



MEETING SUMMARY

TAC Meeting #33

September 19th, 2017

East Palo Alto City Hall, 2415 University Ave, East Palo Alto

10:00 Tour, 11:00 - 12:30 meeting

Attendance

Brisbane, Burlingame, Colma, Daly City, East Palo Alto, Hillsborough, Millbrae, Pacifica, Portola Valley, Redwood City, San Bruno, San Mateo County, South San Francisco, Woodside

Also in attendance were HEART, Peninsula Conflict Resolution Center, Bay Area Metro (formerly ABAG), San Mateo County Health System, C/CAG, Community Legal Services of East Palo Alto

Announcements and Updates

- A. HEART - Armando Sanchez reminded people that Housing Leadership Day is coming up on October 20th – [more information and registration can be found here](#). HEART is putting on a workshop to help school districts with the steps they need to advance a project and do a feasibility study. They received a \$5 million grant and applications are currently open to affordable housing developers – apply soon, because the money is going quickly.
- B. Fair Housing, Lindsay Haddix, Department of Housing – A housing assessment is required by HUD every 5 years. The public comment period just closed. Jurisdictions can review the document with housing strategies on fair housing – [available here](#).
- C. Bay Area Metro, Ofelia Bello – Bay Area Metro, the new name for the combined ABAG and MTC are discussing ways they can be more impactful and offer more technical assistance – feedback is welcome. The deadline for the CalTrans grant is October 20th. Grants of up to \$1 million will be awarded. Some ideas they have are to work on design guidelines in light of SB35 or to create a regional rapid response team to deploy planners to help with whatever jurisdictions need on the ground.

Planning and Transportation

Sandy Wong from C/CAG covered information planners should know about transportation funding. She reviewed the complex sources and uses of transportation funding. Her take home message was that planners should communicate more with different disciplines and take a more comprehensive approach. Her handouts are available [here](#).

ADU Work Update

Joshua Abrams summarized recent progress on the ADU work plan. Current work includes developing online and offline materials. Online materials will include an informational website, a calculator for homeowners to determine payback period, and a series of inspirational videos about homeowners and tenants and their ADUs. The offline portion will consist of an idea book intended to inspire homeowners to build ADUs, and a manual covering the technical aspects of building an ADU.



Participants are needed for the videos. Josh will send out text for social media postings for jurisdictions to share on Nextdoor, Facebook and Twitter and would appreciate any personal referrals. A sample of the video style can be [viewed here](#).

Josh also summarized the research conducted on ADUs, including an online homeowner survey ([summary here](#)), homeowner focus groups ([summary here](#)), and a review of literature and best practices. The main take away is that cities can increase the number of ADUs, but it is a long, iterative process that requires many different approaches.

Josh asked if most jurisdictions are flagging ADUs in their building software and determined that most jurisdictions can pull a list of permits for ADUs and a list of which ADUs were actually built. Most cities do track this information.

The group reviewed the draft Jurisdictions Standards Summary. Feedback was to include minimum ADU size and a disclaimer that standards vary and a planner should be consulted. The surveys will be sent out to each jurisdiction for review before finalizing. 21 Elements will also generate a table summarizing the jurisdiction standards.

Short-Term Vacation Rentals

21 Elements will be hosting discussions about considering a shared countywide approach to enforcement in 2018.

Impact Fees

If fees are collected, the jurisdiction will need to do an annual report. 21 Elements compiled info on how to do the report – [available here](#).

Displacement

UC Berkeley did a recent study on displacement – [available here](#). The study explores the health impacts of displacement in San Mateo County.

RHNA Sharing

21 Elements received funding from various sources to hire Barbara Kautx with Goldfarb and Lipman. Hiring will depend on which bills the governor signs.

Legislative Update

15 bills have passed the legislature and it looks like the Governor will sign most of them. 21 Elements will provide a summary and implantation assistance once the bills have passed.

- SB 2 - \$75 document recording fee
- SB 3 - \$4 billion bond
- SB 35 – If jurisdiction does not hit RHNA or submit annual report, development becomes by-right and CEQA reduced.
- SB 166 – Cities cannot drop below RHNA
- SB 167 – Fines for not following Housing Accountability Act
- SB 540 – Optional Workforce Housing Opp Zones (One EIR for all development in the zone)
- AB 1505 - Palmer Fix – Allows inclusionary zoning
- AB 494 + SB 229 (ADUs) – 0-1 parking spot; Setbacks parking tandem allowed always; Garage conversion = no setback; Extends limits on fees to special districts

Proposed Schedule for 21 Elements Meetings



- December 5th, 2017, 10 am
- March 6th, 2018, 10 am
- June 5th, 2018, 10 am
- September 11th, 2018, 10 am

Other Meetings

- Sep 23-26, APA California Conference
- Oct 6, Nonprofit Housing Association Conference
- Oct 9-13th, Intersections Housing Conference
- Oct 20th, Housing Leadership Day