

**Affordable Housing Study Session
Follow-up Actions**

5/14/2015

Item Num.	Action Category	Activity	Description	Lead Agency	Additional Funding	Status	Meas. A Housing \$
1	Immediate Action	Affordable Housing Fund 3.0	\$3m Measure A and \$3m Moving to Work in 15/16 and \$6m Measure A in 16/17 for Affordable Housing Fund	Housing	\$9 million in Measure A funds	FY 15/16 award recommendations to Board in 6/15	9,000,000
2	Immediate Action	Landlord/Tenant I & R	Prepare RFP for countywide CBO run landlord/tenant information and referral program	DOH	\$80,000/yr in Measure A funds	RFP late May, July 1 start	160,000
2.1	Immediate Action	RFP for Legal Services	Measure A RFP for legal services for veterans, immigrants and eviction prevention/contestation	Human Services	\$500,000/yr in non-housing Measure A for all three categories	RFP in late spring	N/A
3	Immediate Action	Continue 21 Elements	Extend and increase contract with 21 Elements consultants to prepare Housing Element Tool Kit and some specific policy work for the County (see items 11 and 12 below)	Housing & C/CAG	\$87,500/yr in Measure A funds	Contract to BOS 6/15	175,000
4	Immediate Action	Expand and promote shared housing	Negotiate contract for services with HIP Housing	Housing	Up to \$300,000 in Measure A funds over 2 years	To BOS with contract in June, start date 7/1/15	300,000
5	Immediate Action	Incentives for accepting Section 8 Vouchers - All Supervisors	DOH requesting \$250,000 in HUD funding for Leasing Success program, RFP for Housing Locator Service responses due 5/15/15 - no Measure A funds needed	Housing	No added County funds, HUD funds requested by DOH	Update during DOH budget hearing	N/A
6	Immediate Action	Audit of Mobile Home rent control ordinance - Sup. Slocum	County Counsel to work with CMO staff	County Counsel	Staff time only	Time line to BOS May 2015	N/A

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7	Immediate Action	DOH staff support for Affordable Housing Initiatives and Task Force	Two-year term Housing and Community Development Specialist position	Housing	Affordable Housing Measure A funds	In DOH Recommended FY 15/17 budget	300,000
8	Policy	Second Unit program	Staff updating regulations, contract for design templates and promotion program	Planning	Design templates and promotions program contract	Design contract to BOS - July 2015	75,000
9	Policy	Second Unit Amnesty and Rehabilitation Loan Program	Develop program in-house with emphasis on safety and flexibility, assistance from DOH on funding options - include barns and garages	Housing & Planning	Funding for pilot rehab loan program	To PC and then BOS winter 2015	230,000
10	Policy	Small Houses - Individual and Multi-family	Develop regulations, design templates, approved kit/prefabs and promotion program for second units and small houses	Planning	Design templates and promotion program contract	Design contract Consolidated with second units	130,000
11	Policy	No Net Loss Policy	Add specific task to 21 Elements contract for this work	Planning	Consultant contract	Proposed policy to BOS August 2015	15,000
12	Policy	Affordable Housing Overlay Zone	Add specific task to 21 Elements contract for this work	Planning	Consultant contract	To NFOCC fall 2015	15,000
13	Policy	Co-Housing Zones - BOS proposal	Staff evaluating if/where multi-family units with shared common areas area allowed. Update regs if needed	Planning	Staff time only	To be included in new policies developed by P&B	N/A
14	Policy Staffing	Planning and Building extra help	Planning needs an extra help Planner for one year to back-fill the person assigned to the policy projects	Planning	Planner: One year term position	Funding from Measure A for P&B 15/17 budget	100,000

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15	Ordinance	Revise Inclusionary Housing Ordinance	Update County ordinance based on State Court decision and edits to delete rental units per state law	County Counsel	Staff time only	Tied to State Supreme Court Decision date	N/A
16	Ordinance	Residential and Commercial Impact Fee Ordinance	Review Nexus study (June 2015), develop County program and present to BOS	Housing, Planning & Counsel	Staff time only	To BOS January 2016	N/A
17	Board Update	Explore all funding options for new housing	Track cap and trade and other state funding programs for affordable housing, fed programs too	Housing and County Manager	Staff time only	Updates as information is received	N/A
18	Board Update	Explore all affordable housing site options	Annual BOS update on current status of County owned and other agency owned property that could be developed into Affordable housing including Tower Road, County Campus and small in-fill sites	Real Property	Staff time only	Annual update and information provided as opportunities arise	N/A
19	BOS Idea: Action	Affordable Housing Preservation Fund	\$1 million in AHF 3.0 earmarked for purchase and rehab of affordable housing	Housing	\$1 million in Measure A funds in AHF	Done	N/A
20	BOS Idea: Action	Convert hotels/motels to affordable units	Renovate existing motels/hotels into affordable housing units	Housing	No action required	Done - can be done by AHF 3.0 applicants	N/A
21	BOS Idea: Action	Overcoming NIMBYism	Policy changes will create by right areas, 21 Elements tool kit to educate elected officials and community about housing	Planning	Included in policy consultants contract	Policies being developed by P&B will address this	N/A

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22	BOS Idea: Research	Landlord/Tenant mediation program	San Jose, Palo Alto and Los Gatos have landlord/tenante mediation programs	Housing & Counsel	TBD	Concept presented to BOS summer 2015	TBD
23	BOS Idea: Research	Apartment Registry	San Jose monitors health and safety conditions via an apartment registry	Housing, Planning & Counsel	TBD	Concept presented to BOS summer 2015	TBD
24	BOS Idea: Research	Homebuyer assistance	Programs suggested for County employees, public employees, the general public - Community College and HEART models	Housing & Counsel	TBD - work with partners to leverage funds	Concept presented to BOS summer 2015	TBD
25	BOS Idea: Research	Affordable Housing Bond	Research San Francisco affordable housing bond measure	BOS Decision	No County Funds	To be reviewed by BOS	TBD
26	BOS Idea: Research	Forgivable rehabilitaiton loan program	Develop program for smaller multi-family buildings	Housing	TBD - possible HUD funding available	Early 2016	TBD
27	BOS Idea: Research	Dedicated housing for public employees	County, potentially with partners, to build housing specifically for public employees	Housing	Would need to be all County funding @ \$500,000/unit		TBD
28	Research and Memo	Rent Stabilization and Just Cause Eviction	memo on ways to create positive outcomes for both tenants and landords	Housing and Counsel	Staff time only	memo to BOS June 2015, Board item in	N/A
29	BOS Proposal	City/County task force on Housing	Bridging the Jobs/Housing Gap Task Force - goals, ageneda, logistics being developed	Housing and County Manager	The General Fund will include \$250,000 for the task force	Initial meeting, September 2015	N/A
						TOTAL	10,500,000