

Meeting #26
August 19, 2015

Implementation

21 Elements

I. Agenda

- I. Welcome, Introductions and Review of the Meeting Purpose
- II. Closing the Gap Affordable Housing Task Force
- III. Housing Legislative Update
- IV. Cooperation on Outreach to Nonprofit Developers for Surplus Land
- V. Nexus Study Update
- VI. 21 Elements 2015/2016 Work Plan
- VII. Summary, Schedule and Next Steps

II. Closing the Gap Affordable Housing Task Force

III. Housing Legislative Update

Michael Lane, Non-Profit Housing Association of Northern California

IV. Cooperation on Outreach to Non-Profit Developers for Surplus Land

V. Nexus Study Update

VI. 21 Elements Work Plan

- A. Overview
- B. Summary of Outreach to Jurisdictions
- C. Near Term Activities
 - Nexus Study Implementation
 - Displacement
 - Affordable Housing Options Publication
 - Affordable Housing Overlay Zoning Options
 - Other Activities?

Overview

2015 — 2016 FY Work Items

- A. Ongoing Assistance to Jurisdictions and Continuing 21 Elements Activities (Meetings, Outreach, Website, Housing Element Implementation, etc.)
- B. Nexus Study Implementation and Support
- C. Displacement Study
- D. Affordable Housing Publication

Overview

2016 — 2017 FY Work Items

(To be reexamined in Spring 2016)

- A. Second Units Design Manual
- B. Senior and Special Needs Housing
- C. Other Affordable Housing Planning
- D. Other?

Summary of Outreach to Jurisdictions

- 100% Certification (RHNA 4 and RHNA 5)
- 2023 Update Cycle
- Positives include meetings and sharing of ideas, housing needs, speakers, other background materials, working with HCD and Housing Element certification process, ease of access, collaboration, Nexus Study, etc.
- Needs include work on website and clarity on product timing.

Summary of Outreach to Jurisdictions

1. Nexus Study Implementation
2. Displacement (Range of Strategies)
3. Annual Housing Report
4. Improved Technology/Reporting
5. Senior Housing/Inter-Generational Housing
6. Mediation
7. Legislation/Lobbying (More Sub-Region)

Summary of Outreach to Jurisdictions

8. Sustainable Communities Funding
9. Making it Easier for Second Units, including Second Unit Design Manual
10. Second Unit Legalization
11. Affordable Housing Overlay Zoning
12. Working with Non-Profits
13. Affordable Housing Plan
14. Get Ahead of Next RHNA

21 Elements Meetings

- Every FOUR Months
 - August and November 2015
 - March, July and November 2016
 - March and July 2017
- Possible Topics for Speakers?
 - Affordable Housing Overlay Zone
 - Nexus Study Next Steps
 - Strategies to Address Displacement
 - Funding Opportunities
 - Other Topics?

Nexus Study Implementation

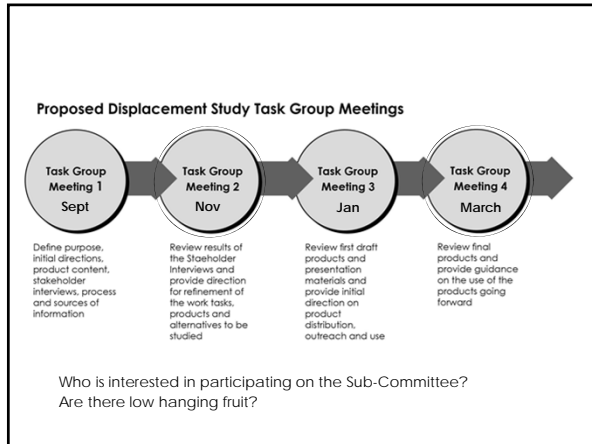
- Attend Meetings
- Materials with key findings and results; Presentation materials; Summary of recent and pending court cases; How to modify zoning ordinances; Options for adopting legally defensible policies for commercial and residential impact fees; etc.
- Available as ongoing resource and collaboration assistance

(Jurisdiction-specific products and processes would be separate 21 Elements work or contracted elsewhere)

Displacement

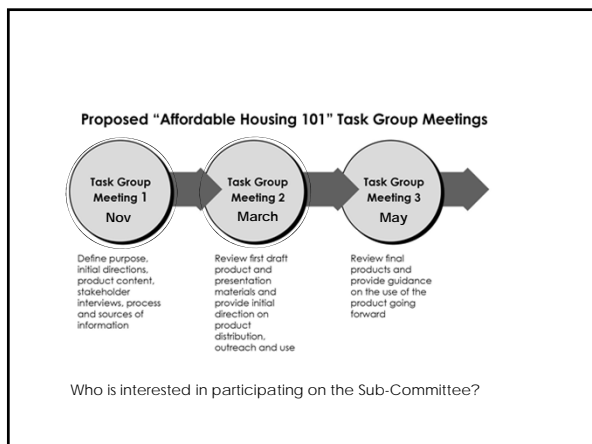
- Form Sub-Committee (Task Group) of Interested Jurisdiction Representatives
- Conduct Stakeholder Interviews
- Collect Information on Displacement (and review other studies and materials)
- Identify and evaluate strategies/best practices to address displacement
- Final product would include background, options, model policies, ordinances, etc.

(Jurisdiction-specific products and processes would be separate 21 Elements work or contracted elsewhere)



Affordable Housing Publication

- Form Sub-Committee (Task Group) of Interested Jurisdiction Representatives
- Stakeholder interviews
- A Primer (booklet), roughly 15 pages, with presentation materials explaining affordable housing
- How affordable works, challenges of building affordable housing, funding, who lives in affordable housing, good examples, etc.
- Not "off the shelf" but tailored to San Mateo County



Affordable Housing Overlay Zone Information

- Option #1 — Conduct two-hour information sharing and discussion forum; include experts and those familiar with AHOZ; provide background material
- Option #2 — Jurisdiction specific outreach, e.g. appearing at study session
- Option #3 — Update Overlay Zone material on 21 Elements website; Pull materials together as an informational packet describing uses, purposes, best practices, etc. Include FAQ.

Other Items Related to the 21 Elements Work Plan?

VII. Summary, Schedule and Next Steps
