WEBVTT

1
00:00:06.960 --> 00:00:10.559
Jackson Nutt-Beers / SPUR: hi everybody welcome, we will be starting momentarily.

2
00:00:22.920 --> 00:00:28.770
Jackson Nutt-Beers / SPUR: Everybody we're just giving people a few minutes to get into the zoom rooms will be starting in a couple seconds.

3
00:00:37.560 --> 00:00:43.590
Jackson Nutt-Beers / SPUR: Okay now is a good time as any because I know you guys are not here to hear me talk so we might as well get started.

4
00:00:44.160 --> 00:00:49.080
Jackson Nutt-Beers / SPUR: hi everybody, my name is Jackson appears, and I am one of spirits public programming associates.

5
00:00:49.470 --> 00:00:56.460
Jackson Nutt-Beers / SPUR: Thank you so much for joining us for this digital discourse today many of you here today are super members, so thank you so much for your support.

6
00:00:56.760 --> 00:01:08.640
Jackson Nutt-Beers / SPUR: If you're not a Member, I encourage you to join, to support spurs ongoing work in using education policy, analysis and advocacy to make our cities and regions more prosperous sustainable and equitable places to live.

7
00:01:09.780 --> 00:01:19.080
Jackson Nutt-Beers / SPUR: Your financial support enables us to continue our work, including the hosting of programs like today's you'll find more information about membership online expert.org slash join.

8
00:01:19.890 --> 00:01:24.510
Jackson Nutt-Beers / SPUR: today's digital discourse is how Bay area cities are guiding the region's housing growth.

9
00:01:25.050 --> 00:01:38.490
Jackson Nutt-Beers / SPUR: San Francisco oakland and San Jose are all in the middle of updating their housing elements, a state mandated critically important component of the municipalities general plan that helps guide local growth in meeting the housing needs of everyone in their community.

10
00:01:39.780 --> 00:01:51.360
Jackson Nutt-Beers / SPUR: However, the housing element process is never straightforward requiring the incorporation of reasoning regional housing needs assessment quotas numerous integrations and significant public.

11
00:01:51.780 --> 00:01:57.120
Jackson Nutt-Beers / SPUR: outreach before the final draft can be submitted to the California department of housing and Community development.

12
00:01:57.780 --> 00:02:11.220
Jackson Nutt-Beers / SPUR: Today you'll hear from all three cities as they discuss their respective processes, the challenges they've encountered how each plans to accommodate the Reno allocations and how their elements can build upon each other to improve the future of housing in the Bay area.

13
00:02:12.570 --> 00:02:20.640
Jackson Nutt-Beers / SPUR: today's digital discourse has been generally sponsored by sand hill property company, so we thank them for generally generously sponsoring today's event.

14
00:02:21.750 --> 00:02:29.670
Jackson Nutt-Beers / SPUR: But today we are joined by a fantastic panel from all three cities, our first speaker up is going to be locked me Roger the pollen.

15
00:02:30.390 --> 00:02:41.820
Jackson Nutt-Beers / SPUR: Lakshmi is a planner for with the strategic planning division city of oakland planning and building department, with a background in land use pop land use planning, sustainable mobility in integrating.

16
00:02:42.090 --> 00:02:52.050
Jackson Nutt-Beers / SPUR: gender equity and climate adaptation and resilience in California Massachusetts and India, she is the project manager for the oakland general plan update.

17
00:02:53.190 --> 00:03:03.510
Jackson Nutt-Beers / SPUR: Next, we have audrey libra worth audrey is a planner with the city of oakland and the housing element lead her background lies at the intersection of planning and public health.

18
00:03:04.470 --> 00:03:16.680

Jackson Nutt-Beers / SPUR: Next, we have Ruth quinto Ruth is a supervising planner with the city of San Jose she oversees the housing team and planning, whose focus is to facilitate and streamline both affordable and market rate housing.

19
00:03:17.190 --> 00:03:28.890
Jackson Nutt-Beers / SPUR: She also represented her department and in 2019 2020 government alliance on race and equity cohort and continues to champion for equity within the city and in the planning world.

20
00:03:30.090 --> 00:03:40.290
Jackson Nutt-Beers / SPUR: Next, we have my small my is the manager of the team at the San Francisco planning department working across the city to complete San francisco's housing element update.

21
00:03:42.060 --> 00:03:51.210
Jackson Nutt-Beers / SPUR: Currently in the Community equity division, she has been at the planning department for the past nine years across long range urban design and review processes.

22
00:03:51.600 --> 00:04:00.270
Jackson Nutt-Beers / SPUR: over here nearly 30 years of working on how the built environment serves its communities, she has worked for many points of view, including as a licensed architect.

23
00:04:00.510 --> 00:04:12.090
Jackson Nutt-Beers / SPUR: Private consultant educator nonprofit housing development board member and public service, Commissioner, and in many places, including San Francisco New York City knoxville and Rhode island.

24
00:04:12.840 --> 00:04:16.020
Jackson Nutt-Beers / SPUR: And last today's discussion will be moderated by some Java services.

25
00:04:16.710 --> 00:04:24.750
Jackson Nutt-Beers / SPUR: To jada is spears San Francisco director, where she works with stakeholders and Community members to implement policies that will advance equity.

26
00:04:25.020 --> 00:04:34.950
Jackson Nutt-Beers / SPUR: Sustainability and prosperity in San Francisco see jada has over 20 years of experience, directing research and policy analysis for cities and regions across the United States.

27
00:04:35.310 --> 00:04:41.580
Jackson Nutt-Beers / SPUR: Before joining spurs she was a principal as strategic
economics, a Berkeley based urban economics consulting firm.

28
00:04:42.540 --> 00:04:49.290
Jackson Nutt-Beers / SPUR: In this role, she led many of the firm's affordable
housing transit oriented development and economic development projects.

29
00:04:49.890 --> 00:04:55.620
Jackson Nutt-Beers / SPUR: And lastly, we want this to be an interactive
conversation and plan on spending as much time as possible engaging with all of you.

30
00:04:55.830 --> 00:04:59.610
Jackson Nutt-Beers / SPUR: So I encourage you to use the chat box to share your
thoughts with each other and the speakers.

31
00:04:59.880 --> 00:05:08.520
Jackson Nutt-Beers / SPUR: And it also encourage you to submit any questions that
you may have, by using the Q amp a panel, it should appear as a button at the bottom
of your screen or at the top of your screen.

32
00:05:08.910 --> 00:05:19.470
Jackson Nutt-Beers / SPUR: If you're using the mobile APP a recording of today's
digital discourse, as well as a copy of the chat and this transcript will be shared
with you in the coming days, and with that audrey I will turn it over to you.

33
00:05:21.150 --> 00:05:22.800
Audrey Lieberworth / City of Oakland: hey Thank you so much.

34
00:05:23.640 --> 00:05:28.380
Audrey Lieberworth / City of Oakland: Like I mentioned my name is audrey and I am
the housing element lead for the city of oakland.

35
00:05:28.740 --> 00:05:40.170
Audrey Lieberworth / City of Oakland: So i'll just start by giving a brief overview
of where we're at with the with glenn's housing element, update and our general plan
update overall and then we'll talk a little bit about our MFA and Community
engagement approaches and.

36

00:05:41.100 --> 00:05:48.630
Audrey Lieberworth / City of Oakland: Our second inventory, so we are updating oakland's housing element in conjunction with our comprehensive general plan update.

37
00:05:48.960 --> 00:05:55.650
Audrey Lieberworth / City of Oakland: And so we're currently in the first phase we're updating the housing and safety elements in we're creating our first environmental justice element.

38
00:05:56.160 --> 00:06:07.830
Audrey Lieberworth / City of Oakland: And during the next phase, which will begin in mid 2023 we will update our land use transportation element are open space and our noise element and will also create a new infrastructure and facilities element.

39
00:06:08.310 --> 00:06:14.910
Audrey Lieberworth / City of Oakland: And so, in terms of where we are now with the housing element, we submitted our initial draft to the state at the end of June.

40
00:06:15.300 --> 00:06:24.240
Audrey Lieberworth / City of Oakland: And we will receive comments from the state by end of September, and then during the United States 90 day review period we've kept our public review draft housing element.

41
00:06:24.630 --> 00:06:36.780
Audrey Lieberworth / City of Oakland: available on a website for comments and planning staff and our Community consultants are actively you know conducting outreach and continuing about throughout the 90 day period to ensure we get a lot of feedback.

42
00:06:38.670 --> 00:06:46.050
Audrey Lieberworth / City of Oakland: And we will release our updated second draft housing element to the public in November 2022 which is coming right up.

43
00:06:47.130 --> 00:06:50.850
Audrey Lieberworth / City of Oakland: So, to take a step back and talk a little bit about our Community engagement approach.

44
00:06:51.420 --> 00:07:00.570
Audrey Lieberworth / City of Oakland: You know our directive to affirmatively furthering fair housing is really stitched into the fabric of our Community engagement strategy for the general plan update overall.

45
00:07:00.840 --> 00:07:11.100
Audrey Lieberworth / City of Oakland: So there we are working closely with communities to comprehensively address housing and housing equity, not just through the housing element, but also through the other general plan ultimate elements.

46
00:07:11.550 --> 00:07:23.070
Audrey Lieberworth / City of Oakland: And so we have somewhat of a multi pronged strategy, we have our technical consultants our Community consultant and planning staff we're all playing really engaged fools in our Community outreach process.

47
00:07:23.460 --> 00:07:31.140
Audrey Lieberworth / City of Oakland: And our Community involvement is deeply rooted, which is a collaborative of about 13 CEOs and nonprofits.

48
00:07:31.470 --> 00:07:38.160
Audrey Lieberworth / City of Oakland: And all those folks are working on housing environmental justice transportation open space and other issues.

49
00:07:38.580 --> 00:07:46.260
Audrey Lieberworth / City of Oakland: And these CEOs are based in and represent communities in East oakland West oakland the fruit bail chinatown.

50
00:07:46.890 --> 00:07:56.130
Audrey Lieberworth / City of Oakland: And you know areas that have historically been excluded from planning processes and are disproportionately impacted by housing environmental and racial justice.

51
00:07:56.580 --> 00:08:03.870
Audrey Lieberworth / City of Oakland: And our deeply rooted partners include groups such as West oakland environmental indicators project, the unity Council.

52
00:08:04.440 --> 00:08:10.680
Audrey Lieberworth / City of Oakland: Communities united for restorative youth justice, the black cultural zones, etc, and so many more.

53
00:08:11.310 --> 00:08:21.810
Audrey Lieberworth / City of Oakland: and their partners are all doing their outreach by a cultural hub events pop ups porch chats surveys social media and really just making sure they're meeting folks where they're at.

54

00:08:22.080 --> 00:08:32.910
Audrey Lieberworth / City of Oakland: Together, that input on the housing element, and all of the elements associated with the general plan, update and it's also notable that deeply rooted is doing more sustained engagement through.

55
00:08:33.510 --> 00:08:49.020
Audrey Lieberworth / City of Oakland: The creation of the equity work group and that's kind of similar in to a technical advisory committee it's a group of 20 oakland residents who represent on house formerly incarcerated know low income black latinx undocumented.

56
00:08:49.590 --> 00:08:57.930
Audrey Lieberworth / City of Oakland: folks and they are with us, through a first phase, and the second phase of the general plan, update and they are providing input.

57
00:08:58.560 --> 00:09:07.020
Audrey Lieberworth / City of Oakland: And really key feedback on every single one of the elements and we've had you know, three we've had three meetings so far with equity work group.

58
00:09:07.800 --> 00:09:11.940
Audrey Lieberworth / City of Oakland: To talk about the housing element, and we have another next month and.

59
00:09:12.810 --> 00:09:23.370
Audrey Lieberworth / City of Oakland: Deep rooted has also created space for youth fellowship program where they are actively working with youth to build their skills to conduct outreach and engagement for the general plan update.

60
00:09:23.880 --> 00:09:33.930
Audrey Lieberworth / City of Oakland: And then, on top of all that we have our technical consultants who are you know they've held a series of public workshops for the housing element and discussion sessions with stakeholders.

61
00:09:34.470 --> 00:09:43.800
Audrey Lieberworth / City of Oakland: and planning staff have also jumped on the train and are we've presented to about 30 neighborhood Councils and Community associations across the city.

62
00:09:44.070 --> 00:09:52.230
Audrey Lieberworth / City of Oakland: And we're prioritizing those neighborhoods

that experienced historic and current disparities and will continue those presentations and go back to them.

63
00:09:52.890 --> 00:10:01.140
Audrey Lieberworth / City of Oakland: Throughout the first phase of the general plan update but we're there to you know really get that key input on not just the housing element, but the general plan overall.

64
00:10:01.620 --> 00:10:08.610
Audrey Lieberworth / City of Oakland: And then planning suffer also presenting and other meetings as requested, and so we've gone to some of the Urban Housing authority sites.

65
00:10:09.480 --> 00:10:19.290
Audrey Lieberworth / City of Oakland: we've presented to the United seniors of oakland and our temple Baptist church and many more, and will also continue to do those throughout the housing element update process.

66
00:10:19.770 --> 00:10:33.030
Audrey Lieberworth / City of Oakland: and talk a little bit about the our fh approach for our site inventory, so you know, based on guidance from state each CD our site inventory includes sites suitable for housing based on.

67
00:10:33.480 --> 00:10:39.750
Audrey Lieberworth / City of Oakland: Existing zoning and we've identified sites with attention specifically to high resource neighborhoods.

68
00:10:40.230 --> 00:10:44.790
Audrey Lieberworth / City of Oakland: But, as many of you may already know you know when we released her public review draft.

69
00:10:45.120 --> 00:10:55.080
Audrey Lieberworth / City of Oakland: We have received a lot of comments requesting that we add specific sites in high resource areas to our site inventory and many of those sites were not initially included.

70
00:10:55.410 --> 00:11:08.280
Audrey Lieberworth / City of Oakland: In our site inventory, because they don't allow for high density is or for some of them, you know residential wasn't permitted, but for those that were residential was permitted and higher densities were allowed we did incorporate those.

71
00:11:09.840 --> 00:11:16.230
Audrey Lieberworth / City of Oakland: But again, you know we couldn't incorporate some of those sites, because we can only include sites that are second inventory.

72
00:11:17.310 --> 00:11:23.280
Audrey Lieberworth / City of Oakland: or our second notorious based on what is allowed in our current zoning, and so we simply couldn't include some of those sites.

73
00:11:23.760 --> 00:11:32.130
Audrey Lieberworth / City of Oakland: But to address if of age in our housing element programs and policies, we are proposing code amendments alongside of the housing element.

74
00:11:32.430 --> 00:11:41.310
Audrey Lieberworth / City of Oakland: For rezoning and absorbing city wide with specific attention to accommodate missing middle and higher densities in high resource neighborhoods.

75
00:11:41.850 --> 00:11:58.230
Audrey Lieberworth / City of Oakland: And we're also proposing adoption of an affordable housing overlay zone and in those areas will grant by right and streamlined approvals for 100% affordable projects and we're studying increased height and density allowances for the affordable housing overlay zone.

76
00:11:59.760 --> 00:12:10.620
Audrey Lieberworth / City of Oakland: And we're also eliminating conditional use permits and lower density residential zones and we're looking at implementing programs like objective design standards so that we can really reduce design constraints.

77
00:12:12.060 --> 00:12:17.310
Audrey Lieberworth / City of Oakland: And you know, really, this is all focusing on removing barriers to development in high resource neighborhoods.

78
00:12:17.760 --> 00:12:23.490
Audrey Lieberworth / City of Oakland: And then the last thing i'll say before I turn it over to the next speaker is know, since we are developing our housing element.

79
00:12:23.820 --> 00:12:30.810
Audrey Lieberworth / City of Oakland: Alongside of this broader general plan update,

we are well positioned to create policies and our other elements that.

80
00:12:31.590 --> 00:12:41.820
Audrey Lieberworth / City of Oakland: You know, will really prioritize investments in low resource neighborhoods and build upon existing Community assets to ensure equitable access to not just housing, but.

81
00:12:42.090 --> 00:12:51.750
Audrey Lieberworth / City of Oakland: You know, jobs and healthy food and transit parks and open space and more and so with that I think i'm done but i'll turn it over to the next speaker.

82
00:12:58.350 --> 00:13:18.180
Sujata Srivastava: And audrey before before we turn it back over to Lakshmi I wonder can use just spend maybe a couple of minutes explaining what affirmatively furthering fair housing means for the state and also you know what that means in terms of high resource and and lower resource neighborhoods.

83
00:13:19.710 --> 00:13:22.860
Sujata Srivastava: Just for those that are not as familiar with the policies.

84
00:13:25.230 --> 00:13:26.220
Audrey Lieberworth / City of Oakland: We do you want to take this.

85
00:13:27.780 --> 00:13:37.260
Lakshmi Rajagopalan / City of Oakland: off do you want to repeat your question, so how what does affirmatively furthering fair housing means with respect to Heidi so serious and with respect to lori so serious.

86
00:13:37.290 --> 00:13:45.180
Sujata Srivastava: yeah and if you're covering that already in your presentation that's fine, I just wanted to make sure we were defining some of those terms for the audience that isn't as like.

87
00:13:45.360 --> 00:13:47.910
Sujata Srivastava: You know, embedded in the world of housing elements.

88
00:13:48.150 --> 00:13:54.240
Lakshmi Rajagopalan / City of Oakland: Sure, so one so, so I think the state's asking us to look at.

89
00:13:55.680 --> 00:14:07.500
Lakshmi Rajagopalan / City of Oakland: Had housing to make sure that the policies and the actions that are being further than the housing element or not, at least that's the way we have been interpreting it is not concentrating.

90
00:14:09.210 --> 00:14:23.940
Lakshmi Rajagopalan / City of Oakland: Housing only in certain areas in the city there by removing access to that, by not providing access to healthy food or good transfer and also not also preventing.

91
00:14:24.960 --> 00:14:33.360
Lakshmi Rajagopalan / City of Oakland: And I think also not preventing segregation like removing segregation patterns and making sure that segregation patterns are identified and.

92
00:14:33.990 --> 00:14:45.270
Lakshmi Rajagopalan / City of Oakland: effort is made to locate affordable housing and mixed income housing in those areas where segregation patterns are typically present, so the way the city is looking at it, as have.

93
00:14:46.680 --> 00:15:00.180
Lakshmi Rajagopalan / City of Oakland: A two pronged approach, so we are looking at identifying sites and providing accessibility to are incentivizing affordable housing and Heidi so serious, but also making sure that neighborhoods that are typically.

94
00:15:01.050 --> 00:15:18.060
Lakshmi Rajagopalan / City of Oakland: seen that typically seen disinvestment or not being prioritized can have access to healthy food good public facilities good transit taxes and infrastructure improvements, so that it's people living in those neighborhoods have.

95
00:15:19.140 --> 00:15:21.450
Lakshmi Rajagopalan / City of Oakland: Would access to those facilities and are not displaced.

96
00:15:26.070 --> 00:15:31.530
Lakshmi Rajagopalan / City of Oakland: Maybe maybe somebody else somebody else wants to chime in with fear response that would be great.

97
00:15:31.560 --> 00:15:37.950

Sujata Srivastava: I think that was great Thank you let me do you want, did you want
to add anything more on the presentation from oakland personally move.

98
00:15:37.950 --> 00:15:39.330
Lakshmi Rajagopalan / City of Oakland: Know andres called of the.

99
00:15:39.720 --> 00:15:40.800
Sujata Srivastava: thing okay great.

100
00:15:41.430 --> 00:15:44.820
Sujata Srivastava: And we'll have an opportunity for further questions, please.

101
00:15:45.300 --> 00:15:54.090
Sujata Srivastava: also add your questions to the Q amp a chat box and we will move
on to hear from the city of San Francisco my a small.

102
00:15:54.660 --> 00:15:57.570
Maia Small / City of San Francisco: hi Thank you Thank you so much, what a great
intro Thank you oakland.

103
00:15:58.830 --> 00:16:04.860
Maia Small / City of San Francisco: So I my assault the planning department and I
just think it's really kind of great to have a forum to talk a little bit about
process.

104
00:16:05.580 --> 00:16:13.260
Maia Small / City of San Francisco: With the housing element, because I think this
is, you know, a really complicated time the state has changed a lot of the
requirements this arena cycle is.

105
00:16:13.680 --> 00:16:16.740
Maia Small / City of San Francisco: This housing on and cycle is completely
different than what we've experienced before.

106
00:16:17.520 --> 00:16:25.590
Maia Small / City of San Francisco: The expectations for the analysis and the
technical challenges that are extremely high we've gone through a pandemic we've
gone through a kind of.

107
00:16:25.830 --> 00:16:31.740

Maia Small / City of San Francisco: I would say San francisco's going through a reckoning around its housing around its policies around it's constraints to housing.

108
00:16:32.070 --> 00:16:37.050
Maia Small / City of San Francisco: approvals around the land that we have we are coming out of a cycle that's been pretty intense and extreme.

109
00:16:37.350 --> 00:16:46.320
Maia Small / City of San Francisco: And then really it's centering everything on racial and social equity, so, while we're responding to the State requirements and really trying to kind of approach this from a different point of view.

110
00:16:47.490 --> 00:16:57.540
Maia Small / City of San Francisco: it's really you know needs to be adjust plan needs to be a good plan would that's really what San Francisco is needed for a very long time, particularly a kind of reckoning around racial injustice and.

111
00:16:57.990 --> 00:17:10.830
Maia Small / City of San Francisco: Racial and social equity and justice and previous government policies and regulations so so i'm going to share my screen just give a little sense of kind of how this is constructed let's see here.

112
00:17:13.320 --> 00:17:16.950
Maia Small / City of San Francisco: picking the right thing, hopefully, you can see.

113
00:17:19.770 --> 00:17:27.960
Maia Small / City of San Francisco: So these are all the parts that are going into the housing element, particularly with this iteration of it, and when San Francisco began this process.

114
00:17:28.440 --> 00:17:38.220
Maia Small / City of San Francisco: We really had to prioritize the resources that we had as well and decided to front, the question of who is being served under the the existing system and conditions.

115
00:17:38.760 --> 00:17:44.280
Maia Small / City of San Francisco: And that meant, starting with Community outreach and we've done three phases of Community outreach i'll describe that in a little bit.

116
00:17:45.120 --> 00:17:55.500

Maia Small / City of San Francisco: But it also been, starting with the needs assessment, which is a really complex data analysis process of looking at what is out there now what housing is out there now, who is it serving who is underserved.

117
00:17:55.830 --> 00:18:02.280
Maia Small / City of San Francisco: Who is on house, what are the housing instability points looking at race looking at ethnicity all different forms of identity.

118
00:18:02.580 --> 00:18:10.860
Maia Small / City of San Francisco: And circumstance and so that was a really kind of by talking to communities and listening to testimony and understanding the consequences of.

119
00:18:11.280 --> 00:18:20.340
Maia Small / City of San Francisco: what's been happening for for a very long time in the city and then looking at the data and really seeing how that's playing out, it was really kind of powerful way to start talking about what our goals policies and actions would be.

120
00:18:20.850 --> 00:18:26.880
Maia Small / City of San Francisco: The other pieces and critical pieces that we've been working on related to the governmental and non governmental constraints.

121
00:18:27.360 --> 00:18:33.030
Maia Small / City of San Francisco: Which is a really important question in San Francisco and the site's inventory, which is also getting a lot of attention.

122
00:18:33.750 --> 00:18:39.210
Maia Small / City of San Francisco: Those are really important points of analysis but we've left them a little bit later in the process, because we wanted to make sure.

123
00:18:39.540 --> 00:18:46.650
Maia Small / City of San Francisco: that whatever we were putting forward and what we were learning from those points of analysis we're really centered around the questions of who is being served.

124
00:18:46.980 --> 00:18:51.000
Maia Small / City of San Francisco: So the constraints analysis, we know from research that's been done from outside.

125
00:18:51.510 --> 00:18:57.570
Maia Small / City of San Francisco: Of the city that we have the longest permitting times we're a very strong outlier in that process, this has been.

126
00:18:57.840 --> 00:19:03.900
Maia Small / City of San Francisco: Our situation for a very long time i'm actually been on the review side of the apartment I was there for about seven years I have met with.

127
00:19:04.200 --> 00:19:12.060
Maia Small / City of San Francisco: literally hundreds of applicants and developers and and Homeowners and people trying to to work on their property or at housing to their properties and.

128
00:19:12.450 --> 00:19:22.290
Maia Small / City of San Francisco: You know, we know a lot of what those constraints are we've been hearing this for a very long time, so now we're really building in the research and the understanding of not just what we do, officially, but what how things really play out.

129
00:19:22.860 --> 00:19:28.140
Maia Small / City of San Francisco: The site's inventory, also a critical question you know what is the land that's available so, even if we.

130
00:19:28.860 --> 00:19:32.970
Maia Small / City of San Francisco: Have the rules or change the rules or effect are different kinds of actions and policies.

131
00:19:33.300 --> 00:19:40.590
Maia Small / City of San Francisco: what's really going to happen, given the constraints that we have and the constraints are not just the governmental ones, but the land costs construction costs Labor costs.

132
00:19:41.220 --> 00:19:45.240
Maia Small / City of San Francisco: What do we really think is going to happen and sites inventory, in the past was much more.

133
00:19:45.510 --> 00:19:53.910
Maia Small / City of San Francisco: Well, how much capacity is on those sites and are these own for the right residential uses and now it's really much more you know what are the conditions on top of all of that.

134
00:19:54.360 --> 00:19:59.250
Maia Small / City of San Francisco: And we suspected that we might need some
rezoning because the conditions have gotten so difficult.

135
00:19:59.610 --> 00:20:08.910
Maia Small / City of San Francisco: And that's basically what we found in our
initial analysis, so the constraints and the site's inventory was put a little later
in our process, given the resources that we had and so.

136
00:20:09.240 --> 00:20:18.240
Maia Small / City of San Francisco: Our first version of that is is more preliminary
the next version you're going to see in October, because we're getting pretty deep
into this process because we've already submitted our first round it.

137
00:20:18.720 --> 00:20:26.400
Maia Small / City of San Francisco: To the state's housing to hdd the Department of
housing so we're you know the next version is coming out.

138
00:20:26.850 --> 00:20:35.850
Maia Small / City of San Francisco: quite different we're gone much deeper into
those processes, you know the letter and that we've already received from the state
is exactly kind of what we expected they've been very transparent.

139
00:20:36.120 --> 00:20:46.080
Maia Small / City of San Francisco: We knew that there was going to be a lot more in
depth analysis so we're sort of on track with what we anticipated, this is an
iterative process, so we are going to be coming out with our.

140
00:20:47.220 --> 00:21:02.670
Maia Small / City of San Francisco: next version in October, and then we plan to go
for certification in the spring, so despite the pressing that we've been rejected,
we haven't actually submitted for certification, yet, so we are simply in the
process of developing this this work, my.

141
00:21:02.700 --> 00:21:08.010
Sujata Srivastava: sorry to interrupt you do you want to put it into presenter mode
because right now we're seeing the.

142
00:21:08.220 --> 00:21:08.820
Sujata Srivastava: Oh other.

143
00:21:08.850 --> 00:21:12.240
Maia Small / City of San Francisco: Okay, all right it's just i'm seeing it then you're not seeing it you see it.

144
00:21:12.480 --> 00:21:16.620
Sujata Srivastava: Go all right, I wish you told me that sorry I didn't want to cut you off.

145
00:21:16.830 --> 00:21:30.990
Maia Small / City of San Francisco: yeah yeah so so maybe it's a little easier to see all the pieces now, and so you know these are all the pieces that kind of add up and know that you know you have to do this incredible level of detail but it's really about kind of getting to what's going to change in the city.

146
00:21:32.550 --> 00:21:34.770
Maia Small / City of San Francisco: So I just wanted to talk a little bit about our outreach.

147
00:21:35.250 --> 00:21:46.500
Maia Small / City of San Francisco: Because the outreach was really prioritizing communities that have not been part of the process, and so this wasn't just about a kind of diversity of voices, but it was really fronting our black communities American Indian communities.

148
00:21:46.830 --> 00:21:54.630
Maia Small / City of San Francisco: All of our communities that have experienced racial ization and as well as a variety of other identities and those who have a lot of housing instability.

149
00:21:55.290 --> 00:22:07.050
Maia Small / City of San Francisco: So, for example, those with disabilities, those formerly incarcerated those who are on housed, this is a really critical way to you know kind of REACH and understand the experiences.

150
00:22:07.440 --> 00:22:14.910
Maia Small / City of San Francisco: So we've done, you know, three phases of outreach this has been working with focus groups working with CEOs leading some of these conversations.

151
00:22:15.660 --> 00:22:29.880

Maia Small / City of San Francisco: This is also been during the pandemic, which of course has made it extra challenging and you know, recognizing also housing status in this process that we're not just talking to Homeowners but we're really kind of fronting a lot of the conditions of folks that are living in the city.

152
00:22:32.070 --> 00:22:44.850
Maia Small / City of San Francisco: So, making sure that we were reaching folks with lower incomes, those with disabilities and families with children San Francisco has one of the lowest percentages of families with children have a major city in San Francisco in the United States.

153
00:22:46.320 --> 00:22:52.470
Maia Small / City of San Francisco: And then, this is our regional housing needs allocation which has nearly tripled since the last round that we went through and.

154
00:22:53.490 --> 00:23:06.180
Maia Small / City of San Francisco: So you know at this point we have been not reaching our very low and low and moderate income levels of of what we needed to within the last round and we've been producing about 4000 housing units, a year and our next arena is looking to hit.

155
00:23:06.840 --> 00:23:18.240
Maia Small / City of San Francisco: You know 10,000 housing units, a year, so this is really, really substantial bar for San Francisco to hit, and especially with the additional constraints that have happened kind of outside of our our process so.

156
00:23:19.320 --> 00:23:24.720
Maia Small / City of San Francisco: getting into the next eight years, this is a very different scale and to affirmatively furthering fair housing is a.

157
00:23:25.050 --> 00:23:36.630
Maia Small / City of San Francisco: little bit detailed before we're not only trying to provide housing choice and access and opportunity in our in what we call our route well resourced neighborhoods which are high in highest opportunity neighborhoods.

158
00:23:37.260 --> 00:23:44.430
Maia Small / City of San Francisco: That is about 33,000 units overall in the city that we need to hit for lower income but to specifically you know advanced.

159
00:23:45.360 --> 00:23:54.870
Maia Small / City of San Francisco: Fair housing we're looking towards eight to

16,000 units in our well resourced neighborhoods alone that has not been anywhere close to what we've been achieving so far.

160
00:23:55.440 --> 00:24:03.150
Maia Small / City of San Francisco: that's about 25 to 50% of what we're what we're sort of looking towards in this next cycle that means we also need to not only provide sites.

161
00:24:03.540 --> 00:24:12.120
Maia Small / City of San Francisco: But significant amounts of funding so we're looking towards about $2 billion a year of simply local funding, which of course is is a size that we have not achieved.

162
00:24:13.830 --> 00:24:19.230
Maia Small / City of San Francisco: And then, I just wanted to kind of recognize that you know i'm here representing a team and kimmy a hot it on has been the project.

163
00:24:19.530 --> 00:24:26.700
Maia Small / City of San Francisco: manager for this for the last three years she's out only right now actually just had a baby earlier this year, but surely kelsey ronnie James Papas.

164
00:24:27.570 --> 00:24:36.690
Maia Small / City of San Francisco: Molina Liam for ran a Tom have been just key core members of this this isn't really they've been really shouldering a tremendous amount of this research and analysis.

165
00:24:37.200 --> 00:24:43.860
Maia Small / City of San Francisco: Miriam Gian who's been the executive by the Community equity division leader, and then we have an amazing environmental planning staff.

166
00:24:44.190 --> 00:24:49.110
Maia Small / City of San Francisco: That have been building an e ir which is at a much deeper level with a lot more analysis than we've.

167
00:24:49.470 --> 00:24:58.980
Maia Small / City of San Francisco: Really ever had before, which also as part of the reduction of some of the constraints in the future, so you know, this is just a sampling of all the people that are working on this, this is really quite a live.

168
00:25:01.290 --> 00:25:02.760
Sujata Srivastava: Thank you so much Maya.

169
00:25:04.500 --> 00:25:09.570
Sujata Srivastava: And I think our last speaker will be Ruth from the city of San Jose.

170
00:25:10.680 --> 00:25:24.720
Ruth Cueto / City of San José: Thank you um yes, so I am supervising planner project manager for the housing element update on the planning side, this is a collaborative effort with our housing department as well and members of our office of economic development.

171
00:25:26.040 --> 00:25:37.110
Ruth Cueto / City of San José: I appreciate the comments sort of the context that my an audrey and Lakshmi gave I think that it's new territory for everyone here a lot of analysis, a lot of new things that we need to do.

172
00:25:38.400 --> 00:25:41.100
Ruth Cueto / City of San José: But I also want to put it into like the sandals a context.

173
00:25:41.970 --> 00:25:55.650
Ruth Cueto / City of San José: It feels like i've been with the city now for 15 years across several departments and it feels like since I started here we've been talking about housing and homelessness and the housing crisis and in 2018 the City Council formally adopted.

174
00:25:56.850 --> 00:26:03.630
Ruth Cueto / City of San José: A strategy our housing crisis work plan, made up of different departments from planning housing economic development parks.

175
00:26:04.680 --> 00:26:12.420
Ruth Cueto / City of San José: With sets of policies and strategies to address housing housing affordability homelessness things like that so.

176
00:26:12.810 --> 00:26:21.480
Ruth Cueto / City of San José: seems like we've been talking about this for about five years now and then, here we are with this housing element, and I see it, kind of a continuation of that effort and the work.

177
00:26:23.010 --> 00:26:32.040
Ruth Cueto / City of San José: In terms of our current status, our draft housing element is online we're taking feedback from the public from stakeholders through the end of the week.

178
00:26:32.700 --> 00:26:49.050
Ruth Cueto / City of San José: I think the Sunday Sunday night is our formal you know when we're we're taking public input, however, feel free still to reach out to us afterwards we're taking a look at all that information and then we expect to submit our first draft to hcg in early September.

179
00:26:51.090 --> 00:26:59.910
Ruth Cueto / City of San José: And you know we've heard a lot about fair housing and how sort of the the fair housing umbrella is one of the new things, I think, as this housing element and I.

180
00:27:00.930 --> 00:27:08.130
Ruth Cueto / City of San José: I feel like you know in San Jose we've been talking for me 8686, which is a law that sort of requires us to do this work now.

181
00:27:08.670 --> 00:27:15.120
Ruth Cueto / City of San José: it's a lot about racial equity and in San Jose we've been thinking about and talking about that and trying to work towards.

182
00:27:16.020 --> 00:27:21.840
Ruth Cueto / City of San José: Having that approach within the departments within our city roughly I think since 28 formally.

183
00:27:22.560 --> 00:27:31.350
Ruth Cueto / City of San José: And in 2020 the City Council adopted the office of racial equity so there's like the synergy, I think, with fair housing racial equity and then the housing element.

184
00:27:31.620 --> 00:27:44.220
Ruth Cueto / City of San José: And we're seeing all these sort of things come together and our draft document should embody Those sort of those policies and that that strategy to make it go from this is what we, you know our vision for Racial equity in San Jose.

185
00:27:45.270 --> 00:27:54.540
Ruth Cueto / City of San José: In terms of the site inventory, I would say,

definitely you know not like the fifth cycle there's a lot of work, we had to do and have done, and will continue to do.

186
00:27:55.710 --> 00:27:57.930
Ruth Cueto / City of San José: When it came to identifying sites.

187
00:27:59.070 --> 00:28:05.490
Ruth Cueto / City of San José: We we partnered with a consultant that's helped us create a web based tool, a mapping mapping tool.

188
00:28:06.390 --> 00:28:17.820
Ruth Cueto / City of San José: And we're able to pull all kinds of permit data building permit data planning permits, we have access to ownership of sites and then detailed information about the sites themselves like.

189
00:28:18.210 --> 00:28:30.240
Ruth Cueto / City of San José: The age of the buildings current floor area ratios and with all those character characteristics of sites we've helped sort of narrow down which ones, we think, and we can justify that will be re developable.

190
00:28:30.990 --> 00:28:38.580
Ruth Cueto / City of San José: Because families pretty much info and we have to make the case that what's existing there is not going to be an impediment for housing.

191
00:28:39.720 --> 00:28:54.810
Ruth Cueto / City of San José: So we we honed in on sites like that, and in addition sort of the bigger framework for identifying sites has been our current general plan it's about a 10 year old 11 year old plan general plan 2040 so it lives through.

192
00:28:56.400 --> 00:28:59.640
Ruth Cueto / City of San José: This housing element work and the growth.

193
00:29:00.750 --> 00:29:15.270
Ruth Cueto / City of San José: will be covered under the general plan our growth and projections, so we we stuck by our major strategies, one of which is to focus growth in growth areas so urban villages north San Jose downtown.

194
00:29:16.410 --> 00:29:25.500
Ruth Cueto / City of San José: As well as neighborhood business districts and also urban villages that are not yet planned we have sort of two categories of those urban villages.

195
00:29:26.610 --> 00:29:30.390
Ruth Cueto / City of San José: And we also identified sites that are outside of growth areas, but that we've.

196
00:29:32.670 --> 00:29:39.780
Ruth Cueto / City of San José: Basically blessed as a city that you could build housing there but it's limited to affordable housing and those are one and a half acre sites.

197
00:29:40.830 --> 00:29:46.770
Ruth Cueto / City of San José: And then, lastly, we did look at city own sites and sites owned by our local transit agency.

198
00:29:47.370 --> 00:30:02.580
Ruth Cueto / City of San José: Because they also have programs to develop to de developments and also incorporate affordable housing in their in their projects, so you know we relied on on the data that we had in terms of trends that we also relied on the T kak maps.

199
00:30:03.690 --> 00:30:12.840
Ruth Cueto / City of San José: Very much to identify those sites, so that we are within the guidelines of hcg and we're not concentrating are lower income units and sites in what.

200
00:30:13.500 --> 00:30:27.270
Ruth Cueto / City of San José: The T kak maps classify as lower resource neighborhoods right now, roughly 63% of our lower income units are in areas identified as moderate higher highest resource in the T kak maps.

201
00:30:28.170 --> 00:30:41.040
Ruth Cueto / City of San José: And they are in areas that you typically do not see affordable housing development at least the history of the city, I would say um and then I would say to that you know, in terms of Community engagement.

202
00:30:42.480 --> 00:30:55.530
Ruth Cueto / City of San José: I think in oakland you guys what you guys were doing was fantastic, and we also where we're really grateful for the work that a bag MTC we have a collaborative that put out lots of resources for us.

203
00:30:56.940 --> 00:31:02.880

Ruth Cueto / City of San José: I think sort of going back to this conversation about racial equity in the city we've also for several years, been talking about.

204
00:31:03.150 --> 00:31:11.460
Ruth Cueto / City of San José: How we can improve our Community engagement efforts we have a an official Council policy that guides how we, you know talk to the Community about development proposals but.

205
00:31:11.850 --> 00:31:15.180
Ruth Cueto / City of San José: it's probably 30 years old, I think that policy and.

206
00:31:15.810 --> 00:31:25.020
Ruth Cueto / City of San José: So we've at the staff level at the department level have talked about enhancing it and things we can do to just make it more equitable and reach people that typically don't attend our.

207
00:31:25.410 --> 00:31:34.800
Ruth Cueto / City of San José: evening you know Community meetings, so what we did was we incorporated best practices for equitable engagement, we had information.

208
00:31:35.970 --> 00:31:47.070
Ruth Cueto / City of San José: In our presentations in handouts in multiple multiple languages in San Jose I would say the three sort of the top three languages are English, Spanish and Vietnamese so we did our best to get.

209
00:31:47.430 --> 00:31:59.550
Ruth Cueto / City of San José: All that material translated, we also did the typical you know email blasts social media pushing out information we did surveys, we actually did an online survey in a paper survey.

210
00:32:00.300 --> 00:32:07.920
Ruth Cueto / City of San José: To get feedback on our goals and strategies and we also held Community meetings and did pop up events.

211
00:32:08.670 --> 00:32:15.120
Ruth Cueto / City of San José: Unfortunately, with the pandemic and those restrictions that definitely dampened our what what we had as our vision to do this great.

212
00:32:15.390 --> 00:32:23.310
Ruth Cueto / City of San José: sort of in person Community outreach but we pivoted

we were able to you know when when the pandemics, are the restrictions weren't as as.

213
00:32:23.880 --> 00:32:35.070
Ruth Cueto / City of San José: As heavy we were able to go out to events like our viva K, where you know open streets bicycle events and pop up events we also hosted formal meetings specifically about the housing element.

214
00:32:35.490 --> 00:32:51.120
Ruth Cueto / City of San José: And in addition to that our housing department started in 2019 the fair housing analysis work and they had many focus group meetings and we continued that to the spring to help develop develop our strategies and programs so.

215
00:32:51.720 --> 00:33:01.740
Ruth Cueto / City of San José: The whole gamut of sort of outreach and and efforts, and I would say that that you know we really took the guidance that he gave to heart and we tried to do our best to.

216
00:33:02.130 --> 00:33:18.780
Ruth Cueto / City of San José: To be intentional about the outreach and even now that we've had our public our public draft on on the streets, we did hold two meetings we had a virtual one and then an in person, one and have been meeting with stakeholders and folks that you know represent protected classes as well.

217
00:33:20.370 --> 00:33:20.700
Ruth Cueto / City of San José: and

218
00:33:22.200 --> 00:33:29.070
Ruth Cueto / City of San José: yeah I think that's that's it sort of an adjusted of where we are, you know our approach to this new work well.

219
00:33:29.130 --> 00:33:37.590
Sujata Srivastava: Thank you so much for was great to hear about all of your experiences and one of the common themes that you all addressed is.

220
00:33:38.280 --> 00:33:50.100
Sujata Srivastava: How, you are grappling with the requirement to place more housing in well resourced neighborhoods and, in many cases it's sort of a departure from.

221
00:33:50.640 --> 00:34:01.800

Sujata Srivastava: The way that we've been thinking about putting housing more in places that already have transit and services, because many of those well resourced neighborhoods may in fact not be as well served.

222
00:34:02.340 --> 00:34:14.670
Sujata Srivastava: By transit or other kinds of urban amenities So how have you been addressing kind of that challenge and you're thinking, as you are allocating more affordable housing.

223
00:34:15.720 --> 00:34:23.910
Sujata Srivastava: or designating more sites for affordable housing in those neighborhoods and like what the process and thinking has been around.

224
00:34:24.330 --> 00:34:34.200
Sujata Srivastava: How you actually implement that and overcome some of the challenges, some of them might even be things like wildfire risk in San Jose I mean i'm sorry in oakland or.

225
00:34:34.980 --> 00:34:49.770
Sujata Srivastava: infrastructure constraints in some of the neighborhoods in San Jose and i'm just wondering how you have all been thinking about the suite of other types of interventions that might be needed to make it possible to do more, housing in those neighborhoods.

226
00:34:51.120 --> 00:34:51.990
Sujata Srivastava: Does anybody want to.

227
00:34:53.070 --> 00:34:53.910
Sujata Srivastava: Take that question.

228
00:34:56.370 --> 00:35:02.520
Lakshmi Rajagopalan / City of Oakland: I can go if nobody's taking the question so like audrey mentioned.

229
00:35:03.600 --> 00:35:11.220
Lakshmi Rajagopalan / City of Oakland: We are not just updating the housing element right, so we are upgrading the housing element as part of a comprehensive general plan update so.

230
00:35:11.580 --> 00:35:17.160
Lakshmi Rajagopalan / City of Oakland: We have the opportunity to update the safety

element and also create a new environmental justice element on.

231
00:35:17.610 --> 00:35:22.710
Lakshmi Rajagopalan / City of Oakland: The other elements, like the land use and transportation infrastructure and facilities so through this process.

232
00:35:23.250 --> 00:35:28.650
Lakshmi Rajagopalan / City of Oakland: We not only have an opportunity to look at what is missing in the high resource neighborhoods.

233
00:35:29.370 --> 00:35:44.100
Lakshmi Rajagopalan / City of Oakland: Because oakland doesn't have it so snake high oakland has it says neighborhoods not justin areas that are very high, fire hazard security zones, but there are there are areas like rockers, for example, that are not and fire fire hazard securities.

234
00:35:44.100 --> 00:35:55.080
Lakshmi Rajagopalan / City of Oakland: Right right so like again like when we when we did our introduction, we when we elaborated on our approach to the sites inventory we looked at what the existing zoning allows.

235
00:35:55.470 --> 00:36:09.480
Lakshmi Rajagopalan / City of Oakland: So, even though there were sites, for example, that were identified in the rock rich area, for example, the existing zoning would not permit certain densities so through so one of the approaches that we are doing, as we are looking at.

236
00:36:11.100 --> 00:36:21.030
Lakshmi Rajagopalan / City of Oakland: affordable housing overlays of zoning rezoning programs, not just site specific but taking a broader approach, so that we can look at it city wide.

237
00:36:21.480 --> 00:36:28.980
Lakshmi Rajagopalan / City of Oakland: And unlocking additional capacity to make sure that adequate housing capacities allowed in these thousand high resource areas.

238
00:36:29.340 --> 00:36:38.040
Lakshmi Rajagopalan / City of Oakland: That are not within this fight fire hazard similarities so that's one and, since we are doing this update as part of a conference of general plan update.

239

00:36:38.520 --> 00:36:50.400
Lakshmi Rajagopalan / City of Oakland: We are also looking at areas that have been typically historically undergoing this investment or under prioritize so that is, for example, the city of oakland.

240
00:36:50.850 --> 00:37:01.050
Lakshmi Rajagopalan / City of Oakland: CIPS capital improvements project has a racial equity built into it, where neighborhoods that are typically under prioritized are highlighted or prioritize.

241
00:37:01.440 --> 00:37:12.030
Lakshmi Rajagopalan / City of Oakland: So this housing element and the general plan update is also being conducted through racial equity lens so as part of this update process, we are also doing a racial equity impact analysis so.

242
00:37:12.450 --> 00:37:22.140
Lakshmi Rajagopalan / City of Oakland: We are looking at each policy and what the impacts are and who's being benefited and who's being impacted so we can prioritize investments to those neighborhoods.

243
00:37:22.500 --> 00:37:33.930
Lakshmi Rajagopalan / City of Oakland: And we can make sure that not only affordable housing is prioritized by resource neighborhoods but to make sure that our low resource neighborhoods that have already access to like Bart, for example.

244
00:37:35.070 --> 00:37:36.930
Lakshmi Rajagopalan / City of Oakland: can be prioritized to.

245
00:37:38.040 --> 00:37:43.410
Lakshmi Rajagopalan / City of Oakland: allow for more grocery stores more parts improved sidewalks in six cetera.

246
00:37:45.120 --> 00:37:47.400
Lakshmi Rajagopalan / City of Oakland: Andre is there anything you would like to add.

247
00:37:49.140 --> 00:37:54.570
Maia Small / City of San Francisco: I would just say that ours is very in parallel with that which is that not everything has been put in a housing element right and so.

248

00:37:54.570 --> 00:38:04.530
Maia Small / City of San Francisco: We referenced other work that's going on, we haven't we coming out of the pandemic head kind of began an approach which will be changing you know which are sort of planning for the future outside of the housing on it.

249
00:38:04.950 --> 00:38:14.610
Maia Small / City of San Francisco: around what we're calling neighborhood life, which is really an analysis and kind of you know, policies and strategies understanding of how we can look at different communities and their unique needs.

250
00:38:15.090 --> 00:38:22.170
Maia Small / City of San Francisco: from Community lead process, so we have our cultural districts program which has been in place for some time and they're developing their own.

251
00:38:22.830 --> 00:38:33.180
Maia Small / City of San Francisco: Strategies around cultural heritage and economic strategies we have what we are calling the priority equity geographies which is both cultural districts in places that have been historically underserved.

252
00:38:33.990 --> 00:38:41.010
Maia Small / City of San Francisco: Where we're really kind of trying to kind of develop the Community strategy, you know basis, and that is really for communities to speak.

253
00:38:41.370 --> 00:38:46.860
Maia Small / City of San Francisco: on their own behalf, about the things that the things that they need and it's not even just affordable housing or.

254
00:38:47.160 --> 00:39:00.600
Maia Small / City of San Francisco: park space or Community facilities but it's also services that maybe you know are just publicly paid for, they may be, things that are also businesses and things that support cultural identity and and cultural expression so.

255
00:39:01.320 --> 00:39:09.360
Maia Small / City of San Francisco: This these are sort of unique constructs by by different places in the city and then we'll also give us a chance to look at the well resourced neighborhoods because we do have.

256
00:39:09.930 --> 00:39:16.710

Maia Small / City of San Francisco: Low income folks that live there, people who are vulnerable to housing stability, we have a lot of communities of color in our well resourced neighborhoods to.

257
00:39:17.070 --> 00:39:25.050
Maia Small / City of San Francisco: And a place like Japan town is really an interesting one, where you know they've been working for a long time in their own you know, for their own you know sort of reckoning.

258
00:39:25.560 --> 00:39:33.510
Maia Small / City of San Francisco: With the history around redevelopment and they are kind of in the border of the high resource neighborhood so they you know, but they have to lead the conversation.

259
00:39:33.990 --> 00:39:50.190
Maia Small / City of San Francisco: Even within the edge of that that T CAP zone so, but we have to do that kind of as a as a as a special process outside of the housing element and then we're just sort of referencing it into make sure that that housing policy tracks and follows with it, so those two things work together.

260
00:39:51.720 --> 00:39:53.490
Sujata Srivastava: With that you want to add anything from the.

261
00:39:54.120 --> 00:40:10.980
Ruth Cueto / City of San José: idea i'll just add You know, as I mentioned earlier, we did have you know, we were very intentional in in identifying sites and these higher and higher resource areas for our sites inventory and we also we do have a strategy to increase affordable housing production in those areas by.

262
00:40:11.280 --> 00:40:28.800
Ruth Cueto / City of San José: dedicating a greater share of our funds, the city funds towards those types of projects and subsidies, and I think one of our strategies to is to fully implement our our housing citing policy which is in intended to align affordable housing citing patterns in.

263
00:40:29.880 --> 00:40:34.890
Ruth Cueto / City of San José: In to affirmatively furthering fair housing as well, so that's also within our work.

264
00:40:38.610 --> 00:40:52.410
Sujata Srivastava: So we have some audience questions that are sort of aligned with some of the questions that I was asking, but I think this this kind of relates, a

little bit to the Community that really intensive Community engagement processes that you've all been undergoing, but the question was.

265
00:40:52.860 --> 00:41:01.620
Sujata Srivastava: How do you grapple with communities that need housing, but have residents who do not want more housing I think more more more broadly.

266
00:41:02.340 --> 00:41:09.900
Sujata Srivastava: Put I you know I think there's always that question of how, how do you really assess what the appropriate way is to think about.

267
00:41:10.800 --> 00:41:24.750
Sujata Srivastava: planning for housing and also taking into account the neighborhood and Community voices in that process my you spoke a little bit to this, I wonder if others have you have other thoughts that you'd like to share around that topic.

268
00:41:31.500 --> 00:41:39.480
Ruth Cueto / City of San José: I think if i'm understanding the question correctly, we have a need, and then we have folks that don't necessarily want the Community to change is that what.

269
00:41:40.800 --> 00:41:41.760
Ruth Cueto / City of San José: you're saying right.

270
00:41:42.300 --> 00:41:53.820
Sujata Srivastava: yeah the audience question was about you know how how you grapple with communities that need housing, but have residents who do not want more housing, I think I you know, I think that there are a lot of different ways to.

271
00:41:54.030 --> 00:42:02.610
Sujata Srivastava: To think about where and and what the different circumstances are under which certain neighborhoods might have resistance to certain times of change.

272
00:42:03.600 --> 00:42:12.960
Sujata Srivastava: So I think you could interpret that a little bit more broadly i'm just wondering how the Community engagement process, maybe helped to inform the thinking around.

273
00:42:14.730 --> 00:42:17.430
Sujata Srivastava: How you work with communities on planning for housing.

274
00:42:18.000 --> 00:42:20.280
Ruth Cueto / City of San José: Okay yeah yeah I mean, I would say it's.

275
00:42:21.600 --> 00:42:27.300
Ruth Cueto / City of San José: This housing, you know the work on the housing element, specifically with Community outreach it's been.

276
00:42:29.100 --> 00:42:37.830
Ruth Cueto / City of San José: A learning experience, to say the least, about how much more work, we have to do with the residents in our city.

277
00:42:39.180 --> 00:42:46.830
Ruth Cueto / City of San José: You know it's like 123 10 Community meetings on this is not gonna it's not going to fix a problem, and I think at the root of it is.

278
00:42:47.130 --> 00:42:56.580
Ruth Cueto / City of San José: Sometimes it's the trust the Community does not trust the city and we talked about that in when we talk about fair housing and the history and the legacy of racism within.

279
00:42:57.510 --> 00:43:03.300
Ruth Cueto / City of San José: The policies and programs that we've you know implemented in the city and in the planning world itself, and I think that.

280
00:43:03.750 --> 00:43:08.880
Ruth Cueto / City of San José: it's in my my my perspective is that it's going to take a lot of conversations and.

281
00:43:09.390 --> 00:43:24.630
Ruth Cueto / City of San José: relationship building with Community Members with community leaders and coming to the table without assumption of assumptions of what we think you know they want and they need it's like a very basic sort of one on one conversation I think as.

282
00:43:25.230 --> 00:43:33.120
Ruth Cueto / City of San José: Civil servants, a city representatives, you have to come out this very humble and we don't always know what's right and we really need to listen to people more.

283

00:43:34.800 --> 00:43:40.320
Maia Small / City of San Francisco: And just to also note that there are a lot of folks who you know they just have a different experience and different perspective.

284
00:43:41.130 --> 00:43:46.320
Maia Small / City of San Francisco: We talked about trade offs a lot, so we have folks that are very concerned about additional heights or additional.

285
00:43:46.560 --> 00:43:52.590
Maia Small / City of San Francisco: Construction in their neighborhood and construction is, it is difficult and it's stressful but it's temporary.

286
00:43:52.920 --> 00:44:00.030
Maia Small / City of San Francisco: And you know more housing units in your neighborhood also means lots of new residents and great things in supporting your local businesses and.

287
00:44:00.300 --> 00:44:02.160
Maia Small / City of San Francisco: You know, building neighborhoods I mean, I think.

288
00:44:02.400 --> 00:44:12.150
Maia Small / City of San Francisco: We tried to talk about you know the trade offs of maybe there's a little more shadow or there's a little bit more like there's a taller building but let's look at the the challenges and experiences other people have.

289
00:44:12.390 --> 00:44:16.290
Maia Small / City of San Francisco: And let's look at other parts of the city where people are on housed and let's look at.

290
00:44:16.500 --> 00:44:24.660
Maia Small / City of San Francisco: You know the the stress that individual families are under where their kids are growing up, and they have no place to live, and you know people are leaving the city we're losing our Community so.

291
00:44:24.930 --> 00:44:31.020
Maia Small / City of San Francisco: So it's really about the scale of experience, and all we can do is really present some of those other perspectives.

292
00:44:33.720 --> 00:44:41.280

Audrey Lieberworth / City of Oakland: I would also add that in the city of oakland we've actually gone we've got a series of public comments during the public review period from.

293
00:44:41.520 --> 00:44:51.750
Audrey Lieberworth / City of Oakland: folks in the diamond district and focusing rock range asking us to add more sites to their neighbor and, specifically, you know, identifying sites that they that we should include.

294
00:44:52.200 --> 00:45:00.120
Audrey Lieberworth / City of Oakland: And then, to the extent possible, we did include those sites in our updated draft, but we were pleasantly surprised to hear that.

295
00:45:01.020 --> 00:45:10.560
Audrey Lieberworth / City of Oakland: folks really want to see more affordable housing, they want to see more deeply affordable housing in these historically exclusionary neighborhoods lunch we don't add anything.

296
00:45:10.830 --> 00:45:11.760
Lakshmi Rajagopalan / City of Oakland: No, I think.

297
00:45:12.810 --> 00:45:18.990
Lakshmi Rajagopalan / City of Oakland: audrey state of that, but I think the Community engagement process also help like the Community partners that audrey.

298
00:45:19.350 --> 00:45:28.500
Lakshmi Rajagopalan / City of Oakland: mentioned also includes an organized group called the village that's on housed curbside communities in oakland so what they've been doing is conducting poor chat so.

299
00:45:29.400 --> 00:45:36.630
Lakshmi Rajagopalan / City of Oakland: This housing action plan also includes specific actions that address homelessness and housing, the House.

300
00:45:37.080 --> 00:45:45.510
Lakshmi Rajagopalan / City of Oakland: So we've been trying to go and meet people where they are at and try and making sure that we are incorporating their feedback.

301
00:45:45.840 --> 00:45:54.000
Lakshmi Rajagopalan / City of Oakland: And then, presenting it back to them, to see

if they've incorporated it correctly, so the equity working group meetings our
Community consultant partners also highlight.

302
00:45:54.270 --> 00:46:09.930
Lakshmi Rajagopalan / City of Oakland: Where we might come to certain things, so we
are get we are hearing directly from the Community on what they want to see, and if
we are unable to do some things why we are unable to do it, so I think having that
open conversation channel, no matter how stressful or.

303
00:46:11.340 --> 00:46:13.950
Lakshmi Rajagopalan / City of Oakland: part time consuming, it is a has helped.

304
00:46:18.810 --> 00:46:23.250
Sujata Srivastava: So one of the questions that we have from our audience and sort
of.

305
00:46:24.780 --> 00:46:38.820
Sujata Srivastava: matches with one of the questions I had for you all was really
about process, so you know we We talked a little bit about site inventory, we talked
about your approach to a FF ah.

306
00:46:39.870 --> 00:46:45.750
Sujata Srivastava: Another big barrier to housing can sometimes be internal
approvals processes right so.

307
00:46:47.100 --> 00:46:56.280
Sujata Srivastava: Can you, maybe speak a little bit to some of the thinking you've
done around how to create better processes internal to the cities.

308
00:46:57.300 --> 00:46:58.290
Sujata Srivastava: And also.

309
00:46:59.430 --> 00:47:04.830
Sujata Srivastava: My, if possible, if you could elaborate a little bit on the hdd
review on this matter for San Francisco.

310
00:47:06.600 --> 00:47:11.370
Maia Small / City of San Francisco: yeah, so I think you know constraints, is
certainly a big part of the conversation we've had a lot of.

311

00:47:12.420 --> 00:47:21.090
Maia Small / City of San Francisco: Feedback in terms of the permit streamlining act in in terms of our permit processing times our discretionary review when we apply sequel.

312
00:47:21.540 --> 00:47:30.150
Maia Small / City of San Francisco: You know we're looking at all of that right now, and you know, we do have you know, very few ministerial pathways we have kind of a special aspect of our city charter.

313
00:47:30.720 --> 00:47:35.850
Maia Small / City of San Francisco: knows that we have a couple things on the ballot this fall that may change the game on that to a certain degree, so.

314
00:47:36.150 --> 00:47:45.420
Maia Small / City of San Francisco: Some of this is things that we will be doing, you know as part of the housing element or future actions but it's also sort of in play right now and state legislation that's in play, right now, may have some effects too so.

315
00:47:46.230 --> 00:47:54.000
Maia Small / City of San Francisco: We know that we need to manage a lot of this more at the local level, rather than relying on some of the State programs we've been using us be 35 for affordable housing.

316
00:47:54.360 --> 00:48:01.200
Maia Small / City of San Francisco: But even within those ministerial processes it's still thinks affordable housing a while to get through, because there's Community relationships and.

317
00:48:01.500 --> 00:48:05.760
Maia Small / City of San Francisco: You know these are you know local nonprofits working in communities and so there's a.

318
00:48:06.000 --> 00:48:14.310
Maia Small / City of San Francisco: sense of relationship and obligation there that I think is is making some of this still takes a long time so it's what the official processes and then there's sort of how it plays out.

319
00:48:14.640 --> 00:48:27.060
Maia Small / City of San Francisco: We also sometimes have the board, you know, acting in ways that the State is not happy about and we're looking at the housing

accountability act and so all the mechanisms and our interpretations around some of that and that's built in many ways, on.

320
00:48:27.390 --> 00:48:35.580
Maia Small / City of San Francisco: legal precedent that we've been in and opinions that have been laid out in the past, I mean all of that is up for discussion, right now, and so we're doing.

321
00:48:35.820 --> 00:48:43.620
Maia Small / City of San Francisco: Our own investigation into that and trying to illuminate and being transparent as possible with the state about that there's we have no interest in.

322
00:48:43.950 --> 00:48:47.100
Maia Small / City of San Francisco: In holding things back or making the rezoning look smaller or.

323
00:48:47.310 --> 00:48:56.700
Maia Small / City of San Francisco: or making sure the constraints don't come out this is really about us unpacking as much as we possibly can, and it's hard to explain even being on the inside of it and watching it for a long time so we're going to be.

324
00:48:56.940 --> 00:49:02.640
Maia Small / City of San Francisco: showing a lot more of the decision making and how that that that really plays out and then then providing a lot of.

325
00:49:02.940 --> 00:49:11.850
Maia Small / City of San Francisco: ways to reduce those constraints which will be probably at a higher level than then certainly has ever been addressed in San Francisco before so that's all very much in process and there's also the practice.

326
00:49:12.810 --> 00:49:14.070
Maia Small / City of San Francisco: Practice review that hdd.

327
00:49:14.070 --> 00:49:14.700
enforcement.

328
00:49:15.720 --> 00:49:22.890
Maia Small / City of San Francisco: is going to be doing that will be sort of going concurrently with the housing element into the into the springs probably about a

nine month process.

329
00:49:23.460 --> 00:49:29.340
Maia Small / City of San Francisco: We hope to be able to engage them through that
process, so the we learn things as the housing home is going through.

330
00:49:29.520 --> 00:49:35.250
Maia Small / City of San Francisco: We don't want to learn all the you know the
things that they're hoping to see when we're getting our housing on it certified so
we're going to try to be as.

331
00:49:35.580 --> 00:49:43.230
Maia Small / City of San Francisco: engaged and participatory with that, as we can,
so this is as far as we're concerned this is assistance in a process that we already
have to do.

332
00:49:47.700 --> 00:49:50.610
Sujata Srivastava: oakland San Jose any additional perspectives.

333
00:49:50.940 --> 00:49:57.300
Lakshmi Rajagopalan / City of Oakland: Sure, also some of the ways that opens
thinking of doing it, as we are already already mentioned it, but.

334
00:49:58.230 --> 00:50:07.230
Lakshmi Rajagopalan / City of Oakland: We are starting work on the objective design
standards which will streamline design review processes, the affordable housing
overlay that we are studying and.

335
00:50:07.740 --> 00:50:17.580
Lakshmi Rajagopalan / City of Oakland: Putting looking on so streamlined like
hundred percent affordable housing, we are also looking at revising our conditional
use permit requirements, especially.

336
00:50:17.910 --> 00:50:28.920
Lakshmi Rajagopalan / City of Oakland: To allow more missing middle housing, so
there are a couple of ways, we are looking at and, in addition, the city also now
has for our accessory dwelling units like.

337
00:50:29.640 --> 00:50:45.810
Lakshmi Rajagopalan / City of Oakland: What we call a template plans that if an
applicant wants to use one of those plans, then they get approved faster, so the

city is looking at timing, we are trying to improve our permit timelines, but we are also working on other tools to make sure that we can.

338
00:50:47.070 --> 00:50:50.700
Lakshmi Rajagopalan / City of Oakland: improve those time yeah not improved but move those projects faster.

339
00:50:54.000 --> 00:51:06.180
Ruth Cueto / City of San José: yeah i'm in San Jose, as I mentioned, with the creation of the housing crisis work plan team we've been looking internally at our processes, you know what can we do to facilitate and get people their planning permit quicker.

340
00:51:06.990 --> 00:51:13.710
Ruth Cueto / City of San José: And one of the things that came out of that that work group and the the the group itself is.

341
00:51:14.580 --> 00:51:23.310
Ruth Cueto / City of San José: Dedicated funding through a grant from a local nonprofit for a planner to facilitate affordable housing 100% affordable housing projects that.

342
00:51:23.730 --> 00:51:33.240
Ruth Cueto / City of San José: Also reserve minimum of I think 30% of the units for eli extremely low income or permanent supportive housing that's what we call our destination home planner.

343
00:51:33.540 --> 00:51:44.340
Ruth Cueto / City of San José: And this planner would carry and carries fewer projects and the typical implementation planner therefore they have more time more hand holding more one on one with the developers and the applicants to help them get.

344
00:51:44.580 --> 00:51:56.070
Ruth Cueto / City of San José: Through the process quick more quicker than you know just a typical project, and we, we have seen the reduction in permit entitlements from like within 11 months to nine months.

345
00:51:56.910 --> 00:52:08.100
Ruth Cueto / City of San José: it's might be shorter now with sb 35 and at 2162 most of the folks coming in to San Jose with affordable projects are taking advantage of the streamlined bills, but.

346
00:52:08.430 --> 00:52:17.790
Ruth Cueto / City of San José: Like my I said, sometimes they'll take just as long because they there you know the nonprofit developers are out there, working with the Community and don't necessarily want to rush it too much.

347
00:52:18.930 --> 00:52:25.860
Ruth Cueto / City of San José: And then also we have two other strategies and our draft housing element that we hope will help streamline the process.

348
00:52:26.610 --> 00:52:36.600
Ruth Cueto / City of San José: One is a position similar to this destination home planner but there, I think, called the housing navigator so this person will once the planning permit has been issued.

349
00:52:36.870 --> 00:52:43.740
Ruth Cueto / City of San José: They will be the point of contact for the affordable housing developer, to get through a building permit process which is sort of another you know.

350
00:52:44.070 --> 00:52:50.820
Ruth Cueto / City of San José: Bureaucratic organization as well, just like us, and the idea is that that will help sort of you know, streamline and help them get to their.

351
00:52:51.720 --> 00:52:56.970
Ruth Cueto / City of San José: Their deadlines and milestones we know with affordable housing, you know once they submit that building permit or they apply for the.

352
00:52:57.270 --> 00:53:05.370
Ruth Cueto / City of San José: T kak funding they have six months or less to you know get a shovel in the ground, and it can take longer than that sometimes to to get your building permit approved.

353
00:53:06.330 --> 00:53:14.850
Ruth Cueto / City of San José: And the second strategy that we're considering is our own streamline ministerial review so something similar to SP 35 but that would capture.

354
00:53:16.050 --> 00:53:25.590

Ruth Cueto / City of San José: A greater type of project, maybe market rate that provides 1020 15% affordable so we're we're still working through the details of that but that's something else that we're considering.

355
00:53:27.030 --> 00:53:27.510
Ruth Cueto / City of San José: Okay.

356
00:53:28.170 --> 00:53:31.020
Sujata Srivastava: One final question and then we'll wrap up.

357
00:53:32.250 --> 00:53:42.960
Sujata Srivastava: We have a lot of questions and it's unfortunately not going to be possible to get through them all Maya, thank you for sharing your email in the chat for folks who will have additional follow up.

358
00:53:45.000 --> 00:53:53.820
Sujata Srivastava: everyone's been talking a lot about officer residential conversions and what the potential is there for generating new housing, if you could just sort of quickly.

359
00:53:54.420 --> 00:54:03.960
Sujata Srivastava: and hopefully 30 seconds or so answer the question of how you've been looking at as part of the housing element if you have, or if there's some additional work that would need to be done first.

360
00:54:08.910 --> 00:54:13.590
Maia Small / City of San Francisco: I guess I can jump in since that's been a very big topic, certainly in San Francisco.

361
00:54:14.820 --> 00:54:25.530
Maia Small / City of San Francisco: One thing, just to be clear about a lot of our regulations, almost all of our regulations in downtown permit residential right now, so there aren't a lot of planning constraints or zoning constraints around residential.

362
00:54:25.920 --> 00:54:31.650
Maia Small / City of San Francisco: So that is available impossible if anybody's wants to submit projects are see three is quite permissive.

363
00:54:32.520 --> 00:54:38.400
Maia Small / City of San Francisco: But you know it's obviously a big question San

Francisco downtown is also a pretty substantial moment.

364
00:54:38.970 --> 00:54:44.970
Maia Small / City of San Francisco: And we have built out a lot of housing in the southern portion south of market, but the downtown, which is a little bit older.

365
00:54:45.270 --> 00:54:52.050
Maia Small / City of San Francisco: was already really struggling, even with office development because a lot of it needed upgrades and a lot of lot of projects are happening right before the pandemic.

366
00:54:52.440 --> 00:54:58.800
Maia Small / City of San Francisco: We are doing an analysis as part of our constraints report that will look into the viability of a lot of that.

367
00:54:59.100 --> 00:55:06.990
Maia Small / City of San Francisco: it's less a regulatory process I think it's really much more development challenge kind of non governmental constraint, although we will certainly look for once, if there are.

368
00:55:07.650 --> 00:55:10.620
Maia Small / City of San Francisco: But it's a very as an architect, I can you know, certainly have some.

369
00:55:11.100 --> 00:55:19.470
Maia Small / City of San Francisco: sort of comfort in this space of looking at a tall building that was built around something if you have to change the occupancy you know just the structure still work are you going to add.

370
00:55:19.770 --> 00:55:28.020
Maia Small / City of San Francisco: Additional mechanical equipment into this, I mean residential is very different than office in terms of what the needs are for the actual architectural you know building itself.

371
00:55:28.380 --> 00:55:39.210
Maia Small / City of San Francisco: So we want to better understand the the fabric that we have and what the opportunities are we don't see this as a really super viable thing but we're going to do the analysis to really better understand it.

372
00:55:42.630 --> 00:55:50.640
Ruth Cueto / City of San José: Thanks Maya I would say we we haven't received a lot

of interest in you know conversion of existing office buildings to residential.

373
00:55:51.210 --> 00:56:01.140
Ruth Cueto / City of San José: But if it's a matter of demolishing and converting to residential we do have processes that are available for folks to just demolish and build residential and mixed use residential in San Jose.

374
00:56:03.720 --> 00:56:09.600
Lakshmi Rajagopalan / City of Oakland: So we haven't gotten the city of oakland we haven't gotten requests around what you're asking.

375
00:56:10.890 --> 00:56:13.260
Sujata Srivastava: Great well, I think that wraps it up.

376
00:56:13.260 --> 00:56:23.460
Sujata Srivastava: Thank you so much, this was such an interesting and engaging conversation I think we could probably have gone on for another hour with all the questions and conversation that was happening in the chat.

377
00:56:25.230 --> 00:56:34.440
Sujata Srivastava: to wrap up, I would like to well, first of all thank you audrey Lakshmi Ruth and Maya for your wonderful presentations and the discussion.

378
00:56:34.860 --> 00:56:48.720
Sujata Srivastava: If you could just quickly share where people can find the housing element work and other housing, work that's happening in your cities, we will then, and on that note Thank you so much.

379
00:56:51.120 --> 00:56:52.560
Sujata Srivastava: we'll start with oakland maybe.

380
00:56:53.520 --> 00:56:54.450
Sujata Srivastava: So I.

381
00:56:54.480 --> 00:57:07.620
Lakshmi Rajagopalan / City of Oakland: Just posted a link in the chat that's the link to the Opera general plan updates page which houses, the housing eliminate update each element and everything related to the general plan update, so you can find all the information you want on that village.

382

00:57:12.540 --> 00:57:12.990
Sujata Srivastava: Maya.

383
00:57:14.190 --> 00:57:22.290
Maia Small / City of San Francisco: Yes, I just put posted it in the chat our SF
housing element.org is really the the master source of all of everything that we're
working on right now.

384
00:57:24.990 --> 00:57:28.500
Ruth Cueto / City of San José: Just dropped our link as well, our San Jose housing
on an update page.

385
00:57:29.100 --> 00:57:45.000
Sujata Srivastava: Thank you so much, and spur will continue following through on
what's happening and all the two cities, so please look@spring.org for additional
updates as we start to delve a little bit deeper into the implementation of these
housing elements Thank you so much.

386
00:57:45.090 --> 00:57:46.080
Lakshmi Rajagopalan / City of Oakland: Thank you for having us.