



**DRAFT MINUTES
CITY COUNCIL, PLANNING COMMISSION,
AND HOUSING COMMISSION
Tuesday, April 27, 2021**

SPECIAL MEETING

At 6:15 p.m. Mayor Darcy Paul called the Special City Council meeting to order. This was a teleconference meeting with no physical location.

ROLL CALL

City Councilmembers Present: Mayor Darcy Paul, Vice Mayor Liang Chao (6:20), and Councilmembers Kitty Moore, Hung Wei, and Jon Robert Willey. Absent: None.

Planning Commission members Present: Chair R “Ray” Wang, Vice Chair Steven Scharf (6:20), and Commission members Sanjiv Kapil (6:30), Muni Madhhipatla (6:20), and Vikram Saxena. Absent: None

Housing Commission members Present: Chair Connie Cunningham, Vice Chair Tessa Parish, and Commission members Sue Bose, Siva Gandikota, and Govind Tatachari. Absent: None.

All Councilmembers and Commission members teleconferenced for the meeting.

STUDY SESSION

1. Subject: Special joint study session meeting with City Council, Planning Commission, and Housing Commission on the Housing Element update.
Recommended Action: That the City Council, Planning Commission, and Housing Commission receive the report and provide any input to staff.

Written communications for this item included a consultant presentation and an email to Council and Commission members.

Community Development Director Ben Fu introduced the item.

Housing Manager Piu Ghosh introduced Paul Peninger and Joshua Abrams, Principals at Baird + Driskell Community Planning, who gave a presentation.

Councilmembers and Commission members asked questions and made comments.

Mayor Paul opened the public comment period and the following people spoke.

Jennifer Griffin was concerned about newly existing housing bills and ministerial approval related to housing developments and loss of local control.

Lisa Warren supported the discussion on the Housing Element update.

Peggy Griffin supported the presentation, strengthening objective standards, exploring incentives to encourage affordable housing, and modifying waivers and incentives.

Sean Hughes supported the discussion, framing the process in a positive manner, inclusive housing, and working with state agencies to understand their requirements.

Kelsey Banes, on behalf of Peninsula for Everyone/YIMBY Action, supported housing as a fundamental need and inclusive and integrated housing.

Mayor Paul closed the public comment period.

The City Council, Planning Commission, and Housing Commission received the report and provided the following input to staff.

- Clarification of the Regional Housing Needs Assessment (RHNA) methodology factors and draft RHNA jurisdiction breakdown
- Clarification of Housing Element update approval criteria from the California Department of Housing and Community Development (HCD)
- Potential site inventory impediments (e.g., property owner sign-off) and criteria (e.g., State laws)
- Residential units entitled vs. residential units constructed
- An evaluation of the affordability requirements of new projects in relation to the regional housing needs allocation (RHNA) affordability breakdown
- Accountability for state, municipalities, and developers
- Incentivize developers to build/apply a carrot and stick motivation approach
- There is a collective community appetite to look for housing solutions
- Need state funding assistance for affordable housing development

- Explore real property and/or monetary donations for low and very low-income housing sites with potential tax incentives
- Need conversations between localities and legislatures for cooperation and to encourage the state to pass sensible policies
- Ensure a positive experience for the community

ADJOURNMENT

At 8:55 p.m., Mayor Paul adjourned the meeting.

Kirsten Squarcia, City Clerk