



CA Article 34

San Mateo County Outreach

October 2025 - May 2026

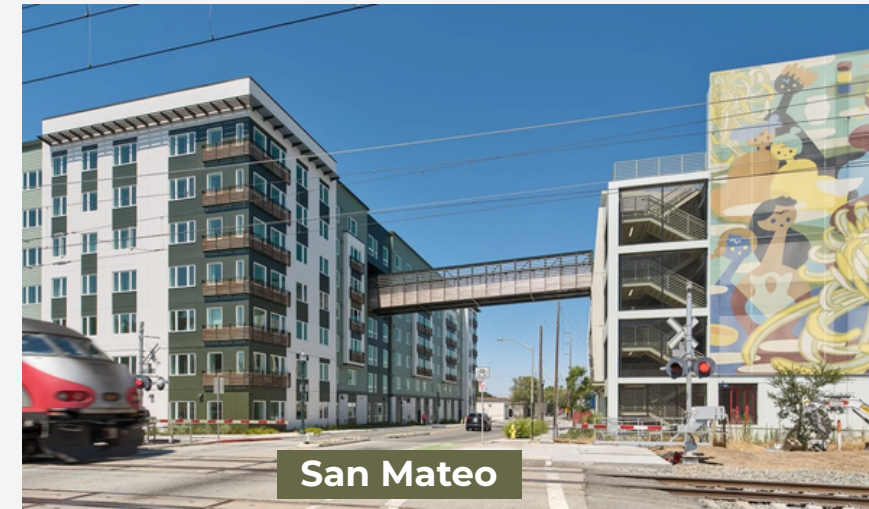
Armando Sanchez, HEART of SMC
Laura Teutschel, LT Strategic Communications



Who is HEART?

Joint Powers
Authority

\$35M +
invested in
22 affordable
housing
projects



HEART's A34 Outreach

Meetings conducted between 10/25 - 5/15

City Councilmembers:

Redwood City

San Carlos

Menlo Park

San Bruno

San Mateo

Half Moon Bay

Belmont

East Palo Alto

City Managers:

Redwood City

South San Francisco

San Carlos

Other:

San Mateo Labor

Council (x2)

Congressman Kevin

Mullin



Obstacles Presented Include:

How Does CA Article 34 Limit the Creation of Affordable Housing in SMC?



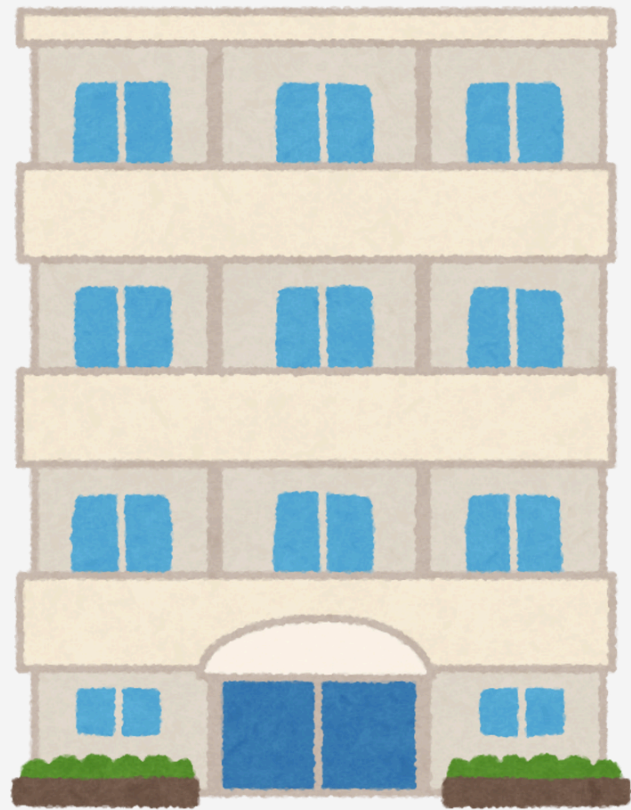
Delays projects and increases construction costs

Impedes the acquisition of existing buildings for affordable housing



Obstacles Presented Include:

What Projects Could HEART/Public Agencies Undertake with an Article 34 Bank?



HEART/public agencies could acquire existing properties and deed-restrict more than 50% of the units as affordable

Preservation

Prevents tenants from being displaced

Workforce Housing

Enables public agencies to attract and retain employees in the communities they serve



Outreach Includes a Call to Action: *How Can You Help Remove the Article 34 Obstacle?*

Send an email of
support to your
County Supervisor

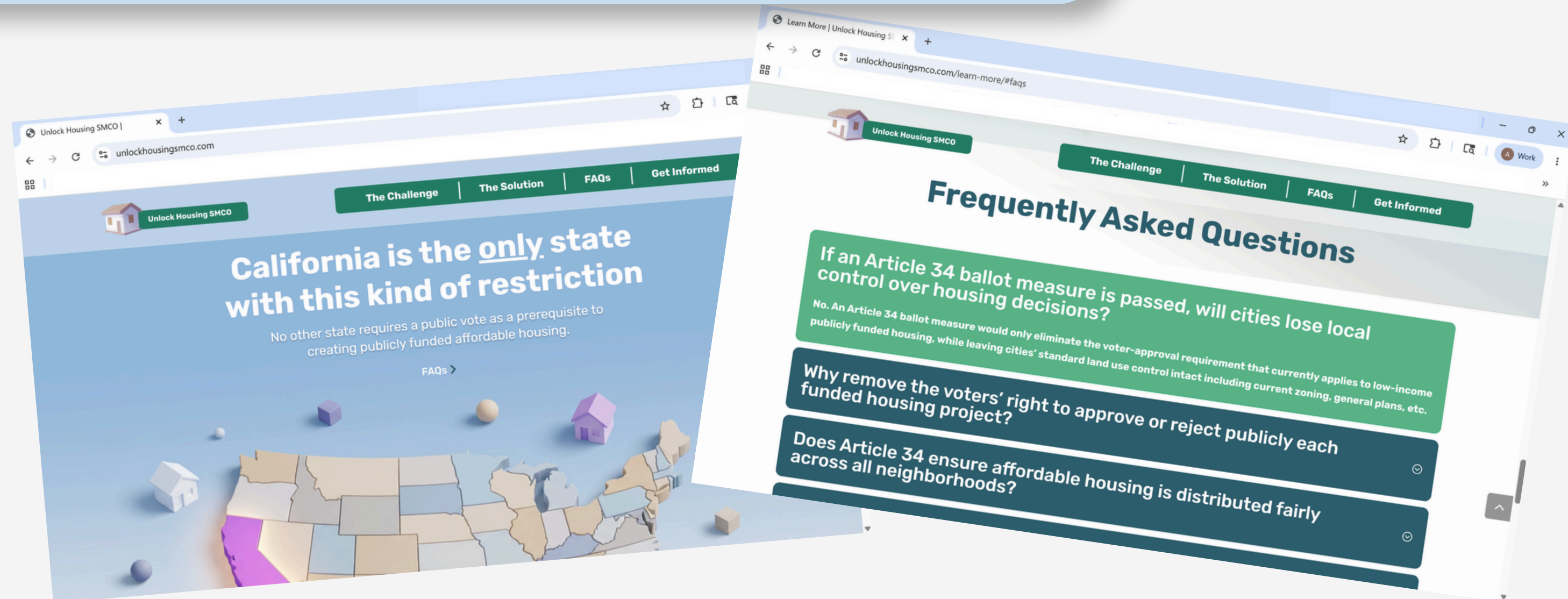


Sign up to stay
informed about
CA Article 34



Outreach Includes Creation of an Informational Article 34 Website:

unlockhousingsmco.com



Feedback & Questions from Stakeholders

- ***“How will the A34 ”Bank“ be allocated?”***
- ***“How will a ballot measure be codified?”***
- ***“How will cities maintain some kind of local control”***
- ***“Request consideration of setting a cap for each city”***
- ***“Request advance notice before a project is announced publicly”***

