



# 21 Elements

19 July 2022

# 21 Elements

A collaboration among all jurisdictions in San Mateo County to improve housing planning and support policy implementation, with the goals of saving jurisdictions time and money, to better meet our collective housing needs.

**Best Practice**



# Housing Element Example Outreach

- **Listening Sessions**  
Gather stakeholders that work countywide
- **Kickoff Meetings**  
Countywide Housing  
Element kickoff meetings with jurisdiction specific breakout rooms
- **Equity Advisory Group**  
Paid, 15 member task force available as needed

Bay Area Legal Aid  
BIA of the Bay Area  
Bridge Housing  
Building Trades Council California Affordable Housing Project  
California Housing Consortium  
Center for the Independence of the Disabled  
Center on Homelessness  
Childcare Coordinating Council of San Mateo County  
Committee For Green Foothills  
Community Information Program of San  
Community Legal Services  
Cypress Group  
Eden Housing  
Golden Gate Regional Center  
Grand Boulevard Initiative  
Greenbelt Alliance  
Habitat for Humanity Greater San Francisco  
Health and the Built Environment  
HIP Homeshare Program  
HIP Housing  
Housing Endowment and Regional Trust  
Housing Leadership Council  
Human Services Agency  
InnVision/ Shelter Network  
Joint Venture: Silicon Valley  
League of Women Voters- North Central San Mateo County

# RHNA 5 Housing Element

100%

Jurisdiction participation

On time certification

Agreement that 21 Elements saved resources



---

## SECOND UNIT inspiration

---

Granny flat, in-law suite, accessory dwelling unit (ADU), converted garage, backyard cottage, basement apartment - whatever you call it, get inspired to build one in San Mateo County!

# Website/Video/Calculator

- [www.SecondUnitCenterSMC.org](http://www.SecondUnitCenterSMC.org)



# Final Words

“[A] unique approach that not only helps all jurisdictions in San Mateo County effectively comply with State housing law but also creates an unprecedented working relationship...”  
*Cathy Creswell, former Director, California Dept of Housing and Community Development*

“A phenomenal and unique partnership of communities that will help all of us work together in the future.”  
*21 Elements participating jurisdiction*

“One of the innovative aspects of this project is that it switches the paradigm from jurisdictions working in isolation, to jurisdictions cooperating to solve problems.”  
*Association of Bay Area Governments*

“This was probably the most successful process in which I have participated that actively engaged so many jurisdictions.”  
*21 Elements participating jurisdiction*

“Anything that 21 Elements touches turns to gold”  
*21 Elements participating jurisdiction*

# Questions



Joshua Abrams  
[abrams@bdplanning.com](mailto:abrams@bdplanning.com)  
510.761.6001

[www.21elements.com](http://www.21elements.com)