

SOUTH SAN FRANCISCO GENERAL PLAN UPDATE

Community Advisory Committee: Community Forum #2

Housing Affordability and Displacement

January 14, 2020 | Meeting Summary





On January 14, 2020, the City of South San Francisco hosted a Community Advisory Committee (CAC) Community Forum on Housing Affordability and Displacement at the Municipal Service Building in South San Francisco, from 7-8:30pm. There were approximately 30 members of the community in attendance. The objectives of the forum were to provide a platform to discuss housing related topics, with presentations from local experts followed by a discussion with forum participants. Topics discussed at the forum included:

- Review the latest state and regional housing policy activity;
- Understand the regional context of the housing market;
- Discuss countywide housing strategies; and
- Provide an overview of the purpose and intersection of the Land Use and Housing Elements.

Dave Javid from Plan to Place (one of the City’s consultants working on the General Plan Update) provided a brief overview of activities to date and related community input received through a range of engagement activities. That was followed by presentations on the topics below, by the respective panelists:

FORUM PANEL:

- Justine Marcus – *State and Local Policy Director, Enterprise Community Partners*
- Jessica Mullin – *Program Manager, Home for All of San Mateo County*
- Dena Belzer– *President, Strategic Economics*

Topics and Key Themes from the Presentations

State and Regional Housing Context | Justine Marcus

- a. Review the role of the state and the region in regulating and funding housing, with an emphasis on affordable housing
- b. Review the Regional Housing Needs Allocation Process
- c. Overview of recently passed state housing legislation, budget program allocations, and ballot measures
- d. Overview of the new Bay Area Housing Finance Authority

Countywide Housing Strategies | Jessica Stanfill Mullin

- a. Review of the impacts of the housing challenge in San Mateo County (increased housing costs, longer commutes, increased housing burden, etc.)
- b. Jobs-Housing Imbalance
- c. What is our housing obligation?
- d. Progress we've made
- e. Overview of the housing options communities can consider in San Mateo County (shared housing, second units, employee housing, multi-family housing, TOD)

Local Housing Policy: Purpose of The Housing Element | Dena Belzer

- a. Overview of General Plan elements that are relevant to housing and displacement issues.
- b. Explanation of statutory requirements for the Housing Element that South San Francisco must observe in accordance with California law.
- c. Discussion of purpose of the Housing Element in guiding future changes
- d. Description of the role that the land use and equity elements will play regarding housing and Neighborhoods

The presentations were followed by public comments to allow meeting participants to comment, ask questions and provide feedback. The following is a summary of the key themes from the community discussion Q&A (in order of frequency of heard themes).

Key Themes from the Community Discussion

The following is a brief summary of the questions and topics that came up during the discussion that followed the presentations. Please visit the video recording of the forum posted to the project website for a comprehensive recap of the discussion.

- Provide a better understanding of the Jobs-Housing Ratio gap.
 - Can we look at the jobs-housing ratio regionally?
 - Is the jobs-housing ratio including the new large developments?
 - Are the industrial uses affecting the ratio numbers?
 - What jobs to housing ratio are we aiming for?
 - Why is the ratio "1:1" if more than one person can be working in a household?
 - Should we continue to create jobs if our housing requirements will also increase correspondingly?
 - The City of SSF should not be expected to provide a solution to the entire area/county.
- Reduce the impact of State Legislation and how it impacts our preparation for potential mandated changes.
 - What are the penalties for not meeting State mandates?
 - Who is deciding these housing goals for us?
 - What is the relationship of Prop 13 to all of this?
- Protect community assets.
 - What protections can we create?
 - We would like to protect areas like Lindenville.
- Reduce the impact of second units on residential neighborhoods.
 - With the addition of ADUs/second unit housing, what's the consideration for parking?
- Provide a better understanding of the Regional Housing Needs Allocation (RHNA) process and the methodology behind it.
 - What is the RHNA process and who is involved in determining the final housing requirement numbers?

Notes from the Community/Participant Discussion

