

WEBVTT

22

00:05:05.950 --> 00:05:10.120

everybody. Welcome gonna go ahead and get started.

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00:05:10.180 --> 00:05:22.070

SPUR Public Programs: Hmm. Thank you guys so much for coming this evening. My name is Jackson Napier, and I am a senior associate of public engagement here at Spur. Thank you so much for joining us for this in-person event.

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00:05:22.070 --> 00:05:37.200

Many of you here today are spur. Members. So thank you so much for your support. If you're not a member, I encourage you to join the sports, ongoing work and using education, policy, analysis, and advocacy to make our cities and region, prosperous, sustainable, and equitable places to live.

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00:05:37.220 --> 00:05:50.330

SPUR Public Programs: Your financial support enables us to continue our work, including the hosting of programs like today's. So you'll find more information about membership online at. but also like to think Meta and the Chan Zuckerberg initiative for sponsoring today's event.

26

00:05:50.390 --> 00:06:04.140

SPUR Public Programs: But today's Forum is the feature of Sb. 9 building small scale housing in California Tonight we'll be discussing how Sb. 9. By building on a success of recent AD. Laws can be reformed and implemented so that small scale housing can be more easily constructed.

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00:06:04.490 --> 00:06:20.050

SPUR Public Programs: This form is actually a part of a larger series in collaboration with the partnership for the base future, and we have several more events in this series coming up. So on the evening of April eighteenth, we're right now here at the urban center for an equitable path for black developers.

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00:06:20.050 --> 00:06:35.540

SPUR Public Programs: Then we will be joining virtually on May eighteenth, at 1230 Pm. For preserving, housing and centering tenants with opportunities to purchase, and then, lastly, we'll be here again at the urban center on the evening of June, 6 for transformative partnerships and housing policy.

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00:06:35.540 --> 00:06:48.860

SPUR Public Programs: So you can find more information about each of those programs and our entire public program and calendar online at [a.org](http://a.org) slash events. But today we are joined by a fantastic group of speakers. First up we have Mohammed Alamelden.

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SPUR Public Programs: Mohammed is the policy associate for the Turner Center. He brings the Center's innovative research to help inform housing policy at the local State in Federal levels. Mohammed has written for and been cited in a variety of publications from cow matters to the Atlantic.

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00:07:04.010 --> 00:07:19.440

SPUR Public Programs: Our next up we have James Papas. James has worked as a planner focused on housing policy at the San Francisco planning department. For 7 years he recently managed the team completing the city's housing element and has previously managed the housing of Portability Strategies Project.

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00:07:19.450 --> 00:07:37.740

SPUR Public Programs: He has contributed to various neighborhood level planning projects as well as working on local state and regional housing policy issues. Prior to joining the Sf. Planning. He worked at California housing policy and finance nonprofit, where he focused on policy research up in preservation.

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00:07:39.260 --> 00:07:57.540

SPUR Public Programs: Next up we have a 100 Martinez as a portable housing executive. Alejandro has dedicated his professional career to ensuring that under deserved communities have access to quality, affordable housing and appropriate supportive services, and Boyle Heights, East L. A. And throughout the city and county of Los Angeles

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00:07:57.540 --> 00:08:10.740

SPUR Public Programs: hunter has seen how developing affordable housing in these communities. It's not only a great tool for revitalizing the built environment, but also the human spirit which in turn inspires people in these communities to participate in civic and social engagement.

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00:08:10.780 --> 00:08:21.190

SPUR Public Programs: while hunger began his affordable housing career in 1,999, and has developed many affordable housing projects throughout the city of Los Angeles, and in unincorporated East Los Angeles.

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00:08:25.410 --> 00:08:43.960

SPUR Public Programs: And lastly, this form is going to be nomin is going to be moderated by on your Mataraja, on who currently serves as the housing initiative. The at Meta, where she leverages her extensive background across the public, private and nonprofit sectors to guide Facebook housing, policy, initiatives, partnerships, and investment work

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00:08:44.039 --> 00:08:52.410

SPUR Public Programs: prior to joining me on, who served as the Director of policy and advocacy for midpen housing, where she worked to find solutions to build more affordable housing in the bay area.

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00:08:52.480 --> 00:09:11.460

SPUR Public Programs: While at stop points she also worked on sustainability. The circular economy and climate action plans. I know how served a total of 10 years as the Vice Mayor and City Council member for the city of Fremont, I. Who grew up in Bangalore, India, where she graduated from Architecture School, and earned her Master's screen urban design and planning at the University of Washington Seattle.

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00:09:11.480 --> 00:09:26.040

SPUR Public Programs: and lastly, we are going to have a Q. A. Session at the end. I know we were giving out little note cards down in the lobby and pins if you want. So if you feel the need to answer or write a question that you don't feel comfortable, saying out loud, and we get to the Q. And a person.

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00:09:26.040 --> 00:09:32.930

SPUR Public Programs: We'll go around and collect those at that time. So with that I know I will turn it over to you to get it started.

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00:09:33.320 --> 00:09:44.010

SPUR Public Programs: so we'll. We'll have a conversation for the first 40 min, and then open it up for Q. A. And and I really love your ideas and thoughts make to make this interactive.

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00:09:44.730 --> 00:09:47.110

SPUR Public Programs: So today is about

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00:09:47.430 --> 00:09:52.220

SPUR Public Programs: Sb. 9, also called the Home Act. Who knows what home stands for

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00:09:53.260 --> 00:09:55.290

SPUR Public Programs: for an extra cup of Margarita.

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00:09:58.740 --> 00:10:10.610

SPUR Public Programs: It's the housing opportunity and more Efficiency Act. So that's home it so this was sb 9, which was passed in 2021, and became not in 22.

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00:10:10.640 --> 00:10:25.080

SPUR Public Programs: And so it's really taking a look at how effective it's been in a con accomplishing some of its goals, of providing for home ownership opportunities, providing options for small homes in communities, the missing middle housing.

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00:10:25.120 --> 00:10:39.860

SPUR Public Programs: and and really looking at equity issues in home ownership as well in in streamlining the production of housing. So Mohammed and the Turner Center have done a lot of studies from when the the bill was being passed

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00:10:39.880 --> 00:10:46.030

SPUR Public Programs: to now at least 4 studies. And so i'm going to start

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00:10:46.180 --> 00:10:49.900

SPUR Public Programs: with you, Muhammad, and it

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00:10:50.020 --> 00:11:01.880

SPUR Public Programs: Can you tell us about where Sb. 9 is in its implementation? What the cities are doing, and how impactful this has been so far. Yes, definitely. So. Can everyone hear me?

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00:11:02.030 --> 00:11:12.520

SPUR Public Programs: Awesome? Okay, yeah. So, son of Bill 9, we did a recent paper. On one year after implementation we

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00:11:12.620 --> 00:11:25.300

SPUR Public Programs: studied 13 jurisdictions and interviewed 8 planning professionals up and down the State. We chose cities based on the amount of AD use that they've produced, and also

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00:11:25.530 --> 00:11:32.580

SPUR Public Programs: basically the rate of the likeliness of their homes being converted for an Sb. 9

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00:11:32.930 --> 00:11:48.770

SPUR Public Programs: project. And that was due to an earlier study, where we went up and down the State and mapped all of this right after talking with all these professionals and collecting the numbers, the results. So we're a little more disappointing than we would have imagined.

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00:11:48.850 --> 00:12:05.150

SPUR Public Programs: With some of the biggest cities in the States there were less than 200 applications. San Diego had 7,000 housing units built last year, and only 7 applications for Sb. 9,

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00:12:05.270 --> 00:12:15.890

actually 5,000 apologies. Los Angeles had 20,000 housing units, built maybe 200 applications for Senate online. but

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00:12:15.910 --> 00:12:28.640

SPUR Public Programs: on the flip side rather than these big cities, what we were seeing in smaller, wealthier areas like Danville and Saratoga, Sb. 9, even those 20 to 30 units was like one fourth of their house of production.

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00:12:29.170 --> 00:12:43.390

So when we were juxtaposing, like basically our findings, we found that Sb. 9 really does cater as it's written to wealthier areas where homes aren't in the middle of the lot.

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00:12:43.560 --> 00:12:46.980

SPUR Public Programs: and there's a large amount of land for you to do the lost play.

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00:12:47.290 --> 00:12:52.400

SPUR Public Programs: and that coincides with wealthy enclaves. Does that mean? Sp: 9 failed

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SPUR Public Programs: Not necessarily. We're still within this first year, and it's intent was to open up exclusionary areas to have more development, which is what we've seen in Daniel and Saratoga.

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00:13:05.140 --> 00:13:15.540

SPUR Public Programs: So yeah, that was basically our findings. I know Later, we're going to go right. Okay.

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00:13:16.770 --> 00:13:26.290

SPUR Public Programs: How is the opportunity and more efficiency you get to Margarita. James, how is this playing out in San Francisco.

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00:13:26.960 --> 00:13:29.480

SPUR Public Programs: Yeah. Can folks hear me?

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00:13:30.460 --> 00:13:42.840

SPUR Public Programs: Okay? Well, I checked with my colleague. I work more on long range policy and planning, so I checked with her colleague, who works on a lot of implementation of housing policy.

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00:13:42.840 --> 00:13:54.000

SPUR Public Programs: and so far, I mean, I think, sort of similar to the patterns we're seeing elsewhere. We've had 17 units approved out of 13 in 13 projects.

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00:13:54.010 --> 00:13:58.140

SPUR Public Programs: There's been 34

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00:13:58.250 --> 00:14:05.240

SPUR Public Programs: applications total, and so that means the majority are still in the application phase.

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00:14:05.650 --> 00:14:14.750

From what I've heard, there's been some challenges around. So San Francisco is a kind of unique context, but maybe

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00:14:14.850 --> 00:14:28.670

SPUR Public Programs: maybe not that unique. But we're probably on the opposite extreme right from the Dan Bills and the Saratoga's. All of our lots are approximately 25 by a 100 20 feet deep.

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00:14:28.780 --> 00:14:45.370

SPUR Public Programs: Typically, you have an existing structure that's going lot line to Lot Line at the front of a parcel. And so what we've been hearing is that our government has been struggling with what to do with approving

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00:14:45.400 --> 00:14:57.820

SPUR Public Programs: projects that are built in the rear yard of an existing home. So we've definitely been seeing projects that are on a vacant lot, and they're trying to split a relatively large lot into smaller.

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00:14:57.820 --> 00:15:16.760

SPUR Public Programs: So that's been one form that it's taken. But our permitting agencies have struggled a bit with what to do with projects where it would be on the rear portion of a parcel, and you would need to go through the front structure to get access, and so without an easement. And what I understand

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00:15:16.760 --> 00:15:30.980

SPUR Public Programs: our permitting agencies have really been struggling. Now we're kind of an extreme, I think, in the sense that we have that relatively narrow, typical parcel. And clearly there'd be certain parts of the city where there might be land around

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00:15:30.980 --> 00:15:38.320

the existing structure, and my colleague mentioned that, you know, if you had a stand alone.

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00:15:38.370 --> 00:15:57.510

SPUR Public Programs: garage or something like that that could be that has been a candidate for people to use. Sp: 9. There's been people using it to card out additions within an existing home, and things like that. But anyway, though the that's we're seeing a relatively small number of projects consistent with what is being seen

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00:15:57.510 --> 00:16:02.610

SPUR Public Programs: around the State, and we are having some specific implementation challenges about that.

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00:16:02.710 --> 00:16:11.280

SPUR Public Programs: You, said the Rear yard. So it's surprising, though, that you've had 34 applications because that's more than the dan those in the

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00:16:11.610 --> 00:16:27.630

SPUR Public Programs: yeah. But I mean for context, I think we produce 28, 2,900 units last year. So it is a like similar to the numbers for San Diego or la! It's a tiny fraction

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00:16:28.650 --> 00:16:39.940

SPUR Public Programs: No, I believe it was just 200 applications and 20,000 housing units built. But so interestingly, we met the planning farm yesterday in it's patient of this.

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00:16:39.970 --> 00:16:42.450

SPUR Public Programs: and they confirm that they have

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00:16:42.500 --> 00:16:52.510

SPUR Public Programs: received 200 applications for 2 unit developments, but only 34 or 35 applications for an urban lot. Split

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00:16:55.250 --> 00:17:07.810

SPUR Public Programs: so so, if I can jump in. I I I had the the pleasure of of what's building a 3 unit kind of medium project on the east side of Los Angeles, and I saw it. I would never do anything.

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00:17:08.690 --> 00:17:11.200

SPUR Public Programs: The cost the time

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00:17:11.230 --> 00:17:16.700

SPUR Public Programs: the brain damage it. It just didn't make sense, because I also coincidentally built a 39 unit

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00:17:16.800 --> 00:17:18.060

SPUR Public Programs: kind of meeting project.

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00:17:18.599 --> 00:17:22.160

SPUR Public Programs: and it was faster, more efficient

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00:17:22.290 --> 00:17:29.170

SPUR Public Programs: then, and then the 3 unit development it it. It was just mind boggling.

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00:17:29.260 --> 00:17:34.270

SPUR Public Programs: but but with Sp 9 I'm. Just very excited, and i'm hopeful

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00:17:34.640 --> 00:17:43.950

SPUR Public Programs: that some of the provisions will allow this to to to just be more efficient, and as developers, we're we're looking at how we could

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00:17:44.290 --> 00:17:58.710

SPUR Public Programs: use this as a model to to create some home ownership and some wealth building opportunities in South Central. so I I could talk, you know, when it's my turn again to talk about.

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00:17:59.120 --> 00:18:04.080

SPUR Public Programs: Maybe my dad Bill has some more units.

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00:18:04.170 --> 00:18:12.400

SPUR Public Programs: and maybe why of those 235 applications. None of them are in South Central.

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00:18:13.230 --> 00:18:22.070

SPUR Public Programs: So so, after a meeting with the planning department, I just did opened up, excel laptop, and I did some quick math.

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00:18:22.270 --> 00:18:33.500

SPUR Public Programs: and I I was just. It to me, became clear as to why there are no applications in Central the cost of doing an urban lot split just the permits of alone.

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00:18:33.740 --> 00:18:44.020

SPUR Public Programs: They're estimating about \$50,000, and and that's because you have to pay an L. A. Usd the school district.

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00:18:44.060 --> 00:18:51.400

SPUR Public Programs: There's a leakage fee. There's a park fee. There's your building permit for you. There's your project fee. There's your clearance fee.

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00:18:53.920 --> 00:18:59.920

SPUR Public Programs: and right now, there you you can't walk in and say, okay. Oh.

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00:19:00.230 --> 00:19:05.450

SPUR Public Programs: what's going to be my total hit as a homeowner as a developer. If I choose to go

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00:19:05.470 --> 00:19:06.710

SPUR Public Programs: down this path.

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00:19:06.720 --> 00:19:23.490

SPUR Public Programs: you don't you actually have to hire an architect, hire your surveyor, submit an application, submit plan, check fees, and then you do your calculation, and and you can kind of figure it out. But you truly don't know what that cost is going to be until you already spent the cab

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00:19:23.510 --> 00:19:31.660

SPUR Public Programs: and and and my hunch in terms of why folks in Daniel have been devil Once I have a great story i'll tell you later is is because

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00:19:32.250 --> 00:19:36.430

SPUR Public Programs: in South Central or or really anywhere. Typically

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00:19:36.640 --> 00:19:49.220

SPUR Public Programs: the the folks who who pay those fees. the folks who can pay those fees of folks who have the cash because you're not gonna go to the bank and say, hey, I need a \$75,000 loan for pre development.

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00:19:49.450 --> 00:20:01.510

SPUR Public Programs: I I explain. Z. I they don't know what it is, because these surveyors also have never done these. No, no, lender is gonna give you that loan. So folks who have the cash.

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00:20:02.050 --> 00:20:06.780

SPUR Public Programs: or, you know, maybe a little more sophisticated. We will. We'll make that investment

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00:20:07.540 --> 00:20:11.120

SPUR Public Programs: versus my dia or my mom, who was in the city.

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00:20:11.660 --> 00:20:12.400

SPUR Public Programs: Yeah.

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00:20:12.830 --> 00:20:17.360

right, but may not have the cast to to actually even start that process.

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00:20:18.520 --> 00:20:27.050

SPUR Public Programs: Okay. So so this is interesting because we've done a lot of papers on impact fees, and like external improvements, and how it like

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00:20:27.330 --> 00:20:40.640

SPUR Public Programs: stops in full developments from happening. Do you think it would have helped to have these fees be paid to the city after the unit was sold or after the unit was built? Or do you think we just need to like lower these fees completely

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00:20:45.270 --> 00:21:03.150

SPUR Public Programs: As a developer. I I I would love to for the fees to be as low as possible, but I also know that there's infrastructure that there there's cost right, I I think, from my perspective it would be great if the fees were predetermined if if I had certainty. If the home owner could could say, you know what

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00:21:03.160 --> 00:21:09.810

SPUR Public Programs: I know. It's gonna cost 30 to 50. Grand what it whatever that number is, i'm willing to

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00:21:10.310 --> 00:21:23.330

SPUR Public Programs: dip into my savings to different to my 4, one K. Or or borrow from my uncle, or whatever knowing what that cost is right. Now you're kind of gambling. You don't know what that cost is, you can kind of figure it out.

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00:21:23.650 --> 00:21:35.360

SPUR Public Programs: But to walk into a situation where you think it's gonna be 50 grand. But you don't know what. If it's 65 grand. it's a lot of I mean, that could be a lot right.

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00:21:35.500 --> 00:21:40.010

SPUR Public Programs: mind you. You still have to build it. You still have to build it right.

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00:21:40.260 --> 00:21:54.540

SPUR Public Programs: So so. So at the at the end of the meeting I I asked the the city planners. You know what if they could identify from the application that they received

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00:21:56.410 --> 00:21:58.810

SPUR Public Programs: some just good strategies. Just

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00:21:58.960 --> 00:22:07.180

SPUR Public Programs: you know, something something that we could all learn from, but I also asked them if it was possible in the future for us to

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00:22:07.380 --> 00:22:10.380

SPUR Public Programs: to to have more certainty. For example.

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00:22:10.630 --> 00:22:28.080

SPUR Public Programs: what we'd love to do. We don't want to build one house or or one little project. We want to scale this, so I I I I kind of already knew the answer, but I asked them. Could you share the applications that have been submitted right? Could I reuse somebody's

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00:22:28.160 --> 00:22:29.660

application.

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00:22:29.780 --> 00:22:35.680

SPUR Public Programs: change the address, put my name on it, and so resubmit it, because the reality is in

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00:22:36.150 --> 00:22:47.620

SPUR Public Programs: the Los Angeles. Our lots are basically 50 by 100, a lot of our one lots in the family and lots. So you're gonna have a lot of applications that are just your standard application, your standard lot.

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00:22:47.780 --> 00:23:05.410

SPUR Public Programs: Why do I have to for every transaction higher survey, or go through this process? Why Can't there be one off the sales application where I could say, hey! This is already been approved by the State by the city. I'm just changing my address. Here's a basic fee. Now you don't have to hire all these people.

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00:23:05.690 --> 00:23:07.690

SPUR Public Programs: It just I approve it.

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00:23:08.940 --> 00:23:12.050

SPUR Public Programs: So so they they, you know.

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00:23:12.600 --> 00:23:13.550

I'm used to

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00:23:13.690 --> 00:23:24.260

SPUR Public Programs: asking my questions. But I I think if we're going to put make a dent in in the homelessness affordability the the spy of housing, we have to think about ways to scale it up.

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00:23:24.460 --> 00:23:26.780

SPUR Public Programs: And if I have to spend

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00:23:27.790 --> 00:23:30.930

SPUR Public Programs: 2 years going through this process

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00:23:31.590 --> 00:23:53.450

SPUR Public Programs: that it's it's very difficult to scale that. So so when this was Bill was introduced there was a lot of excitement, because if it's ability to produce the the number of housing units with the kind of gentle density that wasn't going to be controversial. Your study said it was feasible to get up to 700,000 units total.

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00:23:54.170 --> 00:23:59.810

SPUR Public Programs: so it it so like, so like our study, said that there's 700,000 parcels that are eligible

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00:23:59.970 --> 00:24:15.620

SPUR Public Programs: 480,000, our market feasible, but most people don't want to deal with the headaches that we hunter was talking about, which is getting capital dealing with the city. What's it called dealing with construction next door, because there's an owner. Occupancy, requirement

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00:24:15.650 --> 00:24:24.180

SPUR Public Programs: like these sort of things are what really limit? Sp: 9. Because it's like, who wants to deal with all this headache when in our paper we've alluded to

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00:24:24.600 --> 00:24:41.400

SPUR Public Programs: accessory dwelling. Units are easy. They have set timelines set impact fees. You know how much you're going to spend. There's a bunch of companies in the space that you can compare rates with, and there's now more access to capital than there was 2 years ago. That makes it a lot more attractive option than

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00:24:41.470 --> 00:24:42.250

SPUR Public Programs: just.

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00:24:42.850 --> 00:24:54.580

SPUR Public Programs: you know, shooting in the dark. And so before we died off Sb. 9, though the 80 you journey took about 10 to 12 years to get us to a point where it's it's today feasible, easy.

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00:24:54.700 --> 00:25:03.890

SPUR Public Programs: and people understand how to do it with pre-approved plans and a whole host of other things all the go ahead. Oh, no, you're you're right, but at the same time

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00:25:04.130 --> 00:25:16.790

SPUR Public Programs: we know we we don't need to reinvent the wheel, we figured out what we need to do Correct. So my point is. this is the first step in this journey of the duplexes of the plexus and small housing.

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00:25:17.060 --> 00:25:24.610

SPUR Public Programs: And so, as we start to look at some of the incremental changes that I need the 2 Sb. 9 as we introduce and pass into law.

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00:25:24.830 --> 00:25:42.570

SPUR Public Programs: One I'll open it up to all 3 if you talk. You alluded to some of the challenges, so let's just lay out all of the challenges that we have with it as it's written, and then get to the point of okay. We have a new bill that Senator Atkins is introduced

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00:25:42.820 --> 00:25:58.850

SPUR Public Programs: to make changes and amendments to Sb. 9. So i'm gonna give you all a chance to talk about what you'd like to see in there, and then we'll open it up and ask the the participants to their ideas as well. So challenges. First

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00:26:00.670 --> 00:26:05.670

SPUR Public Programs: I I do have a list, so

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00:26:05.820 --> 00:26:09.050

SPUR Public Programs: it's okay. I'll just start just

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00:26:09.220 --> 00:26:15.510

SPUR Public Programs: standardization of fees from just on a basic perspective that is gonna make

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00:26:15.790 --> 00:26:23.670

SPUR Public Programs: it easier for a homeowner or a developer to decide what what is my risk right a timing.

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00:26:23.940 --> 00:26:31.610

SPUR Public Programs: So we talked about the time it's going to take for the for for the city to approve a urban lot split versus 2 unit development.

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00:26:32.480 --> 00:26:36.580

SPUR Public Programs: and it's drastic the urban lot split could take between.

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00:26:36.640 --> 00:26:41.310

SPUR Public Programs: I wrote down 3, 9, to 12 months.

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00:26:41.330 --> 00:26:43.870

SPUR Public Programs: That's in my estimation, because it

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00:26:44.390 --> 00:26:53.680

SPUR Public Programs: the Bill didn't provide any additional staffing for these positions. So so the planners are being taken off of other job, other really jobs to to process these

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00:26:55.110 --> 00:26:59.220

SPUR Public Programs: planning things between 5 and 6 months

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00:27:00.610 --> 00:27:15.630

SPUR Public Programs: versus a 2 unit development. You submit your plans and it gets approved. Then you can start as soon as you have your building. I think that's why you're seeing 200 2 unit development applications versus 34 or 35

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00:27:16.100 --> 00:27:22.900

SPUR Public Programs: wait 5 or 6 months with this attorney, and you can't get your building permit until your urban hospital is

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00:27:23.320 --> 00:27:24.510

SPUR Public Programs: approved.

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00:27:25.690 --> 00:27:30.800

So, as a developer, I may have a piece of dirt that now is going to sit for 6 months.

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00:27:31.730 --> 00:27:38.280

SPUR Public Programs: I don't know. So that's one. So timing is an issue, a a quirky thing. So so

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00:27:38.290 --> 00:27:45.020

SPUR Public Programs: if you're a Clt community, land trust, or a nonprofit or a homeowner, you could submit an application.

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00:27:46.280 --> 00:27:47.160

SPUR Public Programs: But

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00:27:47.440 --> 00:27:57.020

SPUR Public Programs: the problem is even a nonprofit. When we buy a piece of dirt we never buy it under the nonprofit, we always create an Llc. Or limit partnership to protect yourselves.

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00:27:57.120 --> 00:28:08.580

SPUR Public Programs: So I asked them if we create an Llc. Or a limited partnership. could we subm an application, and the first response was, No. it the law is clear.

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00:28:08.660 --> 00:28:11.330



SPUR Public Programs: And then, when we met with them yesterday, they said, Well.

164

00:28:12.410 --> 00:28:17.820

SPUR Public Programs: the city has accepted Lics and the lps on your regular tax credit for housing deals.

165

00:28:18.310 --> 00:28:22.410

SPUR Public Programs: Why Why not here? So they don't know but

166

00:28:22.770 --> 00:28:23.670

SPUR Public Programs: my

167

00:28:23.730 --> 00:28:32.430

SPUR Public Programs: proposal to them? I said, Well, what if you you approve either an Lc. Or a living partnership where the nonprofit is the managed general part.

168

00:28:33.240 --> 00:28:36.440

SPUR Public Programs: because again, we would probably never buy a piece of dirt

169

00:28:36.500 --> 00:28:40.790

SPUR Public Programs: building under the name of the nonprofit. We always create a new entity.

170

00:28:41.050 --> 00:28:43.710

SPUR Public Programs: So so that's a little work

171

00:28:44.590 --> 00:28:49.950

SPUR Public Programs: the timing again. I talked about

172

00:28:50.420 --> 00:28:57.910

SPUR Public Programs: having the ability to to to have a standardized urban lot split to to speed up the process.

173

00:29:04.710 --> 00:29:07.400

SPUR Public Programs: Just a few more in here.

174

00:29:10.640 --> 00:29:14.980

SPUR Public Programs: Okay, we'll go to Mohammed back to you. So

175

00:29:15.150 --> 00:29:23.520

SPUR Public Programs: so we had a paper that was released in December, called Missing Little Housing, which is 2 duplexes to 40 unit

176

00:29:24.020 --> 00:29:31.660

SPUR Public Programs: construction like projects right? And we asked developers like Alejandro from all across the street, state and all across the nation.

177

00:29:31.740 --> 00:29:43.270

SPUR Public Programs: Of what are some of the best practices. How can cities improve? We have, like 40 people, provide their input and the research is, our findings are very clear. Right?

178

00:29:44.090 --> 00:29:51.200

SPUR Public Programs: Number one changing zoning is important, but it's not enough to facilitate the construction of more missing middle housing.

179

00:29:51.590 --> 00:30:04.200

SPUR Public Programs: There are issues with design requirements. Sometimes the minimum unit size is the maximum size. Local governments adopt height when it's a 14 feet. So then suddenly you can only build a one bedroom, one bath, and then it becomes economically and feasible.

180

00:30:04.400 --> 00:30:14.830

SPUR Public Programs: or there would be like courtyard star required for Sb. 9 developments that are too big. So then parcels just don't fit. You can't do an Sb. 9 law split.

181

00:30:15.130 --> 00:30:16.860

It's really like.

182

00:30:17.120 --> 00:30:25.750

SPUR Public Programs: If local government or local governments are nefarious, they find ways to geometrically and financially make it in feasible. To do some of the

183

00:30:27.810 --> 00:30:38.750

SPUR Public Programs: second is that look is that these developers need consistent rules, expedited reviews and dedicated staff to prove these plans for small scale developments.

184

00:30:38.950 --> 00:30:45.660

SPUR Public Programs: because, while I, Honda was saying. He's built 30 units, and he's about 3 units. It's a similar amount of headache.

185

00:30:45.810 --> 00:30:48.200

SPUR Public Programs: You're incentivized to build these bigger like

186

00:30:48.220 --> 00:31:00.330

SPUR Public Programs: these bigger projects that can't be done or unlock the potential. That is mostly single family home. Only areas historically in Los Angeles or San Francisco, and a lot of urban areas.

187

00:31:01.050 --> 00:31:10.310

SPUR Public Programs: Number 2, all speaking and missing middle housing developers allowing duplexes and triplexes, duplexes like Senate Bill 9. It's just not enough

188

00:31:10.460 --> 00:31:16.330

SPUR Public Programs: financially to for the performer to work, or for it to be financially feasible by a way to say it.

189

00:31:16.430 --> 00:31:22.850

SPUR Public Programs: The city of San Jose did a. Did a feasibility study of, if they were to build missing middle housing

190

00:31:22.880 --> 00:31:33.640

SPUR Public Programs: and financially opt out for a single family home every time, unless there's 2, 8 plexes. Why, you got to pay the impact fees for every single unit.

191

00:31:33.690 --> 00:31:36.970

SPUR Public Programs: So you're paying sewage 10 different times.

192

00:31:37.100 --> 00:31:40.620

SPUR Public Programs: and instead of you could just build a single family home and just pay it once.

193

00:31:41.090 --> 00:31:48.760

SPUR Public Programs: and it's the same exact and well, not the same exact but similar infrastructure that's going into that project. So we need rethink the way that we do fees.

194

00:31:48.780 --> 00:31:50.210

SPUR Public Programs: and

195

00:31:50.750 --> 00:31:54.340

SPUR Public Programs: there are provisions within the Subdivision Map Act.

196

00:31:54.360 --> 00:32:01.790

SPUR Public Programs: Subdivision Map Act is the process of building things. Zoning is what could be built. Subdivision Map Act is the process.

197

00:32:01.850 --> 00:32:04.090

and it's saying, oh.

198

00:32:04.170 --> 00:32:15.430

SPUR Public Programs: it was mostly met for Greenfield development. It was mostly made for suburbs in the 1,900 fiftys. Now we're using it for info development. So the developer could be building like a 6 unit complex.

199

00:32:15.570 --> 00:32:16.900

SPUR Public Programs: And suddenly they're like

200

00:32:16.930 --> 00:32:28.890

SPUR Public Programs: You need to improve the sidewalks for \$50,000. You need to change the light fixtures. You need to do this and that because the city doesn't want to pay for it, and suddenly it's like, oh, this project is not financially feasible.

201

00:32:28.980 --> 00:32:32.530

SPUR Public Programs: or i'm gonna get way less returns on it.

202

00:32:33.840 --> 00:32:39.860

SPUR Public Programs: And finally, when it comes to missing middle housing. It's just a limited access of

203

00:32:39.890 --> 00:32:53.760

SPUR Public Programs: that's an equity, and builders must rely on local capital. So Cdfis credit unions. There's not a lot of people that are going to invest into the space because we legalized it for the first time in like 70 years.

204

00:32:54.010 --> 00:32:58.850

And so banks are a little wary, because they're like, what are the risks when it comes to these developments?

205

00:32:59.100 --> 00:33:13.820

SPUR Public Programs: So these are all the things that are stopping, missing, little housing projects being developed which can be replicated to Senate Bill 9, because Senate Bill 9 is missing middle housing. There are also other things that happen when it came to our study when it came to when it came to sp 9.

206

00:33:15.690 --> 00:33:16.650

One need

207

00:33:16.830 --> 00:33:17.630

SPUR Public Programs: Hmm.

208

00:33:18.220 --> 00:33:31.710

SPUR Public Programs: Wait real quick. Let me go back to missing middle, because there's even more utilities need to be organized. Pg. And E. Can take 6 months to turn on the lights. The Fire department's not talking to the Planning Commission, Who's not talking to the county who's not talking to health.

209

00:33:31.720 --> 00:33:35.420

and then someone has to run around and like figure that out.

210

00:33:35.470 --> 00:33:48.020

SPUR Public Programs: San Diego has a project manager who takes your application to your project and shops it to every agency for the developer for the homeowner. That's a much better system and a way of getting it done.

211

00:33:48.350 --> 00:33:59.330

SPUR Public Programs: I'm also talking to other Sp: 9 developers that are somewhat Alejandro, and they're dealing with cnrs saying that multiple units can't be built in a single family

212

00:33:59.430 --> 00:34:03.540

SPUR Public Programs: formally single-family home area. It would say literally in the Ccnr

213

00:34:03.610 --> 00:34:12.600

SPUR Public Programs: Whites only you Can't build more than one unit. and then Senate Bill 9 was never clear that CC. Andrs prevent Sp: 9 law splits.

214

00:34:12.650 --> 00:34:15.870

And how do we expect small info developers to?

215

00:34:15.880 --> 00:34:22.040

SPUR Public Programs: We don't have a lot of capital to higher attorneys go through the courts process to really like standardize and figure that out.

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00:34:22.170 --> 00:34:29.630

That's something that could be included with the revisions of Sp 450. There's some developers that are dealing with

217

00:34:29.670 --> 00:34:42.170

SPUR Public Programs: front setbacks, so how far your property could be to the front of a street. Some localities, even with pro housing designations by the State are saying, the front setback has to be from

218

00:34:42.250 --> 00:34:44.179

SPUR Public Programs: the the from the front unit.

219

00:34:44.520 --> 00:34:53.300

SPUR Public Programs: So then you have to have to set back all the way back there, and that doesn't even work within the parcel, and they don't find out until they buy the law, and they're trying to build.

220

00:34:53.750 --> 00:34:56.610

What's another fun example?

221

00:34:56.960 --> 00:35:16.380

SPUR Public Programs: There's a ton of them, and it's because planning departments Aren't really equipped on how to do like Sb. 9 lost with there is an Enforcement mechanism. The big change that happened when it came to a to us is that Hcd. Somebody had an authority to enforce which Sb. 450 by on. Senator Atkins has now.

222

00:35:16.430 --> 00:35:30.040

SPUR Public Programs: She brought 3 things which were all our recommendations. Number one that you can't have different states. Oh, I'm going. I'm going too much. I'm going to. No, we'll come back to that. But James, talking about

223

00:35:30.110 --> 00:35:39.670

SPUR Public Programs: the planning departments and and the lack of staffing and resources to deal with a deluge of bills that keep coming from the State every year

224

00:35:39.890 --> 00:35:46.530

SPUR Public Programs: specifically in regards to Sb. 9. What are some of the things that you need to make this more feasible.

225

00:35:48.380 --> 00:36:03.070

SPUR Public Programs: Yeah, I mean, I don't work as much on the project approval side. So I I think we're always have a large volume, although honestly like our pipeline, has declined a little bit with the economic drop that's occurred over the last couple of years.

226

00:36:03.130 --> 00:36:16.320

SPUR Public Programs: But I still think I mean anything new is complicated. I didn't think there were parameters. So in Sp. 9 on the rules that cities could impose, because we did adopt

227

00:36:16.470 --> 00:36:35.130

SPUR Public Programs: objective design standards with Sp 9, and I I believe that they couldn't make a project in feasible. Now, someone's interpretation of in feasible, and how you enforce it. Cities are are doing that, and and you know it would be interesting to look at our

228

00:36:35.130 --> 00:36:37.350

SPUR Public Programs: design standards.

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00:36:37.420 --> 00:36:53.310

SPUR Public Programs: But again, I think you know more clarity on expectations and around safety, and permitting, like this sense among some of our permitting agencies, not the planning department, but among the department of building inspection.

230

00:36:53.310 --> 00:36:58.790

SPUR Public Programs: fire utilities, etc. of like. How do we deal with a rear yard

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00:36:58.890 --> 00:37:05.240

SPUR Public Programs: structure? Maybe i'll also just mention that.

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00:37:05.390 --> 00:37:23.420

SPUR Public Programs: you know I do think San Francisco is a bit of an outlier, and I think that things like Sb. 9 and in San Francisco we had a legislative change to make 2 to 4 plexes more allowed in a single family home zoning district, and I think they're really important symbolic

233

00:37:23.420 --> 00:37:50.960

SPUR Public Programs: measures. But as part of that legislative effort we did some analysis with real estate, consultant century, urban. and, you know, a a tear down and rebuild of an existing single family home in San Francisco was just essentially not feasible as a duplex or a fourplex. And so I think we also maybe need to when we're thinking about how the bill could be reworked. Kind of acknowledged what

234

00:37:51.070 --> 00:38:00.510

SPUR Public Programs: is likely to happen under existing conditions, especially in coastal California, where existing single-family homes are very valuable.

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00:38:00.920 --> 00:38:08.540

SPUR Public Programs: and even well so existing single family family homes are very valuable, and construction costs are high.

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00:38:08.910 --> 00:38:27.650

SPUR Public Programs: and San Francisco is probably the worst, but it's throughout the bay area. I think a lot of places are struggling with those same issues. So what we found was the sort of 80 you in the garage, or maybe a horizontal addition. Perhaps the standalone structure in the rear yard. Those were the more



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00:38:27.880 --> 00:38:36.130

SPUR Public Programs: likely or feasible outcomes from an Sb. 9 type scenario, and in many parts of the State that would probably be.

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00:38:36.400 --> 00:38:47.140

SPUR Public Programs: you know what people are picturing, but a kind of tear down and rebuild of 2 to 4 units just very unlikely to happen financially.

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00:38:47.320 --> 00:39:00.620

SPUR Public Programs: So maybe just thinking about the things that we can do to enable and facilitate, and in our cases bring in our case, bringing permitting agencies to greater levels of comfort in terms of building code

240

00:39:00.800 --> 00:39:14.180

SPUR Public Programs: in terms of access to that rear unit, just thinking about how we can facilitate those things and maybe bringing the standardization that you guys are talking about in terms of fees in terms of design expectations like

241

00:39:14.320 --> 00:39:28.090

SPUR Public Programs: because I don't, I truly don't think in San Francisco the intent was to stymie any of these projects. But there was a sense of like, Well, we need some minimum amount of separation between the potential rear yard structure and

242

00:39:28.650 --> 00:39:44.990

SPUR Public Programs: other people's, yards or other buildings that would but the back of and sides of the lot. So, anyway, it'd be interesting to explore that more.

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00:39:45.050 --> 00:39:51.990

SPUR Public Programs: A predominant amount of single family homes, and to introduce additional units without changing the community character.

244

00:39:52.160 --> 00:39:53.880

right, and and to

245

00:39:53.950 --> 00:39:56.600

SPUR Public Programs: push back on the the

246

00:39:58.310 --> 00:40:06.400

SPUR Public Programs: some cities started to do this work. Sacramento, Berkeley, San Jose, even before the State, introduced this bill.

247

00:40:06.670 --> 00:40:17.980

SPUR Public Programs: So, as you talk about some of the things that we should see included in the new bill. Sp: 450. Could you talk about what's out? Those local

248

00:40:18.020 --> 00:40:23.720

SPUR Public Programs: ordinances are that that promote in fill housing, missing, middle housing.

249

00:40:26.210 --> 00:40:36.850

SPUR Public Programs: and I think with with Sb. 9. The idea was not to to have a top down approach, and to really allow for the local governments to have more local control.

250

00:40:36.910 --> 00:40:49.270

SPUR Public Programs: which is one of the things that's making it not work. So could you talk about what the other cities were doing prior to this, if if you know of anything, and then jump into

251

00:40:49.430 --> 00:41:05.130

SPUR Public Programs: what some of the amendments should be with as the and new Sb. 9 or S before 50. Oh, no, I didn't know if it was to me definitely. So our research was

252

00:41:05.260 --> 00:41:16.710

SPUR Public Programs: across the nation talking to builders in the office, Minneapolis, Portland, South bend these areas that adopted missing little housing strategies before us.

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00:41:16.810 --> 00:41:30.710

SPUR Public Programs: and the most and a really important caveat that a lot of localities you know think about is that zoning only goes so far. We need to change the unit sizes. We need to standardize the permitting the impact fees, etc.

254

00:41:31.060 --> 00:41:32.740

So

255

00:41:32.810 --> 00:41:38.960

SPUR Public Programs: when it comes to the cities of Berkeley, Oakland, and other jurisdictions that are adopting some middle housing strategies.

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00:41:39.050 --> 00:41:53.090

SPUR Public Programs: When it comes to reforms of Senate Bill, 9 I really think it's important that the language could be changed or specified, that it on single family homes can have a Sb. 9 lot split

257

00:41:53.130 --> 00:42:02.310

SPUR Public Programs: because i'm worried that localities will change their sounding standards, missing middle, and make missing middle difficult to build. So Sb: 9 could be adopted.

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00:42:02.590 --> 00:42:13.530

SPUR Public Programs: And we're even seeing localities are saying, No more water meters, and that's a way to prevent Sb. 9 or Everything's a historic zone it should we should kind of specify is that

259

00:42:13.650 --> 00:42:21.160

SPUR Public Programs: from 2,021 to zoning there, or to single family homes. There they are eligible for Sp. 9 can be done like years later.

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00:42:22.330 --> 00:42:23.950

Second

261

00:42:24.330 --> 00:42:36.250

SPUR Public Programs: Sb. 40, S. B. 450 has Hcd. Enforcement Rules that apply to single Family Homes, and a. To use have to apply to what's going on. The Sb. 9 within those phones.

262

00:42:36.380 --> 00:42:41.470

SPUR Public Programs: and there was under some clean up on the original language.

263

00:42:41.600 --> 00:42:56.950

SPUR Public Programs: expanding that to some of the issues that we've been seeing here, and it's opting what we've done with a to use when it came to impact fees when it came to permitting timelines, the shot clock Sb: 450 has a shot clock for 60 days to approve a project.

264

00:42:57.150 --> 00:43:03.260

More can be done, and we should lean into what was successful. The it use if we want to see

265

00:43:03.390 --> 00:43:05.290

SPUR Public Programs: Sp. 9, be more possible.

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00:43:05.430 --> 00:43:06.540

and

267

00:43:06.680 --> 00:43:14.830

SPUR Public Programs: you know Sb. 9 was always intended to be the home ownership bill. A. To use increased capacity. Sb: 9 is meant for home ownership units.

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00:43:14.950 --> 00:43:21.480

SPUR Public Programs: and this needs to be successful. San Diego has lead into a to use with their Eightyu bonus program.

269

00:43:21.920 --> 00:43:41.170

SPUR Public Programs: a wildly successful program, in my opinion, where, if you're in a transit priority area, you could build as many 80 us as you want. You can stack them on top of each other, and after 2 a to use for everyone that's built market rate, one needs to be built, deed restricted for 1015 years, depending on income.

270

00:43:41.430 --> 00:43:52.550

SPUR Public Programs: and they have built 300. They are in the process of building 300 deed restricted units within the city. Within 18 months of implementation of this policy 250 mercury units.

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00:43:52.600 --> 00:43:54.220

SPUR Public Programs: So, looking at like

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00:43:54.230 --> 00:43:57.780

which which I agree with on you is that

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00:43:57.850 --> 00:44:14.800

SPUR Public Programs: we have to look at the spirit and the experimentation that localities are doing to facilitate more building and adopt that Statewide it can't just be San Diego, and maybe San Jose's pre-approved designs. We need to experiment more with what's possible, because this crisis

274

00:44:14.910 --> 00:44:25.900

SPUR Public Programs: is even if we do everything right, now we won't feel the changes for maybe 10 to 20 years. If we do all the zoning right now to build all the housing that we need, it will take 10 to 20 years.

275

00:44:26.870 --> 00:44:38.120

SPUR Public Programs: so we have 500 jurisdictions in California. We could start experimenting now and look for solutions. The Alejandra, if you had a magic one to rewrite. Sd. 9. What would you include?

276

00:44:39.010 --> 00:44:40.990

SPUR Public Programs: Oh, my God!

277

00:44:41.760 --> 00:44:50.490

SPUR Public Programs: On a basic level, I I would just make it more inclusive. I would, I would add the ability to for other zones, for example, like an r 2 zone.

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00:44:50.940 --> 00:44:59.390

SPUR Public Programs: If you can convert for homeership units in an r, one zone. why can't you do that on an r 2 zone.

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00:45:00.900 --> 00:45:10.620

SPUR Public Programs: because theoretically you could have more units in that are too right. So so so that to me was kind of frustrating.

280

00:45:11.000 --> 00:45:16.600

SPUR Public Programs: I I think just more certainty, more clarity. For example.

281

00:45:17.020 --> 00:45:26.990

SPUR Public Programs: thinking of our conversation yesterday with the plan and the prior, we we just, we asked some basic questions, for example, if we did restrict some units, because we also want to create some. You know, portal workforce housing units.

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00:45:27.030 --> 00:45:34.410

SPUR Public Programs: Can we get some of these fees? I don't know just they don't know this is brand new, right?

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00:45:36.500 --> 00:45:39.870

SPUR Public Programs: So so I I think some clarity.

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00:45:39.880 --> 00:45:55.880

SPUR Public Programs: but just kind of going back to a comment that I made early on is that I I truly am hopeful. The city of Los Angeles, years ago, like 10 years ago, they implemented their small out ordinance, but you could create ownership opportunities from a property that was zoned

285

00:45:55.910 --> 00:45:57.550

SPUR Public Programs: whatever our 3 year.

286

00:45:57.590 --> 00:45:59.160

SPUR Public Programs: wherever you could make

287

00:45:59.180 --> 00:46:00.560

SPUR Public Programs: smaller lots.

288

00:46:00.670 --> 00:46:13.370

SPUR Public Programs: And at first everybody, you know stumbled, but it it got some. There's some momentum, and the same thing with ads. When they first were allowed, people were scratching their heads, trying to figure it out

289

00:46:14.910 --> 00:46:26.450

SPUR Public Programs: right now. None of my colleagues, none of the other developers that I know are building these, you know, or the last bit or 2 unit using Sp. 9.

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00:46:26.820 --> 00:46:32.640

SPUR Public Programs: But when we met with the fine environment they said, hey, there's 230, some applications not.

291

00:46:33.720 --> 00:46:41.190

SPUR Public Programs: I think we just have to figure it out. If I had my my my man, I I I don't know. Oh, I I I think

292

00:46:42.300 --> 00:46:48.490

SPUR Public Programs: I've been beat up so much that I I just. I don't even want it all. I just want the ability to to to just

293

00:46:48.640 --> 00:46:52.650

SPUR Public Programs: follow the law and build it as fast and and as efficiently as possible.

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00:46:53.730 --> 00:46:54.550

SPUR Public Programs: James.

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00:46:55.560 --> 00:47:01.250

SPUR Public Programs: I I think the consistency would be key and helping.

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00:47:01.470 --> 00:47:10.340

SPUR Public Programs: You know. City agencies get to that level of consistency, maybe through ta or other help to get there.

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00:47:10.740 --> 00:47:17.670

SPUR Public Programs: This funding or issue or financing issue for homeowners, I think, is just

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00:47:18.380 --> 00:47:34.460

SPUR Public Programs: such a huge issue, and a lot of people picture these kinds of projects as ways for people to create generational wealth or add units for family members, and the reality is with the construction costs. Even if you own the property

299

00:47:34.620 --> 00:47:47.750

SPUR Public Programs: it can just be. And in as both our and and Mohammed we're describing like it can be very intimidating, and the costs are very intimidating, so figuring out ways to actually

300

00:47:47.810 --> 00:47:52.180

SPUR Public Programs: enable. I mean, I don't know that the entire cost would need to be

301

00:47:52.350 --> 00:48:11.430

SPUR Public Programs: subsidize, but figuring out ways that we can help low and moderate income homeowners to access these opportunities in a way that doesn't leave them exposed, and you know, on the hook. If anything were to go wrong, which construction projects can go wrong, and so we need a way to support them.

302

00:48:12.330 --> 00:48:23.840

SPUR Public Programs: So i'm gonna open it up to questions from the audience before I do that there's someone here that is going through an Sb. 9. Project the approval process. And so i'm going to have you

303

00:48:23.880 --> 00:48:30.040

SPUR Public Programs: just talk briefly about your experience and some of the challenges that you're facing

304

00:48:34.400 --> 00:48:38.550

SPUR Public Programs: Herman Morris architects, and we do housing. We're in San Francisco

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00:48:38.950 --> 00:48:40.220

all of our works here.

306

00:48:40.890 --> 00:48:44.060

SPUR Public Programs: and we're doing. Our first Sv. 9 project

307

00:48:45.910 --> 00:48:51.450

SPUR Public Programs: in San Francisco is kind of a weird place. It. Our regulations here are extremely

308

00:48:51.550 --> 00:48:55.730

SPUR Public Programs: difficult, and the coordination between the agencies is very difficult.

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00:48:56.060 --> 00:48:56.930

SPUR Public Programs: So

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00:48:56.960 --> 00:49:00.240

we were excited about Sp. 9 because it's Ministerial.



311

00:49:00.480 --> 00:49:10.760

SPUR Public Programs: and that's a huge issue in San Francisco, because there's so much power given to neighbors to fight expansion. So that was great

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00:49:10.820 --> 00:49:12.150

SPUR Public Programs: are specific

313

00:49:14.290 --> 00:49:15.400

project.

314

00:49:15.850 --> 00:49:27.020

SPUR Public Programs: So one of the requirements of of Sd. 9 of owner occupancy. That is a problem, I think I mean I I hear what you're saying.

315

00:49:27.270 --> 00:49:29.490

SPUR Public Programs: That that was the intent.

316

00:49:29.730 --> 00:49:32.940

SPUR Public Programs: but I think it's sort of

317

00:49:33.080 --> 00:49:34.640

SPUR Public Programs: short-sighted, like

318

00:49:34.790 --> 00:49:42.780

SPUR Public Programs: most people don't know how to do development at your typical homeowner doesn't understand the complexity of that.

319

00:49:43.290 --> 00:49:55.910

SPUR Public Programs: And so to have an owner Occupant requirement is just gonna cut off the flow of possible people who actually could pull this off. In our case we have somebody. We have a lot

320

00:49:56.330 --> 00:49:57.220

SPUR Public Programs: which

321

00:49:57.380 --> 00:50:08.700

SPUR Public Programs: had a burnout structure, so there is nobody living there for 3 years. Chat. There's that there's that weird requirement that you can't have tenants there in the last 3 years.

322

00:50:09.310 --> 00:50:12.660

SPUR Public Programs: you know, or you have to find a combination of it. It's just

323

00:50:14.100 --> 00:50:22.370

SPUR Public Programs: if I had my magic one, it's be all of these things would just go out the door, like all of these special requirements, San Francisco

324

00:50:23.130 --> 00:50:32.170

SPUR Public Programs: said, oh, my God, we have to do this ministerially. How are we going to do that? Because we we give power to the neighbors in every way. So they adopted

325

00:50:32.230 --> 00:50:36.090

SPUR Public Programs: those objective design standards. so that

326

00:50:37.330 --> 00:50:39.950

SPUR Public Programs: in theory you know what you're doing

327

00:50:40.040 --> 00:50:53.110

SPUR Public Programs: in practice. It's like you've explained. The planning department is trying to figure it out. They're delighted to have an Sb. 9 project because it's exciting, and they love the idea of producing housing without

328

00:50:53.830 --> 00:50:55.890

SPUR Public Programs: being strangled by the neighbors.

329

00:50:56.100 --> 00:51:06.060

SPUR Public Programs: but they don't know how to do it either. So so we spent. It was very interesting. You said the shot clock. 60 days is like.

330

00:51:06.190 --> 00:51:15.130

SPUR Public Programs: Wow, okay, is that include the building permit? Is that just planning approval? Because we've spent 60 days just figuring out what Sb: 9 is

331

00:51:15.310 --> 00:51:18.670

SPUR Public Programs: so

332

00:51:19.230 --> 00:51:23.400

SPUR Public Programs: I mean, I I think I think we're gonna have success. We

333

00:51:23.530 --> 00:51:24.460

We have a

334

00:51:25.150 --> 00:51:30.970

SPUR Public Programs: kind of an unusual lot it's 50, by 75,

335

00:51:31.210 --> 00:51:33.530

SPUR Public Programs: and because it's close to a corner.

336

00:51:33.650 --> 00:51:41.570

SPUR Public Programs: We can subdivide it before we evoke Sb. 9, so we don't have to deal with. The owner. Occupancy issues at.

337

00:51:41.900 --> 00:51:47.190

SPUR Public Programs: And then what we're doing is we're doing 2 units with Sv. 9 and a third unit as an edu.

338

00:51:48.150 --> 00:51:59.160

SPUR Public Programs: But even still, like we have all these rear requirements, and we have to cut off the Sb. 9 2 units that that you know it's distinct lines that are out.

339

00:51:59.330 --> 00:52:06.010

SPUR Public Programs: you know, laid out in the Objective Design series. So it's a puzzle. It's it's complicated, and

340

00:52:06.040 --> 00:52:11.410

SPUR Public Programs: you know how replicable is this. I don't know. I mean, I think this this is

341

00:52:12.040 --> 00:52:12.600

SPUR Public Programs: bye.

342

00:52:12.730 --> 00:52:18.220

SPUR Public Programs: You know our client. I think we'll pull it off. But I you know I I don't see it happening a lot.

343

00:52:19.190 --> 00:52:30.580

SPUR Public Programs: Let me ask you a quick question. All 3 of you, I mean. Other cities have done this as behind State of Minnesota past it. Portland has it in place. How successful have it been there

344

00:52:31.800 --> 00:52:49.310

SPUR Public Programs: so like they don't necessarily adopt the Sb. 9, but they adopted like different missing middle housing like structures. Sb. 9 like Yes, that's really important. So Minneapolis Wasn't very successful, because what they wanted was they wanted the triplex to 3 units to fit within the single family home.

345

00:52:49.740 --> 00:52:55.890

SPUR Public Programs: so that didn't really work out. I know someone just puzzled. Yeah, it didn't really make sense. But it was the first step.

346

00:52:56.220 --> 00:52:58.760

Portland. The numbers are.

347

00:52:59.060 --> 00:53:03.000

SPUR Public Programs: I hopefully coming out soon, but from what we've been hearing in the space

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00:53:03.040 --> 00:53:06.000

SPUR Public Programs: has been much more successful.

349

00:53:06.190 --> 00:53:08.940

I think more successful in the whole state of California

350

00:53:09.090 --> 00:53:19.220

SPUR Public Programs: and San Diego's. If you bonus project, I would consider missing middle housing, because the average project size is about 9 units.

351

00:53:19.440 --> 00:53:22.010

and this is having a lot of success as well.

352

00:53:22.210 --> 00:53:30.950

SPUR Public Programs: So there are cities that are doing this, and if you look internationally, most of the world already does this. It's just us who struggle

353

00:53:32.000 --> 00:53:33.860

SPUR Public Programs: all right questions.

354

00:53:36.230 --> 00:54:00.880

SPUR Public Programs: I just wanted to acknowledge. Sorry for one. Sec. Yeah. Just one sec. I just wanted to say some. There are some colleagues from playing department here, and so if you guys want to say anything, I won't, i'll let you identify yourselves. But if you wanted to comment because I know you work more on the project level side, so they may have some particular feedback that maybe also just wanted to invite that, anyway. Sorry about that.

355

00:54:00.880 --> 00:54:01.650

SPUR Public Programs: Oh, no problem.

356

00:54:03.110 --> 00:54:09.620

SPUR Public Programs: Okay. I I was looking to say it's California looking to establish some type of fun

357

00:54:09.740 --> 00:54:24.360

SPUR Public Programs: or anything to incentivize like a urban development like you're saying more development within the homes. So, then, California could take on like a equity position within the development like second, or something like that.

358

00:54:28.040 --> 00:54:30.990

SPUR Public Programs: The second

359

00:54:31.100 --> 00:54:37.010

SPUR Public Programs: San Diego has that San Diego places itself in the second position when it comes to the Eighty bonus program.

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00:54:37.250 --> 00:54:55.480

So that's the only locality that I've known that's really preceded with that when it comes to money from the State level. There's the Info Grant program. Pro housing designation has some money that cities can apply to. Unfortunately, we're in a 20 billion deficit this year. So

361

00:54:55.480 --> 00:54:59.650

SPUR Public Programs: some of the things that were cut or in the housing space, mostly home ownership.

362

00:54:59.890 --> 00:55:09.820

But yeah, there needs to be incentives and money to help planning departments like James's, to really like, figure out in full development and help it

363

00:55:11.190 --> 00:55:13.280

SPUR Public Programs: propagate for more

364

00:55:13.530 --> 00:55:28.880

SPUR Public Programs: city of Los Angeles in the county also have their soft second programs, but through the State the State has a couple of programs, and there's the Federal Home Loan Bank HP program, and then the State has the Mcc. Program where helps you buy down your interest rate.

365

00:55:29.240 --> 00:55:39.010

SPUR Public Programs: The only problem with those 2. And I've used them. and and I think we view some successfully, because we develop them as a nonprofit.

366

00:55:39.140 --> 00:55:49.630

SPUR Public Programs: and we gave the homeowners the time to go through that process, and and we applied for the HP. 12 months beforehand.

367

00:55:50.090 --> 00:55:55.580

SPUR Public Programs: But if I'm. A developer and i'm building this property.

368

00:55:55.660 --> 00:55:57.880

SPUR Public Programs: Joe Schmo

369

00:55:57.900 --> 00:56:09.300

SPUR Public Programs: and I have 2 buyers, one who's a low income or moderating a folks family, and they have to go through this process and somebody that can close tomorrow. I'm going to go with the one who can close tomorrow.

370

00:56:10.020 --> 00:56:15.700

SPUR Public Programs: So so that's how a lot of folks who who have access to those programs, unfortunately

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00:56:15.720 --> 00:56:39.290

SPUR Public Programs: just can't compete. Not that there's and we could argue about whether that's right or wrong, but that's what happens lots of times is somebody comes in and they're pre-approved, but they have their conventional first. They have their self. Second sticks to cities and counties time, and then you have your HP. And then you have your Ftc. And then you're not closing in 30 days guaranteed

372

00:56:40.260 --> 00:56:43.730

SPUR Public Programs: maybe 90 days, maybe.

373

00:56:44.440 --> 00:56:50.190

SPUR Public Programs: So so that's one of the challenges. There was a You had a question. Go ahead.

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00:56:55.730 --> 00:57:01.670

SPUR Public Programs: I had a question on how you're getting around the access issue through the the lots.

375

00:57:01.710 --> 00:57:09.670

SPUR Public Programs: There are some projects where you have like. Let's say, 2.5 feet of that side yard access. You need 3 for fire life, safety.

376

00:57:09.690 --> 00:57:21.210

SPUR Public Programs: I'm not sure how you get around that for a year. A lot thing I are. You guys getting a around that at all. No, yeah, that'd be my guess, my my understanding, and my colleagues, and jump in. But

377

00:57:21.980 --> 00:57:27.370

well, when we were initially thinking about implementation of Sp. 9.

378

00:57:28.150 --> 00:57:39.540

SPUR Public Programs: I think there was a sense that with a fire rated corridor through the front structure you could that could count as access. but from what i'm. Hearing

379

00:57:39.790 --> 00:57:51.680

SPUR Public Programs: the permitting agency is not necessarily planning or wanting at least a 5 foot. They don't want to rely on an easement through the front structure or front property.

380

00:57:51.910 --> 00:57:59.960

SPUR Public Programs: and so on. These men, you know, would be where the basically the land is so owned by that front structure. But

381

00:58:00.160 --> 00:58:06.330

SPUR Public Programs: the the person in the rear has the right to go through, and so

382

00:58:06.380 --> 00:58:09.870

SPUR Public Programs: what they've been wanting is a minimum of a 5 foot, with

383

00:58:10.080 --> 00:58:29.710

SPUR Public Programs: passageway or piece of land that would be deeded to the rear or or split lot structure. And of course that's very hard to find in a typical San Francisco parcel, whereas, like the scenario that Toby was describing where it's 50 feet wide that could be split into 2 wats. That

384

00:58:29.980 --> 00:58:37.830

SPUR Public Programs: is a easier thing to do. So I don't think we've solved that problem from what I'm hearing and colleagues correct me, but

385

00:58:37.840 --> 00:58:43.040

SPUR Public Programs: it sounds like we're still struggling at 7. Can we go another 10 min.

386

00:58:44.320 --> 00:58:48.550

SPUR Public Programs: Are we good? I think we can get you one more question



387

00:58:49.530 --> 00:58:51.970

SPUR Public Programs: question back there. I thought you did. Yeah.

388

00:58:58.240 --> 00:59:04.750

thank you very much. Everybody. So my my question is maybe less specific to Sb: 9 and more just kind of

389

00:59:05.170 --> 00:59:09.530

SPUR Public Programs: a general question about Why are so many of these policies

390

00:59:09.550 --> 00:59:11.610

SPUR Public Programs: kind of at the State level.

391

00:59:11.720 --> 00:59:19.410

SPUR Public Programs: because a lot of the stories we've part of been like in this city. It's like this: this is like this. It it's hard to not like. Look at that. And just think.

392

00:59:19.870 --> 00:59:28.010

SPUR Public Programs: maybe it doesn't make sense for this to be a California State Level law. and then that kind of brings me to wonder why so many of these are

393

00:59:28.280 --> 00:59:30.640

SPUR Public Programs: State level, and why there's so little kind of.

394

00:59:31.250 --> 00:59:46.500

SPUR Public Programs: And again, not an expert on it. Maybe there's more than i'm aware of. There's been upwards of 160 bills each year at the State level dealing with land use and housing issues simply because the the cities Haven't been able to produce the level of housing that we need.

395

00:59:46.570 --> 00:59:57.250

SPUR Public Programs: Sorry just to clarify. Are you raising the issue with Why, aren't cities or jurisdictions able just? Or are you saying it should be Federal? It wasn't sure which

396

01:00:00.640 --> 01:00:20.150

SPUR Public Programs: that's another session altogether in terms of local control? For what happens at the regional level, and what happens to the State level. So we'll come back and discuss that another time, maybe one last question. Yeah, I I could say, Long story short, we've left it at the local level for a long time, and that's why we're in the housing crisis.

397

01:00:20.400 --> 01:00:22.000

SPUR Public Programs: They failed us. Mr. Play.

398

01:00:23.640 --> 01:00:29.540

SPUR Public Programs: I I guess I had one specific question. If for Alejandro, if

399

01:00:29.540 --> 01:00:50.900

SPUR Public Programs: you have seen in La specifically how they're dealing with the access and increases issues for the Sb. 9 lot split situations, for in la, specifically, how have they dealt with the egress and access issues? But the Sp. 9 lock lots with situations. Have they changed any of their permitting processes to?

400

01:00:51.300 --> 01:00:55.100

SPUR Public Programs: You know? Sort of combat, or, like you know, deal with this issue?

401

01:00:56.290 --> 01:01:07.620

SPUR Public Programs: Yes and no Yesterday we also about how how the more valuable lots are going to be the corner lots, because you just have more options or lots with an alley in the back

402

01:01:07.900 --> 01:01:17.220

SPUR Public Programs: going back to the reason that i'm hopeful is that the planning department in Los Angeles? They they're really eager to help.

403

01:01:17.330 --> 01:01:18.850

SPUR Public Programs: They want to figure this out.

404

01:01:19.130 --> 01:01:28.630

SPUR Public Programs: So what they suggested is is developers or homeowners have the ability to submit a land use or the urban lab lot split application without any plans

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01:01:28.860 --> 01:01:32.330

SPUR Public Programs: basically saying, hey, I have the right to cut it in half.

406

01:01:33.020 --> 01:01:44.560

SPUR Public Programs: Approve it, and it's just a drawing and a box and a line. Prove it. And then let me figure it out. What they're recommending is that developers submit the plans along with them.

407

01:01:44.700 --> 01:01:56.430

SPUR Public Programs: so that if you need a variance, I i'm not going to call it variance. You need some sort of deviation. They have the the the ability to grant it

408

01:01:56.570 --> 01:02:00.230

SPUR Public Programs: without having to go through a public process.

409

01:02:00.620 --> 01:02:07.830

SPUR Public Programs: So so, which is huge right? Because if you do need an an issue with egress from

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01:02:07.930 --> 01:02:10.510

SPUR Public Programs: 5 to 4 feet right

411

01:02:11.480 --> 01:02:12.700

they they!

412

01:02:12.930 --> 01:02:21.460

SPUR Public Programs: That was an example yesterday, but they said that they would be willing to to look at that, and objectively say, oh, this this makes sense approved.

413

01:02:21.590 --> 01:02:28.820

SPUR Public Programs: No, there are some questions that that we just don't know yet, because we don't have one of these. We we're working on these right now.

414

01:02:29.030 --> 01:02:40.000

SPUR Public Programs: but but that are kind of similar that we're figuring out, for example. in Los Angeles. Now, if you build a single family home. you have to equip it with fire sprinkles. which is great.

415

01:02:40.670 --> 01:02:43.820

SPUR Public Programs: But what if what happens that front house?

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01:02:45.020 --> 01:02:46.750

SPUR Public Programs: And what if somebody is living there?

417

01:02:47.360 --> 01:02:52.430

SPUR Public Programs: Will that be a requirement for the Sb. 9 and the but I I don't know

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01:02:52.450 --> 01:03:03.600

SPUR Public Programs: right. And and how do you do that with people living in there? I mean you could. And and now, if the Fire Department wants to make that that corridor by a rate it

419

01:03:04.480 --> 01:03:08.940

SPUR Public Programs: I mean, you know. So so we just don't know yet. But i'm encouraged.

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01:03:09.140 --> 01:03:23.770

SPUR Public Programs: because the folks they truly do want to help. They want to figure this out when we were talking about, just, you know, building it as a markerate deal or as a workforce deal. They were really excited, and really working with us to try to come up with

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01:03:24.090 --> 01:03:27.790

SPUR Public Programs: with with answers. And another thing is, they were very responsive.

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01:03:27.880 --> 01:03:40.780

SPUR Public Programs: I mean within. I remember I emailed them on Monday, and I had 3 emails back, and then I replied, back, and I went to pick up my son, and as i'm driving, they're emailing me back. I mean, they're on it. So so that's why i'm encouraged.

423

01:03:41.480 --> 01:03:54.130

SPUR Public Programs: So, Alexander, you're encouraged. You're excited. That this will happen. Okay, good. You're trying to Mohammed with the amendments that this probably needs over the next few years.

424

01:03:54.280 --> 01:04:01.380

SPUR Public Programs: Are you optimistic that this will have a positive impact on adding to the supply of housing and home ownership.

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01:04:03.250 --> 01:04:11.500

SPUR Public Programs: I think it's gonna take multiple iterations to get it to the point where it needs to be the main issue that i'm seeing is that

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01:04:11.770 --> 01:04:16.400

financially it's most slots are not feasible to have just 2 units.

427

01:04:16.650 --> 01:04:18.520

SPUR Public Programs: It needs to be a lot more.

428

01:04:18.560 --> 01:04:24.490

SPUR Public Programs: and it needs to be clean, and it needs to be an expansion upon the spill for more in full development.

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01:04:24.900 --> 01:04:34.200

SPUR Public Programs: So I know the capacity will increase. I, we might have a couple hopefully 10,000 plus homes across the State, and that's hopefully.

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01:04:34.550 --> 01:04:37.960

SPUR Public Programs: But we need to figure out formula

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01:04:38.030 --> 01:04:39.830

SPUR Public Programs: much better

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01:04:39.940 --> 01:04:47.880

SPUR Public Programs: to unlock the 70% of urban land that single family homes right now for us to get out of this high housing crisis.

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01:04:48.470 --> 01:04:59.200

SPUR Public Programs: The cautiously optimistic. Yeah, I can write more papers. Thanks. Oh, I guess

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01:05:00.490 --> 01:05:04.340

SPUR Public Programs: I think we need to see. I I would say, like, even in San Francisco.

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01:05:04.490 --> 01:05:24.470

SPUR Public Programs: our H. One zoning is over 40 of our residential land, even greater percentage of our parcels. Our H 2 is another 18. So you're looking at 60 of San Francisco as the densest city in California is a single family home or our H 2.

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01:05:24.630 --> 01:05:35.030

SPUR Public Programs: So I think this has been an important symbolic step to say every part of every city can contribute to the solutions to our housing crisis.

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01:05:35.160 --> 01:05:52.450

SPUR Public Programs: I think the feasibility work that we've done in San Francisco typically does show that you may need more units to get to feasibility. But there could be many people for particular reasons on particular lots that could take advantage of the smaller scale. So I think this is just one part

438

01:05:52.450 --> 01:06:08.290

SPUR Public Programs: of the range of solutions that we need coming out of the housing element process. We're going to need to do a very significant rezoning in San Francisco that's going to have to allow a broad range of Multi family housing throughout the city. And so we really need that full range of.

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01:06:08.310 --> 01:06:27.330

SPUR Public Programs: you know, Sb. 9 and other missing middle solutions to more multi-family in general, to really address the scale of the crisis. I and I think Sb. 9 is not panacea. It's not going to solve a housing crisis or produce the number of housing units we need. But this is yet another tool in our toolkit.

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01:06:27.470 --> 01:06:33.630

SPUR Public Programs: 15 years ago I had a colleague on City council who talked about this notion of an in law unit.

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01:06:33.880 --> 01:06:39.480

SPUR Public Programs: That was the beginning of the Abu conversation, and he got elected to

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01:06:39.530 --> 01:06:54.110

SPUR Public Programs: State Assembly and Assembly member, and then Senator Weikowski probably wrote more bills on a to use, and anybody else. And so I've seen the 15 year journey, and where it is today. So i'm hopeful

443

01:06:54.200 --> 01:07:06.420

SPUR Public Programs: that with the amendments and the changes, and with patient people like you that still continue to be excited, that we could get it to a place where it provides solutions for that missing middle which is the hardest segment

444

01:07:06.510 --> 01:07:16.660

SPUR Public Programs: of housing to produce. So with that I want to thank the panel. Thank you to part partnership with the best future and for for hosting this event. Thank you.