

AGENDA

CITY OF EAST PALO ALTO
ANTI-DISPLACEMENT / SECOND UNIT TASK FORCE MEETING
THURSDAY, October 24, 2019
6:30 TO 8:30 PM
– COMMUNITY ROOM
2415 UNIVERSITY AVENUE
EAST PALO ALTO, CA 94303

NOTICE: The Anti-Displacement / Second Unit Task Force welcomes public input. Members of the public shall have the opportunity to address the Task Force concerning any item listed on the agenda before or during consideration of that item. Anyone desiring to address the Board is requested to fill in the speaker form available from staff. However, because of the Brown Act, the Task Force cannot discuss or vote on any agenda item raised by the public or any of its members unless the item appears on the posted agenda. Non-agendized items are referred to staff and placed on the agenda of the next meeting. Public comment is restricted to not more than two minutes for any individual and shall not exceed 20 minutes in total time. Additionally, those wishing to include an electronic media presentation must furnish/provide their own equipment. For further information regarding these items, you may contact the City's Housing Division at (650) 853-7252.

Notice of Availability of Public Records: All public records relating to an item in this session which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to the majority of the Task Force, will be available for public inspection at the City Hall, 2415 University Avenue, East Palo Alto, CA at the same time that the public records are distributed or made available to the Task Force. Such documents may also be available on the East Palo Alto website www.ci.east-palo-alto.ca.us subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3100.



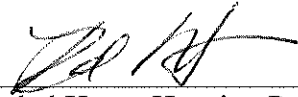
East Palo Alto City Council Chambers is ADA compliant. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Rent Stabilization Program office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof. For further information, you may contact the City of East Palo Alto Rent Stabilization Program, or call (650) 853-3114

1. WELCOME AND INTRODUCTIONS
2. COMMUNITY FORUM (*For items not on the agenda*)
3. STATE LAW UPDATES (Heather Peters, Caleb Smith)
4. UPDATES FROM CITY STAFF (Victor Ramirez, Rachel Horst)
5. DISCUSSION OF PLANNING COMMITTEE DRAFT RECOMMENDATIONS (Cari Pang-Chen, Derek Ouyang)
6. PUBLIC COMMENT
7. PREPARATION FOR EVENT ON NOVEMBER 9, 2019 (Cari Pang-Chen)
8. NEXT STEPS (Stewart Hyland, Cari Pang-Chen)

9. ADJOURNMENT

I, Rachel Horst, Housing Program Manager, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Anti-Displacement / Second Unit Task Force, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 2415 University Avenue, East Palo Alto, CA at 5:00 p.m., Monday, October 21, 2019.

Dated: October 21, 2019



Rachel Horst, Housing Program Manager

Notes from Second Unit/Anti-Displacement Task Force Meeting
October 24, 2019 6:30-8:30pm
Community Room at East Palo Alto Government Center, 2415 University Ave., East Palo Alto

In attendance: Belen Seara, Cari Pang Chen, Cesar Jimenez, Doroteo Garcia, Heather Peters, Jane Howell, Keith Ogden, Laura Rubio, Stewart Hyland

Unavailable: Bernardo Huerta (sick), Carlos Romero (conflicting meeting), Chester McCall (conflict with work schedule), Javanni Brown, Jon Johnston, Lisa Gauthier (conflicting meeting), Melissa Lukin (Cari attended as primary representative), Michael Mashack, Senita Uhila (sick), Sister Trinitas Hernandez (unable to drive at night), Uriel Hernandez

1. Welcome & Update from Stewart Hyland

[See Agenda for October 24, 2019](#)

2. Presentation by Heather Peters: ADU Laws & ADU Amnesty Pilot

- Permitting has to be done in 60 days
- No impact fees for units <750 SF (schools, parks, roads, etc.), proportional if >750SF
- HOAs must allow ADUs
- 2+ ADUs allowed on multi-family property (up to 25% may be added from extra space on the property)
- Non-conforming zoning is ok
- Owner-occupancy moratorium for 5 years (January 2020-2025)
- No minimum lot size
- No lot coverage rules
- Zero to 4' setback is only for the ADU itself
- No replacement parking (huge for garage conversions)
- At least 800 SF allowed for an ADU
- At least 16' tall allowed
- JADUs allowed everywhere - conversion of a space attached to the house less than 500 SF - no bathroom required, full kitchen is ok.
- 1 ADU + 1 JADU is ok
- Enforced by ADU
- New State Amnesty Law means that EPA will need to look at how it develops its own program. Will Gibson at the San Mateo County Planning Department is a resource for this.
- More information: [New State Laws Handout](#)

3. Updates from City Staff

One Stop Shop Pilot Program

- Feasibility and project management only (navigation, approximate \$25K value), no construction assistance
- Looking for right size incentives to adjust this program
- Evaluate effectiveness of model to increase ADU production
- Develop recommendations for jurisdictions
- Use model as a foundation for layering public benefits to mitigate displacement benefits
- Incentives to have the units become affordable
- Qualified homeowner is income eligible (less than 120% AMI), committed to participate in fair housing and landlord training, and has ready access to construction capital.
- Lottery selection process for 4 qualified homeowners in EPA begins in January.
- Housing Division/ Housing Strategy Semi-Annual Update is set for ~~December 3~~ (Correction: **December 17**) City Council meeting
- Housing Strategy had a goal of 50 ADUs in 5 years

4. [Calendar of Activities & Draft Strategy Overview](#)

5. [Presentation by Derek Ouyang: Draft Strategy Overview and How Policies Have Changed the Calculator](#)

- Back in July: 1900 over 5,500 eligible for attached ADUs (50%), 500 over 7,500 eligible for detached ADUs (13%)
- Now: Everything is eligible for detached ADUs
- **Updates to City Systems Web tool:**
 - Helps people to know if their property is eligible for the following projects: garage to bedroom, garage to add, junior ADU, attached ADU, detached ADU.
 - Added a note about what their property was eligible to have In 2019 and what they are eligible for in 2020.
 - Flooding is still huge barrier - challenge of height above flood elevation plus height limit

6. **Draft strategy overview presented for feedback. Suggestions included:**

- Change to Strategy Outline: "Tenant is placed in temporary housing" rather than "temporary placement for tenant"
- More attention needed for tenant perspective - Laura & Doroteo shared tenant perspective and need for more support
- Follow-up needed with Task Force members who did not attend
- More examples needed to flush out the strategy ideas