

# County Housing Element Campaign

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For the North Fair Oaks Community Council  
March 23, 2023

# Who are We?

- Cross-County Coalition
- Organizations in incorporated and unincorporated county
- Led by HLC, Housing Choices, and Greenbelt Alliance



# Why Focus on the County?

- Largest source of affordable housing subsidy
- More affordable housing projects than any city
- County's incentives align with supporting hardest-to-serve residents
- Organizing and political opportunity
- High need of unique groups



**SUPPORTED BY MEASURE K**

**LOCALFUNDS  
LOCALNEEDS**

**WWW.SMCGOV.ORG**

**WORKING TOGETHER  
TO END HOMELESSNESS**

# Problems

- Concentration of affordable housing in NFO
- Limited rezonings outside of NFO
- Unrealistic sites for affordable housing
- No plan for farmworker housing
- No plan special needs housing generally
- Few new policies and programs,

# Opportunities

- Increase Measure K allocation for affordable housing
- Rezone high opportunity areas
- Meet need of some of county's most vulnerable residents
- Aligned incentives lead to aligned resources
- Build power for 2024 campaign

# What We've Done Already (as of 3/16)

- Met with staffers for all supervisors
- Met twice with County planning staff, once with County Executive
- Sent Supervisors [public comment letter](#) on December 20, 2022
- Submitted [petition](#) with 300+ signatures on February 3, 2023
- Built core coalition of 20+ organizations and individuals across the county

# What We've Achieved (as of 3/16)

- Removal of several unrealistic sites
- Measure K spending on affordable housing
  - \$10 million one-time allocation for farmworker
  - \$4 million increase in annual allocation for housing vouchers
- Small-scale rezonings outside NFO
  - Unincorporated Colma
  - Harbor Industrial
  - Broadmoor

# What We Still Want

- Development standards and entitlements
- Tenant protections
- Financing:
  - Increase regular measure K allocation
  - Pursue new funding mechanisms
- Special housing needs
  - Disabilities
  - Farmworkers
  - Extremely Low Income Households



# Development Standards and Entitlements

- No comment on NFO rezonings
- Rezoning outside NFO
  - Expand rezoning at Harbor Industrial
  - Peninsula Golf and Country Club
  - West Menlo Park, Unincorporated Atherton, Menlo Oaks
- Goal: Equitable zoning throughout County



# Tenant Protections

- Rental registry
- Just cause for eviction
  - Just cause from day 1
  - Increase relocation payouts
  - Close “renoviction” loophole



**TENANTS TOGETHER**  
California's Statewide Organization  
for Renters' Rights  
[www.tenants-together.org](http://www.tenants-together.org)

## CALIFORNIA TENANT PROTECTION ACT AB 1482 TENANT ADVOCACY TOOL KIT



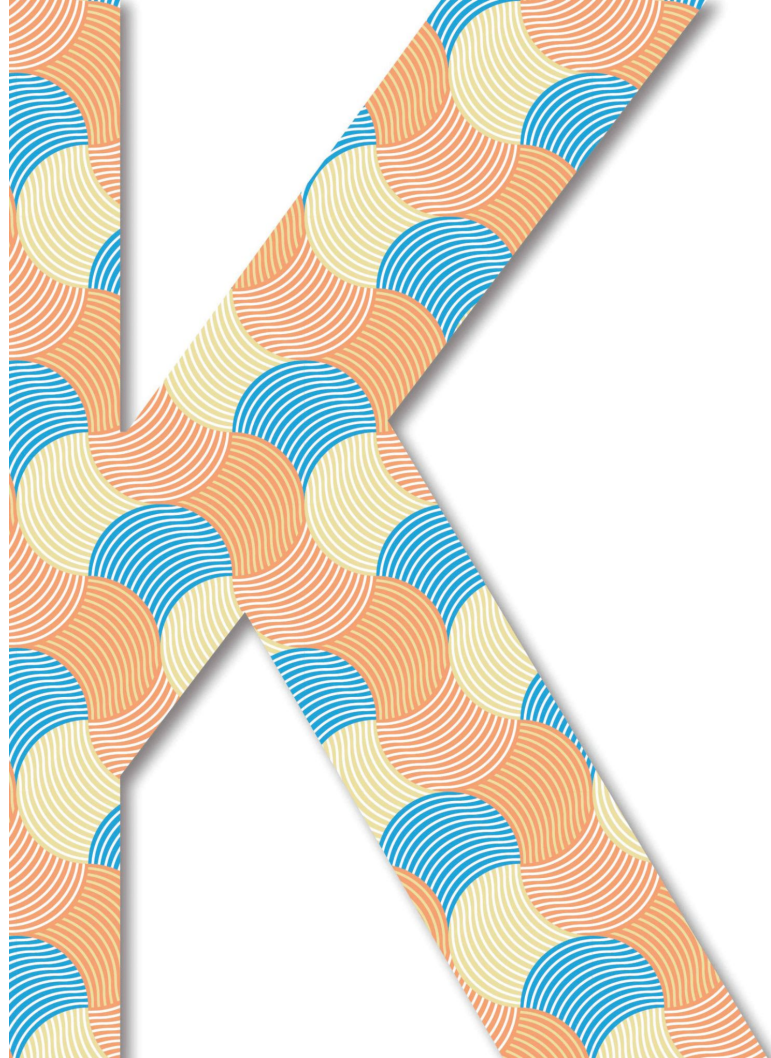
# Financing

## *Measure K*

- Current allocation: \$19 million
- HLC proposed allocation: ~\$29 million

## *Other Mechanisms*

- Increase Affordable Housing Impact Fee
- Vacancy Tax



# Special Housing Needs

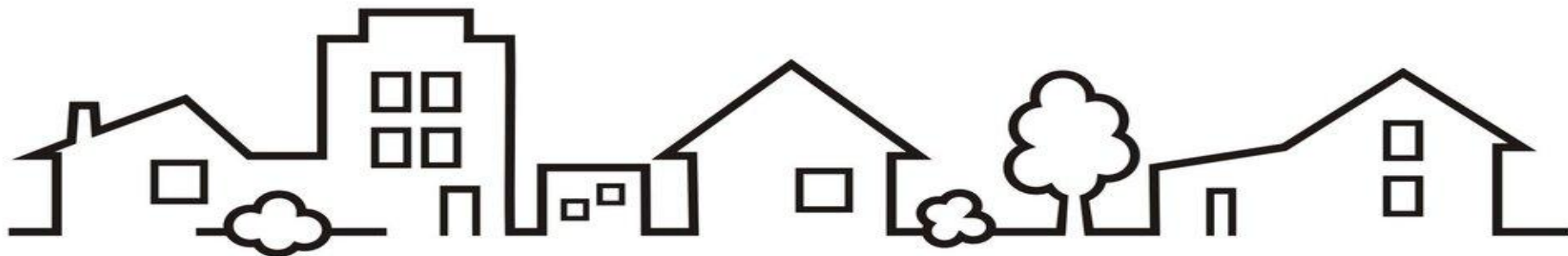
- Government Code Section 65583(a)(7)) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, including a developmental disability...large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter...”
- Recommended programs & policies to address special housing needs:
  - Incentivize ELI housing production
  - Strengthening commitment to adopt Universal Design ordinance
  - Study effects of Housing Authority’s Tiered Subsidy Table
  - Revise parking standards for housing targeted to certain special needs populations
  - Implement policy recommendations outlined in 2016 [Agricultural Workforce Housing Needs Assessment](#)

# Timeline for Housing Element

- County submitted draft to state for review **January 20**
  - County receives HCD review letter in **April 20**
  - Review and revisions in **May**
  - Supervisors hearings in **May/June**
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- First deadline: January 31, 2023
  - Secondary deadline: May 31, 2023

# Getting a Better Housing Element

- Recommend County Supervisors consider our proposals
- Request housing element study session
- Educate NFO community about HE policies
- Urge Supervisor Slocum to be proactive



**End**

Who are members



# What have we heard from supervisors

- Everyone cares about housing
- Need support from local community for policy change
- Broad interest in tenant protections