



S U M M A R Y

TAC Meeting #36

June 5th, 2018, 10:00 am – 11:30 am

Oak Room, San Mateo Library, 55 W 3rd Ave, San Mateo

Attendance

Belmont, Brisbane, Burlingame, Colma, Daly City, East Palo Alto, Half Moon Bay, Hillsborough, Millbrae, Pacifica, Redwood City, San Mateo City, San Mateo County, South San Francisco, and Woodside

Also in attendance: ABAG/MTC, C/CAG, HEART, HLC, Soup

I. Announcements

- A. Home for All and 21 Elements are co-hosting a workshop on inclusionary zoning: *Fees vs. Units: Designing an Effective Inclusionary Policy*. The workshop is on Wednesday June 6, 2018 from 10am-12pm at the Department of Housing (264 Harbor Blvd. #A, Jupiter Room, Belmont, CA 94002).

II. Updates

- A. HEART:
 - i. Boris Vatkin updated the group that HEART is currently putting together the loan documents to borrow idle housing funds from jurisdictions.
 - ii. HEART received a \$50,000 grant from the California Association of Realtors to help homeowners with closing costs.
 - iii. HEART's board recently approved two loans: one \$700,000 loan to support teacher housing in Pacifica, and a second to redevelop a site in Moss Beach for 71 units of family housing.
- B. Home for All:
 - i. Bill Lowell shared that they are wrapping up the first phase of their Community Engagement Cities pilot. This program engaged the community in four cities – Half Moon Bay, Portola Valley, Redwood City and Burlingame – through outreach around the public perception of housing, particularly affordable housing. The goal is to address the public will aspect of building affordable housing. They are planning to add two additional cities in the future, so get in touch if you are interested in participating.
 - ii. Home for All also just completed their third convening, this one focused on the nexus of transportation and housing.
 - iii. They have been engaged in the second unit work, including printing and distributing the idea book, and finishing up the workbook. They received a grant from the Silicon Valley Town Partnership to help market the second unit materials and were assigned a team from Adobe that presented marketing recommendations for a more robust next phase of marketing.
- C. The Community Development Directors/Planning Directors are meeting every other month to discuss similar topics as the TAC, but they also discuss non-housing issues.



III. ADU Work Products

- A. Inspiration Book: Home for All printed 4,000 copies of the inspiration book and 800 were distributed to jurisdictions today. Get in touch if you need more copies.
- B. Workbook: a sample workbook was passed around at the meeting. The workbook is a thorough guide for homeowners on how to build a second unit. The workbook is almost complete and will be printed soon. It will also be available online.
- C. Website: The online Second Unit Center is live at www.SecondUnitCenterSMC.org.
- D. Marketing Plan: Home for All may conduct a focus group on how to best implement the Adobe marketing plan for the second unit materials. More information to come. 21 Elements may adapt the Adobe marketing material for jurisdictions.

IV. New Laws

- A. New ADU Laws: New state ADU laws could significantly change ADU rules. If SB 831, AB 2890 and SB 1469 pass they could:
 - i. Allow ADUs in more locations
 - Exempt from lot coverage, minimum lot size and FAR
 - Require permitting in most zones
 - Allow ADUs in multifamily buildings
 - ii. Require more lenient ADU rules
 - Relaxed parking standards
 - Reduced impact fees
 - No owner occupancy requirements
 - Increased minimum max size to 800 square feet and 16 foot height
 - iii. Require faster approval (60 days)
 - iv. Establish an amnesty program for unpermitted ADUs
- B. SB35 and HAA: A survey was conducted to see how jurisdictions are handling new state laws.
 - i. Seven jurisdictions have not started yet, four have reviewed code, three prepared public handouts, two briefed counsel, and two prepared materials for developers.
 - ii. Most jurisdictions (10) have not seen an intention from developers to use SB 35, while six have gotten interest but no application from developers.
 - iii. In terms of objective standards that are difficult to create, the group identified standards to promote façade articulation/scale, view impacts, and coastal compatibility.
- C. Work Plan: A survey was used to determine the most useful items for the work plan.
 - i. Webinars - The group prioritized webinars as follows:
 - Real world experience of cities with applications (40%)
 - Tricky topics (34%)
 - Early adopters (26%)
 - ii. Handouts - The group prioritized handouts as follows:
 - Summary of all laws (not just HAA and SB35) (29%)
 - FAQs (24%)
 - SB35 and HAA eligibility checklists (22%)
 - Staff reports (14%)
 - PowerPoints (11%)
 - iii. Useful Products – The group prioritized products as follows (0= not useful, 5=very useful)



21 Elements

- Resource library (4.1)
 - One-on-one meetings (3.7)
 - Code-a-thon (3.6)
 - Phone office hours (3.1)
- iv. Priorities - Priorities were ranked as follows:
- Implementation support for staff (42%)
 - Information for decision makers (34%)
 - Information for the public (24%)
- v. Discussion - The group wants a resource library organized by topic that includes common subjective practices with recommended best practices. The group discussed a code-a-thon and many felt this would be useful, with five people saying they would definitely attend. The group also discussed the importance of each jurisdiction figuring out how to get community input on the code changes.
- vi. Design Guidelines - 21 Elements has been looking into design guidelines, since developing objective design review is so complicated. More information to come.

V. Suggested Schedule

- September 11th, 2018, 10 am
- December 4th, 2018, 10am

Wall Graphic from the Meeting

