



Agenda

2:30 – 4:30 PM, March 28, 2017

Working Group Members

Vice Mayor Dominic Caserta, Chair
Councilmember Patty Mahan
Councilmember Pat Kolstad
Planning Commissioner Suds Jain
Chris Horton, Chamber of Commerce
Curtis Leigh, Hunter Storm
Dennis Martin, BIA
Jeffrey Buchanan, Working Partnerships
Joe Head, Summerhill Homes
Jon White, Abode

Jim Mather, SV Housing Trust
Kiyomi Yamamoto, Greenbelt Alliance Pat
Pat Sausedo, NAIOP
Pilar Lorenzana, SV@Home
Roma Dawson, League of Women Voters
Sarah McDermott, Local 19
Sarah McIntire, Mid Pen Housing
Steve Edwards, RE Development
Vincent Rocha, Realtors Association

1. Call to Order/Welcome (2:30-2:35) Chair Caserta
2. Review Meeting Minutes 3.14.2017 (2:35-2:40) Chair Caserta
3. Public Presentation (2:40-2:50)

This portion of the meeting is reserved for persons to address the Working Group on any matter on the agenda. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. Commissioners or the staff liaison may briefly respond to statements made or questions posed and may request staff to report back at a subsequent meeting. Please limit your remarks to 2 minutes.

4. DFA Review of Residential Nexus Analysis (2:50-3:05) DFA

DFA will present the report in brief and allow limited time for questions.

5. Q&A with KMA (3:05-3:40)

KMA will briefly provide some background regarding the written response that will be prepared to the DFA report and answer any general questions regarding the Nexus Study.

6. Discussion (3:40-4:25) Group Members and Public in Attendance

Working Group Members and the public will have an opportunity to discuss the specific topics outlined on the following page. Please also see the Affordable Housing Impact Fee Policy Considerations Summary sheet for reference in the discussion.

7. Identification of topics for next Working Group meeting (4:25-4:30) Chair Caserta

Chair Caserta will summarize the discussion and lead the group in deciding on key topics for the next Working Group meeting.

8. Adjournment (4:30)

Next meeting scheduled for Tuesday, April 11, 2017 at 2:30 PM in the City Council Chambers.

Topics for Discussion

1. Residential For-Sale Inclusionary Requirement (e.g., 10-15%)

The current requirement is 10% onsite for projects with 10 units or more.

2. Affordability Levels (e.g., 120%, 100%, 80%, 60%, 30% AMI, lower?)

The current affordability levels applicable to the inclusionary requirements are 80-120% AMI.

3. Impact Fees Applicable to Residential Development

3a. For-Sale: Should there be an impact fee for projects with <10 dwelling units?

There is currently no applicable impact fee.

3b. Rental: Should there be an impact fee for rental residential projects.

There is currently no applicable rental impact fee.

4. Impact Fees Applicable to Non-Residential Development

There is currently no applicable non-residential impact fee.

4a. Office

4b. Retail

4c. Hotel

4d. Light Industrial