

June 15, 2000

To: Supervisor Rich Gordon  
455 County Center, Redwood City, 94063  
(650) 363-4569 - FAX (650) 599-1027

cc: Terry Burnes, Planning Administrator  
MidCoast Community Council

Dear Rich;

At our Council meeting last night (6/14/00), I requested that for our next meeting on June 28th an agenda item be included for a discussion of affordable housing in the MidCoast area. As the Moss Beach Highlands proposal has moved through its process, the awareness of the importance and the need for affordable housing that meets the needs of the coastal communities has been heightened. I hope this agenda item will be the beginning of a process in which a local concept of affordable housing needs and methods for addressing these needs can be developed. I plan to contact many of the various agencies and non-profit organizations that have been working on projects throughout the County to gather information on what options already exist, what other possibilities might be and how a community goes about achieving them.

It would seem to me that this process would need to start with what is the affordable housing situation on the coast, and what the County's general policy about it is. When I addressed your Board on June 6th regarding the Moss Beach Highlands project, I cited several sections of the LCP that would seem to indicate that the County would play an active role in the establishment of affordable housing for the Coastside: "The County will ... Through both public and private efforts, protect, encourage and, where feasible, provide housing opportunities for persons of low and moderate income who reside, work or can be expected to work in the Coastal Zone." ... and so forth.

It might appear that the County is instead playing a passive role, waiting for proposals to be submitted rather than actively developing them. I would instead interpret the present situation as one in which the County has determined that it has taken the necessary actions, through the LCP and General Plan, to encourage the construction of the affordable housing that it has projected will be needed, at designated sites it has deemed as adequate for this type of development, and now sees its role as facilitatory to any proposal that may emerge that meets the parameters and requirements established. Whether this is the necessary approach for these times will certainly be part of this discussion.

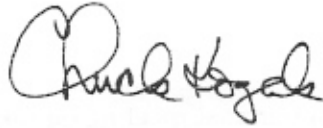
I was fortunate to have the opportunity to watch the agenda item preceding the Moss Beach project on June 6th, in which your Board distributed over \$2M to a variety of affordable housing projects throughout the County. I realized that each of these projects was driven by a community or civic group that had taken on the responsibility of designing, funding, and implementing these projects for their communities.

Regardless of the final outcome with the Moss Beach Highlands project (a topic I will address under a separate letter,) there are still two more designated sites on the MidCoast. I believe I speak for many others on the Coastside when I say that we would like to see the community become a driving force in the actual development of these projects, and not be limited to offering responses and reactions to outside developers' limited proposals. Beyond potential activity on the designated sites, there is also the concept of implementing

affordable housing through integrated infill of the existing neighborhoods, an idea that has a broad base of interest for exploration in the community.

Any information and background that your office, the Planning Department, or others at the County could supply for our next meeting will be greatly appreciated. My thanks in advance for your help and your consideration.

Sincerely,

A handwritten signature in black ink that reads "Chuck Kozak". The signature is written in a cursive style with a large initial "C".

Chuck Kozak  
Member, MidCoast Community Council  
PO Box 370702  
Montara, CA 94037  
650.728.8239 (hm), 650.678.0469 (days)  
cgk@montara.com

p.s. I had asked George Bergman last year after his initial presentation of a proposed LCP review work plan, and have repeated my request just recently, to include the examination of affordable housing needs and processes as a topic in the upcoming LCP review.

June 28, 2000

FAX: 1 page

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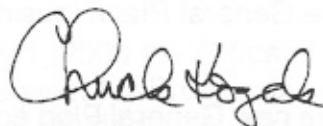
Thank you for your call last week - I appreciate your taking the time to respond in the midst of the County budget review process. To recap our discussion, you offered to come to a future meeting of the MidCoast Council, and to possibly bring along Planning Director Terry Burnes and Steve Cervantes, the Director of the Office of Housing for San Mateo County, to discuss the affordable housing situation on the coast.

I'm sure the Council will be very willing to accept your offer, and may I suggest that we schedule it for our regular meeting of Wednesday, July 26. This will give us a month to gather some information, get a preliminary sense of what direction this effort might take, and supply you with some guidelines as to what questions and concerns the community might want the County to address.

We will be discussing this issue at our Council meeting tonight (6/28) - I have assembled some basic program information from the Mid-Peninsula Housing Coalition, the Non Profit Housing Association of Northern California, and the Peninsula Community Foundation for distribution, and Steve Cervantes has sent a packet of material from his office. In addition, Marsha Rea, the Program Director for the Housing Leadership Council, will attend to make a brief presentation about her organization and to help answer questions that may arise.

I will keep you informed of how the discussions go. Thank you again for your offer, and for your attention to this matter.

Sincerely,



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