle, City of Daly City
Diana O
Dell, City of Redwood City
Joshua Hugg, Housing Leadership Council
Diana Reddy, Housing Leadership Council
David Zesser, Public Advocates
Sage Schaan, Town of Woodside

Jackie Young, Town of Woodside
Jennifer Rose, City of Belmont
Sandy Wong, C/CAG
Adena Friedman, City of South San Francisco
Elizabeth Cullinan, Town of Hillsborough
Tony Rozzi, City of South San Francisco
Deanna Chow, City of Menlo Park
Jim Cogan, City of Menlo Park
Leslie Carmichael, City of Foster City
Kevin Gardner, City of Burlingame
Julia Capasso, City of Brisbane

Overview of the Meeting

Following a brief review of the meeting agenda, Jeff Baird provided a summary of the proposed schedule and work effort to address displacement of lower income residents in San Mateo County. Following that, Shireen Malekazali, San Mateo County Department of Health, provided a presentation on the relationship between displacement and public health. Slides from the presentation are included in this summary.

The remainder of the meeting provided an opportunity for participants to identify jurisdiction expectations for the work effort and an identification of some of the issues and strategies that should be included. The group also discussed technical stakeholders to be interviewed as part of the 21 Elements work effort.

Below is a summary of meeting comments. Comments were recorded on a large wall-graphic, which has been reproduced and included at the end of this meeting summary.

Comments on the 21 Elements Work Effort, Schedule and Products

1. Ensure a timeliness of products.
2. Provide specificity in the data so it is applicable to San Mateo County. Examples of data on displacement might include a look at multi family purchases over a certain timeframe and the number that are impacted. This could be done for North and South San Mateo County.
3. Provide feedback from any public meetings on displacement. There are differences between the small landlords, such as the mom-and-pop situations, and larger companies. Evaluate whether we are transitioning to more astute developers of rental housing.
4. Consider building maintenance issues in the community.
5. Identify with the ownership patterns are in the community.
6. We are looking for sample short-term rental ordinances and FAQ handouts.
7. Interviews could be useful to provide a voice to those who have been displaced, perhaps speaking with shelter network to gather information and data from their clients been displaced. And, have they seen a big increase in this basement?
8. Good work plan.
9. Concern products may be too complex for a local jurisdiction the numbers of items listed on the wall notes was a bit overwhelming.

Comments on the Relationship Between Displacement and Public Health

1. Get healthy is great. We are going to start working with San Mateo County Department of health and a new precise plan process. They are a great source of data and resources for community out reach.

2. Well intended and important.

Comments on Jurisdiction Expectations for the Work Effort

1. We would like best practice sample ordinances or different jurisdiction ordinances for short-term rentals.
2. Displacement is not a significant issue for some of the smaller jurisdictions. Looking for a process that can apply to the smaller jurisdictions.

Comments on the Issues and Strategies

1. Consider the relationship of displacement and potential strategies to fair housing laws.
2. Consider such impacted populations as people with disabilities, lower income households, racial differences and impacts, gender and immigration status.
3. Identify how many units would be affected by various rent stabilization approaches.
4. Understand the magnitude of impact of various strategies and how many people would be affected.
5. Consider a strategy of requiring long-term leases for renters, similar to the longer-term stability provided through home ownership.
6. Investigate regional and state level incentives for displacement strategies.

Comments on the Stakeholders Interviews

1. Interview approach is logical. Will send contact info if we have any recommendations. Please send interview questions about over email so we can review in more detail and do better feedback.
2. Kristen Spaulding would be a good resource.
3. We are interested in legal responses to regulations from both sides — housing advocates, landlords, and jurisdictions.
4. Stakeholder interviews should include jurisdictional representatives. On our City Council I'd suggest talking to Ricardo Ortiz or Michael Brownrigg and on the Planning Commission Jeff DeMartinin. I think all of these individuals are balanced and interested in the different sides of the issues.
5. Tenants together, a statewide advocacy group that is active in the Bay Area could be interviewed. Include someone who can speak to impact in schools and teachers.
6. Consider speaking to Peter Finn of Teamsters Local 856 for direct link to labor and city employee displacement in San Mateo County.

Other Comments

1. There is a wealth of short-term rental regulatory examples throughout California and across the country (Oregon, Texas, etc.). We compiled a matrix 15 to 20. Would be helpful for 21Elements to provide a clearinghouse of regulations online.
2. Our city will go our own way as always. Council is interested in the work of others but will make independent decisions.
3. From an affordable housing production standpoint, we are looking at a voluntary program whereby affordable housing needs to be incorporated if requesting a density above the base density. Are there other jurisdictions that have such ordinances and are there any model ordinances?

Review of the Meeting

1. Make sure everyone who attends is introduced.
2. I'm afraid to say I am discouraged by this effort. It seems like it is being driven by the special interest of the kids, and I'm not sure as a jurisdictional representative whether I should be here. My fear is this will result in the jurisdictions being talked-AT rather than WITH.

One San Mateo County Health and Housing for All!

Building Healthy Places and Ensuring Stable Communities
Shireen Malekafzali | September 24, 2015



Get Healthy San Mateo County



- **Collaborative:** Community based organizations, schools, cities, hospitals, and leaders
- **Mission:** Supports policy change to prevent diseases and ensure everyone has equitable opportunities to live a long and healthy life



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4 Key Priorities



- **Stable and affordable housing** protects health and provides the ability to engage in healthy opportunities
- **Complete neighborhoods** make it easy for residents to be healthy everyday in their communities
- **High-quality education** in healthy places creates pathways to better health
- **A strong local economy** builds household financial security for all and promotes everyone's health

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The Health Connection



- **Healthy Housing: 6M** housing units put kids at greater health risks
- **Healthy Neighborhoods: 54%** do not engage in regular physical activity
- **Healthy Schools: 1 in 7** (high school degree) vs. 1 in 11 (higher education) likely to have diabetes
- **Healthy Economy: 19 years** difference in life expectancy between Atherton and East Palo Alto

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We are unquestionably in a housing crisis

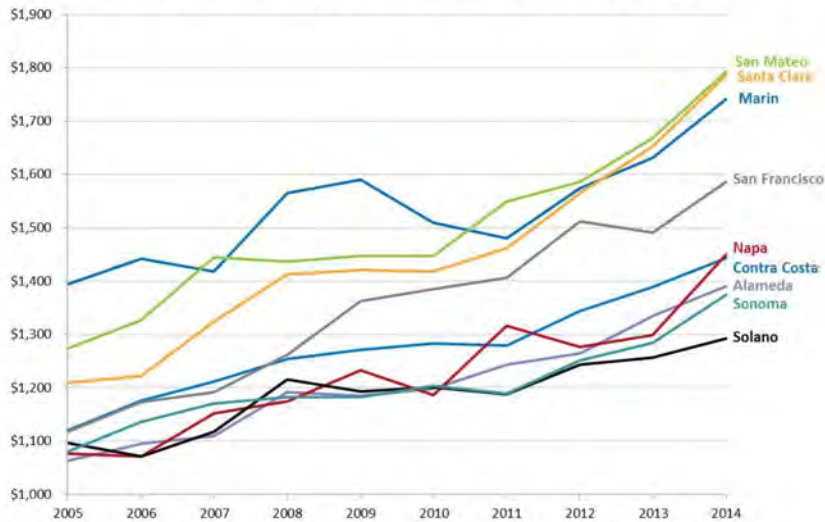


- Rents increased 70% over last 5 years in many communities
- Over 40% of households spend 30% of income on rent – and over 20% spend more than 50%



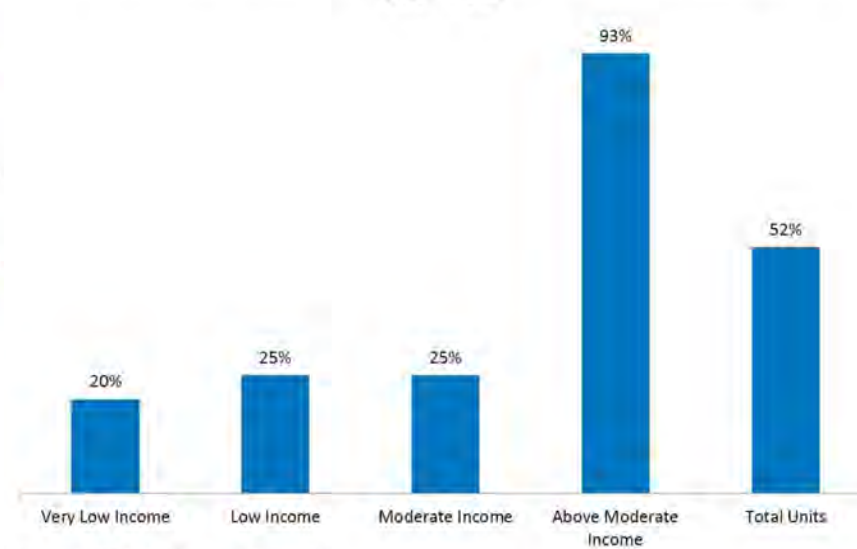
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Median Monthly Rent in the Bay Area by County, 2005-2014



Source: U.S. Census Bureau, 2005-2013 American Community Survey 1-year Estimates

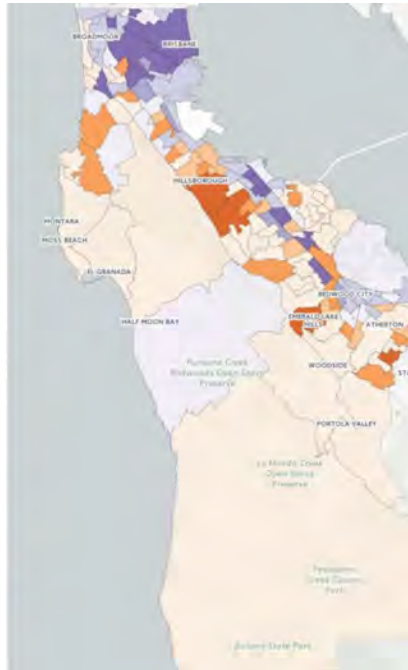
Percent of RHNA Permitted by Income in San Mateo County, 2007-2014



Source: Association of Bay Area Governments

Gentrification and Displacement in San Mateo County

Census Tract Typology Classification	
Lower Income Tracts (> 39% of HH are considered Low Income) Not losing low income households or very early stages Does not fall within any of the below categories	Moderate to High Income Tracts (<39% of HH are considered Low Income) Not losing low income households or very early stages Does not fall within any of the below categories
At risk of gentrification or displacement - Strong market - In TOD - Historic housing stock - Losing market rate affordable units - Employment center	At risk of displacement - Strong market - In TOD - Historic housing stock - Losing market rate affordable units - Employment center
Undergoing displacement - Already losing low income households, naturally affordable units, and in-migration of low income residents has declined - Stable or growing in size	Undergoing displacement - Already losing low income households - Decline in other naturally affordable units or in-migration of low income residents - Stable or growing in size
Advanced Gentrification - Gentrified between 1990 and 2000 or between 2000 and 2013 based on: o Neighborhood vulnerability o Demographic change o Real estate investment	Advanced Exclusion - Very low proportion of low income households - Very low in-migration of low income households



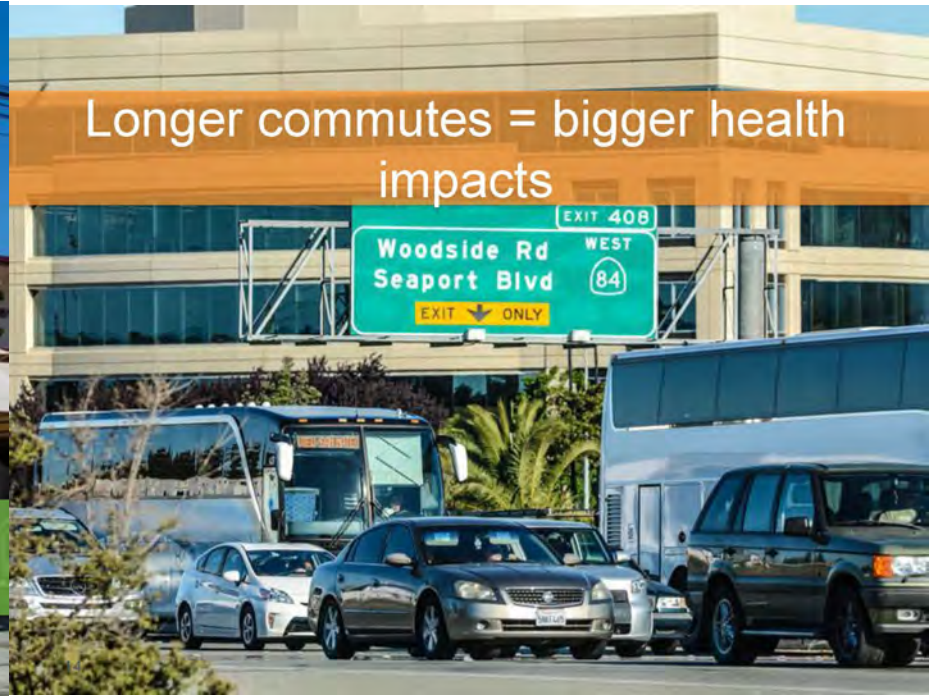
Shared Goals

- Supporting our clients
- Advancing health for all
- Ensuring we are not displacing our health challenges as we promote healthy communities



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Promoting healthy housing



- **Protection** of existing residents to be able to stay in their homes
- **Preservation** of existing affordable homes
- **Production** of new housing units at a diversity of affordability levels
- **Participation** of residents and community leaders in decision-making processes
- **Placement** of homes in locations that facilitate health and access to opportunity

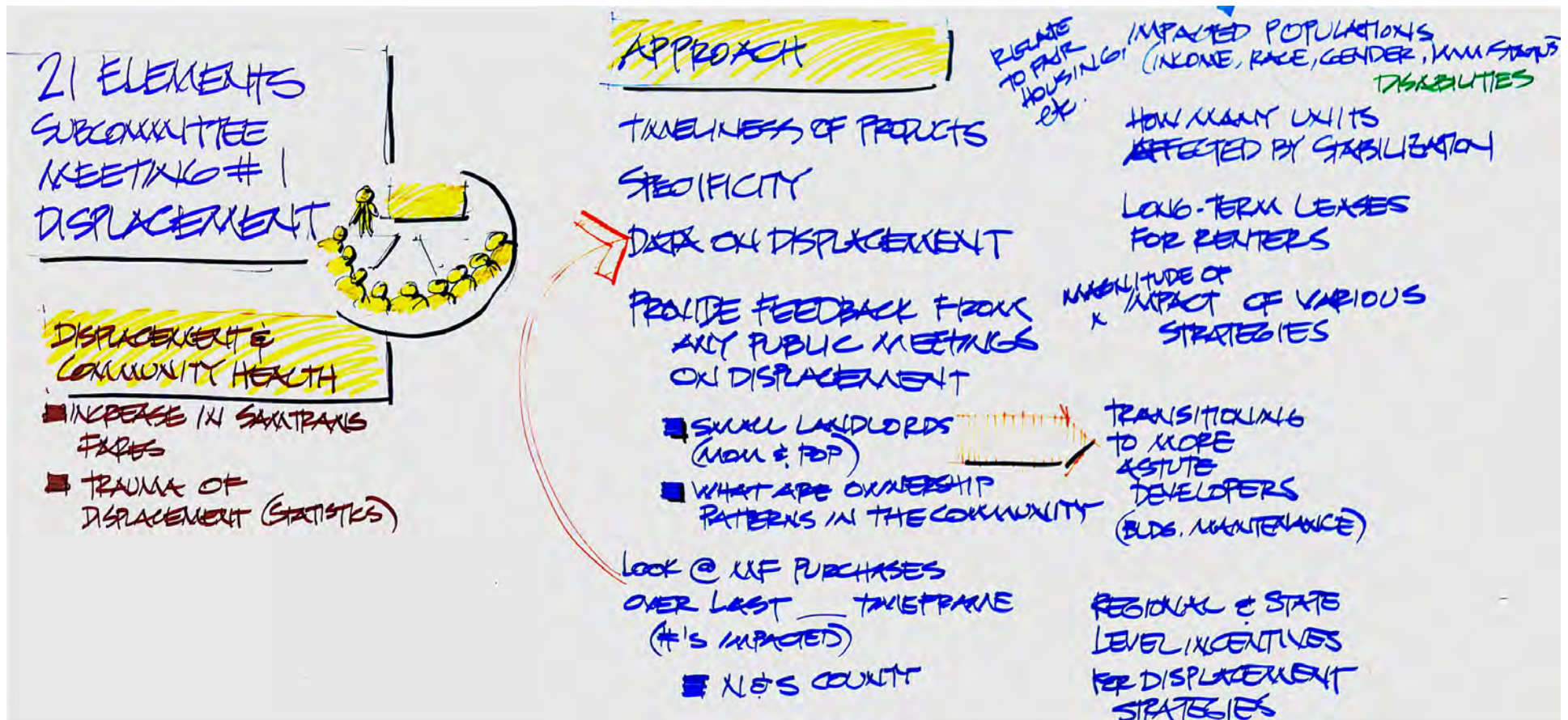
Addressing housing instability



- Engage in city and regional planning and policy efforts to advance solutions
- Provide a larger framework for the housing crisis
- Provide data to community-based organization, cities and other leaders
- Promote a comprehensive solution
- Make the connection: healthy communities without displacement

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Wall Graphic Summary of Comments from the 21 Elements September 24, 2015 Displacement Sub-Committee Meeting

Please note the issues of short-term rentals is being addressed through a separate process