

# Housing in a Climate of Change

## Creating a More Affordable Future

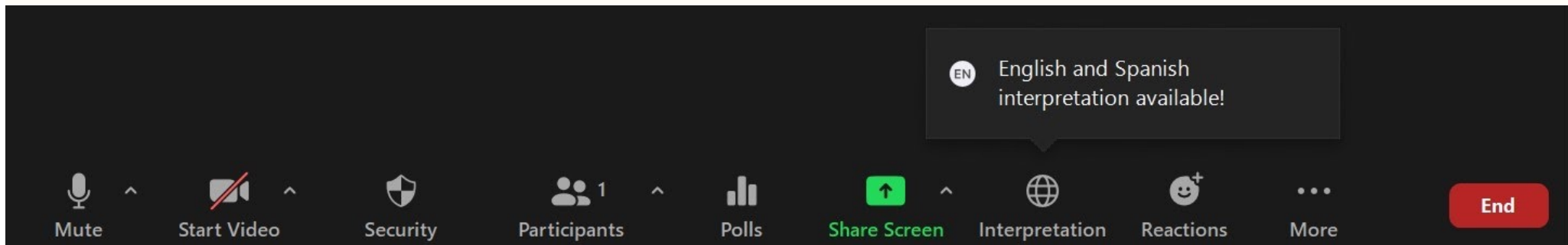
November 10, 2021

Let's Talk Housing SAN MATEO COUNTY



# Interpretation

Interpretation is available in Spanish  
Interpretación disponible en español

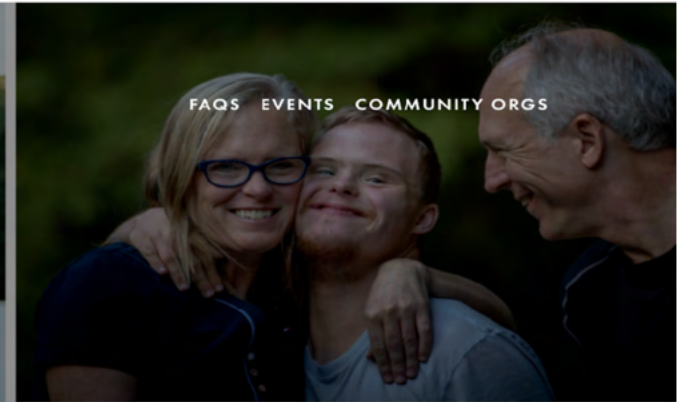


The image shows a Zoom meeting control bar with a tooltip. The tooltip is a dark grey box with a white border, containing the text "EN English and Spanish interpretation available!". The control bar below it has several icons: a microphone for "Mute", a video camera with a red slash for "Start Video", a shield for "Security", a group of people for "Participants" (with a "1" next to it), a bar chart for "Polls", a green square with an upward arrow for "Share Screen", a globe for "Interpretation", a smiley face with a plus sign for "Reactions", and three dots for "More". On the far right of the bar is a red "End" button.

# Let's Talk Housing



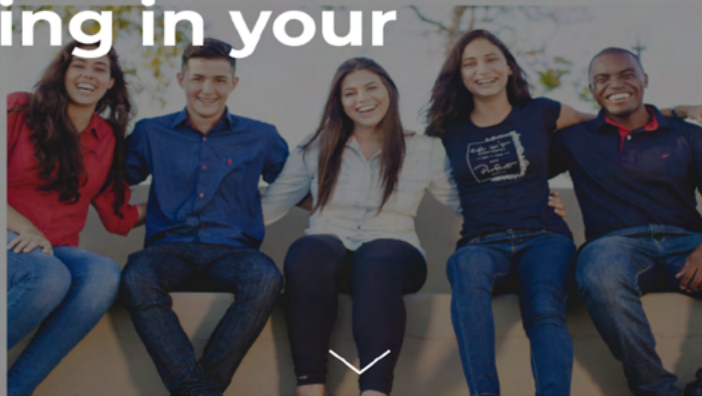
[WHY THIS MATTERS](#) / [HOW THIS WORKS](#) / [HOUSING 101](#) / [GET INVOLVED](#) / [CONNECT TO YOUR COMMUNITY](#)



[FAQS](#) [EVENTS](#) [COMMUNITY ORGS](#)

You have a once in a decade opportunity to shape the future of housing in your community

[WHY THIS MATTERS →](#)



This year, all jurisdictions in San Mateo County – cities, towns and the county – are updating their Housing Element, a plan for all the housing needed in every community.

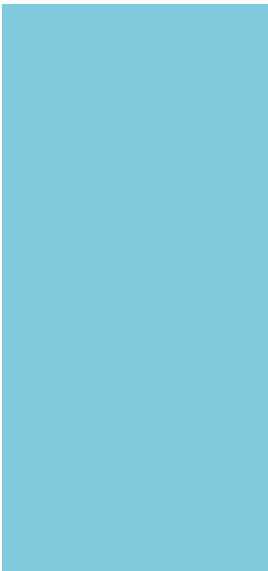
English >

Let's Talk Housing SAN MATEO COUNTY



# Agenda

- Housing & Climate Ready Toolkit
- Demographic poll
- Speaker presentation & discussion
- Audience Q&A
- Debrief breakout session



# Housing & Climate Ready Toolkit

Hilary Papendick

Program Manager

Climate Ready SMC

Jessica Mullin

Program Manager

Home for All

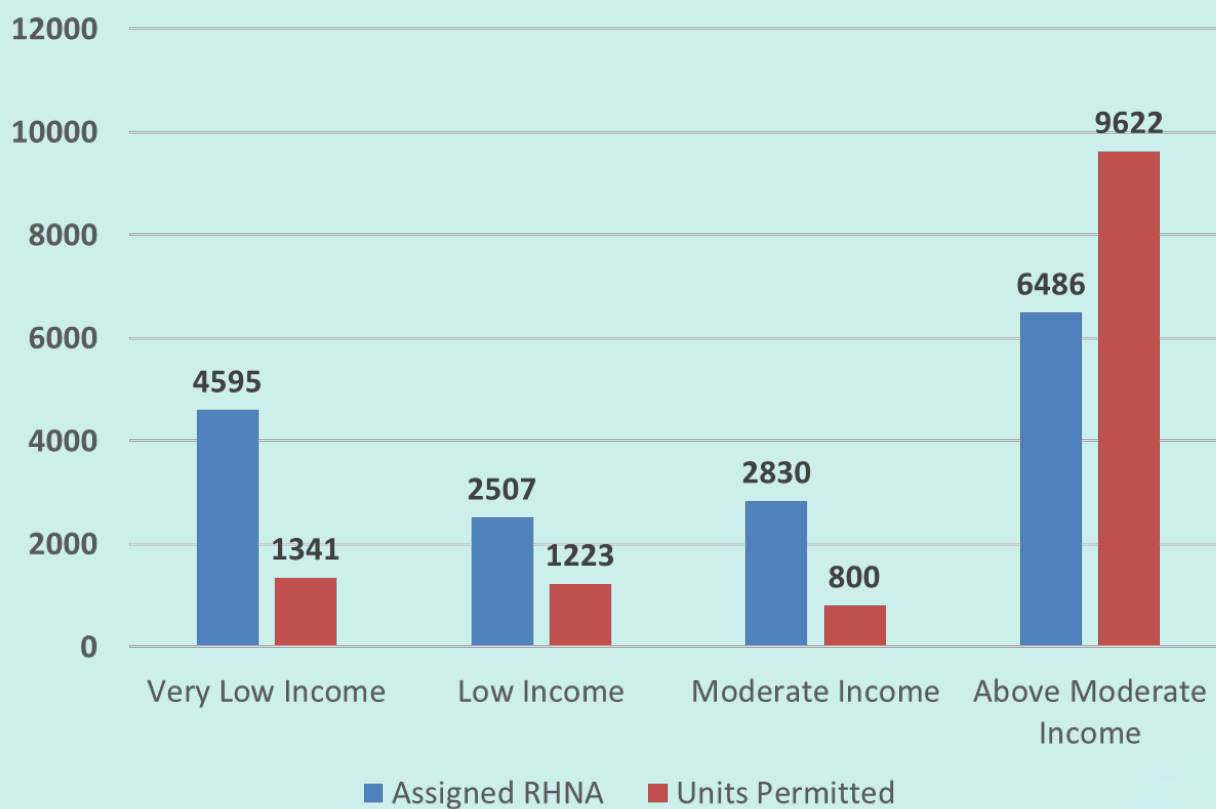




Let's Talk Housing! "Housing in a Climate of Change"  
November 10, 2021



# RHNA Progress 2014-2022





# Climate Impacts in San Mateo County



**Higher temperatures** by mid-century, where 10 days of the year or more could feel hotter than 90°F



**6 inches of sea level rise** by 2030 and 1-2 feet by 2050. By 2100 our region could experience 6 feet or more of sea level rise and widespread coastal erosion



**Increasing weather extremes**, variability and intensity in rainfall, storm events, and droughts



**Increasing wildfire risk** with larger and faster spreading fires







# Housing and Climate-Related Efforts





# Climate Readiness Efforts





# Climate Readiness Efforts



## Understand the Risks

South Coast Vulnerability Assessment



## Plan and Prepare

Safety Element/ Updates Resilience Planning

Multijurisdictional Local Hazard Mitigation Plan



## Inform, Engage, & Implement

Resilience Hub Pilot Projects

Climate Ready SMC Collaborative (relaunching 2022)





# Preliminary Strategies

Housing & Climate Change in SMC

## Data & Methods



### Document Review

50+ documents analyzed from public and private agencies



### Demographic Analysis

Population and jobs growth, housing market trends, vulnerable populations



### Spatial Analysis

Overlaying priority development areas (PDAs) with key climate hazards



### Stakeholder Engagement

Participation in SMC's Housing and Climate Readiness Task Force



### Informational Interviews

10 supplemental interviews with planners, researchers, and developers





## Housing and Climate Readiness

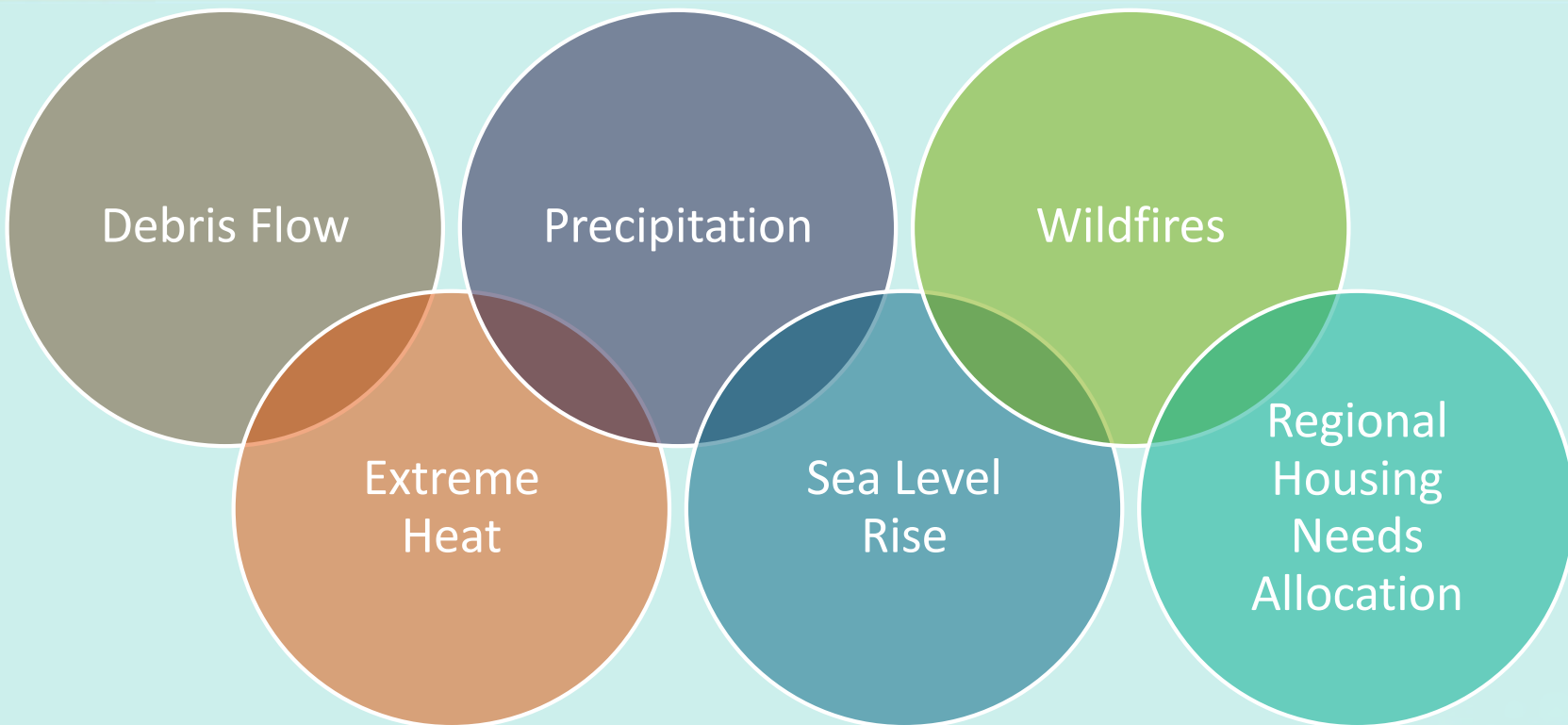
“the same improvements that make homes **better able to withstand and recover from weather-related crises** also makes them **healthier and safer to live in** when sheltering in place during a pandemic” (NRDC, 2020)







# Housing and Climate Readiness Toolkit





# Strategies to Promote Climate Ready Housing

Require Resilience Considerations in General Plan Updates

City-Level Sea Level Rise Policies

Flood Proof Construction

Stormwater Management and Resilience Policies

Early CAL FIRE Review in General Plan Elements, Hazard Mitigation, and Subdivision Plans





# Strategies to Promote Climate Ready Housing

Wildfire Risk Reduction Measures for Plans, Codes, Ordinances, and Project Designs

Urban Tree Canopy Policy

Urban Design for Heat Resilience

Passive Building Design

Cool Roof, Wall, and Pavement Standards





## Next Steps

- Finalize the toolkit
- Share via social media, newsletters, email distribution
- Host potential webinars for elected officials, city staff and community stakeholders to provide a toolkit overview
- Develop messaging around the toolkit and strategies to build climate ready housing



# Speaker

Amanda Brown-Stevens

Executive Director

Greenbelt Alliance



# Housing Policy is Climate Policy 2021





**Greenbelt Alliance's mission is to educate, advocate, and collaborate**

to ensure the Bay Area's lands and communities are resilient to a changing climate.





## **CLIMATE SMART DEVELOPMENT**

Communities across the Bay Area reduce emissions and build resilience through climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented—development.



# WHY DOES WHERE WE BUILD MATTER?

## Transportation

- In the US - transportation is 30% GHG emissions
- In California - transportation is 50% GHG emissions
  - Shifting to growth within cities could reduce equivalent of 400k cars

## Other benefits

- Cost savings on transportation and utilities
- Quality of life
- Housing choices





# HOW CAN BUILDING NEW HOMES REDUCE EMISSIONS?

## Where we build matters, even within our region

- Smaller homes use less energy, ADUs, duplexes, fourplexes etc
- Zoning changes - no cost path to reduce emissions

## Building sector GHG emissions

- New standard have more sustainable construction and operations
- Single family suburban home produces 3x yearly emissions as an urban home





## BUT WHAT ABOUT WATER?

### Water is a shared resource

- A collective challenges needs a collective solution
- Water use in California is 10% urban, 40% agricultural and 50% environmental (non active use) on average

### Reducing per capita water use in a growing region

- The Bay Area could add 2.2 million homes through modest improvements in water efficiency and more compact land use.
- Changes in landscaping could cut water use close to in half for average home



## THE BENEFITS OF PROTECTING OPEN SPACE

### We urgently need more homes

- Need is estimated at close to  $\frac{1}{2}$  million homes over the next eight years

### But...

- Building homes outside of cities, on open spaces and farmland, can exacerbate climate-related risks



Managed landscapes around cities can reduce size and number of wildfires.





Agricultural lands that use best management practices for regenerative agriculture can capture carbon and build wildfire resilience





Shorelines can enhance habitat and protect existing communities by restoring wetlands and investing in natural infrastructure





Land around cities in the Bay Area have a high level of biodiversity.





## DO WE HAVE ENOUGH LAND?

### Yes...

- If every available infill parcel in California were developed to its fullest potential, the state would gain 4 million additional housing units while simultaneously sparing 350,000 acres of undeveloped greenfield.

### But...

- The Bay Area was successful in locating only 57 percent of permitted housing units within city designated “Priority Development Areas” in the the last planning cycle.





## **CLIMATE SMART DEVELOPMENT**

Local and regional planning, policy making, and development efforts must foster environmental sustainability, community resilience, social equity, and climate justice outcomes.



Learn more at [greenbelt.org](https://greenbelt.org)



GREENBELT ALLIANCE



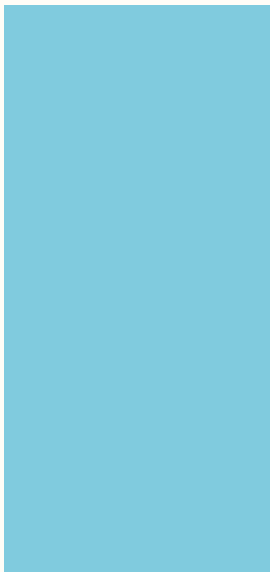
# Breakout session prompt

- What did you learn today?
- What surprised you?
- What's something new you might do to reduce your community's climate impact?

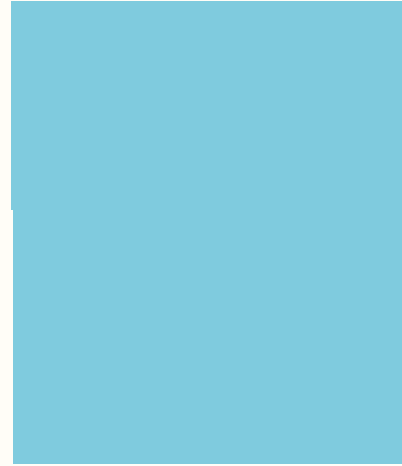


- Give us feedback at <https://tinyurl.com/hsgclimatexchangesurvey>
- Learn more about what's happening in your community at [letstalkhousing.org/connect](http://letstalkhousing.org/connect)
- Share your housing story at [letstalkhousing.org/stories](http://letstalkhousing.org/stories)
- For more info on programs and events, sign up at [letstalkhousing.org/events](http://letstalkhousing.org/events)

## Next Steps & Resources







**Thank You!**



**Let's Talk Housing** SAN MATEO COUNTY