



SPECIAL MEETING MINUTES

Date: 2/6/2019
Time: 6:30 p.m.
Arrillaga Family Recreation Center – Elm Room
700 Alma St., Menlo Park, CA 94025

A. Chair McGraw-Scherer called the meeting to order at 6:47 p.m.

B. Roll Call

Present: Meg McGraw-Scherer, Karen Grove, Rachel Horst, Nevada Merriman
Wendy McPherson, Michele Tate

Absent: Julianna Dodick

Staff: Interim Housing and Economic Development Manager Clay Curtin,
Management Analyst II Mike Noce

C. Public Comment

- Pamela Jones spoke about the Menlo Park Housing Element and a possible linkage between vacant units and housing shortage challenges.

D. Regular Business

D1. Approve minutes for the Housing Commission meeting of December 12, 2018

ACTION: Motion and second (Merriman/McPherson) to approve the Housing Commission meeting minutes of December 12, 2018. The motion passed (5-0-1-1; Tate abstained, Dodick absent).

D2. Receive and file the updated and quarterly report from Hello Housing for 2018 fourth quarter.

Hello Housing Senior Program Manager Sarah Shimmin introduced and highlighted details of the 2018 fourth quarter report.

Interim Housing and Economic Development Manager Clay Curtin asked that requests for additional information be made through staff, who would then work with Hello Housing.

No action was required for this item.

D3. Discuss and review potential changes to the Housing Commission work plan and priorities list.

Interim Housing and Economic Development Manager Clay Curtin introduced the item.

By acclamation, the Housing Commission requested the following items be added to the priority list:

- a) Review of housing density policies related to downtown Menlo Park with a focus on high-density, transit-oriented development
- b) Lobbying/advocacy work on producing affordable housing in downtown Menlo Park
- c) Just cause eviction ordinance
- d) Community engagement plan related to increased density including the possible participation in the Home For All Community Engagement Pilot Program
- e) Right to remain ordinance
- f) Impact fee waiver for 100% affordable housing projects

Staff will return to the Housing Commission with an updated version of the work plan and priorities list at a future meeting.

D4. Discuss and recommend future agenda items

Interim Housing and Economic Development Manager Clay Curtin introduced the item.

Items to be considered for future agenda items include:

- a) Updates and/or changes to the BMR Guidelines
- b) 2018 Housing Element Annual Progress Report
- c) San Mateo County Fair Housing Report

E. Reports and Announcements

E1. Subcommittee reports (10 minutes):

Anti-Displacement Subcommittee (Grove/Horst/Merriman) – No report

Below Market Rate Housing Guidelines Subcommittee (Dodick/Grove) – Commissioner Grove expressed their goal was to return to the Housing Commission in March with proposed changes to the BMR Guidelines.

Housing Policy Subcommittee (McPherson/Merriman/Tate) – No report

Marketing Subcommittee (McGraw-Scherer/Horst) – The committee plans to return to the Housing Commission with proposals to increase community engagement, which may include information regarding the tenant relocation assistance ordinance.

Notice of Funding Availability (NOFA) Subcommittee (McGraw-Scherer) – No report

E2. Commissioner reports

Commissioner Horst shared a handout (attached) that included California State Legislature bills related to housing. Commissioner Horst gave a brief description of the items listed on the handout and highlighted bills that deal with local control or could affect Menlo Park residents.

Commissioner Grove spoke about a discussion forum she attended regarding the “re-segregation of the Bay Area.” Grove shared that rising housing costs are driving specific populations, primarily low-income and ethnic minorities, out of the Bay Area.

Commissioner Merriman spoke about her participation in the San Mateo County One Day Homeless Count on January 31, 2019. Merriman was joined at the event by Commissioners Tate and McPherson.

E3. Staff updates and announcements

Interim Housing and Economic Development Manager Clay Curtin provided the following updates:

- The draft tenant relocation assistance ordinance is expected to be presented to the City Council as a study session on February 12, 2019, and for a first reading on February 26, 2019.
- A candidate has been selected for the Deputy Community Development Director position and is in the background check process. Staff expects the background check process to conclude in February with a potential start date in March.
- The Notice of Funding Availability (NOFA) deadline closed on January 31, 2019. Two applications have been received and are being reviewed.
- A first time homebuyer workshop will be held in partnership with HEART of San Mateo County on Thursday, March 7, 2019, from 6:00 – 7:00 p.m. in the City Council Chambers.

F. Adjournment

Chair McGraw-Scherer adjourned the meeting at 9:06 p.m.

Michael Noce, Management Analyst II

Approved by the Housing Commission on March 6, 2019

Sacramento Housing Bills 2019-20 Session, with emphasis on those that deal with local control or could affect Menlo Park residents

In the Senate

SCA 1 (Allen, Wiener) *constitutional amendment so needs support of 2/3 of both houses and voter approval* Public housing projects

Repeals provisions prohibiting the development, construction, or acquisition of a “low-rent housing project” (public housing) in any manner by any state public body until a majority of the qualified electors of the jurisdiction in which the development, construction, or acquisition of the project is proposed approve the project by voting in favor at an election. **Specifically, it repeals Article XXXIV of the CA Constitution.**

SCA 3 (Hill) *constitutional amendment so needs support of 2/3 of both houses and voter approval* Property Taxation change in ownership: inheritance exclusion

Transfer of the principal residence of a parent or grandparent would receive the Prop 13 tax benefit **only if the transferee uses the residence as his/her principal residence within 12 months after the transfer.** If the transferee does not use the residence as his/her principal residence, **the residence will be assessed at its full cash value as of the date of the transfer.**

SB 4 (McGuire, Beall) Housing (intent language only)

Intent language: to enact legislation that would **limit restrictive local land use policies** and legislation that would **encourage increased housing development near transit and job centers**, in a manner that ensures that **every jurisdiction contributes its fair share to a housing solution**, while acknowledging relevant differences among communities.

SB 5 (Beall/McGuire) Local-State Sustainable Investment Incentive Program

A new version of the old redevelopment agencies/tax increment financing called the Local-State Sustainable Investment Incentive Program. Under this program, some property tax revenue would be directed towards local projects that comply with certain state criteria (affordable housing, anti-poverty measures, transportation, etc.), with approval from the state. Cities, counties, and other districts must apply for funding for these projects.

SB 6 (Beall) Housing production (intent language only)

Intent language to “**encourage housing production throughout the state, including streamlining approval processes, identifying sites, and penalizing local planning that restricts housing production.**”

SB 9 (Beall) Low-income housing tax credits: sale

Extends a restructuring provision to enable more housing to be built with low-income housing tax credits through the Tax Credit Allocation Committee (TCAC). Specifically,

it removes the 2020 expiration date with respect to two provisions related to the allocation and sale of low-income housing tax credits.

SB 13 (Wieckowski) Accessory Dwelling Units (ADUs) (intent language only)

Intent language: **reduce impact fees and other existing barriers for homeowners seeking to create accessory dwelling units** for the purpose of creating additional residential housing within their neighborhoods.

SB 18 (Skinner) Keep Californians Housed Act

Modeled after Keep Oakland Housed, would set aside state funds through Homelessness Prevention and Legal Aid Fund in the State Treasury to provide both direct assistance for households who have fallen behind on their rent, as well as legal assistance for tenants whose landlords may be trying to evict them illegally. **The department shall distribute funds made available for purposes of this chapter in the form of grants awarded on a competitive basis, including grants to cities and counties to establish their own tenant legal aid programs.**

SB 48 (Wiener) CA Right to Shelter (intent language only)

States the intent of the Legislature to enact legislation that creates a right to shelter for unhoused residents throughout the state.

SB 50 (Wiener et al) Equitable Communities Initiative (yeah, it's that one from last year)

SB 827 last year. Requires a city or county to grant, upon request, an “equitable communities incentive” when a development proponent seeks and agrees to construct a residential development that satisfies specified criteria, including, among other things, that the residential development is **either a job-rich housing project or a transit-rich housing project.**

SB 128 (Beall) Enhanced infrastructure financing districts: bonds: issuance

Simplifies the process of issuing bonds, with the intent of enabling the creation of Enhanced Infrastructure Financing Districts (EFIDs). Cities and counties may establish an EFID, with a governing body referred to as a public financing authority, to finance public capital facilities or other specified projects of communitywide significance. **Existing law authorizes the public financing authority to issue bonds for these purposes upon approval by 55% of the voters.** This bill would authorize the public financing authority to issue bonds for these purposes **without submitting a proposal to the voters.**

SB 182 (Jackson) General plans: safety element.

This bill would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after January 1, 2020, whichever occurs first, to be reviewed and updated as necessary to **include a comprehensive retrofit plan.**

SB 196 (Beall) Property taxes: welfare exemption: community land trust.

Provides Community Land Trusts with a property tax exemption from the point of acquisition of property to the point of sale of affordable homes. Specifically, for lien dates occurring on and after January 1, 2020, this bill would provide that a property is within the “welfare exemption” if that property is owned by a community land trust, as defined, and specified conditions are met, including that the property is being or will be developed or rehabilitated as housing.

In the Assembly

ACA 1 (Aguiar-Curry)*constitutional amendment so requires 2/3 majority in both houses and voter approval* Local government financing: affordable housing and public infrastructure: voter approval.

Reduces the local vote threshold for approval of bond and special tax measures from a **two-thirds vote to a 55 percent majority** (the vote threshold that currently applies to all local school district measures) **so that local governments can fund critical infrastructure projects, including broadband expansion, local roads, and affordable housing projects.**

AB 10 (Chiu et al) Tax credits for low-income housing

Increases the state low-income housing tax credit administered by CTAC by **\$500 million each year**, starting in 2020, and would allocate to farmworker housing projects \$25 million per year of that amount. It would also modify the definition of “applicable percentage” (which determines the amount of the credit), which depends on certain characteristics of the qualified building.

AB 11 (Chiu et al) Community Redevelopment Law of 2019

Brings back redevelopment funds/agencies.

AB 14 (Luz Rivas) Multifamily housing program: homeless youths and families

This bill would appropriate an unspecified sum from the General Fund into the Housing Rehabilitation Loan Fund to be expended under the Multifamily Housing Program to fund housing for homeless youths and homeless families in accordance with certain requirements, including that the department prioritize loans to housing projects in disadvantaged communities.

AB 36 (Bloom) Affordable housing: rental prices (intent language only)

Intent language: to enact legislation **in order to stabilize rental prices and increase the availability of affordable rental housing.**

AB 53 (Jones-Sawyer) Rental housing discrimination: applications: criminal records.

This bill would prohibit the owner of a rental housing accommodation from inquiring about, or requiring an applicant for rental housing accommodation to disclose, **a criminal record during the initial application assessment phase.** After the successful completion of the initial application assessment phase, the owner may request a criminal background check of the applicant and consider an applicant's criminal record in deciding whether to rent or lease to the applicant.

AB 68 (Ting) Accessory Dwelling Units

This bill would prohibit a local ordinance from imposing requirements on **minimum lot size, lot coverage, or floor area ratio of an ADU**, and from establishing size requirements **for accessory dwelling units that do not permit at least an 800 square feet unit of at least 16 feet in height to be constructed.** It would also require a local agency to ministerially approve or deny an application for a junior accessory dwelling unit within **60 days** of submission of the application, not 120 (the current timeframe). And it would require a local agency that has not adopted an ordinance for the creation of junior accessory dwelling units **to apply the same standards established by this bill for local agencies with ordinances.**

AB 69 (Ting) ADUs - ordinances

This bill would authorize the department (HCD) **to submit written findings to a local agency as to whether a local ordinance complies with state law**, and to notify the Attorney General if the ordinance violates state law. The bill would require a local agency to consider the department's findings and would authorize the local agency to amend its ordinance to comply with state law or adopt a resolution with findings explaining why the ordinance complies with state law, and addressing the department's findings. **This bill would also require the department to propose small home building standards governing accessory dwelling units and homes smaller than 800 square feet by January 2021.**

AB 139 (Quirk-Silva) Emergency and Transitional Housing Act of 2019

This bill would **update the state's Housing Element law to reflect the state's homeless crisis** and the need for every community to better assess the number of individuals and families facing homelessness and implement more targeted transition strategies to long term permanent housing for these Californians.