

## Introduction to PIA's HOUSING FOR ALL PLATFORM, February 2000

### **THE VISION:**

**TO PRODUCE 10,000 HOUSING UNITS FOR PEOPLE WHO NOW CANNOT AFFORD HOUSING ON THE PENINSULA. THE GOAL IS TO PRODUCE THESE UNITS BY THE YEAR 2008. (THIS EQUALS 1,250 UNITS PER YEAR.)**

**HERE IS HOW:** Create an aggressive regional and inter-county affordable housing plan for the Peninsula. The plan begins with San Mateo County and Santa Clara County each developing a county-wide plan for vastly increasing the stock of affordable housing and moves forward to an inter-county plan in partnership with the private sector and the religious/non profit sectors. Where plans exist, resources follow.

Currently, there is no comprehensive Peninsula regional plan for the housing crisis. Each of our County Supervisor Boards has taken some positive steps to address the homeless crisis. In San Mateo County, they have created a bonus incentive to produce more dense housing development near public transportation corridors. However; comprehensive county-wide plans to address affordable housing production do not exist.

### **THE THREE SECTORS – WORKING TOGETHER:**

#### **County Supervisors:**

PIA is asking the County Supervisors of northern Santa Clara County and San Mateo County to take a lead in public sector initiatives for the development of a plan and policies which will create the public climate and contributions required for this bold entrepreneurial vision for affordable housing. The first step would be to convene a planning process of the three sectors on the Peninsula--County Supervisors, Private Sector Leaders, and the Non-Profit, Religious and Citizen Sector--and to test and implement the best ideas possible for affordable housing production. Many have set out good ideas. PIA's platform gathers many of these ideas and proposes a framework to move ahead.

#### **Private Sector Leaders:**

PIA recognizes and invites the private sector leadership such as the Silicon Valley Manufacturing Group, SAMCEDA, and the Economic Vitality Partnership to engage even more aggressively in this effort. A wide variety of resources and entrepreneurial solutions will be forthcoming from this sector. The jobs and housing imbalance, as well as the crying need for providing affordable housing for their employees is reason enough for their full commitment to this venture.

#### **Non-Profit, Religious, and Citizen Sector:**

The Peninsula is blessed with some of the best non-profit housing development organizations in the country. They stand ready and able to produce more housing units if all of the sectors work together to create that potential.

PIA has organized the religious sector to step forward with our needed participation:

- PIA congregations have led efforts to successfully gain approval for specific projects in several cities, countering NIMBY opposition with relationship building, education, and a larger value orientation.
- PIA has undertaken to provide wider education on the true story of affordable housing projects, and how they become good neighbors. PIA went on a tour provided by the Housing Leadership Coalition in January, showing 30 leaders five different affordable projects.
- PIA intends to create an assessment of religious properties on the Peninsula and to ascertain their potential for some affordable housing production.
- PIA's 21 congregations are committed to participating in the above planning process.
- Advocating locally for density bonuses, below market rate housing law, etc.

**HOUSING FOR ALL PLATFORM: Inter-County Regional Cooperation and Planning:**

Both Counties, together with private sector, trade organizations, and cities, will include this policy platform as a part of a central agenda for planning a definitive and committed eight-year strategy to be worked out and adopted by June, 2001 (when State-required new housing elements are due).

**SAN MATEO COUNTY**

**LAND PROPOSALS:**

- Release all potential surplus county land with potential for affordable housing.
- Implement a Community Land Trust which can buy-up and hold as a public trust land for 5% of all housing, and set aside workforce housing.

**Northern SANTA CLARA COUNTY**

**LAND PROPOSALS:**

- Release all surplus county land with potential for affordable housing. This includes revision of current policy requiring maximum cash value for said land.
- Work closely with Congresswoman Eshoo and City of Mountain View to convert housing and land at Moffett Field for affordable housing.
- Work with San Mateo County on Community Land Trust plans.

**HOUSING REVENUE PROPOSALS:**

- Develop a Housing Trust Fund, similar to the Santa Clara County Trust Fund. Start with County seed grant
- Find or create a dedicated county source of funding for the Housing Trust Fund's continual replenishment. Potential source: % of Real Estate Transfer Tax revenue.
- Provide sufficient County Housing Department staff to facilitate proactive relationships with organizations working for solutions.
- Commit County funding to the Opportunity Center for the Homeless.

**HOUSING REVENUE PROPOSALS:**

- Increase the Housing Trust Fund Goal from \$20 million to \$40 million. Begin with doubling the county contribution from \$2 to \$4 million.
- Find or create a dedicated county source of funding for the Housing Trust Fund's continual replenishment. Potential source: % of real estate Transfer Tax revenue.
- Commit County funding to the Opportunity Center for the Homeless.

**COUNTY-CITY POLICY STANDARDS\*:**

- Create and adopt a set of "best practice" standards for municipal affordable housing policies, in relationship to the city Housing Elements required by the State by June 2001.
- Evaluate cities' performances both at the policy and production levels annually.
- Create incentives for cities that perform "best affordable housing practices" by linking grant awards for new affordable housing projects with new dedicated fund sources.

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**\*Ideal City Housing Policy set would include:**

- Below Market Rate Housing law, with 15% requirement
- Impact fees for affordable housing production assessed at no less than \$10 per square foot
- Density bonuses
- Rezoning commercial and industrial in the general plan to free-up more land for affordable housing production and enhance housing-job balance
- Some form of Rent Stabilization and/or Mediation with Guidelines
- Aggressive redevelopment set-aside funding which exceeds the 20% requirement