



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 18-130

Board Meeting Date: 2/27/2018

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: John L. Maltbie, County Manager
Subject: February 2018 San Mateo County Housing Initiatives Update

RECOMMENDATION:

Accept the February 2018 San Mateo County Housing Initiatives Update.

BACKGROUND:

In March of 2015, the Board of Supervisors held a study session on affordable housing. At that session, staff were directed to undertake over 20 projects to address the County's housing challenges. The projects ranged from funding for new affordable housing to new ordinances. Since that session, staff from multiple county departments have worked together with many community partners on housing related projects.

While individual projects have been presented to your Board for consideration over the past three years, this is the first report that summarizes all the work that has been completed to date and highlights the on-going projects.

DISCUSSION:

The attached Housing Initiatives Update for February 2018 highlights 24 housing related projects, programs and ordinances. The projects are organized into four categories: those that support new housing, those that address rental housing preservation and tenant services, the work being done by the Home for All San Mateo County Initiative and the housing related ordinances, regulations and programs that have been adopted for unincorporated San Mateo County.

Five programs initiated by your Board have contributed to the development of new housing including funding support for 1,428 new affordable housing units. County programs have also provided new or improved housing for 21 farm workers and helped fund the HIP Housing Home Share program which has facilitated 228 home share arrangements. Department of Housing programs have also improved 119 homes and facilitated purchases of new homes located in San Mateo County by 18 county employees.

Another five programs addressed rental housing preservation and funded tenant services. The County contributed \$13 million toward the preservation of 87 affordable units in four apartment buildings that have been purchased by non-profit organizations. The Department of Housing Innovation Fund also supported a pilot affordable home program in East Palo Alto and Belle Haven that involved the purchase of four single family homes. Three of the homes have been rented to very low income tenants and one was sold to a low income family. County supported legal assistance programs have helped 747 tenants with rental issues and Project Sentinel has assisted 2,437 county residents via their tenant and landlord information and referral programs. Over the past two years, over 3,500 health and safety violations were corrected in apartment buildings countywide through the enhanced apartment inspection and Healthy Homes programs run by the County Environmental Health Services staff.

The Home for All San Mateo County Initiative (H4A), which grew out of the Closing the Jobs/Housing Gap Task Force, is working with multiple community partners to produce and preserve housing of all types throughout San Mateo county. H4A projects include development of the Home for All and the Second Unit Center websites, printing and distribution of the "Second Unit Inspiration" book, development of an on-line second unit cost/benefit calculator and maintenance of two active social media accounts. To inform the community about housing issues and options, three community convenings will be held in January, March and May of this year. Over 140 people attended the first convening, on second units, in January. H4A is working with Common Knowledge Plus (CKP), a community engagement consulting firm, on four city pilot projects. Burlingame, Half Moon Bay, Portola Valley and Redwood City are testing new ways to increase community participation in housing discussions with a combination of small county grants and consulting services from CKP. H4A has also convened a Learning Network for local staff and elected officials where they share housing updates and learn about community engagement tools and techniques. Fifteen cities attend the bi-monthly H4A Learning Network meetings.

Over the past three years, your Board has adopted six ordinances that promote the creation and preservation of affordable housing. Four ordinances promote the development of housing, especially affordable units. Two ordinances enhanced tenant protections. Existing affordable housing in mobile home parks was also protected through updates to the mobile home park rent control ordinance and creation of a specific mobile home zone for the unincorporated area.

Your Board has taken significant action to address our housing challenges and staff will continue to work closely with our city, town and community partners to preserve and produce all types of housing so we can close the jobs/housing gap. In 2014, the jobs/housing gap was 26:1. The gap is now 16:1. So progress is being made, but there is more work to do. We will report back in another twelve months.

FISCAL IMPACT:

There is no cost associated with accepting this report.