



Affirmatively Furthering Fair Housing Requirements in our Housing Element Update

City of San Mateo
January 13, 2022

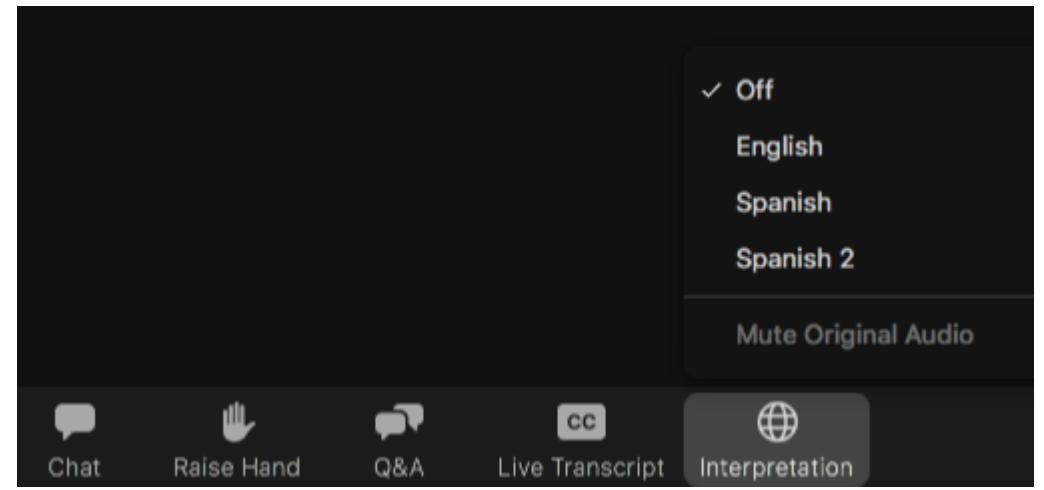
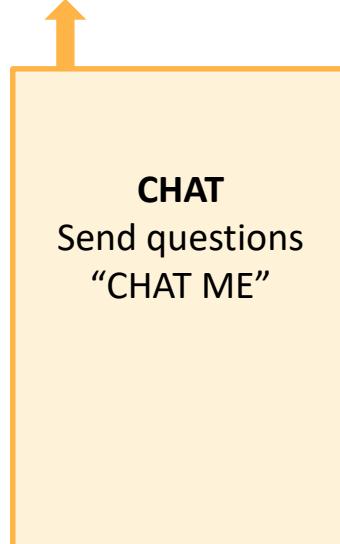
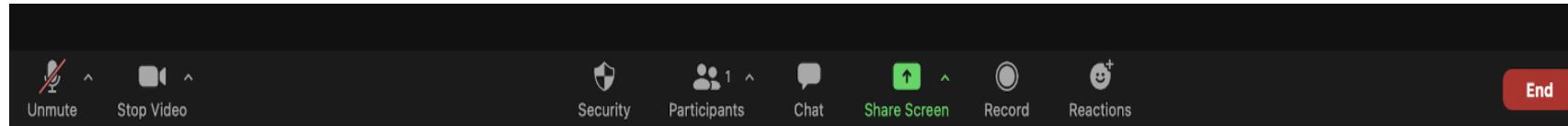


WELCOME! ¡BIENVENIDO!

Fair Housing Workshop



Zoom Logistics



Our Goals Today

- Provide an inclusive and informed dialogue about fair housing
- Connect community members with each other and develop a shared sense of possibility for the future
- Identify priorities that can guide City's upcoming housing programs and policies

AGENDA

- Fair Housing Legislation/New Housing Element Requirements
- Presentation & Discussion #1: Equity Priorities
- Presentation & Discussion #2: Balanced Living Patterns
- Next Steps



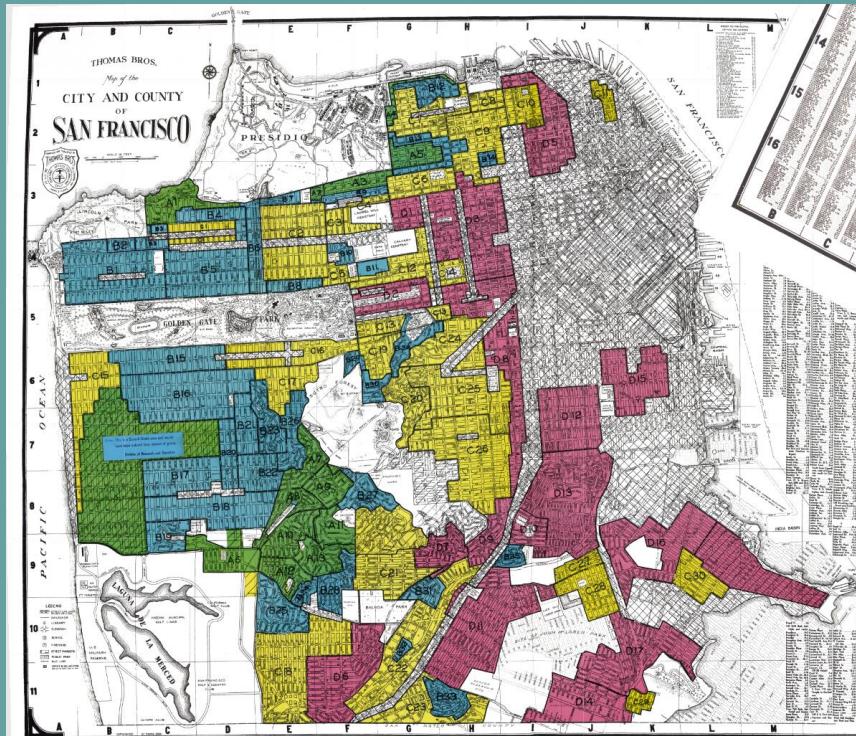
Who's in the Room?

HOUSING ELEMENT

- Planning Period 2023-2031
- Capacity to accommodate RHNA -7,015
- Programs and Policies to support Housing at all income levels
- Programs and Policies to ensure inclusion of all residents (Fair Housing)

The Fair Housing Act (of 1968)

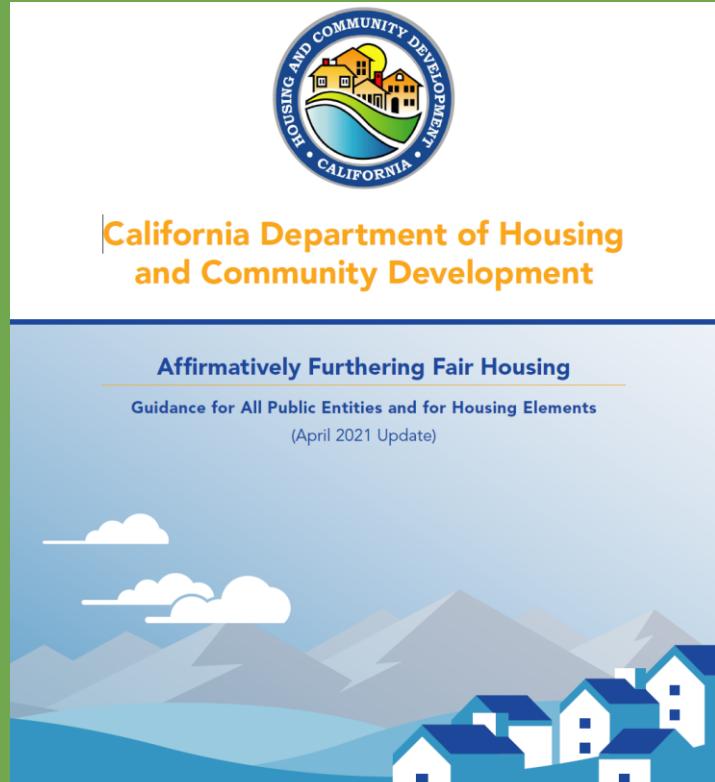
“Prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status.”



Assembly Bill 686 (2018) defines Affirmatively Furthering Fair Housing (AFFH) as:

"taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics".

New Housing Element Requirements



Outreach



Assessment of Fair Housing



ID and Prioritize Contributing Factors



Sites Inventory



Goals, Policies & Actions

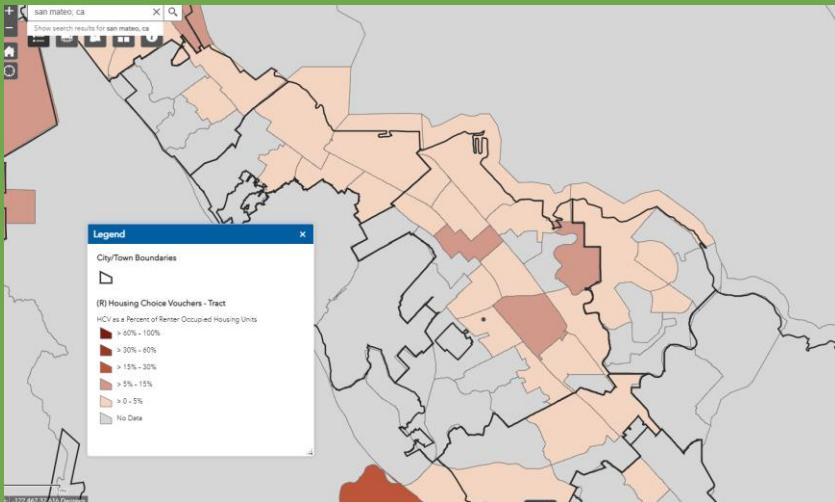
New Housing Element Requirements



Outreach

- Public input and local knowledge must be incorporated into our Assessment of Fair Housing
- Efforts to reach underrepresented groups

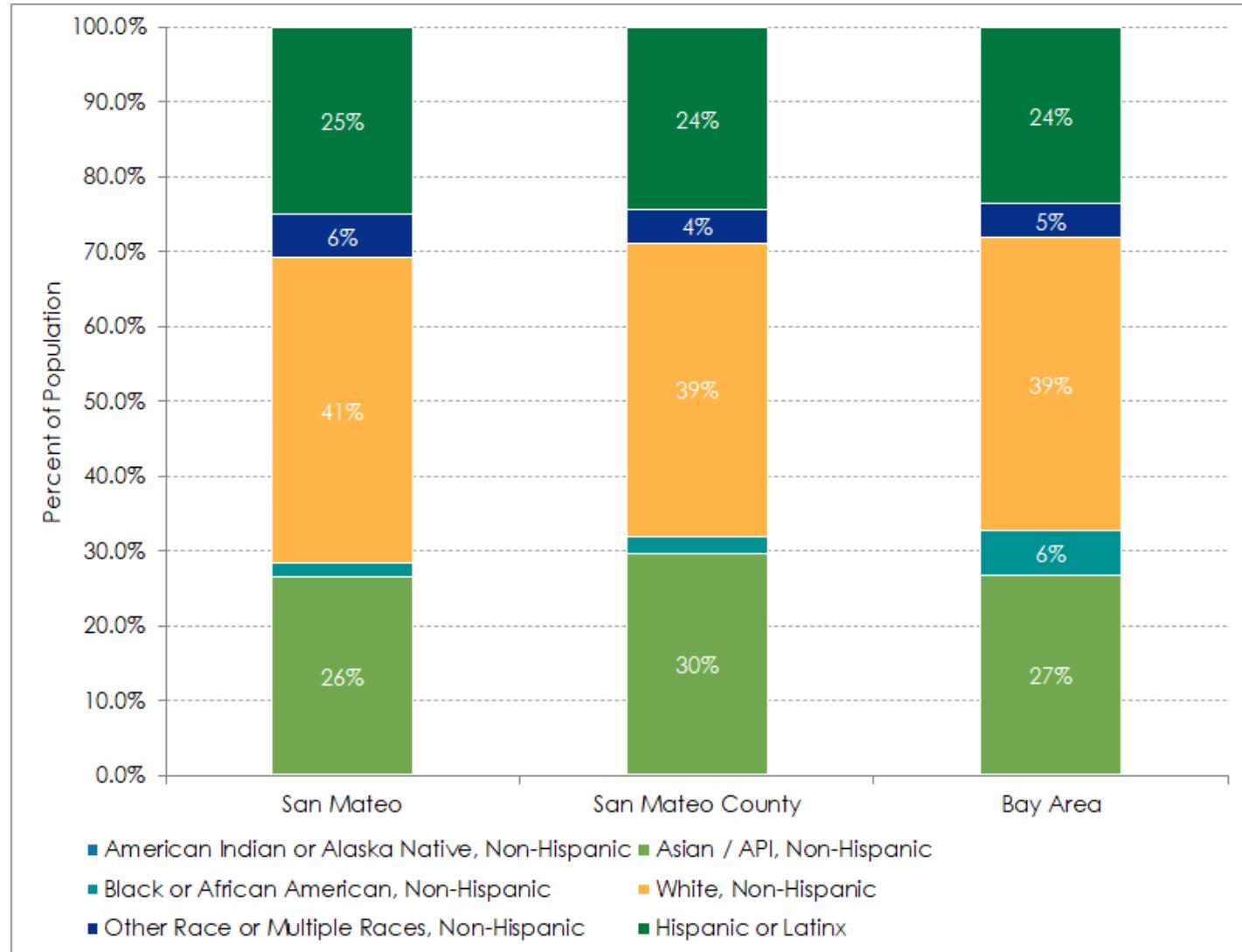
New Housing Element Requirements



Assessment of Fair Housing (AFH)

- We must include in our housing element update and assessment of:
 1. Fair Housing Outreach and Enforcement
 2. Segregation and Integration Patterns
 3. Disparities in Access to Opportunity
 4. Disproportionate Housing Need and Displacement
 5. Racially and Ethnically Concentrated Areas of Poverty (RE/CAP)

AFH in San Mateo: Population By Race



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002



Assessment of Fair Housing

Racial and ethnic minorities are disproportionately impacted by :

- Higher poverty
- Lower household income
- Higher overcrowding
- More homelessness



Assessment of Fair Housing

- Almost half of renters are **cost burdened** (30% - 50% of income)
- A quarter are **extremely cost burdened** (50%+ of income)

Further disparities:

- Renters versus Owners
- Black and Hispanic households
- Large families

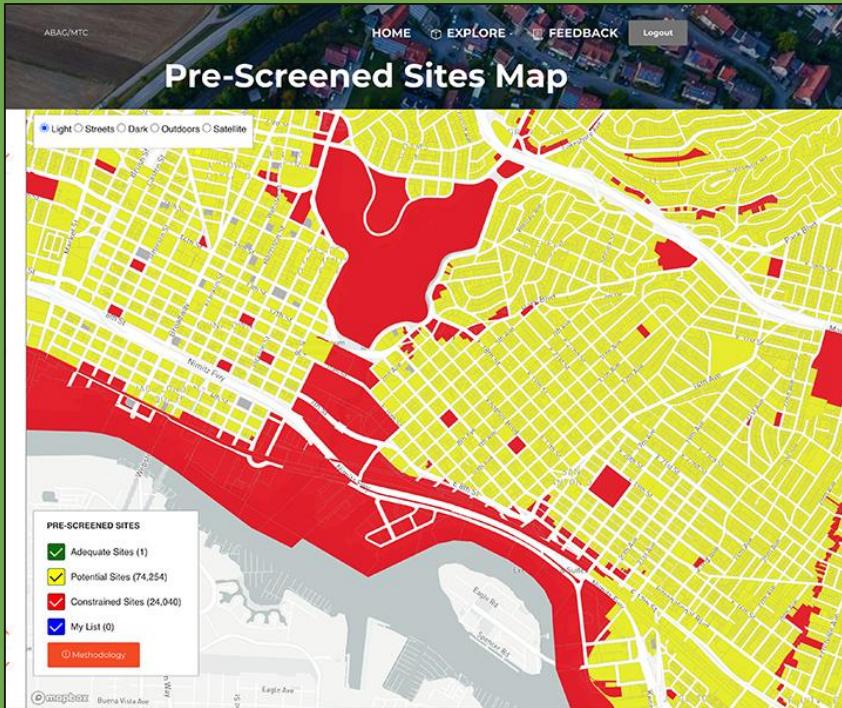


Assessment of Fair Housing

Special Needs -Residents with Disabilities

- 9% of population
- Experience higher unemployment

New Housing Element Requirements



Sites Inventory

- Contribute toward replacing segregated living patterns with truly integrated and balanced living patterns
- Transform high poverty neighborhoods into areas of opportunity

New Housing Element Requirements



ID and Prioritize Contributing Factors

- Determine factors contributing to the creation and perpetuation of fair housing issues
 - community opposition to development
 - exclusionary zoning codes
 - lack of funding and resources

New Housing Element Requirements



Goals, Policies & Actions

Policies and actions can vary widely, depending on the fair housing issues identified, e.g.:

- Few housing choices → increasing density, ADU policies, etc.
- High displacement rates/risk → tenant protections, rental assistance, etc.
- No subsidized housing → policies to increase funding, housing trust funds, public land disposition, etc.
- Affordable housing applicants don't match demographics of residents → targeted outreach programs

What we have heard so far.....



Assessment of Fair Housing

From Service Providers:

Vulnerable populations include:

- People w/disabilities(accessibility)/racial bias
- No fault evictions: high impact on Hispanic/Black households; households w/children
- Extremely low-income households

What we have heard so far.....



Assessment of Fair Housing

From Community Members:

“We love that we have many kinds of neighbors, socio-economically. We hope that can continue”

“San Mateo is not a place for low-income families”

“Two stories [second floor walkup apartment] are bad because my legs are hurt.”

“I'm a renter and ... I love the area so much. I cannot afford another rent hike. The next one will probably force me to move away. Please...keep renters in mind.”

Break Out Discussion #1

- Share housing opportunity challenges you have experienced or know about
- What do you think are the highest equity priorities for San Mateo to focus on?
- Do you have ideas to address these needs?

Break Out Discussion #1

- Break Out Discussion Recap

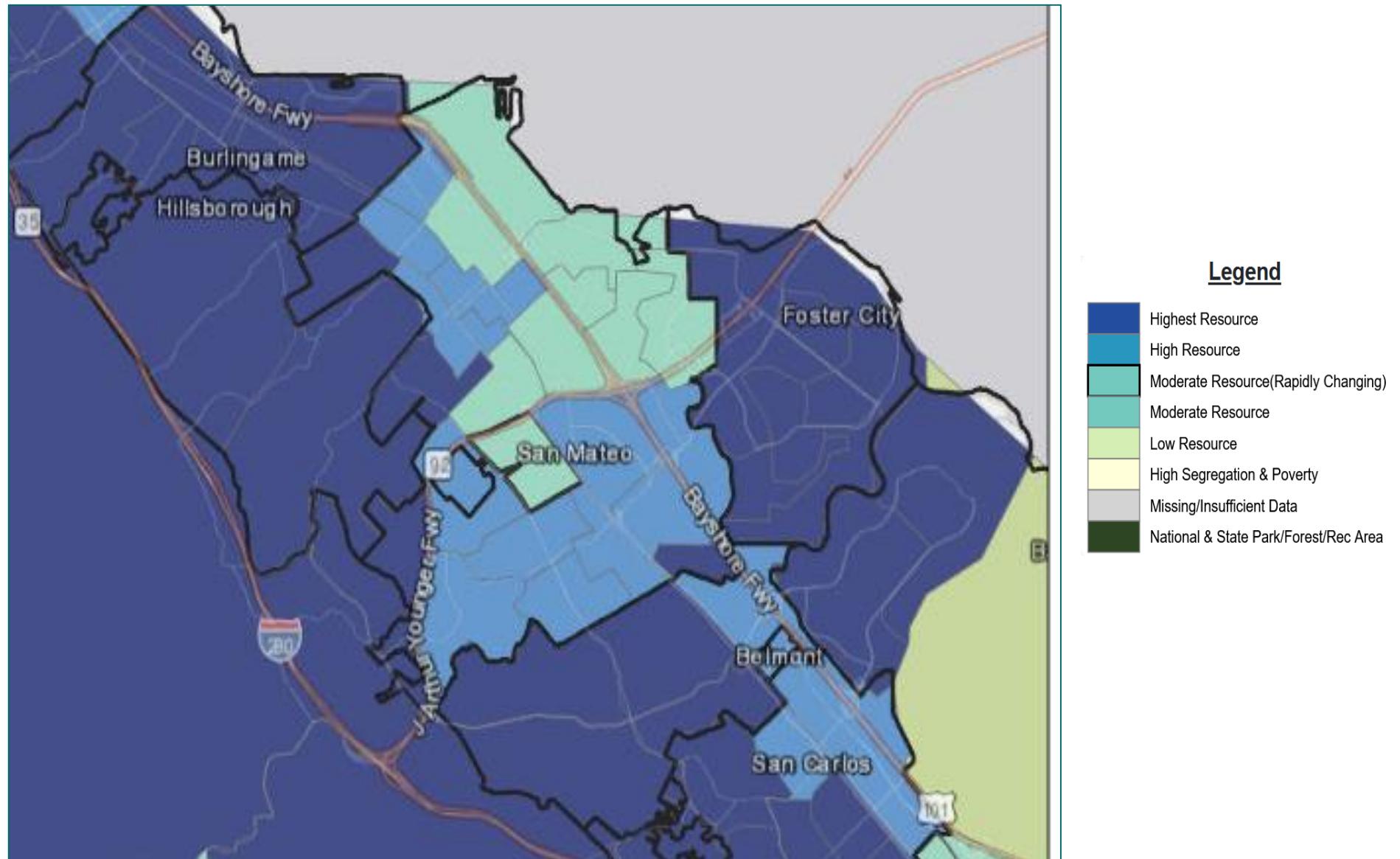
Access to Opportunity



ID and Prioritize Contributing Factors

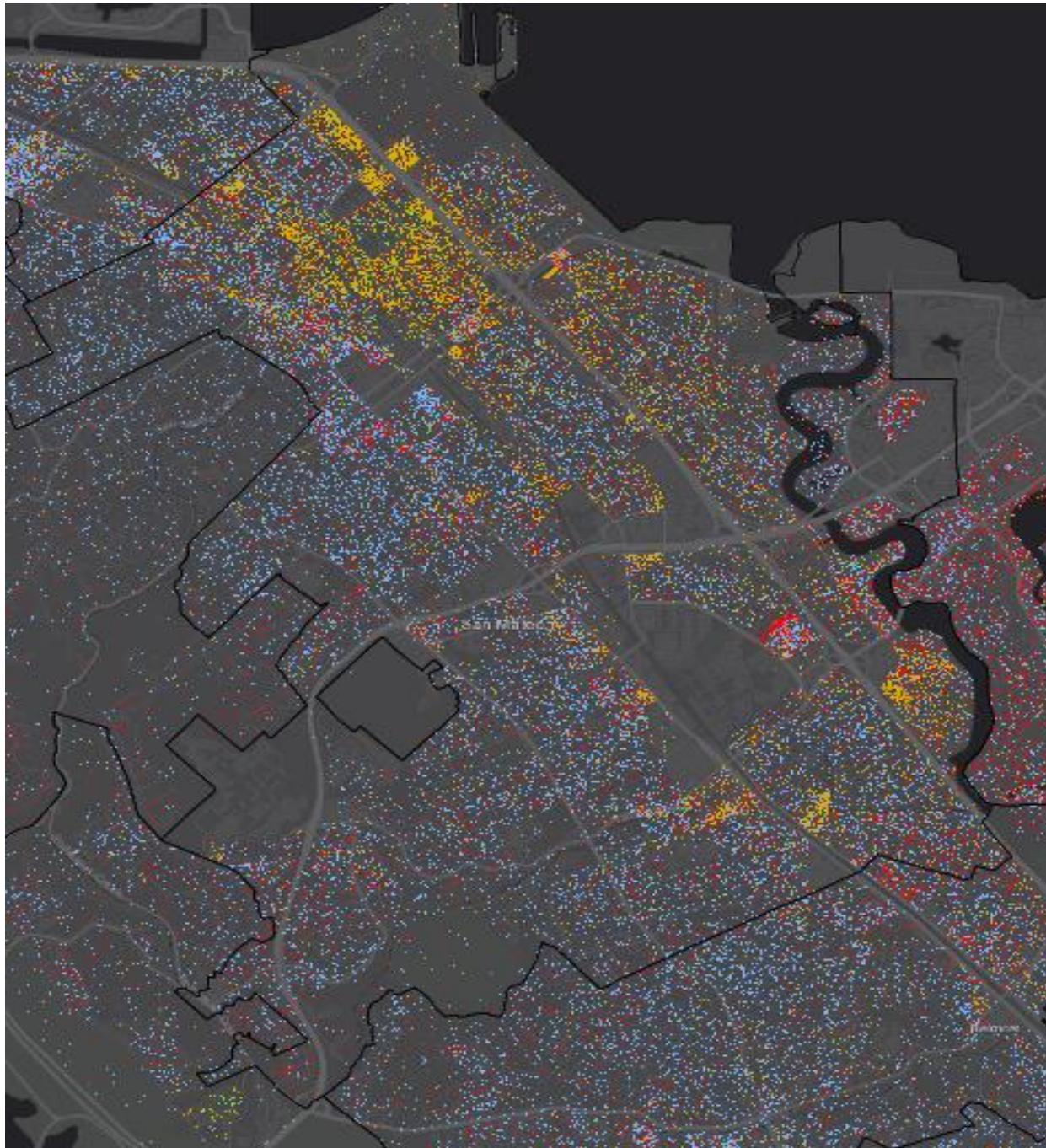
- Integration/Segregation
- Quality of Life
- Place Based Characteristics

AFH in San Mateo: 2021 TCAC/HCD Opportunity Map



Source: <https://belonging.berkeley.edu/2021-tcac-opportunity-map>

Racial Dot Map of San Mateo



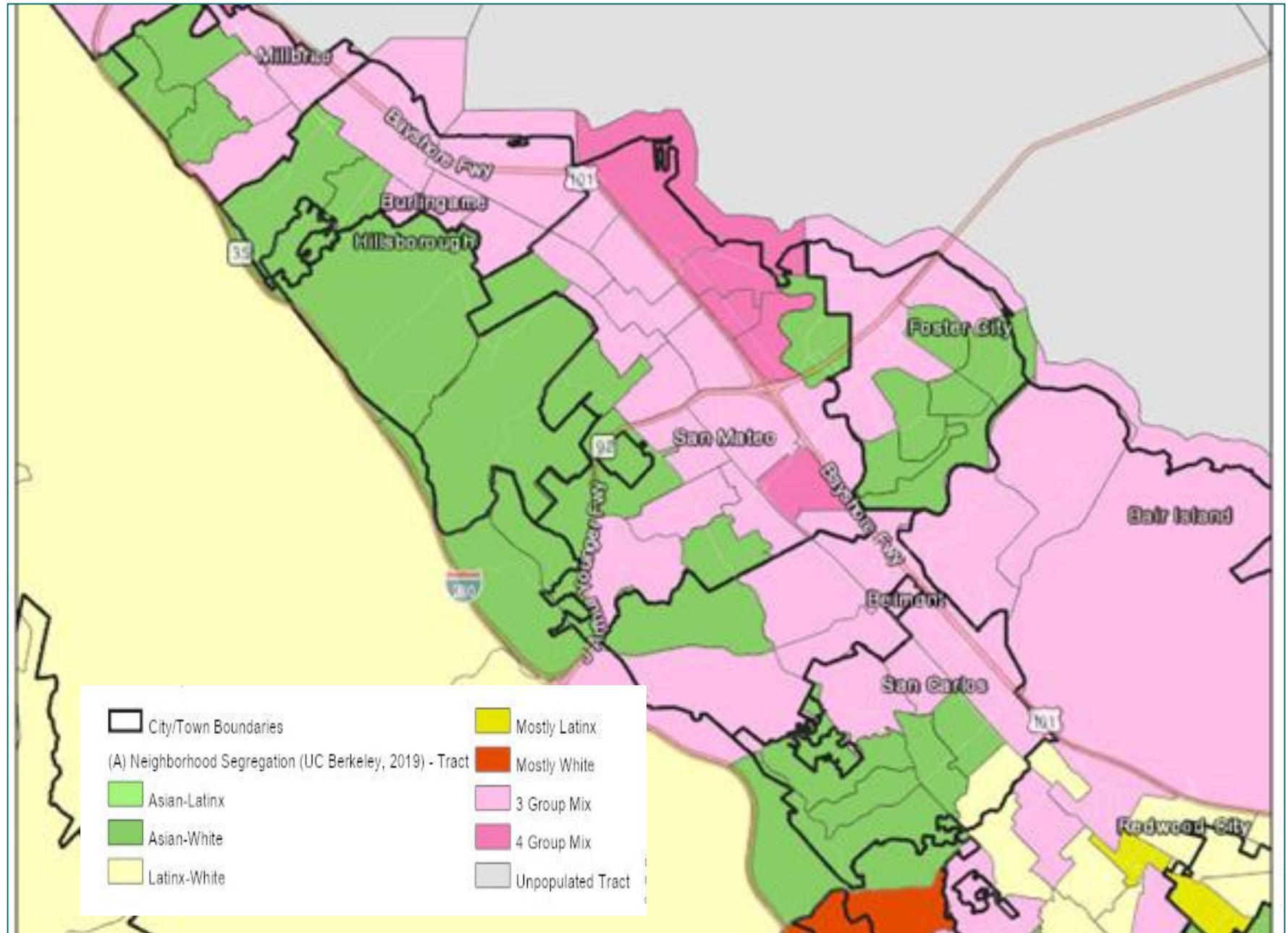
Race and Ethnicity by census block - Race and Ethnicity by census block

1 Dot = 1 People

 White (Non-hispanic)  Black (Non-hispanic)  Asian (Non-hispanic)  Hispanic
 Other Races (Non-hispanic)

Source: <https://mtc.maps.arcgis.com/apps/instant/media/index.html?appid=4a0188324a144172ab1c9fa6189163a5>

Racial Patterns



What we
have
heard so
far.....



ID and Prioritize Contributing Factors

From Community Surveys:

- Improve infrastructure, transit and services in underserved neighborhoods
- Ensure affordable housing opportunities are created throughout the entire city

Break Out Discussion #2

- Do you think that the segregation patterns in SM create any housing equity issues?
- Can you think of ways to address?
- Should the City prioritize improving lower resourced neighborhoods? If so, how?

Break Out Discussion #2

- Break Out Discussion Recap
- Final Questions

Next Steps and Resources



More Info to come!

- Transportation Opportunity Score
- Racially Concentrated Area of Affluence
- Education outcomes by class
- Map of Adequate Sites by income level
- Resident Survey results

Next Steps and Resources



- Take our Online Survey -Ends 1/16/22!
- February 7, 2022- Joint Study Session City Council and Planning Commission
- End of March 2022 -Publish for 30-day Public Comment
- April 2022- Planning Commission Review
- May 2022- City Council Adoption

General Plan Update



Each **General Plan Meeting Series** will include some combination of community workshops and events, General Plan Subcommittee meetings, Planning Commission study sessions, and City Council direction.



Housing Element Outreach includes stakeholder meetings, community meetings, Planning Commission hearings, and City Council hearings.

Upcoming Workshops:
Saturday January 22, 2022
Thursday January 27, 2022

More info at: StriveSanMateo.org

THANK YOU!

Please visit our website
Por favor visite nuestro sitio web
[cityofsanmateo.org/HousingElement
2023](http://cityofsanmateo.org/HousingElement2023)

Questions? Contact the Housing
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