

County of San Mateo Regional Assessment of Fair Housing

Attachment A to Board of Supervisors Memo 09.26.2017

Fair Housing Plan - County of San Mateo Department of Housing

ROW #	FAIR HOUSING GOAL	CONTRIBUTING FACTORS TO BE ADDRESSED BY GOAL	FAIR HOUSING ISSUES /IMPEDIMENTS	RESPONSIBLE PARTY	METRICS AND MILESTONES	TIMEFRAME FOR ACHIEVEMENT
1	Goal No. 1. Continue to dedicate Affordable Housing Fund (Measure K) dollars to the development of publicly-supported affordable housing.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Gap in homeownership rate for African American and Hispanic households; Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; High rates of denial of housing for African American and Hispanic households	San Mateo County Department of Housing and Board of Supervisors	Allocate \$32.5M in County Measure K funds over two years to the Department of Housing for the creation or preservation of below market rent, deed restricted affordable housing units.	FY 18 and FY 19
2	Goal No. 2. Continue to support the addition of publicly supported housing units - housing with affordability restrictions - to the market.	Loss of affordable housing; Lack of affordable housing supply; High housing costs; Discrimination in market	Disproportionate housing needs; Displacement of residents	San Mateo County Department of Housing and Board of Supervisors	Begin construction on 600 units of County-subsidized, affordable housing throughout the county. Units will typically serve households earning up to 60% of AMI. Units will typically be income-restricted for a period of 55 years. Ensure that recipients of funds have strong affirmative marketing plans.	by end of FY 2019

3	Goal No. 3. Continue to support the addition of publicly supported affordable housing units located near transit	Loss of affordable housing; Lack of affordable housing supply; High housing costs; Discrimination in market	Disproportionate housing needs; Displacement of residents	San Mateo County Department of Housing	Include preference criteria within funding NOFAs that favor projects a) sited within easy walking distance of services, amenities, and transit; and/or b) submitting applications for Affordable Housing and Sustainable Communities (AHSC) funds	Through FY22
4	Goal No. 4. Support the development of larger publicly-supported affordable housing units (2 - and 3- bedroom units, or larger)	Limited housing for families	Disproportionate housing needs	San Mateo County DOH and Housing Authority of San Mateo County	Include units for larger families (two- and three bedroom units, or larger) in the Preference Criteria for San Mateo County's Affordable Housing Fund allocations. Prioritize the development of family-sized units in the Request for Proposal for Midway/Bayshore Redevelopment Project.	FY17-18
5	Goal No. 5. Continue to support the development of publicly-supported housing for County Clients - residents with special needs (experiencing homelessness, frail elderly, mental health issues, substance abuse issues)	Loss of affordable housing; Displacement of residents; Lack of accessible housing	Disproportionate housing needs; lack of support for special needs housing	San Mateo County Department of Housing, Health Plan, Behavioral Health and Recovery Services, and Probation, Human Service Agency	5% of units receiving County subsidy in FY 18 and FY 19 will be targeted towards County Clients	FY 18 and FY 19
6	Goal No. 6. Continue to support the development of publicly-supported housing for Extremely Low Income Households	Loss of affordable housing; Displacement of residents; Lack of accessible housing	Disproportionate housing needs; lack of support for low income housing	San Mateo County Department of Housing	10% of units receiving County subsidy in FY 18 and FY 19 will be targeted towards extremely low income households (earning up to 30% of AMI)	FY 18 and FY 19
7	Goal No. 7. Support the development of publicly-supported affordable housing for Transition-Aged Youth	Loss of affordable housing; Displacement of residents; Lack of accessible housing	Disproportionate housing needs; lack of support for special needs housing	San Mateo County Department of Housing and Human Services Agency	HSA to provide DOH with \$1.3M in Measure A/K funds to finance the creation of up to 18 units of permanent affordable housing targeted towards transition-aged youth. Funds to be allocated to a developer via Notice of Funding Availability.	FY 18 and FY 19

8	Goal No. 8. Continue to support the development of publicly-supported affordable housing for Behavioral Health Recovery Services Clients	Loss of affordable housing; Displacement of residents; Lack of accessible housing	Disproportionate housing needs; lack of support for special needs housing	San Mateo County Department of Housing and Behavioral Health and Recovery Services	BHRS to provide DOH with ~\$1M in Measure A/K funds to finance the creation of up to 6 units of permanent affordable housing targeted towards BHRS clients. Funds to be allocated to a developer via Notice of Funding Availability.	FY 18 and FY 19
9	Goal No. 9. Continue to support the development of publicly-supported affordable housing for CA Mental Health Services Act-eligible households	Loss of affordable housing; Displacement of residents; Lack of accessible housing	Disproportionate housing needs; lack of support for special needs housing	San Mateo County Department of Housing and Behavioral Health and Recovery Services and CA HCD	Develop plan for CA HCD No Place Like Home funds and release corresponding NOFA	FY 2018 - develop plan. FY 2019 - Release NOFA
10	Goal No. 10 Support the development of workforce housing	Rapidly rising housing costs due to strong economy; Strong demand for housing from workers in San Francisco and San Jose	Regional cooperation related to addressing Disproportionate Housing Needs	HEART, Home for All, San Mateo County DOH, County Manager's Office	Provide HEART with \$5M in Measure K seed funds and technical assistance to 1) leverage County commitment with investment from additional jurisdictions and other investor partners 2) Support development of affordable and workforce housing through predevelopment, acquisition, preservation, bridge, and construction loans	FY17-19
11	Goal No. 11. Explore a multifamily rehabilitation and accessibility improvement program using CDBG revolving loan or other public funds to provide an incentive for landlords to participate in the HCV program.	Loss of affordable housing; Displacement of residents; Lack of accessible housing	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities	HACSM and San Mateo DOH and Daly City	Complete analysis and determine program feasibility	FY 2018
12	Goal No. 12. Research and implement best practices around supporting naturally occurring affordable rental housing.	Loss of affordable housing; Displacement of residents	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households	San Mateo County DOH and 21 Elements	21 Elements to release final report on Displacement and Displacement prevention tactics which includes a discussion of "tenants' right of first refusal" in the No Net Loss Policy section. Jurisdictions to review, discuss, and implement as appropriate.	Release report FY 2018. Discussion and Implementation to follow report release.

13	Goal No. 13. Research and implement best practices around subsidy loan terms for publicly-supported affordable rental housing.	Loss of affordable housing; Lack of affordable housing supply; High housing costs; Discrimination in market	Disproportionate housing needs; Displacement of residents	San Mateo County Department of Housing, Board of Supervisors	DOH staff to review current loan terms, research best practices, and make recommendations to revise terms as seen fit. Example: review of requirements around restrictive covenants on CDBG funding.	Through FY22
14	Goal 14. Begin planning and determine site assembly process for publicly-owned land. Establish criteria for development (for inclusion of RFPs).	High housing costs due to land costs	Disproportionate housing needs: Lack of accessible housing for persons with disabilities; high rates of denial of housing for African American and Hispanic households	San Mateo County Department of Housing, City of Redwood City, and San Mateo County Manager's Office, South San	Issue RFPs and select developers for two County-owned sites - Midway Village and Middlefield Junction - for development of affordable housing units. Issue RFQ/P for master planner to evaluate additional site(s) for appropriateness of housing development.	FY 18
15	Goal No 15. Support Affirmatively Further Fair Housing throughout the entire county regardless of HUD entitlement status.	Disparate efforts to address critical housing needs	Regional housing planning	San Mateo County DOH and urban county jurisdictions	Prepare and execute a new Cooperative Agreement between the County and the non-entitlement cities within the County to add additional language (per HUD) compelling jurisdictions to abide by the Fair Housing Act and affirmatively further fair housing	FY17-18
16	Goal No. 16. Continue to fund and support outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments.	Historic lack of credit; high housing prices; lack of ability to influence seller	Disproportionate housing needs: Gap in homeownership rate for African American and Hispanic households; Displacement due to rent increases for Spanish speaking and large households	San Mateo County DOH	Support five public service organizations that serve approximately 2,200 household per year. Provide funding up to \$200,00 annually	Annual contingent on continued HUD funding allocation
17	Goal No. 17. Provide additional funding to support outreach services for renters at risk of losing their homes and/or having disputes with their landlords	Disproportionate housing needs; Displacement of residents	San Mateo County Board of Supervisors and DOH	San Mateo County Board of Supervisors and DOH	Support public service organizations that serve vulnerable low-income households by providing referrals, "rapid rehousing", fair housing counseling, and other services. Provide up to \$977,000 over two years to supplement support services funded by HUD.	FY17-19

18	Goal No. 18. Continue and strengthen regional affordable housing planning.	Rapidly rising housing costs due to strong economy; Strong demand for housing from workers in San Francisco and San Jose	Regional cooperation related to addressing Disproportionate Housing Needs	Home For All, San Mateo County Housing and Planning Departments, 21 Elements, Housing Leadership Council	Home for All to update local housing policy status tracker on Home For All website. Home for All to launch RHNA sharing pilot legislation for San Mateo County. 21 Elements to support Decision Maker Events with coordination from Home for All and Housing Leadership Council to educate decision makers about housing issues.	Decision Maker Events: twice a year, during housing leadership day and affordable housing week. Housing policy tracker: June 2017 RHNA sharing pilot legislation: February 2018
19	Goal No. 19. Continue efforts to educate community stakeholders and residents about housing gaps and the effects of programs and policies on addressing those gaps.	Lack of support for housing; suburban scale communities resistant to added density; frustration with recent growth implications	Lack of support for affordable housing	County Manager's Office, Home For All, San Mateo County DOH, and County Library, 21 Elements	Launch Community Engagement Pilot Projects to test out new approaches to community engagement on housing. Launch County Library American Conversations Project which will include conversations regarding housing. 21 Elements to produce handout "How Housing Fits" on that presents a continuum of housing design, types, and density ranges that inform strategies to increase housing stock.	Community Engagement Pilot Projects: Fall 2017 American Conversations Project: October 2017 How Housing Fits handout: Spring 2018
20	Goal No. 20. Continue efforts to foster collaboration among jurisdictions regarding local challenges to housing, community engagement strategies, encouraging new housing development	Disparate efforts to address critical housing needs	Regional housing planning	County Manager's Office, Home For All, San Mateo County DOH, 21 Elements	Home for All launches bi-monthly Learning Network, bringing together elected officials and staff from all 21 County jurisdictions for information sharing, pilot project updates, research, best practices, and other learning opportunities. The group will discuss challenges and successes around group-identified pressing topics such as ADU's, reducing parking impacts of new housing, and partnering with school districts to evaluate the possibility of using surplus school district land for future housing development.	FY 17-18 meeting calendar set. Future meeting dates to be determined.

21	Goal No. 21. Continue regional efforts to develop program to encourage and assist with construction of new, permitted ADUs to increase supply of naturally occurring affordable housing (NOAH)	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs; Segregation increases; Decline in Access to Opportunity (depending on ADU locations)	San Mateo County Department of Planning and Buildings, Department of Housing, County Manager's Office, Home For All, 21 Elements	Present final ADU ordinance for adoption by the Board of Supervisors. Complete extensive marketing and outreach to public. Share ordinance and outreach best practices with other 20 County jurisdictions via 21 Elements and Home for All. Work with lenders to develop ADU loan product for construction of new ADUs.	Board adoption of ordinance in FY 18
22	Goal No. 22. Continue regional efforts to develop ADU certification program targeted toward owners of non-permitted accessory dwelling units (ADUs) to improve the quality of naturally occurring affordable housing (NOAH)	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs; Segregation increases; Decline in Access to Opportunity (depending on ADU locations)	San Mateo County Department of Planning and Buildings, Department of Housing, County Manager's Office, Home For All, 21 Elements	Develop and roll out ADU Certificate program. Select loan program administrator via RFP, develop and roll out loan program. Complete extensive marketing and outreach to public. Share Certificate and Loan Program Best practices with other 20 County jurisdictions via 21 Elements and Home for All.	FY 18 and FY 19
23	Goal No. 23. Explore strategic partnerships with CDFI's, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units.	Rapidly rising housing costs due to strong economy; Strong demand for housing from workers in San Francisco and San Jose	Regional cooperation related to addressing Disproportionate Housing Needs	San Mateo County DOH and HEART	Creation of leverage, acquisition, or other appropriate fund	Through FY22

24

Goal No. 24. Improve access to high quality education opportunities for vulnerable students, particularly Latino and black children

Disparities in education for Latino and African American children

Access to high proficiency schools

Peninsula Partnership Leadership Council (includes San Mateo County Superintendent of Schools and Board of Supervisors, Silicon Valley Community Foundation, other partners) and ~300 funders

A) Pilot "Big Lift" initiative focused on improving educational attainment for pre-K through 3rd graders by focusing on: (1) sending kids to kindergarten who are ready to learn, (2) making sure they attend school regularly, (3) supporting learning at home, and (4) providing enriching summer experiences so they don't fall behind. Fulfill fundraising campaign of \$50M (currently at \$28M raised), complete proof of concept phase, evaluate continuation and expansion. B) Administer the Summer Learning Challenge program through the library system in order to halt the "summer slide," or the loss in some of the achievement gains students made during the school year. The summer slide disproportionately affects students from families with low incomes.

FY17-22

25	<p>Goal No. 25. Caltrain as an independent agency will assume jurisdictional leadership in partnership with other agencies in the furtherance of the implementation of goals and objectives of Caltrain Strategic Plan FY 15-24</p>	Challenges in accessing transit, especially for persons with disabilities	Access to transportation	Caltrain	<p>Improve multimodal station access: 1) Develop a station access plan based on the Caltrain Access Policy Statement; 2) Reduce the incidence of “bike bumps” by complementing the bikes onboard program with improved capacity information and wayside improvements (e.g. secure parking and expanded bikeshare); 3) Pursue strategies that enhance first- and last-mile connections to stations. Improve connectivity to local and regional transportation systems: 1) Explore mutually beneficial ways to plan and coordinate services with local transit providers; 2) Prioritize partnerships and efforts related to key intermodal stations including the Transbay Transit Center, Millbrae and San Jose Diridon; 3) Improve physical, electronic and web-based intermodal way finding and transfer information; 4) Participate in and influence regional initiatives related to the integration of fares and payment, information systems and marketing</p>	FY 2024
26	<p>Goal No. 26. Continue to convene meetings between SamTrans and disability advocates to discuss how to address barriers to transit access. Explore partnerships with private providers of transportation services to better address the transportation needs of persons with disabilities.</p>	Challenges in accessing transit, especially for persons with disabilities	Access to transportation	<p>Party: SamTrans, SamTrans Board, Citizens Advisory Committee, Paratransit Coordinating Council</p>	<p>The Citizens Advisory Committee and the Paratransit Coordinating Council will continue monthly reporting to the SamTrans Board regarding concerns raised during formal and informal meetings with the disability community. Needs of the disabled community will continue to be incorporated into all service and development planning.</p>	Ongoing

27	<p>Goal No. 27. Encourage transit-supportive development at and around transit and explore preferring or requiring development within Priority Development Areas (PDAs). Any transit agencies listed as a responsible party will assume jurisdictional leadership in partnership with other agencies in the furtherance of the goal(s).</p>	Challenges in accessing transit, especially for persons with disabilities	Access to transportation	Caltrain, San Mateo County DOH, SamTrans, SMTA	<p>Caltrain to: 1) Adopt a transit-oriented development policy; 2) Participate in and influence local station area planning efforts along the corridor; 3) Develop JPB real estate assets in a way that supports the system financially and operationally with local land use goals; 4) Develop land use policy.</p> <p>DOH to: 1) require that all developments eligible for County funding be located near transit and 2) Research including a requirement or preference for DOH-funded development projects to be located within a PDA, incorporating into future funding NOFAs if appropriate.</p> <p>SamTrans to develop land near the San Carlos Caltrain station as a mixed-used TOD with 202 dwelling units and commercial space.</p>	Caltrain metrics: FY 15-24. DOH metrics: FY 17-18. SamTrans metrics FY 22.
28	<p>Goal No. 28 Strengthen ties between Housing and Transportation Agencies</p>	Challenges in accessing transit, especially for persons with disabilities	Access to transportation	San Mateo County DOH, C/CAG, MTC, County Manager's Office, Home for All, SamTrans, 21 Elements	County to convene Quarterly funding and pipeline meetings to discuss strategic partnerships	FY 18

29	<p>Goal No. 29 Caltrain as an independent agency will assume jurisdictional leadership in partnership with other agencies to complete the Caltrain Business Plan</p>	<p>Challenges in accessing transit, especially for persons with disabilities</p>	<p>Access to transportation</p>	<p>Caltrain, VTA, MUNI, SAMTRANS, MTC, Bay Area Council, Samceda, SVLG, and key local business leaders</p>	<p>The Caltrain Business Plan will form the framework for a 2020 ballot measure that seeks to resolve funding deficiencies at the railroad and will answer the following questions:</p> <ul style="list-style-type: none"> * What infrastructure is needed to support that service ? * How much funding will be needed? * How should Caltrain be governed to successfully meet the region's need for expanded rail service? <p>address the following issues: * How much service should Caltrain provide to accommodate our regional needs?</p>	<p>kickoff Workshop 9/20/2017. Complete by end of FY 19</p>
30	<p>Goal No. 30. SamTrans as an independent agency will assume jurisdictional leadership in partnership with other agencies to complete the SamTrans Business Plan</p>	<p>Challenges in accessing transit, especially for persons with disabilities</p>	<p>Access to transportation</p>	<p>SamTrans</p>	<p>The SamTrans Business Plan will form the framework for a ballot measure in 2018 to address funding deficiencies the agency is facing, particularly with respect to the need for new and more effective paratransit models. The plan will:</p> <ol style="list-style-type: none"> 1) Build upon the SamTrans Strategic Plan and the SamTrans Short Range Transit Plan (SRTP) to enhance and complement them. 2. Incorporate the fundamentals of being a mobility manager, including everyday matters such as service planning and organizational management. 3. Encourage the agency to embrace an attitude of innovation as a mobility manager as it responds to a changing marketplace. This includes being open to: <ul style="list-style-type: none"> o Experimenting to find the right mix and type of services. o Exploring organizational improvements to position the District as a mobility manager. 	<p>Draft Plan to be submitted to Board in January 2018</p>

31

Goal No. 31 Explore relevance of past and feasibility of future air quality studies

Poor air quality in many areas of the County

Access to environmentally healthy neighborhoods

County Office of Sustainability, Bay Area Air Quality Management District

County to meet with the Bay Area Air Quality Management District regarding past and future studies of air quality at Highway 101 and other congested roadways. Explore the feasibility and soundness of completing a study on this issue.

By end of FY 2018