

Production

- Really like YIGBY
- Urban Village – could be promising to include Affordable housing. Need to look at need for extremely low income (seniors, fixed income)
- Production for full life cycle: families → seniors, complete
- More mixed use site de-development (dead retail sites) → moving toward santana row
- TOT/Short term rental – Minimal amounts of revenue. More issues for SF/coastal areas.
- Need more innovation in production space.
- Need to marry redevelopment with preservation
- Changing employment land to mixed used + housing
- Not enough public land to address affordable housing need
- Need to figure out near production methods: CLT, modular, lit, higher density.
- Production role in displacement? How? Not what to product?
- What to do with existing residents in older housing? Means testing NOAH? Increase affordable housing production of extremely low-income.
- How do we move more affordable housing through the process more quickly: Streamlining process + increasing density → looking at state solutions SB 50 + SB 35

Preservation

- (16) More \$ for downpayment assistance
- More diversity of options for first time homebuyer program
- Concern with community land trust (CLT): difficulty in operating in different neighborhoods + importance of property management. How would department? Work with CLT?
- (15) Concern with fee exemptions. If we are waiving inclusionary housing ordinance (IHO) fees downtown and don't charge a commercial linkage fee, what is the source for preservation funding?

Protection

- Intersecting social security + housing
- Addressing housing needs for those with disabilities, need housing advocates that can help hand hold. IE. Sister is both deaf and blind. Navigating housing issues will be too difficult to do on her own.
- Legal services could protract the situation for both the tenant and the landlord. Instead consider an ombudsman program.
- City and state are legislating at a pace that property owners can keep pace with.
- There should be proactive notice of family resource centers.
- Upon receipt of eviction notices, the City reach out to tenant to provide list of resources.
- Majority of affordable stock is covered by ARO
- There needs to be protections for families – housing needs are different – place to play etc. esp. families with young children.
- City should study students housing needs, solutions, and resources.

Notes – 1/24/20

Preservation

Limited Equity Co-ops/CLTs

- Worthy of study
- *Positive*: potential to preserve neighborhoods, potential to separate land value from buildings, theoretically making it more affordable, might be best or missing middle because of lack of subsidy for LI/VLI housing. A good example is Bay Area Land Trust.
- *Negative*: Need new organizations to start this.

Preservation Strategy

- Need Council to adopt a preservation policy
- SJ needs local community based development organizations like SF's Bernal Heights, DC, MEDA. Look to neighborworks/LISC for training.
- COPA-need affordable housing in a registry but move into all apartments or all ARO.

Preservation Investment Fund

- SJ needs to help provide money that is low-cost and fast enough to let non-profit affordable housing developers to compete for NOAH and/expiring use. Allow non-profit developers to buy garden apartments to add housing/rehab.

Production

Short-term rental

- Airbnb/rbo – “existing hotel tax culture. Could be unrestricted new money for some of the other priorities in 3Ps.
- Also takes resources out of market, maybe different (in SJ than SF?), for entire homes
- Restrictions as important as fees
- Preservation – also ADUs
- Vacancy tax dates per year limits

YIGBY – allow residential development on church property

- Large parking lots
- Partners? City? Facilitates contact w/ developers
- Is there a track form safe parking?
- Churches cant run out of parking
- Churches are non-profit – do they need to rent or sale money? If yes? Need funding other than tax credits.
- Affordable for families and seniors might be easier

Production Funding/Land

- Commercial Linkage Fee
- IIF/Infrastructure option
- Public-private partnerships for creative solutions
- Measure E
- Q sales tax
- Production land/opportunity: relieve commercial requirement, maximize density, under utilized land banked jobs land, extra inclusionary requirement where displacement happens, school partnerships
- First time homebuyer – not supported form of redlining

- Low and moderate opportunities for homeownership

Protection and Placement

- Market rate apartments should not be allowed to pay in-lieu fee; doing so contributes to segregation.
- SJ ordinance prevailed at the Supreme court based on alternatives. The City could impact the incentive to build on site by increasing the in-lieu fee.
- Residents facing displacement should get assistance like the Winchester ranch settlement, preference for affordable housing by neighborhood
- Preference is a good idea, seems like it would help residents stay in their neighborhood
- Important that protections and assistance is available for folks of all circumstances, including folks experiencing homelessness
- Move-in assistance

Transportation

- Concern how Urban Villages/Transit areas will displace not only residents but also small businesses
- Need transit to support affordable housing
- Parking issues with doubled up homes
- Transit projects displace people - BRT and Alum rock, the light rail in downtown
- Protecting vulnerable residents = connection to transit issues

Placement into housing

- Who gets into PSH? And into Affordable? Is it the right mix? Overconcentration?
- Benefits of integrating residents of different incomes?
- Priority for low-income residents already living in the area?
- Sanctioned encampments are a means to help those on the streets, an immediate strategy. Need safe parking.

Notes – 1/28/20

Preservation

- Need a fuller description of preservation strategy and it needs to include mobilehome parks
- What are the implications of affordability restrictions on existing residents. Concern about sharing income information.
- All mobilehome parks should be GP designated mobilehome park.
- Winchester Ranch Style mobilehome conversion. Agreement for residents to move in to new housing. It is being constructed in stages to allow for gradual move-ins.
- Not a panacea for all parks (size of project, projected incomes, etc.)
- Experience of living in a mobilehome is different from apartment living. There is more space. They own their homes. The priority is to preserve all mobilehome park communities.
- No new ordinance or policy.
- Protects the people not the stock.

Protection

Tenant right to legal counsel

- Gideon v Wainwright level defense rights for tenants.
- What is the impact on the court system? Aren't courts over impacted?
- Cases are already happening, what is the burden of having both sides represented?
- Existing research shows there are cost savings to the social safety by providing legal counsel for tenant facing eviction and avoiding homelessness.
- What is the staff capacity to manage this program?
- Need study to quantify the costs and benefits of the new policy. Shared cost and responsibility with the County.
- Capacity issue: too many cases, not enough staff and resources.
- There are some jurisdictions that provide a right to legal counsel for tenants and low-income landlords.