

CITY CLERK'S RECORD OF MEETING

City Council Homelessness Subcommittee

April 22, 2021

Present: Mayor Pro Tempore Lauren Meister, Councilmember Sepi Shyne, Assistant City Manager Oscar Delgado, Director of Human Services and Rent Stabilization Christof Schroder, Director of Public Safety Kristin Cook, Strategic Initiatives Manager Corri Planck, Social Services Manager David Giugni, Urban Design and Architecture Studio Manager Ric Abramson, Property Development Manager Brian League, Project Development Administrator Alicen Bartle, and Acting City Clerk Melissa Crowder

The meeting was called to order at 8:30 a.m.

Item 3.A. Urban Design and Architecture Studio Manager Ric Abramson provided a report on the Housing Capacity Analysis. Mayor Pro Tempore Meister inquired about the next steps. Mr. Abramson indicated that staff is 3D modeling the numbers, working with the TAP Team from the Urban Land Institute, and Strategic Initiatives staff is reviewing sites for specific uses.

Item 3.B. Project Development Administrator Alicen Bartle introduced Jessica Hitchcock, President of Urban Math, who presented the Affordable Housing Pilot Program Research. Ms. Hitchcock also provided the purpose of the Affordable Housing Pilot Program Research project that she and Janet Smith-Heimer of The Housing Workshop conducted as well as the recommendations based on feedback from their research project.

- Victor Omelczenko
 - Micro Units/Co-Living
 - Planning Commission Design Review Subcommittee meeting today to discuss a project on Fairfax and Fountain
 - Historic Resource Assessments
- Bwana Payeye Kizito
 - Mentioned that LA is a desirable place to live
 - Spoke about finding ways to help people experiencing homelessness find affordable housing

Mayor Pro Tempore Meister does not want to discuss co-living and micro units until we have design guidelines in place. She expressed an interest in the Tenant Opportunity to Purchase Act (TOPA). She noted that the Land Trust Model appears to be a way to keep the City's affordable housing stock. She spoke about her experience creating and getting approval of her ADU, providing a list of architects, pre-approved plans, and other ways to help and encourage homeowners with ADU's. She mentioned sending a mailer to homeowners encouraging them to create ADU's. She discussed small sites and suggested reaching out to cities and developers where small sites have been successful for more information before giving up on this idea.

Urban Design and Architecture Studio Manager Ric Abramson responded to the inquiry regarding small sites. He mentioned a small site project on Curson. He expressed concern with providing pre-approved plans for ADU's and suggested revamping the City's approval process to simplify it to better assist homeowners.

Project Development Administrator Alicen Bartle responded to the comments regarding micro units. She also mentioned staff's work on providing a first-time homebuyer program.

Ms. Hitchcock discussed San Francisco's Small Sites Program and shared what is working and what isn't working with it. She also spoke about San Francisco's TOPA program and the feedback she received. Mayor Pro Tempore Meister shared the ways that the City has tried to retain affordable units in the City.

Councilmember Shyne commented that she shares Mayor Pro Tempore Meister's concerns with micro units. She discussed the community land trust and expressed interest in the idea. She spoke about small site development in the City. She spoke about ADU's and inquired about the scenario if the property is sold, what happens to the ADU tenant that is in the process of purchasing the ADU. She inquired about the eviction guidelines for this type of program. Ms. Hitchcock responded to these inquiries. Ms. Bartle mentioned the number of ADU's built in the City and what this pilot program attempts to accomplish.

Director of Human Services and Rent Stabilization Christof Schroeder responded to Councilmember Shyne's comment regarding the eviction guidelines for the proposed program. He suggested that staff clarify language in any ordinance associated with this program to address this issue.

Item 3.C. was Tabled to the May 27, 2021 Homelessness Subcommittee meeting.

Strategic Initiatives Manager Corri Planck updated the Subcommittee on the interviews for the consultant team for the City's Homeless Services/Housing Facility Feasibility Study. She also mentioned that the City hosted a vaccination clinic for our unhoused community members and that 18 individuals received the vaccine. She noted that another clinic will be provided in the upcoming weeks.

- Victor Omelczenko:
 - Expressed concern with the co-living project at Fairfax/Fountain
 - Inquired about minutes for the meeting
 - Outreach for public participation at the Homelessness Subcommittee Meetings
 - Look at R2 Zones for these types of projects

Acting City Clerk Crowder responded to the inquiry regarding minutes.

THESE INFORMATIONAL NOTES ARE PREPARED BY THE CITY CLERK'S OFFICE AND ARE NOT APPROVED BY THE SUBCOMMITTEE.

The meeting adjourned at 9:31 a.m.

Melissa Crowder

Melissa Crowder, Acting City Clerk