

**Public Comments**  
**Joint Study Session – Housing Element**  
Written Comments Received By 12pm on 09/25/2023



*September 25, 2023*

*Joint Study Session*

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**From:** Peter Loeb [REDACTED]  
**Sent:** Monday, September 25, 2023 11:06 AM  
**To:** Public Comment  
**Subject:** Comments re: Housing Element joint study session  
**Attachments:** PH4A Housing Element policies.pdf; HCD revisions.pdf

**[CAUTION: External Email]**

Attached 2 pdf's and same text pasted in below summarize 1) Pacifica Housing 4 All (PH4A) recommended policies for preserving, protecting, and producing housing for tenants and low income and affordable housing, and 2) summary of HCD's required revisions to address special needs populations, persons with disabilities, emergency shelter and supportive and transitional housing, housing for all income levels, farmworkers, and preserving coastal housing for lower-income households.

**Pacifica Housing 4 All  
Recommended Policies for Housing Element Consideration**

*Policies for tenant protection and preservation of affordable housing*

- **Rental registry.** Example: Concord, cost \$5-15 per unit. Advantages: data source, track complaints, track displacement indicators referenced in Sharp Park Specific Plan, AirB&B tax compliance.
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*Policies to incentivize low-income housing*

- **Increase inclusionary rate to 20%** to produce more low-income housing. In-lieu fees should be based on market values (\$750K/unit)
- Create **dedicated housing fund** supported by:
  1. **Vacancy fee:** all residential properties, NOT just rental properties – see San Francisco, Oakland, Vancouver BC 2017 – 1% non-primary residence unoccupied for more than 6 months annually including short term rentals.
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- Pathway for **preservation of existing affordable housing** – HIP housing and HEART: to leverage funds from dedicated housing fund. Redwood City has an established system to be ready in the event an opportunity for affordable housing presents.

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comments on Pacifica's Housing Element**

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**Preserve coastal housing units for lower- and moderate-income households.** “The element should include a program committing to actions that preserve coastal housing units for lower- and moderate-income households.

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## **Pacifica Housing 4 All Recommended Policies for Housing Element Consideration**

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**From:** Sue Digre [REDACTED]  
**Sent:** Monday, September 25, 2023 11:48 AM  
**To:** Public Comment  
**Subject:** Fwd: HOUSING ELEMENT. for Developmental Disabilities 9 25 2023

**[CAUTION: External Email]**

Regarding :

Disposition of City owned land; award of financing; density bonus concessions, land use exceptions or waivers for any affordable project:

City: require that the housing developer implement an affirmative marketing plan that provides disability-serving organizations adequate prior notice of availability; and a process for supporting people with qualifying disabilities to apply.

Note persons who have a developmental disability are included and do have some additional core agencies of assistance that must be appropriately notified.

The City too should have responsibility to do thorough, timely outreach to the Golden Gate Regional Center and the Vendorized Agencies that provide appropriate wrap around services. Including Brilliant Corners Housing & Housing Choices.

... regarding persons who have a developmental disability:

In addition to implementing the Calif density bonus statute ,the City shall provide an additional LOCAL density bonus , incentives and/or concessions for housing projects that include at least 5% of the units for people at the Extremely low-income Affordability level.

Or.

Commit to make a percentage of the units subject to a preference for people with special needs, persons who have a developmental disability. (Persons who have a developmental disability will benefit from COORDINATED ON SITE SERVICES , such as services from the State GoldenGate Regional Center, which vendorizes assisting services).

A strong collaboration with these core agencies should be involved for appropriate & effective partnership.

..The same type of language should be in the competitive proposals for City owned land dedicated to affordable housing under the Inclusionary Ordinances .

Offer Developers a menu of options for achieving truly affordability.

Adjust the percentage of units required to be affordable for persons who have a developmental disability who will benefit from coordinated on-site services provided by the local State Regional Center & its Vendorized Agencies for supportive services.

These collaboration, partnership like relationships can enable the City to reach some significant priority housing gaps.

..Grant additional points to proposals that address the housing needs those who are most difficult to house .( those who have a developmental disability)

...City include plans to Further Fair Housing particularly those with disabilities ,including developmental disabilities, that include policies designed to increase the production extremely low income units .  
( Vendorized GGRC Agencies provide assistance services).

...Include adequate staff capacity to implement and monitor the impact of these policies.  
A strong collaboration with the local Golden Gate Regional Center and their Vendorized Service Agencies is imperative. The State Department on Developmental Disabilities can be a supportive Govt.Agency .They oversee the Regional Centers.

..A goal of 30 new extremely low-income housing units for Pacifica residents with a developmental disability over the HE period would represent meaningful progress .  
(Persons who have a developmental disability are eager to be positive , contributing members of their Community.)

.....consider similar " set asides", preference, incentives, points for extremely low-income Accessory Dwelling Units ., esp for persons who a developmental disability & wrap around services .

..City establish on on-going funding source for financing Extremely-low income units for persons who have a developmental disability.

...Transportation. Most persons who have a developmental disability can not drive. Public transportation can be essential.

The City collaboration with GGRC the State Regional Center and the County &,Regional Transportation Agencies can worked together to improve Public Transportation for everyone. Ridership important for sustainability. These core agencies planning together can have a better probability of creating a sustainable shared transportation endeavor for everyone. The Regional Center does have a Transportation Vendor. All public transportation services need such collaborative type partnership to make significant changes in our City & area cities.

City should have a staff member dedicated to following through on these new comprehensive "partnership". It will take diligence & leadership. The goods are available.

Kalisha of Housing Choices submitted an excellent report. Please refer to it

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**From:** Clif Lawrence [REDACTED]  
**Sent:** Monday, September 25, 2023 11:54 AM  
**To:** Public Comment  
**Subject:** Housing Element - Site Updates

**[CAUTION: External Email]**

Will the Planning Department's spreadsheet on Active Applications get updated by the material notes in the Draft Housing Element?

Example, the formerly proposed hotel project's new view on the future.

Clifford Lawrence  
West Fairmont resident  
Community Ombudsman

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**From:** Pat Kremer [REDACTED]  
**Sent:** Monday, September 25, 2023 11:57 AM  
**To:** Public Comment; \_City Council  
**Cc:** Pat Kremer  
**Subject:** Comments for Study Session Sept. 25  
**Attachments:** PatriciaKremerComments.pdf

**[CAUTION: External Email]**

I have attached a memo for distribution to the members of the Pacifica City Council, Planning Commission and staff of the Planning Department.

Regards,  
Patricia Kremer

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To: City of Pacifica City Council, Planning Commission,  
Planning Department  
From: Patricia Kremer [REDACTED]  
Date: September 25, 2023  
Subject: Housing Element Study Session

Since the first version of the Draft Housing Element, I have been particularly interested in the Tables that have included lists of potential RHNA Sites with information about zoning status and proposed income distribution of the proposed housing units (Lower -> Above-Moderate). My comments and questions pertain to the RHNA Tables included in the packet for tonight's Joint Study Session.

What is the status of each of these sites, both "CORE" and "BUFFER", with respect to how **realistic** the specific site is to be developed with residential housing during the next several years? How close is the property to being "shovel ready"? It is surprising to me that the Draft Housing Element from May 2023 included very detailed information about each of the sites in Appendix F, while stating: "The analysis does not include the economic feasibility of specific sites, nor does it take into consideration the owner's intended use of the land now or in the future. It does not dictate where residential development will actually occur, and the decision whether to develop any particular site always remains with the owner of the property, not the City."

During the Scoping Meeting on Aug. 1, 2023, I was surprised to learn that not all the owners of the "Opportunity Sites" listed in the revised Housing Element Draft from May 2023 had been consulted about being included as part of the City's RHNA list. This seems to me to be **irresponsible** on the part of the City that specific information about numbers of units in a range of

income levels is included in the Tables of CORE and BUFFER RHNA Sites without input from the owners of the properties.

In looking at the Tables included for tonight's meeting, many of the numbers were changed from earlier Tables in Appendix F in the May 2023 Draft. That is not surprising, and most of the changes were relatively minor. The change for the Sea Bowl (Site #36) was dramatic however. The May HE Draft included 219 units of "Lower Income Capacity" while the current Table shows 186 "Above Moderate-Income Capacity" with only 17 units as "Lower-Income". ***I hope someone at tonight's meeting inquires about the justification for the original data and for the change.***

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**From:** Suzanne Moore [REDACTED]  
**Sent:** Monday, September 25, 2023 12:41 PM  
**To:** Peter Loeb  
**Cc:** Public Comment  
**Subject:** Re: Comments re: Housing Element joint study session

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Very helpful!

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**Suzanne Moore**

Home [REDACTED]

Cell [REDACTED]

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