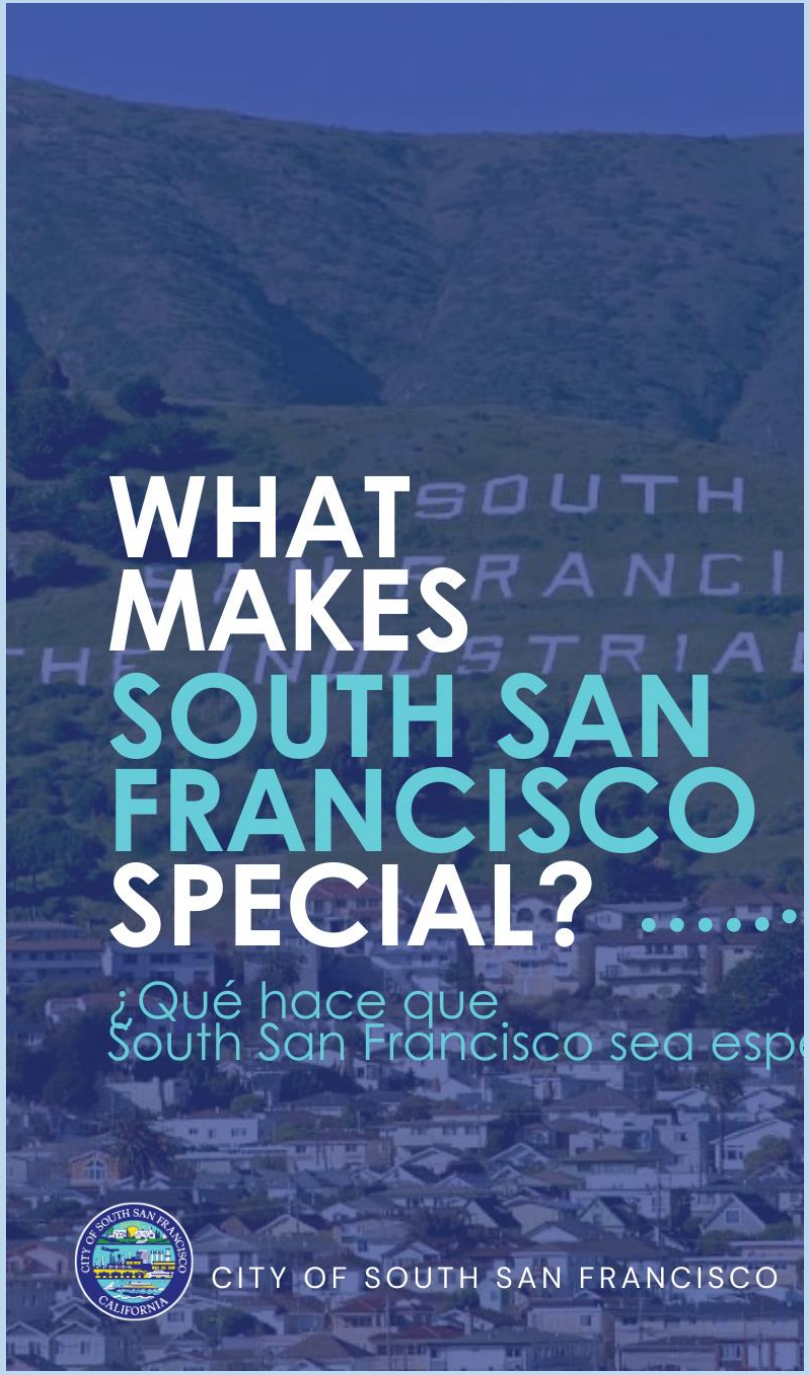
21E Directors Meeting

10/9/25

Anti-Displacement Roadmap Progress


WHAT MAKES SOUTH SAN FRANCISCO SPECIAL?
¿Qué hace que South San Francisco sea esp
CITY OF SOUTH SAN FRANCISCO

South San Francisco is preparing a Commercial and Residential Anti-Displacement Roadmap to strengthen policies that promote stability in our community.
South San Francisco está preparando un plan Antidesplazamiento Comercial y Residencial para fortalecer políticas que promuevan la estabilidad en nuestra comunidad.
CITY OF SOUTH SAN FRANCISCO

Join us to share your thougths and shape the future of South San Francisco!
¡Únase a nosotros para compartir sus pensamientos y dar forma al futuro de South San Francisco!
CITY OF SOUTH SAN FRANCISCO

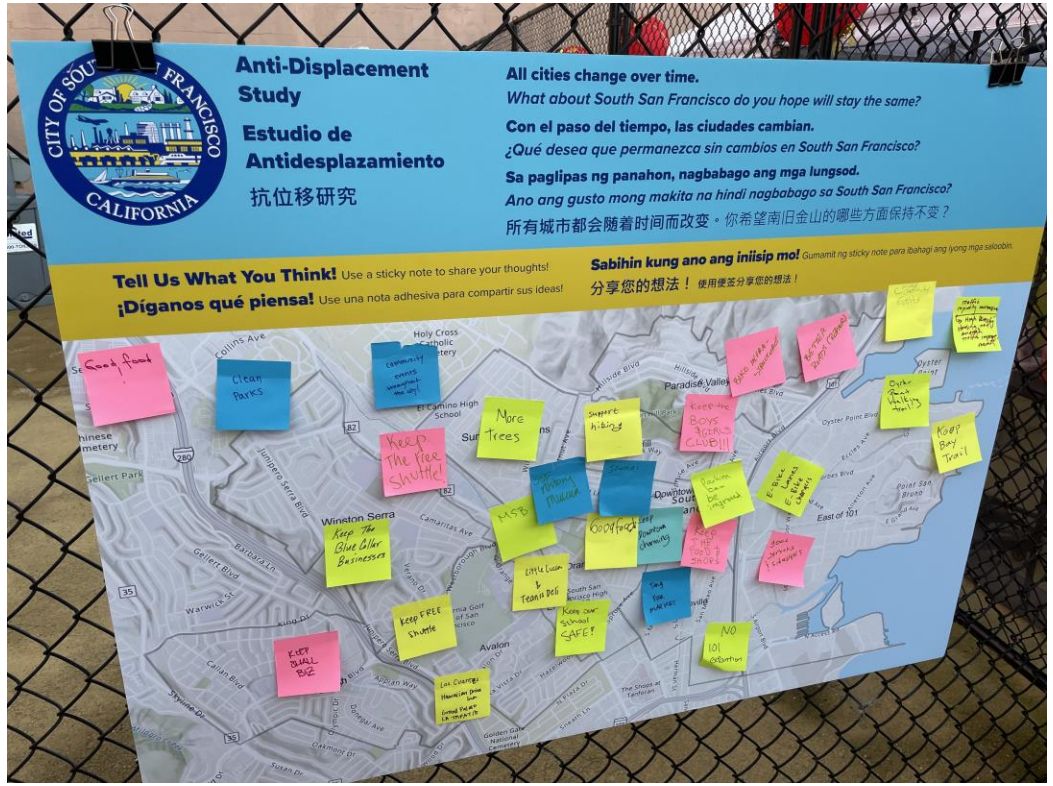
Why an Anti-Displacement Roadmap?

Displacement of both residents and small businesses was a top community concern during the General Plan and Housing Element processes. Based on these concerns, the City of South San Francisco sought to better understand displacement challenges facing the city and opportunities to mitigate displacement.

Roadmap Purpose

- Gather data to inform current context
- Consolidate existing City policies and programs on displacement
- Conduct broad community and stakeholder outreach
- Develop policy recommendations to strengthen anti-displacement efforts

The process was guided by an 11-member Community Advisory Committee (CAC), chaired by the Mayor and representing diverse community groups.



Community Advisory Committee (CAC) Development Process

The Community Advisory Committee was recruited by City staff with support from HR&A and Kearns & West.

Recruitment Process

Developed the CAC Charter and application; led community outreach to publicize the CAC

Conducted in-person public information session for interested individuals

Continued advertising and soliciting members

Reviewed applications and scheduled interviews

City staff conducted interviews of prospective applicants

Members selected and invited to join CAC

First CAC meeting

Recruitment Goal

Identify members representing the following groups:

- Renters
- Landlords and/or Real Estate Industry Professionals
- Community Organization Representatives and Participants
- Local Businesses and/or Business Organization Representatives

Meeting Highlights

- Dinner and dessert!
- Licensed Childcare from Parks and Recreation Staff
- Simultaneous Translation
- Professional Moderation
- Chaired by Mayor Eddie Flores

= *VERY* **EXPENSIVE**

BUT THIS IS WHY YOU DO IT
CITY OF SOUTH SAN FRANCISCO
CALIFORNIA
Joe Napoliello
Joey Goldman
Nora Alvarado
Michelle Alvarez
Eddie Flores

Community Advisory Committee (CAC) Meetings & Outreach

The CAC has met 7 times in 2025 so far. Additional community members were also engaged through several engagement events.

Meeting Topics

1. Residential Existing Conditions
2. Commercial Existing Conditions
3. Residential Policy Analysis
4. Commercial Policy Analysis
5. Residential Anti-Displacement Strategies and Tools
6. Commercial Anti-Displacement Strategies and Tools
7. Draft Anti-Displacement Roadmap Presentation

Outreach Events

- 12 Individual Retail, Industrial, & Housing Stakeholder Interviews
- Lunar New Year Night Market
- Martin Elementary Open House
- Senior Health Fair
- Fall: Council Adoption

Outreach Goals

- Engage South San Francisco residents to inform anti-displacement policy.
- Introduce the study and gather early community feedback.
- Understand residents' challenges and reactions to potential solutions.
- Ensure impacted voices are heard through collaboration with the Community Advisory Committee.

Life Science TODAY

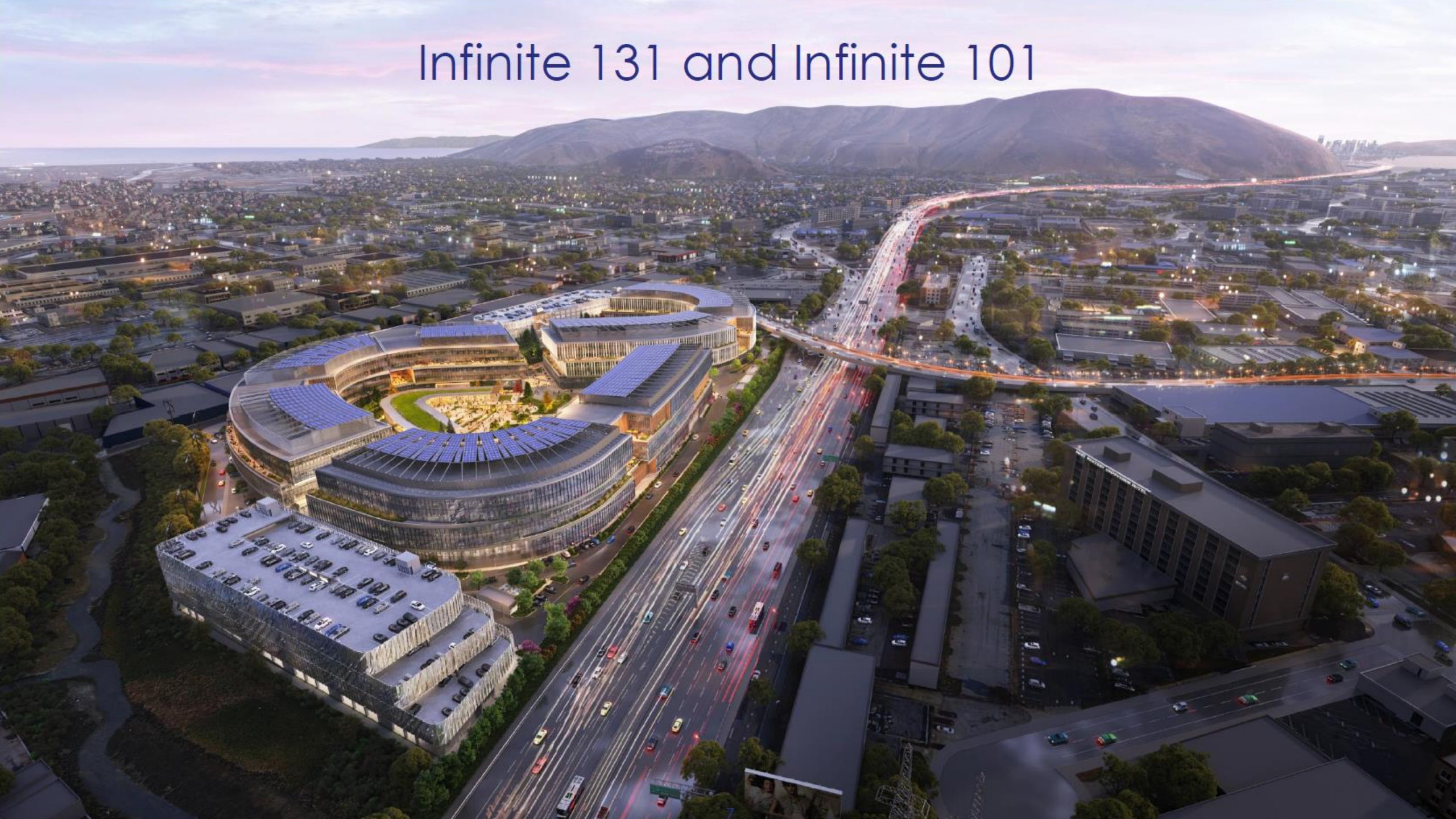
IQHQ Phase 1 at 580 Dubuque

Trammell Crow at 120 E. Grand

Steelwave at 180 El Camino Real

IQHQ Phase 2 at 800 Dubuque

Infinite 131 and Infinite 101



ARE/Prologis JV at 100 E. Grand

Phase 3 at 121 E. Grand

VERY BUSY PLANNERS in 2021/22!

Approved R&D Projects

- Eight (8) totaling 6.7M SF

Under Construction

- Two (2) totaling 725K SF

Expiring Entitlements

- Two (2) totaling 1.5M SF – EEK!

DA Extensions

- Four (4) totaling 4.2M SF

Why aren't these projects under construction yet?

Challenging Market Conditions

- Demand slowdown
- New space coming online (IQHQ, Kilroy, HPP, Southline)
- 25% vacancy rate in Bay Area
- Stingy venture capital
- Construction costs and tariffs
- Federal funding pullback

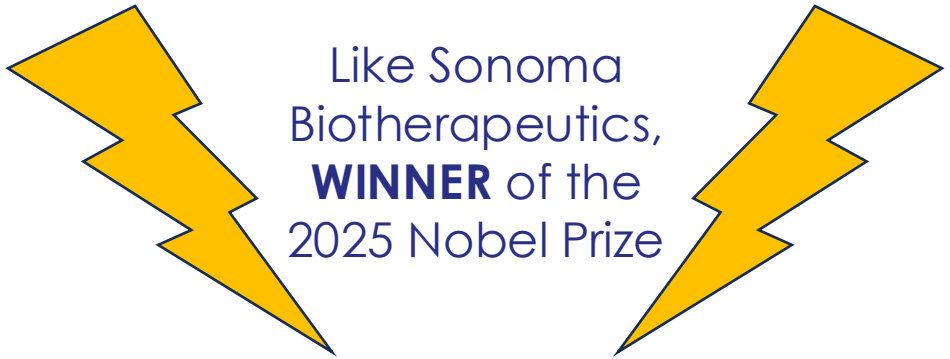
we said HEY, we need a way to keep these projects ALIVE

we have Impact fees worth 100 BILLION $$$

Development Agreement to the RESCUE

Development Agreement Template

- Extend entitlements 10 years
- Pre-payment of Community Benefit Fee obligations at years 1, 3 and 5
- This is a $20/SF fee for all projects above base density
- We receive **~ 65%** of the owed fees for the DA term
- Option to withdraw project at Year 5 – fees paid non-refundable
- The Developer keeps pipeline projects ready for the **next breakthrough** company



AB 2011 Project

500 & 522 Linden Avenue

Approved Ministerially under California State Assembly Bill 2011

100% Affordable Housing Project

- 80 affordable senior housing units
- 64 affordable multifamily housing units

AB2011 Streamlined Ministerial Approval

AB2011 Project Eligibility

- 100% affordable housing developments
- Exempt from CEQA
- Criteria includes consistency with zoning and development standards
- Other criteria on the AB2011 Eligibility Checklist

AB2011 Streamlined Ministerial Approval

AB2011 Eligibility Checklist

- Site and Project Criteria

  ex. not on wetland, farmland…

- Affordability Requirements

  ex.100% of units affordable

- Objective Design Standards

  ex. meets objective zoning & design standards

Project Site Existing Conditions 500 and 522 Linden Ave

Project Description

- 500 Linden Phase 1 - 80 senior unit
- 52 parking garage spaces
- 6 stories
- 75 ft tall

- 522 Linden Phase 2 - 64 multifamily units
- 61 parking garage spaces
- 6 stories
- 75 ft tall

Funding

City partnership with Rotary Club

$4 million total

- $1.6M Fund 241 and PLHA
- $2.4M from Commercial Linkage Fee Fund

$16M from San Mateo County AHF NOFA 13

Neighborhood Meeting

At Staff's encouragement the applicant voluntarily held a Neighborhood Meeting for community input.

- Well attended by residential property owners, business owners, and residents
- Many concerns were raised and discussed related to traffic, circulation, garage entrances, and impacts on city services
- The applicant voluntarily addressed many of the issues and concerns raised with project revisions and additional studies

Design Review Board

At staff's advisement the applicant voluntarily attended the City's Design Review Board (DRB) for design input.

- The DRB overall liked the design concept and thought it was attractive and cohesive design.
- The DRB provided recommendations and feedback to the applicant on a variety of items including but not limited to: colors, window trim, and landscaping.
- The applicant will voluntarily address these issues at the building permit stage.

Approval

Approval Documents

- Approval Letter
  - Well vetted and anticipated by City Council and Planning commission prior to issuing due to proactive communication(s)in months and years leading up to issuance
  - Consulted with other jurisdiction in the Bay Area that had previously issued approval of an AB2011 project
  - Under signature of the Chief Planner
  - Documenting the scope of the project
  - Confirming the project's eligibility for
    - CEQA exemption and
    - AB2011 ministerial approval

Summary

Best Practices

Partnerships with all - applicant, neighbors, staff, managers, Council and Planning Commission, City Attorney, other juridisctions

Proactivity – look for ways to solve problems and address community concerns, staff concerns, PC and Council

Pull on past experience – knowing what issues are and avoid them

Communication with all - early and continual (memos, emails, phone calls, be available for meetings)

Flexibility – know when to push the applicant on items and when not to

Reasonable test

Put in the extra effort – pays off in long run with smoother process overall

Be a Resource to all– pay if forward

THANK YOU

FOR JOINING US TODAY

City of South San Francisco