

Comment	Source of comment	To which jurisdiction is the comment addressed?	Is the comment already included in the draft?	If already included in the draft, where is it discussed?	Did DOH accept the comment?	If accepted, how was the AFH revised?	If not accepted, why not?
<i>Rent Stabilization</i>	Public Advocates, 08/23/17, Fair Rents 4 Pacifica, 08/25/17, Faith in Action Bay Area 09/12/2017, Project Sentinel 09/14/2017, Migrante & LAYA 09/15/2017, CLSEPA 09/15/2017, YUCA 09/14/2017, One San Mateo 09/15/2017	All Jurisdictions	No		No		The County understands that increasing rents create hardships for tenants. To address this issue, in 2015, the Board of Supervisors asked staff to draft a white paper on the range of tenant protections and services. The white paper was presented to the Board at a public study session. After reviewing all the options and hearing public comment, the Board decided to address housing affordability through a combination of financial support for new affordable housing projects – over \$60 million has been committed to date - along with a suite of tenant assistance services. The tenant services, which have been operating for over two years, include multi-lingual tenant’s rights workshops, printed materials and a hot line through a contract with Project Sentinel, an enhanced apartment inspection program operated countywide by the Environmental Health Division, legal clinics and court representation provided by the Legal Aid Society and an extensive array of other types of tenant assistance provided by the Human Services Agency.
<i>Just Cause</i>	Public Advocates, 08/23/17, Fair Rents 4 Pacifica, 08/25/17, Faith in Action Bay Area 09/12/2017, Project Sentinel 09/14/2017, Housing Leadership Council 09/15/2017, Migrante & LAYA 09/15/2017, CLSEPA 09/15/2017, YUCA 09/14/2017, One San Mateo 09/15/2017	All Jurisdictions	No		No		The County understands that increasing rents create hardships for tenants. To address this issue, in 2015, the Board of Supervisors asked staff to draft a white paper on the range of tenant protections and services. The white paper was presented to the Board at a public study session. After reviewing all the options and hearing public comment, the Board decided to address housing affordability through a combination of financial support for new affordable housing projects – over \$60 million has been committed to date - along with a suite of tenant assistance services. The tenant services, which have been operating for over two years, include multi-lingual tenant’s rights workshops, printed materials and a hot line through a contract with Project Sentinel, an enhanced apartment inspection program operated countywide by the Environmental Health Division, legal clinics and court representation provided by the Legal Aid Society and an extensive array of other types of tenant assistance provided by the Human Services Agency.
<i>Promote Rent Stabilization and Just Cause throughout the County</i>	Fair Rents 4 Pacifica, 08/25/17	San Mateo County	No		No		The County understands that increasing rents create hardships for tenants. To address this issue, in 2015, the Board of Supervisors asked staff to draft a white paper on the range of tenant protections and services. The white paper was presented to the Board at a public study session. After reviewing all the options and hearing public comment, the Board decided to address housing affordability through a combination of financial support for new affordable housing projects – over \$60 million has been committed to date - along with a suite of tenant assistance services. The tenant services, which have been operating for over two years, include multi-lingual tenant’s rights workshops, printed materials and a hot line through a contract with Project Sentinel, an enhanced apartment inspection program operated countywide by the Environmental Health Division, legal clinics and court representation provided by the Legal Aid Society and an extensive array of other types of tenant assistance provided by the Human Services Agency.

<i>Data Collection on Displacement</i>	Public Advocates, 08/23/17, CLSEPA 09/15/2017, One San Mateo 09/15/2017	All Jurisdictions	Yes	Goal No. 12. Research and implement best practices around supporting naturally occurring affordable rental housing: 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. Jurisdictions to review, discuss, and implement as appropriate	Yes		
<i>Tenants' First Right of Refusal</i>	Public Advocates, 08/23/17, Migrante & LAYA 09/15/2017, CLSEPA 09/15/2017	All Jurisdictions	No		Yes	Goal No. 12. 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. All 21 jurisdictions - including the County - will review, discuss, and implement as appropriate.	
<i>Relocation Assistance</i>	Public Advocates, 08/23/17, Faith in Action 09/12/2017, Housing Leadership Council 09/15/2017, Migrante & LAYA 09/15/2017, CLSEPA 09/15/2017, One San Mateo 09/15/2017	All Jurisdictions, except RWC	No		No		The County understands that increasing rents create hardships for tenants. To address this issue, in 2015, the Board of Supervisors asked staff to draft a white paper on the range of tenant protections and services. The white paper was presented to the Board at a public study session. After reviewing all the options and hearing public comment, the Board decided to address housing affordability through a combination of financial support for new affordable housing projects – over \$60 million has been committed to date - along with a suite of tenant assistance services. The tenant services, which have been operating for over two years, include multi-lingual tenant's rights workshops, printed materials and a hot line through a contract with Project Sentinel, an enhanced apartment inspection program operated countywide by the Environmental Health Division, legal clinics and court representation provided by the Legal Aid Society and an extensive array of other types of tenant assistance provided by the Human Services Agency.
<i>Section 8 nondiscrimination</i>	Public Advocates, 08/23/17, Fiath in Action 09/12/2017, Project Sentinel 09/14/2017, Migrante & LAYA 09/15/2017, CLSEPA 09/15/2017, One San Mateo 09/15/2017	All Jurisdictions	No		No		While the County has no explicitly stated goal to eliminate Section 8 discrimination, HACSM has included a goal to maintain high voucher utilization rate. One metric of this goal is outreach to the landlord community on an ongoing basis and host annual landlord events.
<i>Preventing and Minimizing Displacement</i>	Public Advocates, 08/23/17	San Mateo County, City of San Mateo	Yes	Goal Nos. 2, 6, 7, 8, 9, 11, 12, 16, 17			
<i>Promote Anti-Displacement Policies throughout the County</i>	Public Advocates, 08/23/17	San Mateo County	Yes		Yes	Goal No. 12	
<i>Reduce land use and zoning barriers to affordable multifamily housing</i>	Public Advocates, 08/23/17	All Jurisdictions	No		Yes	Goal No 15. Support Affirmatively Further Fair Housing throughout the entire county regardless of HUD entitlement status.	
<i>Reduce land use and zoning barriers to affordable multifamily housing throughout the County</i>	Public Advocates, 08/23/17	San Mateo County	No		Yes	Goal No 15. Support Affirmatively Further Fair Housing throughout the entire county regardless of HUD entitlement status.	

<i>Increase operating funding for public transit</i>	Transportation Letter, 09/07/17	San Mateo County	No		Yes	Goal No. 30 The Caltrain Business Plan will form the framework for a 2020 ballot measure that seeks to resolve funding deficiencies and Goal No. 31 The SamTrans Plan will form the framework for a ballot measure in 2018 to address funding deficiencies the agency is facing.	
<i>Address serious problems in paratransit services</i>	Transportation Letter, 09/07/17	San Mateo County	No		Yes	Goal No. 31 The SamTrans 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	
<i>Ensure that significant numbers of affordable units are preserved or constructed in PDAs</i>	Transportation Letter, 09/07/17	San Mateo County	No		Yes	Goal No. 27 DOH to research including a requirement or preference for DOH-funded development projects to be located within a PDA, incorporating into future funding NOFAs if appropriate.	
<i>Ensure that PDAs are adequately served by affordable, high frequency transit that reaches a range of important destinations</i>	Transportation Letter, 09/07/17		No		Yes	Goal Nos. 27, 30, and 31 SamTrans and Caltrain will each complete respective Business Plans to research infrastructure and service needs as well as the funding requirements to meet those needs. Caltrain to adopt a transit-oriented development policy.	
<i>Ensure that significant numbers of affordable units are preserved or constructed in Priority Development Areas (PDAs).</i>	Transportation Letter, 09/07/17	San Mateo County	No		Yes	Goal No. 27 Research including a requirement or preference for DOH-funded development projects to be located within a PDA, incorporating into future funding NOFAs if appropriate.	
<i>Study air quality impacts of mobile sources on protected classes</i>	Transportation Letter, 09/07/17	San Mateo County	No		Yes	Goal No. 31 Explore relevance of past and feasibility of future air quality studies	
<i>Address ubiquitous purchase of local properties by international buyers</i>	Public Comment, 09/08/17	All Jurisdictions	No		No		Under California Law, non-citizens have the same property rights as citizens and restrictions on residential and commercial real estate purchases based on buyer nationality are prohibited.
<i>Data collection of rent increases and evictions, including penalties for landlords that fail to provide information.</i>	Faith in Action 09/12/2017	All Jurisdictions	No		No		As stated in Goal No. 12, County will research and implement best practices around supporting naturally occurring affordable rental housing including several displacement prevention tactics.
<i>Support Fair Housing Audits</i>	Project Sentinel 09/14/2017	All Jurisdictions	No		No		While the County recognizes the importance of of fair housing audits, given limited funding, County has committed to support public service organizations that serve vulnerable low-income households by providing referrals, "rapid rehousing", fair housing counseling, and other services. Up to \$977,000 in local funding will be provided over two years to supplement support services funded by HUD.
<i>Increase funding to support fair housing education and outreach services by allocating Measure K funds to service providers.</i>	Project Sentinel 09/14/2017	San Mateo County	No		No		While the County recognizes the importance of of fair housing outreach and education services, given limited funding, County has committed to support public service organizations that serve vulnerable low-income households by providing referrals, "rapid rehousing", fair housing mediation, and other services. Up to \$977,000 in local funding will be provided over two years to supplement support services funded by HUD.

<i>Support education efforts and incentives relating to land use policy in small, non-Entitlement Jurisdictions like Millbrae and Menlo Park to affirmatively further fair housing in those areas.</i>	Housing Leader Council 09/15/2017	San Mateo County	No		Yes	Goal No. 20. Continue efforts to foster collaboration among jurisdictions regarding local challenges to housing, community engagement strategies, encouraging new housing development	
<i>Require landlords to submit information regarding rent increases and evictions</i>	Migrante & LAYA 09/15/2017	San Mateo County, Daly City, South San Francisco	No		No		As stated in Goal No. 12, County will research and implement best practices around supporting naturally occurring affordable rental housing including several displacement prevention tactics.
<i>Broaden the scope of analysis to include data that is more disaggregated and include additional local data on segregation</i>	Migrante & LAYA 09/15/2017	San Mateo County	Yes	Section V in the draft AFH; Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)	No		The segregation analysis conducted for the AFH exceeded HUD requirements
<i>Include a definite analysis of land use and zoning practices in each of the twenty-one jurisdictions of the county</i>	Public Advocates 08/23/17	San Mateo County	Yes	Section V in the draft AFH	No		HUD provides limited direction on the extent of the land use and zoning analysis. The AFH land use and zoning analysis relied on the 21 Elements analysis that had been previously conducted for the county and all jurisdictions within the county.
<i>Include more analysis on the disparate access to quality transportation among protected classes</i>	Transportation Letter, 09/07/17	San Mateo County	Yes	Section V in the draft AFH; Disparities in Access to Opportunity	No		Transportation analysis meets HUD's requirement