



21 Elements Subcommittee Meeting on Displacement

21 Elements

September 24, 2015

I. Meeting Outcomes

- (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
- (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

I. Agenda

1. Welcome, Introductions and Review of the Meeting Purpose and Agenda
2. Brief Overview of the 21 Elements Work Effort, Schedule and Products
3. Presentation on the Relationship Between Displacement and Public Health
4. Review and Discussion of Jurisdiction Expectations for the Work Effort
5. Review and Identification of the Issues and Strategies to be Addressed
6. Stakeholder Interviews
7. Summary and Next Steps

Close no later than 2:30 pm

II. Work Effort, Products and Schedule (Overview)

- Provide a toolkit of effective strategies applicable to and for use by San Mateo County jurisdictions to address displacement
- Provide an agreed-upon definition of displacement
- Focus on near-term strategies to address displacement within the longer-term context of overall strategies intended to address affordable housing needs (such as new construction, rehabilitation, second units, etc.)
- Identify any specific issues that should be addressed earlier in our process (such as possible Airbnb strategies)
- Link with resources, studies, best practices, speakers and other activities

II. Work Effort, Products and Schedule (Products)

- Succinct, well-structured, easy-to-use toolkit report
- Model ordinances and the components of implementing policies and regulations
- Resources
- FAQ's and (if desired) newsletter-type materials
- Interview summaries and documentation
- Meeting summaries
- Generic Powerpoint presentation

II. Work Effort, Products and Schedule (Toolkit Topics)

- Definitions
- Legal landscape
- Trends and causes of displacement in San Mateo County
- Context for understanding displacement (near-term, longer-term, relationship to affordable housing strategies, etc.)
- Policies and strategies (best practices)
- Model ordinances and regulations

II. Work Effort, Products and Schedule (Schedule)

- September 24, 2015 — Meeting #1 of the 21 Elements Subcommittee to provide comments and direction on the approach
- November 2015 — Meeting #2 of the 21 Elements Subcommittee to review preliminary stakeholder interview results, best practices, needs, FAQ's, etc. to provide a basis for discussing policies and strategies tailored to San Mateo County jurisdictions
- January 2016 — Meeting #3 of the 21 Elements Subcommittee to review a first draft of the toolkit and outreach materials
- March 2016 — Meeting #4 of the 21 Elements Subcommittee to review final materials and approach to implementation

III. Guest Speaker

Shireen Malekafzali, San Mateo County
Department of Health

IV. Review of Jurisdiction Expectations for the Work Effort

- How can 21 Elements products on displacement be useful?
- How can 21 Elements make it easier for jurisdictions to constructively discuss and address displacement?
- What are jurisdiction schedules and plans or processes?

V. Review of the Issues and Strategies to be Addressed

- Contextual issues (relationship to other affordable housing strategies; locational issues)
- Relocation assistance
- Mobile home park preservation
- Just cause eviction
- Rent stabilization
- Others (Airbnb, Ellis Act, condominium conversions, no net loss, legal services for tenants, acquisition/rehabilitation, legal remedies for tenants, use of affordable housing funds, SRO's, mediation, development agreements, etc.)

VI. Interviews (Overview)

- Types of interviews/outreach
 - Informational interviews
 - Resource people
 - Community leader interviews (can be done later if desired)
- Groups to interview
 - Legal
 - Labor, apartment association, BIA
 - Affordable housing advocates
 - Others?

VI. Interviews (Approach)

- Send out interview form ahead of the interview
- Provide succinct statement of the purpose of the interview, the products and 21 Elements
- Define displacement
- Identify displacement issues and strategies within the context of other affordable housing strategies
- Provide summary report to interviewees and make sure they are notified in the 21 Elements process
- Maximum 10-12 people interviewed
- Contact resource people separately

VI. Interviews (People)

➤ Group ONE

- (1) Jennifer Martinez, Peninsula Interfaith Action
- (2) Daniel Saver, Community Legal Services EPA
- (3) Juliet Brody, Stanford's Mills Legal Clinic
- (4) Melissa Morris, Law Foundation of Silicon Valley
- (5) Josh Hugg, HLC
- (6) Sam Tepperman-Gelfant, Public Advocates
- (7) Patricia Sausedo, BIA
- (8) San Mateo County Association of Realtors (SAMCAR)
- (9) Causa Justa / Just Cause
- (10) Rhovy Lyn Antonio, Apartment Association
- (11) Kirsten Spaulding, Labor

➤ Group TWO

- (12) Robert Moore, NAACP
- (13) Michele Beasley, Greenbelt Alliance
- (14) Transportation people (Transform or SamTrans Grand Boulevard)
- (15) Tony Samara, Urban Habitat
- (16) Wayne Chen, City of San Jose
- (17) Jeff Buckley, San Francisco Mayor's Office
- (18) EBHO

VI. Interviews (Questions)

1. What do you see as the most pressing issues and needs related to displacement of lower income households in San Mateo County?
2. In your experience, what specific strategies that have worked elsewhere do you see as applicable to addressing displacement in San Mateo County?
3. How would you suggest framing the issues related to displacement to enable a constructive discussion of displacement strategies?
4. If you had to summarize a best case scenario for jurisdictions in San Mateo County — or how would you or your organization would define success — what do you see as the best outcome to effectively and fairly address displacement?
5. What is your organizations role relative to the issue of displacement and what is the best way to involve your organization as displacement strategies are considered?
6. Who else are you aware of who is doing good work on displacement that might be applicable to San Mateo County?
7. Is there anything else you'd like to add?

VII. Summary, Next Steps and Evaluation of the Meeting