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# MEETING SUMMARY

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## TAC Meeting #35 – 10<sup>th</sup> Anniversary!

March 6th, 2018

Oak Room, San Mateo Library, 55 W 3<sup>rd</sup> Ave, San Mateo

10:00 am – 12:00 pm

### Attendance

Belmont, Brisbane, Burlingame, Colma, Daly City, Foster City, Half Moon Bay, Hillsborough, Menlo Park, Pacifica, Portola Valley, Redwood City, San Carlos, City of San Mateo, San Mateo County, South San Francisco, Woodside

Also in attendance: ABAG/MTC, C/CAG, HEART, HLC, Law Foundation of Silicon Valley

### I. Announcements

- A. 21 Elements Billing: 21 Elements proposed billing for both the 2017 and 2018 fiscal year to cut down on the time billing takes. The group agreed to this change.
- B. Inspiration Book Printing: Home for All is printing another run of the inspiration books. Jurisdictions can request copies from Josh – please do so ASAP if you have not already.
- C. Home for All Convening – Home for All's next convening – *How to Talk About Housing So People Will Listen* – is on March 22.

### II. Updates

- A. HEART: Armando Sanchez announced that HEART's Board of Directors approved the first school district loan for teacher housing. This is one of the first projects of this nature and the first to be financed through a housing trust fund. HEART also applied to be the local fund manager for the Zuckerberg Foundation grants for Bay Area wide affordable housing. Finally, their [annual event](#) is on May 24.
- B. ABAG: Gillian Adams updated the group on their recently launched housing information portal. The portal included the permit information jurisdictions have provided and everything has now been mapped. She also followed up on her request to help reconcile some differences in the data set – please get back to her if you have not already.
- C. Home for All: They recently had a community conversation in Portola Valley that went well and had a good turn out.

### III. Housing for Public Sector Employees

- A. Foster City: Ann Ritzma presented on Foster City's program. They wanted to establish programs that would encourage employees to live in the community they serve to help foster long-term employee commitment, work-life balance and to reduce traffic congestion. They developed three programs:
  1. Home Loan Assistance – home loans up to \$200k (currently on hold).
  2. Rental Assistance - \$6,000 loan for first and last month's rent and security deposit. One third of the loan is forgiven each year assuming the employee is employed.



3. Workforce housing – Working with a developer to build 22 units of affordable workforce housing as part of a project with 70 market rate units.
- B. Goldfarb + Lipman: Eric Phillips presented on potential legal concerns and challenges to developing work force housing. It is possible to do workforce housing, but it raises fair housing risks and, at this point, there is not much case law to rely on. His presentation [can be viewed here](#).

#### IV. **Legislative Update**

Jeff Baird presented on the state legislative changes. There have been changes that limit the ability of cities to reject projects that meet objective planning rules. There is urgency for putting in place mechanisms that accommodate the new state laws, because HAA, SB35 and “no net loss” are already in affect. There have been changes to state ADU laws and if jurisdictions do not update their ordinances (again) they will be null and void.

Everyone broke into small groups and did an exercise that evaluated example projects for HAA and SB35. The group then discussed next steps. Each jurisdiction will need to read through relevant code and plans to identify non-objective and ambiguous standards, identify how to address those issues, draft materials and then adopt the changes. There was discussion of creating a developer application that complies with HAA and SB that all jurisdictions can use.

Resources from the meeting can be found at the links below:

- [Presentation](#),
- [Quiz](#),
- Small group [questions](#) and [answers](#),
- Short summaries of [SB35](#) and [HAA](#),
- [Goldfarb + Lipman's report on the new state laws](#)
- [Checklist by Meyers Nave, LLC](#)
- [List of potential next steps for the new laws](#).

#### V. **Suggested Schedule**

- A. June 5<sup>th</sup>, 2018, 10 am, San Mateo Library
- B. September 11<sup>th</sup>, 2018, 10 am