

Exhibit A: County of San Mateo Affordable Housing Initiatives

Item	Project	Description	Lead Agency	Status	Status Notes	Total Funding
1. Housing Development						
1.1	Affordable Housing Fund 3.0	Fund AHF 3.0, FY 15/16, with \$3m Measure A and \$3m Moving to Work and AHF 4.0 in FY 16/17, \$6m Measure A. \$12 m total over two years.	Housing	Awarded	FY 15/16 award of \$5 million for new development approved by BOS 6/16/15. Additional 200,000 added to AHF by BOS 8/4/15 to fully fund two projects.	8,905,000
1.2	Convert hotels/motels to affordable units	Renovate existing motels/hotels into affordable housing units	Housing	Completed	Can be done by AHF 3.0 applicants	N/A
1.3	Second Units: Design templates and promotion program	Contract with 21 Elements consultant, Baird & Driscoll, to develop design templates and promotion program	Planning	In Process	To Board in early 2016	75,000
1.4	Tiny Homes: Single units and Multi-family developments	Develop design templates, approved kit/prefabs and promotion program for tiny houses	Planning	In Process	Design contract for tiny homes consolidated with second units contract. (See 1.3) Regulations to be included in design contract to Board in early 2016.	130,000
1.5	Revise Inclusionary Housing Ordinance	Update County ordinance based on State Court decision and edit to delete rental units per state law	County Counsel	In Process	Court decision released 6/15/15, County Counsel memo and ordinance to BOS in November.	N/A
1.6	Residential and Commercial Impact Fee Ordinance	Review Nexus study (residential in August, commercial in the fall), develop County program and present to BOS	Housing, Planning & Counsel	In Process	Combined residential and commercial impact fee ordinance to BOS January 2016	N/A

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1.7	Explore all funding options for new housing	Track cap and trade and other state funding programs for affordable housing along with all federal funding options.	Housing and CMO	On-going	Updates as information is received	N/A
1.8	Explore all affordable housing site options	Annual BOS update on 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 and Housing	Partially In Process	DOH compiling lists of potential affordable housing sites from all city and town 2015 Housing Elements	N/A
1.9	Housing Innovation Fund	Measure A funds set aside for homeless housing; requesting innovative projects from providers and developers	Housing	In Process	RFP issued September 2015, awards to BOS for consideration in December 2015.	500,000
2. Housing Preservation						
2.1	Funding for Rehabilitation projects	\$1 million in AHF 3.0 earmarked for purchase and rehab of affordable housing	Housing	Completed	\$1 million award to MidPen for a rehab project approved 6/16/15 by BOS	1,000,000
2.2	Forgivable rehabilitation loan program	Develop program for smaller multi-family buildings	Housing	Development	Program to be developed for consideration by the Board in December 2015.	300,000
2.3	Second Units: 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 and CMO	Pending	Funding is for loan program. New CMO staff person starting 9/21/15 to work with DOH to develop program after Task Force is launched. Target completion date TBD.	230,000

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3. Home Ownership						
3.1	Homebuyer assistance	Programs suggested for County employees, public employees, the general public - Community College and HEART models	Housing & County Counsel	Development	Use of \$1.5 million in START funds to develop program based on HEART homebuyer assistance approved 8/4/15. Delivery date mid-2016.	1,500,000
4. Landlord and Tenant Services						
4.1	Expand and promote shared housing	Negotiate contract for services with HIP Housing	Housing	Completed	Contract with HIP approved 7/7/15. HIP developing marketing outreach plan fall 2015.	930,000
4.2	Landlord/Tenant Information and Referral Program	Prepare RFP for countywide CBO run landlord/tenant information and referral program	DOH	In Process	Three proposals received 7/31/15, negotiating with selected contractor, to BOS in December.	160,000
4.3	Landlord/Tenant mediation program	Provide a landlord/tenant mediation programs for San Mateo County residents	Housing & Counsel	In Process	Contract for \$20,000 expansion of outreach for PCRC landlord/tenant mediation program being drafted. Program to start late fall 2015.	20,000
4.4	Rent Stabilization and Just Cause Eviction	Research and prepare members memo on ways to create positive outcomes for both tenants and landlords	Housing and Counsel	Memo Completed	Members memo distributed to BOS September 2015.	N/A
4.5	Incentives for accepting Section 8 Vouchers	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	In Process	Contract being developed, to BOS by early 2016	N/A

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4.6	Audit of Mobile Home rent control ordinance	County Counsel to work with CMO staff	County Counsel		In Process	Park owner survey completed, gap analysis done, draft ordinance and memo for internal review in early October. To BOS in November 2015	N/A
4.7	Mobile Home conversion moratorium ordinance	County Counsel to work with CMO staff	County Counsel		In Process	Draft ordinance to BOS in November	N/A
4.8	Enhanced Apartment Inspection Program	Environmental Health to conduct enhanced and more frequent inspections of multi-family buildings with the most tenant complaints.	Housing, Planning & Counsel		Development	Approved by BOS 9/22/15, pilot project to start early 2016	450,000
5. Planning and Zoning							
5.1	Continue 21 Elements	Extend and increase contract with 21 Elements consultants to prepare Housing Element Tool Kit based on concepts in 21 Elements report. Funding shared 50/50 with C/CAG	Housing & C/CAG		In Process	Contract awarded 6/16/15, work underway. Deliverables due over the course of the two year contract	175,000
5.2	No Net Loss Policy	Contract with 21 Elements consultant to develop draft policy	Planning		In Process	Additional scope of work being negotiated with 21 Elements consultant, to BOS in November	15,000
5.3	Affordable Housing Overlay Zone	Contract with 21 Elements consultant to develop draft overlay zone terms	Planning		In Process	Additional scope of work being negotiated with 21 Elements consultant, to BOS in November	15,000

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5.4	Second Unit Regulations	Staff updating regulations to allow development of second units.	Planning	In Process	Regulations drafted, Planning Commission information session October 2015, expected action by Planning Commission by end of 2015, to BOS early 2016	N/A
5.5	Tiny Houses: Single Family Unit Regulations	Develop regulations for tiny houses through expansion of 21 Elements contract	Planning	In Process	Additional scope of work for tiny houses being negotiated with 21 Elements consultant. To BOS in November	130,000
5.6	Tiny Houses: Multi-family projects	Amend zoning regulations to include multi-family tiny house projects	Planning	Development	Additional scope of work for tiny houses being negotiated with 21 Elements consultant. To BOS in November	N/A
5.7	Co-Housing Zones	Staff evaluating if/where multi-family units with shared common areas area allowed. Update regs if needed	Planning	Development	To be included in review of higher density zones.	N/A
6. Collaborative Housing Policy Development						250,000
6.1	City/County task force on Housing	Bridging the Jobs/Housing Gap Task Force for local elected and community and business leaders. Policy changes will create by right areas, 21 Elements tool kit and Gap Task Force will educate elected officials and community about housing	Housing, Planning, County Counsel and CMO	In Process	Task Force convened by Supervisors Horsley and Slocum on September 24, 2015 with over 50 participants. Nine month workplan leading to development of Closing the Gap Tool Kit.	250,000
6.1	Overcoming NIMBYism		Planning	In Process	Zoning policies being developed by P&B will address NIMBYism	N/A

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7. Staffing						
	DOH staff support for Affordable Housing Initiatives and Task Force	Two-year term Housing and Community Development Specialist position				550,000
7.1		Planning needs an extra help Planner for one year to back-fill the person assigned to the planning and zoning	Housing	Completed	Position accepted, new hire started July, 2015	300,000
7.2	Planning and Building extra help	CMO to add an term MA to assist with Housing Task Force and other projects	Planning	In Process	Funding approved, P&B recruitments open for multiple positions	100,000
7.3	Housing Task Force Staff		CMO	Completed	Position accepted, new hire started September 21, 2015.	150,000
8. Concepts considered but not funded						
8.1	Dedicated housing for public employees	County, potentially with partners, to build housing specifically for public employees	Housing	No Action	Due to financing costs, employee assistance will focus on redesign of the Commute Assistance Program. Approved by BOS 8/4/15.	-
8.2	Affordable Housing Bond	Research San Francisco affordable housing bond measure	BOS Decision	No Action	No further action on this item approved by BOS 8/4/15	-
					TOTAL FUNDING for FY 2015/17	14,000,000