

# City of Pacifica Housing Element 2023-2031

State Review Draft - May 10, 2023



*This page intentionally left blank*





## Pacifica City Council

Mayor Tygarjas Bigstyk  
Mayor pro Tem Sue Vaterlaus  
Councilmember Sue Beckmeyer  
Councilmember Mary Bier  
Councilmember Christine Boles

## Planning Commissioners

Lauren Berman, *Chair*  
Samantha Hauser, *Vice Chair*  
Daniella Devine  
Alex Ferguson  
James Godwin  
David Leal  
Greg Wright

Kevin Woodhouse, *City Manager*

Christian Murdock, *Planning Director*

*This page intentionally left blank*

# City of Pacifica Housing Element 2023-2031

State Review Draft - May 10, 2023

*Prepared for*  
City of Pacifica  
*by*





*This page intentionally left blank*

# ACKNOWLEDGEMENTS

This Draft Housing Element would not have been possible without input from a wide variety of City of Pacifica citizens, interest groups, and other stakeholders who participated in the public process. The public engagement opportunities that contributed to the development of the Housing Element are described in detail in Appendix A – Community Consultation and associated attachments. The City is especially grateful to the following groups that provided direct feedback, assisted with community outreach, or otherwise helped to shape the Housing Element:

Pacifica Resource Center  
Pacifica Historical Society  
Pacifica School District  
Jefferson Union High School District  
Pacifica Collaborative  
Housing Choices  
21 Elements Equity Advisory Group

The Housing Element was authored by Good City Company with contributions including support with data analysis, research and outreach from the following organizations and City of Pacifica staff:

Christian Murdock, Planning Director  
Elizabeth Brooks, Management Analyst II  
Christopher Clements, Police Captain  
Nelson Schlater, Wastewater Engineering Manager  
Community Planning Collaborative (formerly Baird + Driskell Community Planning)  
21 Elements Working Group  
Association of Bay Area Governments  
Kearns & West  
Root Policy Research  
Cover Photo by Tegan Mierle on Unsplash

## GOOD CITY COMPANY TEAM

Nicholas Hamilton, Project Manager  
Aaron Akin, Principal  
Carol Johnson, Planning Director  
Sandy Council, Project Advisor  
Sabina Mora, Senior Planner  
Mark Sullivan, Housing Manager  
Dara Phung, Photography and Graphics  
Susan Smith, Formatting and Editing

*This page intentionally left blank*



# TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....	I
DRAFT HOUSING ELEMENT .....	1
1. INTRODUCTION.....	1
2. HOUSING ELEMENT AND GENERAL PLAN .....	2
3. COMMUNITY CONSULTATION .....	4
4. PRIOR HOUSING ELEMENT REVIEW .....	5
5. HOUSING NEEDS .....	6
6. ASSESSMENT OF FAIR HOUSING .....	7
7. HOUSING RESOURCES.....	9
8. HOUSING SITES INVENTORY .....	9
9. HOUSING CONSTRAINTS .....	18
10. FAIR HOUSING PLAN .....	18
11. GOALS AND POLICIES .....	19
12. 2023-2031 PROGRAMS .....	21
13. ONGOING POLICIES.....	37
14. QUANTIFIED OBJECTIVES.....	39
15. CONSISTENCY WITH GENERAL PLAN, ZONING CODE, AND LOCAL COASTAL LAND USE PLAN.....	39
APPENDIX A: COMMUNITY CONSULTATION.....	A-1
1. OVERVIEW OF HOUSING ELEMENT PUBLIC ENGAGEMENT.....	A-1
2. ACCOMPLISHMENTS AND KEY TAKEAWAYS.....	A-4
3. HOW WE INCORPORATED WHAT WE HEARD INTO THE PLAN .....	A-12
APPENDIX B: PRIOR HOUSING ELEMENT REVIEW.....	B-1
1. PACIFICA’S ACHIEVEMENTS.....	B-1
2. PACIFICA’S CHALLENGES .....	B-3
3. CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW.....	B-5
APPENDIX C: HOUSING NEEDS.....	C-1
1. HOUSING NEEDS ASSESSMENT.....	C-1
2. DATA SOURCES.....	C-1
3. POPULATION GROWTH AND PROJECTIONS .....	C-2
4. AGE.....	C-3
5. RACE AND ETHNICITY .....	C-4
6. EMPLOYMENT TRENDS.....	C-5
7. TENURE.....	C-12
8. DISPLACEMENT .....	C-16
9. ASSISTED HOUSING DEVELOPMENTS AT-RISK OF CONVERSION.....	C-20
10. SUBSTANDARD HOUSING .....	C-25
11. HOME AND RENT VALUES .....	C-26
12. OVERPAYMENT AND OVERCROWDING .....	C-28
13. LARGE HOUSEHOLDS.....	C-33
14. FEMALE-HEADED HOUSEHOLDS.....	C-35
15. SENIORS .....	C-36

16. PEOPLE WITH DISABILITIES.....	C-37
17. HOMELESSNESS .....	C-40
18. FARMWORKERS.....	C-45
19. NON-ENGLISH SPEAKERS.....	C-46
20. SUMMARY: GENERAL POPULATION AND HOUSING CHARACTERISTICS .....	C-47
APPENDIX D: CITY OF PACIFICA ASSESSMENT OF FAIR HOUSING .....	D-1
1. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH).....	D-1
2. FAIR HOUSING PUBLIC ENGAGEMENT.....	D-2
3. HISTORY OF SEGREGATION IN THE REGION .....	D-2
4. REPORT CONTENT AND ORGANIZATION .....	D-4
5. PRIMARY FINDINGS .....	D-7
6. FAIR HOUSING ISSUES AND CONTRIBUTING FACTORS .....	D-11
7. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY .....	D-13
8. INTEGRATION AND SEGREGATION .....	D-17
9. ACCESS TO OPPORTUNITY .....	D-37
10. DISPARATE HOUSING NEEDS .....	D-52
11. SITE INVENTORY ANALYSIS IMPACT ON FAIR HOUSING .....	D-64
12. OTHER RELEVANT FACTORS: LOCAL CONTEXT.....	D-67
APPENDIX E: HOUSING RESOURCES.....	E-1
1. FINANCIAL RESOURCES .....	E-1
2. HOUSING PROGRAMS AND SERVICES.....	E-5
3. FAIR HOUSING ORGANIZATIONS.....	E-6
4. EXISTING HOUSING FOR LOWER INCOMES OR SPECIAL NEEDS.....	E-6
APPENDIX F: HOUSING SITES .....	F-1
1. STATE REQUIREMENTS.....	F-1
2. INFRASTRUCTURE.....	F-3
3. ENVIRONMENTAL CONDITIONS.....	F-3
4. APPROVED PROJECTS.....	F-4
5. ACCESSORY DWELLING UNITS .....	F-6
6. LAND CAPACITY IN RESIDENTIAL ZONING DISTRICTS.....	F-7
7. LAND CAPACITY IN NON-RESIDENTIAL AND NON-VACANT MIXED-USE SITES .....	F-11
8. INCOME ASSUMPTIONS ON RHNA SITES LIST .....	F-29
9. PACIFICA SITES LIST .....	F-32
APPENDIX G: HOUSING CONSTRAINTS.....	G-1
1. NONGOVERNMENTAL CONSTRAINTS .....	G-1
2. GOVERNMENTAL CONSTRAINTS .....	G-6
3. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS.....	G-28

*The following attachments are included at the end of the document following Appendix G:*

*Attachment A-1 Community Consultation*

*Attachment D-1 San Mateo County Fair Housing Survey Findings*

*Attachment D-2 ABAG Housing Needs Data Packet*

*Attachments are also located at <https://www.planpacific.org/project-docs>*

## List of Figures

Figure 1:	Overview of Housing Element Sites .....	13
Figure 2:	North Pacifica Area Detail – Housing Element Sites.....	14
Figure 3:	Central Pacifica Area Detail – Housing Element Sites.....	15
Figure 4:	Southwest Pacifica Area Detail – Housing Element Sites .....	16
Figure 5:	Southeast Pacifica Area Detail – Housing Element Sites .....	17
Figure C-1:	Population Growth Trends.....	C-2
Figure C-2:	Pacifica Population by Age, 2000-2019.....	C-3
Figure C-3:	Pacifica Senior and Youth Population by Race .....	C-4
Figure C-4:	Pacifica Population by Race, 2000-2019 .....	C-5
Figure C-5:	Jobs in Pacifica.....	C-6
Figure C-6:	Pacifica Workers by Earnings as Place of Work and Place of Residence .....	C-7
Figure C-7:	Pacifica Jobs-Worker Ratios, By Wage Group .....	C-7
Figure C-8:	Jobs-Household Ratio.....	C-8
Figure C-9:	Resident Employment by Industry .....	C-8
Figure C-10:	Unemployment Rate .....	C-9
Figure C-11:	Households by Household Income Level .....	C-10
Figure C-12:	Pacifica Household Income Level by Tenure.....	C-11
Figure C-13:	Pacifica Poverty Status by Race.....	C-12
Figure C-14:	Housing Tenure .....	C-12
Figure C-15:	Pacifica Housing Tenure by Race of Householder .....	C-13
Figure C-16:	Pacifica Housing Tenure by Age.....	C-14
Figure C-17:	Pacifica Housing Tenure by Housing Type.....	C-15
Figure C-18:	Pacifica Households by Displacement Risk and Tenure.....	C-17
Figure C-19:	Pacifica Housing Type Trends .....	C-18
Figure C-20:	Pacifica Housing Units by Year Structure Built.....	C-18
Figure C-21:	Vacant Units by Type.....	C-20
Figure C-22:	Pacifica Substandard Housing Issues .....	C-25
Figure C-23:	Home Values of Owner-Occupied Units .....	C-26
Figure C-24:	Zillow Home Value Index (ZHVI).....	C-27
Figure C-25:	Contract Rents for Renter-Occupied Units .....	C-27
Figure C-26:	Median Contract Rent.....	C-28
Figure C-27:	Pacifica Cost Burden by Tenure.....	C-29
Figure C-28:	Pacifica Cost Burden by Income Level.....	C-29
Figure C-29:	Pacifica Cost Burden by Race.....	C-30
Figure C-30:	Pacifica Cost Burden by Household Size .....	C-31
Figure C-31:	Pacifica Cost-Burdened Senior Households by Income Level .....	C-31
Figure C-32:	Pacifica Overcrowding by Tenure and Severity.....	C-32
Figure C-33:	Pacifica Overcrowding by Income Level and Severity .....	C-33
Figure C-34:	Pacifica Overcrowding by Race.....	C-33
Figure C-35:	Pacifica Household Size by Tenure .....	C-34
Figure C-36:	Pacifica Housing Units by Number of Bedrooms .....	C-34
Figure C-37:	Household Type .....	C-35
Figure C-38:	Pacifica Female-Headed Households by Poverty Status.....	C-36
Figure C-39:	Pacifica Senior Households by Income and Tenure.....	C-36



Figure C-40:	Pacifica Disability by Type.....	C-38
Figure C-41:	Homelessness by Household Type and Shelter Status, San Mateo County.....	C-40
Figure C-42:	Racial Group Share of General and Homeless Populations, San Mateo County .....	C-41
Figure C-43:	Hispanic Share of General and Homeless Populations, San Mateo County .....	C-41
Figure C-44:	Characteristics for the Population Experiencing Homelessness, San Mateo County .....	C-42
Figure C-45:	Farm Operations and Farm Labor by County, San Mateo County.....	C-45
Figure C-46:	Population with Limited English Proficiency .....	C-46
Figure D-1:	Proposed RHNA Sites in Relation to Predominant Race by Census Tract.....	D-22
Figure D-2:	Proposed RHNA Sites in Relation to Diversity Index by Census Tract.....	D-23
Figure D-3:	Proposed RHNA Sites in Relation to Neighborhood Segregation Typology by Census Tract.....	D-24
Figure D-4:	Proposed RHNA Sites in Relation to Median Income by Census Tract .....	D-26
Figure D-5:	Proposed RHNA Sites in Relation to Disability Status by Census Tract.....	D-28
Figure D-6:	Proposed RHNA Sites in Relation to Female-Headed Households with Children by Census Tract.....	D-32
Figure D-7:	Proposed RHNA Sites in Relation to RCAA's by Census Tract.....	D-35
Figure D-8:	Proposed RHNA Sites in Relation to TCAC Resource Areas by Census Tract.....	D-38
Figure D-9:	Proposed RHNA Sites in Relation to TCAC Educational Outcome Score by Census Tract.....	D-40
Figure D-10:	Proposed RHNA Sites in Relation to Proximity to Jobs by Census Tract .....	D-43
Figure D-11:	Proposed RHNA Sites in Relation to TCAC Economic Opportunity Score by Census Tract.....	D-44
Figure D-12:	Proposed RHNA Sites in Relation to TCAC Environmental Score by Census Tract.....	D-49
Figure D-13:	Proposed RHNA Sites in Relation to Renter Households by Census Tract .....	D-56
Figure D-14:	Proposed RHNA Sites in Relation to Overpayment by Renter Households by Census Tract.....	D-57
Figure D-15:	Proposed RHNA Sites in Relation to Overcrowded Households by Census Tract.....	D-59
Figure D-16:	Proposed RHNA Sites in Relation to Sensitive Communities – Urban Displacement Project .....	D-61
Figure D-17:	Proposed RHNA Sites in Relation to Overall Displacement– Urban Displacement Project .....	D-62
Figure D-18:	Percent of All Households with Any of the 4 Severe Housing Problems .....	D-63
Figure F-1:	Pacifica Opportunity Sites (“Sites Inventory” or “Sites List”).....	F-18
Figure F-2:	Site 21 – Oceana High School.....	F-19
Figure F-3:	Site 22 – Terra Nova High School.....	F-20
Figure F-4:	Site 23 – Sanchez Art Center .....	F-21
Figure F-5:	Site 24 – Sanchez Library .....	F-22
Figure F-6:	Site 27 – Pacific Manor Shopping Center.....	F-23
Figure F-7:	Site 28 – Fairmont Shopping Center.....	F-24
Figure F-8:	Site 29 – Linda Mar Shopping Center.....	F-25
Figure F-9:	Site 32 – Brentwood Shopping Center.....	F-26
Figure F-10:	Site 34 – Vallemar Station .....	F-27
Figure F-11:	Site 36 – Sea Bowl .....	F-28
Figure G-1:	Primary Mortgage Market Survey, U.S. Weekly Average Mortgage Rates from February 9, 2013 to February 9, 2023 .....	G-5

**List of Tables**

Table 1:	Regional Housing Needs Allocation.....	7
Table 2:	RHNA Capacity Analysis .....	10
Table 3:	Residential Sites with Existing Capacity.....	11
Table 4:	Sites that Require Rezoning to Meet RHNA Capacity.....	12
Table 5:	Program Implementation Overview.....	22
Table 6:	Quantified Objectives .....	39
Table B-1:	Quantified Objectives Analysis .....	B-6
Table B-2:	City of Pacifica PRIOR Housing Element Review .....	B-7
Table C-1:	Population Growth Trends.....	C-2
Table C-2:	Pacifica Cost Burdened Renter Households by Income.....	C-15
Table C-3:	Pacifica Cost Burdened Owner Households by Income .....	C-16
Table C-4:	Pacifica Housing Permitting .....	C-19
Table C-5:	Assisted Units at Risk of Conversion.....	C-21
Table C-6:	Inventory of Units At Risk of Losing Use Restrictions .....	C-21
Table C-7:	Pacifica Population with Developmental Disabilities by Age .....	C-38
Table C-8:	Pacifica Population with Developmental Disabilities by Residence.....	C-39
Table C-9:	2022 One-Day Unsheltered Homeless Count .....	C-42
Table C-10:	Students in Local Public Schools Experiencing Homelessness .....	C-43
Table C-11:	Migrant Worker Student Population .....	C-45
Table D-1:	Pacifica and San Mateo County Population with Developmental Disabilities .....	D-29
Table D-2:	Living Arrangements of Adults with Developmental Disabilities in Pacifica Compared to San Mateo County .....	D-30
Table D-3:	San Mateo County Jurisdictions and Unemployment Rate of People with Disabilities .....	D-50
Table D-4:	Pacifica Site Inventory Units by Income and Summary of Segregation and Integration Fair Housing Factors .....	D-66
Table D-5:	Pacifica Site Inventory Units by Income and Access to Opportunity Fair Housing Factors .....	D-66
Table D-6:	Pacifica Site Inventory Units by Income and Disproportionate Housing Need Fair Housing Factors.....	D-67
Table F-1:	City of Pacifica Regional Housing Need Allocation.....	F-2
Table F-2:	Approved Housing Units .....	F-4
Table F-3:	Pacifica Annual ADU Permit Data.....	F-6
Table F-4:	Actual Approved Densities 2015-2022 .....	F-7
Table F-5:	Vacant Residential Sites for 5+ Units .....	F-9
Table F-6:	Lower income site amenities.....	F-30
Table F-7:	RHNA Capacity Analysis .....	F-32
Table G-1:	Standardized Land Value and Share of Property Value for Zip Code 94044 and San Mateo County (2020) from the Price of Residential Land for Counties, ZIP Codes, and Census Tracts in the United States .....	G-2
Table G-2:	Land Use Designations.....	G-7
Table G-3:	Development Standards by Residential Zoning District.....	G-10
Table G-4:	Housing Types Permitted By Zone .....	G-13

Table G-5:	Residential Project Development Costs-San Mateo County (Unit & Square Foot) .....	G-20
Table G-6:	Total Fees (Includes Entitlement, Building Permits, and Impact Fees) per Unit .....	G-21
Table G-7:	Timelines for Discretionary Permit Processing.....	G-21
Table G-8:	Discretionary Permit Requirements for Sample Developments.....	G-22
Table G-9:	Allowances for Housing in Commercial Districts (C-1 & C-2) .....	G-25
Table G-10:	Housing in the Coastal Zone.....	G-28



# DRAFT HOUSING ELEMENT

State Review Draft – May 10, 2023

## 1. INTRODUCTION

Pacifica's history of housing development has varied. First inhabited by the Ohlone people, contemporary Pacifica took shape in the early 20th Century. Land speculators subdivided large tracts of land near the stops of the short-lived Ocean Shore Railroad, forming Pacifica's earliest neighborhoods—Sharp Park, Vallemar, Rockaway Beach, and Pedro Point.

Pacifica is within the San Francisco-Oakland-San Jose metropolitan area, and at its northern end is less than 10 miles from downtown San Francisco. The cities of Daly City, South San Francisco, and San Bruno border the city on the north and east and reflect urban development up to the city's borders. Much of the land to the southeast and south is preserved as units of the Golden Gate National Recreation Area, State and County parks, and protected San Francisco watershed areas, and rural and agricultural land is prevalent to the south. The Pacific Ocean borders Pacifica to the west. Land west of Coast Highway, as well as the Sheldance Nursery property is part of the Coastal Zone, subject to Pacifica's Local Coastal Land Use Plan (LCLUP) and the policies of the California Coastal Act. Pacifica's Coastal Zone comprises approximately 1,286 acres of land, or about 15 percent of the city. Access to Pacifica is primarily via Coast Highway (also known as State Route-1, "SR 1," "1," Cabrillo Highway, and Highway 1) and State Route 35 (SR 35, or Skyline Boulevard.)

Like many suburban areas across the country, the post-World War Two period involved construction of thousands of new housing units in Pacifica. Some of Pacifica's signature neighborhoods were constructed in this era, including Fairmont, Linda Mar, and Park Pacifica. The legacy of this period is that 85 percent of Pacifica's housing stock was constructed prior to 1980.

Pacifica's community acceptance of large-scale housing construction changed in the 1970s. As with the broader state and nationwide trends for housing construction through the mid-20th century, emerging environmentalism in the 1970s led Pacifica to impose new land use policies to limit development. Notable legislation of the period includes the City of Pacifica Hillside Preservation District of 1972, the California Coastal Act of 1976, and the City of Pacifica 1980 General Plan, among others. The combined effect of these laws, along with state legislation such as the California Environmental Quality Act (CEQA) of 1970 and increasingly scarce undeveloped land in Pacifica, was a sharp drop in housing construction for the next several decades.

Since 1980, only a few thousand housing units have been constructed in Pacifica, with most developed in the 1980s. Housing development decreased to fewer than 1,000 units in the 1990s and fewer than 400 units in the 2000s. The Great Recession of 2008 further slowed development activity in Pacifica for several years. Years of limited housing production combined with a resurgent Bay Area economy led to rapid housing price increases in the 2010s.

Community concern about housing affordability emerged as a key community issue starting in the mid-2010s. City Council considered but ultimately did not pass a rent stabilization and just-cause eviction ordinance during this period. Other positive actions did occur, though, including formation of a Rent Advisory Task Force (2016) to enable community dialogue on renter issues; Home for All engagements (2019) that consisted of two well-

attended community conversations on impacts of unaffordable housing on the community; entry into an affordability agreement (2020) with a new apartment owner to preserve 168 affordable housing units; creation of a temporary safe parking program (2021) to establish safe spaces for vehicle habitation while transitioning to permanent housing; and the 2040 General Plan update and Sharp Park Specific Plan adoption (2022) that included significantly increased housing densities and other supportive policies for infill housing development. At the same time, many community members have organized into housing advocacy groups that attend and comment at City Council meetings to encourage positive City Council action on housing.

The impact of housing unaffordability can be felt throughout Pacifica and the community dialogue related to housing has shifted from decades past. Housing affordability is understood in Pacifica to affect neighborhood character, the environment, and whether children and neighbors can continue living in the community. This Housing Element will aid the City's continuation of policies that support housing in ways that address these concerns. It will continue the progress made in recent years to support housing development and address the community's varied housing needs.

The Housing Element of the General Plan establishes how the City will comply with State Housing Law and where it can meet regional housing needs as determined in the Regional Housing Needs Allocation (RHNA). It is shaped by the input of community members, detailed analysis, and state law and it establishes a baseline for the city's housing goals, policies, and programs from 2023 to 2031 to increase the feasibility of housing development and other supportive housing activities. The Housing Element outlines the city's long-term housing objectives and includes policies and specific actions to facilitate housing production across all areas of the city. It also includes policies and actions to address fair housing issues and discrimination, reverse patterns of housing segregation, and address the needs of residents with disproportionate housing needs. The Housing Element also identifies sites with the capacity for future development to meet Pacifica's regional share of housing needs (RHNA) of 1,892 units plus a sufficient buffer to ensure "no net loss" in the event housing projects are approved at less than the projected densities. It does not approve specific housing projects or guarantee housing will be built on the identified sites. Rather, it takes steps to ensure the City's policies and procedures are supportive of housing development to meet Pacifica's RHNA and to minimize the potential for displacement of residents who live in existing housing.

## **2. HOUSING ELEMENT AND GENERAL PLAN**

The Housing Element is a major part of Pacifica's General Plan. The other eight elements of the Pacifica General Plan were updated in 2022 and, together with the Housing Element, the General Plan comprises a policy document mandated by State law to address issues related to physical development and conservation of resources. Pacifica's General Plan outlines a long-range vision that reflects the aspirations of the community, establishes goals and policies to guide development and conservation decisions by the Planning Commission, City Council, and City staff; and provides a basis for determining whether specific development proposals and public projects are in harmony with the city's long-range vision.

Development of enough housing in Pacifica, the Bay Area, and California remains one of today's greatest policy challenges. The Bay Area is the fifth-largest metropolitan area in the nation and has experienced near-continuous growth in both population and jobs over several decades. While regional job and population growth over the past 50 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced

out, increased traffic congestion and adverse environmental impacts caused by longer commutes, and fewer people across all income levels being able to purchase homes or pay surging rents.



Photo: Coastline and the Pacifica Municipal Pier in the West Sharp Park neighborhood (2019)

Pacifica's population and number of housing units has grown at a far lower rate than the region, reflecting a population increase of approximately 7 percent over 50 years, while the nine-county Bay Area region's population grew by approximately 68 percent since 1970. The Housing Element provides a roadmap for how to meet the city's share of the region's housing needs. These housing needs vary by income, family size, disability, and other factors. This Housing Element analyzes existing housing conditions, community needs, and constraints to housing development. The Housing Element also includes policies to facilitate the production of more housing and to strengthen maintenance, improvement, and development of existing housing across a diversity of housing types for all income groups, with a focus on affordable housing. Importantly, the Housing Element includes actions to affirmatively further fair housing and reverse historical regional patterns of segregation and housing discrimination.

The Housing Element is organized into eight major sections: Community Consultation, Housing Needs, Prior Housing Element Review, Assessment of Fair Housing, Housing Resources, Housing Sites Inventory, Housing Constraints, and Housing Plan (which includes Goals, Policies, Programs, Fair Housing Plan, and Quantified Objectives), and General Plan and Zoning Ordinance Consistency. Seven appendices present the detailed analysis and consultation that serves as the foundation of the plan. These appendices are as follows: Appendix A – Community Consultation, Appendix B – Prior Housing Element Review, Appendix C – Housing Needs, Appendix D – Assessment of Fair Housing, Appendix E – Housing Resources, Appendix F – Housing Sites Inventory, and Appendix G – Housing Constraints.

### 3. COMMUNITY CONSULTATION

A comprehensive engagement strategy to obtain the input of residents, business and property owners, housing advocates, resources providers, City staff, and elected officials was central to the process for updating the Housing Element to effectively address community needs and values. Pacifica's Housing Element engagement process engaged the community through strategies like targeted outreach to hard-to-reach groups, partnering with local organizations, conversations with people at community events, and multiple citywide surveys.

Appendix A – Community Consultation describes the City's efforts to engage the community throughout the Housing Element process and the feedback that was received. The Housing Element also describes ongoing efforts to engage the public and stakeholders in the implementation activities. A 30-day public comment period began when the draft was published. Appendix A has been updated to include the dates that the Housing Element and subsequent revisions were made available for public comment and how those comments were considered and incorporated into the plan where appropriate.

The community has been very clear throughout the Housing Element and recent General Plan processes that there is a strong preference for redeveloping many of the existing shopping centers into walkable mixed-use centers with new housing created with a diversity of types and cost levels as reflected in Goal HE-G-1. This approach is one of the central organizing themes for the entire Housing Element and approximately half of the programs and policies advance this goal. Community feedback also consistently revealed a strong community preference for ensuring housing was accessible to people of all ages and abilities and programs HE-I-4, HE-I-5, HE-I-7, HE-I-8, and HE-I-10 advance this community priority.

Outreach on equity, discrimination, and fair housing revealed the constraint on housing supply (and related lack of housing affordable at all levels) is a burden for the entire region and has cascading effects on all fair housing issues. When the cost of housing increases, households with the greatest economic challenges face a disproportionate impact on their livelihoods. This elevates HE-G-1 "Maintain, Improve, and Develop Housing: Encourage the development and retention of housing in a variety of types for all income levels with priority given to low-income households and projects that foster sustainable urban development" to be the first, and most important goal of the Housing Element, with support in nearly all the policies and programs.

Community intermediaries, from the Pacifica Resource Center to the Police Department, painted a more nuanced view of the fair housing issues present in the city and these are addressed by many programs including programs HE-I-4 and HE-I-7 through HE-I-11. Moreover, support for seniors has long been a community priority and ongoing programs, including HE-O-4, and new programs HE-I-1, HE-I-7 through HE-I-9 reflect how the City continues to operationalize this important community priority. A key community concern relates to safety. Community members were clear that building along vulnerable areas of coastline or in more fire-prone areas should be avoided if possible.

#### Public Draft Review

A discussion of the public draft review process and feedback received will be described following the closure of the public comment period.



## 4. PRIOR HOUSING ELEMENT REVIEW

The update of the Housing Element provides an opportunity to reflect on past achievements and challenges, identifying what is working to facilitate and what is limiting Pacifica's housing production. The following summary highlights key accomplishments and challenges from the previous Housing Element's planning period. A full assessment including a detailed review of progress and performance of the previous Housing Element activities is included in Appendix B – Prior Housing Element Review. This information will help ensure that the updated element for 2023 to 2031 builds on success, responds to lessons learned and positions the city to better address the community's housing needs. Appendix G – Housing Constraints includes an analysis of governmental and non-governmental constraints to housing production in the City of Pacifica that have contributed to the city's many challenges with housing production over the last cycle.

### Key Achievements

- In 2022, the Pacifica City Council adopted the updated 2040 General Plan. The new plan replaced the city's 42-year-old General Plan, last comprehensively updated in 1980. The plan provides the land use framework for potential growth over the next several decades with an emphasis on in-fill and mixed-use development.
- A new Sharp Park Specific Plan was adopted in 2022 which will also provide focused land use, transportation, and other policies to realize a revitalized Sharp Park neighborhood.
- Pacifica's General Plan and the Sharp Park Specific Plan includes density levels of up to 50 units an acre, a significant increase from the city's previous limit of 20 units an acre.
- The city completed a final Local Coastal Plan in 2019 and submitted a draft Land Use Plan to the California Coastal Commission which is currently under review by the California Coastal Commission.
- The City established two priority development areas (PDAs) consistent with ABAG requirements: the Sharp Park PDA and the Skyline Corridor PDA, which will guide the City's long-term focus for planning and redevelopment.
- The city updated its accessory dwelling unit (ADU) ordinance, passed a "reasonable accommodation" ordinance, and helped to preserve and rehabilitate existing affordable housing by providing incentives for housing preservation, including an affordable housing regulatory agreement at the 170-unit The Villages at Pacifica apartment complex.
- The Pacifica School District has submitted an application for workforce housing for faculty and staff on a former elementary school site (Oddstad Elementary School). The 7.5-acre site would produce 70 housing units (45 committed as workforce housing).

### Key Challenges

- There is an overall lack of public or private funding available to construct or acquire housing affordable to low- and very-low-income households.
- In the last Housing Element cycle, Pacifica did not achieve its RHNA. Housing sites were identified, but the constraints and economic feasibility of their development, and lack of funding did not result in their development.
- The city's physical environment creates challenges for new housing due to Pacifica's coastal location, slopes, erosion, and high fire danger, in addition to the additional regulatory burden of having 15 percent of the

city designated within the Coastal Zone and approximately 40 percent of the city's land area preserved as open space or dedicated parklands.

- Pacifica's coastal location and proximity to San Francisco has created economic incentives for private property owners to convert long-term rental housing into short-term rental housing.
- A limited transportation network that lacks connectivity and access to transit creates barriers to accessing employment opportunities.
- Due to limited City staff resources and budget challenges, the City has not passed all the ordinances that were included in the work plan in its last planning cycle.

## 5. HOUSING NEEDS

The goals, policies, and programs in the Housing Element were developed from an analysis of housing needs and various methods to provide adequate housing for Pacifica residents from all walks of life. The purpose of Appendix C – Housing Needs is to describe and quantify existing and projected housing needs and conditions in Pacifica. This appendix identifies and analyzes households with disproportionate housing needs such as extremely low-income households, households with people with disabilities, lower-income seniors, homeless residents, female-headed households with children, as well as cost burdened and overcrowded households, among others. This appendix is a profile of the community, including an analysis of the city's population, housing characteristics, employment, and income trends.



Photo: A blufftop building in Pacific Manor neighborhood prior to demolition (2016)

The Plan Bay Area 2050 Final Blueprint, the nine-county Bay Area’s regional plan, forecasts that the region will add 1.4 million new households between 2015 and 2050. The Association of Bay Area Governments (ABAG) develops a regional housing needs allocation (RHNA) for all counties in the Bay Area. New State Housing Element Law has resulted in a higher number of housing units projected compared to previous RHNA cycles. For this Housing Element cycle covering the planning period from 2023-2031, the number of total units in the Bay Area region increased by 135 percent, from 187,990 to 441,776. The share of units allotted to San Mateo County is 47,687 units (11% of the Bay Area total). For Pacifica, the proposed RHNA to be planned for this cycle is 1,892 units (4% of San Mateo County’s allocation) and an almost 1,500 unit increase from the previous cycle requirement of 413 units. The assigned RHNA segments housing need by income level in the categories very low, low, moderate, and above moderate. The assigned RHNA does not project Extremely Low-Income (ELI) units (30% AMI), but State Law requires that the City project its ELI needs. Pacifica has used the State approved methodology of using half the Very-Low-Income (VLI) RHNA for its projected ELI needs. Table 1 shows the City’s RHNA by income category. The city must plan for a variety of housing types affordable to persons with varying incomes during the planning period.

TABLE 1: REGIONAL HOUSING NEEDS ALLOCATION						
Income Group	Pacifica Units	San Mateo County Units	Bay Area Units	Pacifica Share	San Mateo Share	Bay Area Share
Extremely Low-Income (0-30% of AMI)	269	6,098	57,221	28.4%	25.6%	25.9%
Very-Low-Income (30%-50% of AMI)	269	6,098	57,221	28.4%	25.6%	25.9%
Low-Income (50%-80% of AMI)	310	7,023	65,892	16.4%	14.7%	14.9%
Moderate-Income (80%-120% of AMI)	291	7,937	72,712	15.4%	16.6%	16.5%
Above Moderate-Income (>120% of AMI)	753	20,531	188,130	39.8%	43.1%	42.6%
<b>Total</b>	<b>1,892</b>	<b>47,687</b>	<b>441,176</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Association of Bay Area Governments (ABAG)

## 6. ASSESSMENT OF FAIR HOUSING

While ensuring an adequate supply of housing is developed is a critical goal of this Housing Element, another key objective is to develop housing for the city’s diverse residents in a way that affirmatively furthers fair housing across the city. “Affirmatively furthering fair housing” means taking meaningful actions that, collectively, address significant disparities in housing needs and in access to opportunity. These actions aim to replace segregated living patterns with integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity, and foster compliance with civil rights and fair housing laws. Assembly Bill (AB) 686 requires that all public agencies affirmatively further fair housing and “take no action inconsistent with this obligation.” The duty to affirmatively further fair housing extends to all public agency activities and programs relating to housing and community development (Government Code Section 8899.50, subd. (a)(1)). AB 686 makes changes to Housing Element Law requiring housing elements to include an analysis of fair housing issues including an assessment of whether the city’s site inventory further exacerbates patterns of local and/or regional segregation.



The policies and programs in this Housing Element were developed to help achieve the city's fair housing objectives. The programs and policies in this housing plan encourage new housing choices in high resource areas, preservation of existing affordable housing, conservation, and improvement of assets in areas of lower opportunity and concentrated poverty, and protection of existing residents from displacement.

Appendix D – Assessment of Fair Housing includes an assessment that evaluates the site inventory relative to fair housing factors including segregation and integration, racially and ethnically concentrated areas of poverty (R/ECAP), racially concentrated areas of affluence (RCAA), access to opportunity, disproportionate housing needs and displacement risk. The assessment includes a history of segregation in the region, resident needs survey, an assessment of fair housing enforcement and outreach capacity, and an assessment of fair housing factors. The assessment of fair housing factors analyzes concentrations of fair housing factors across the city and the region and assesses whether the income distribution of the units in the site inventory will exacerbate patterns of segregation in the city and the region.

The analysis concludes that Pacifica's site inventory will not exacerbate existing patterns of local or regional segregation because it will accommodate housing units for a mix of incomes across the city and for lower and moderate incomes in a higher resource area. The proposed distribution of Pacifica's site inventory combined with the housing plan's policies and programs facilitates housing development for a mix of lower and moderate-income units in a higher resource area and a RCAA, helping to reverse existing patterns of regional segregation.

In addition to consideration of housing sites, the analysis resulted in the identification of local fair housing issues and contributing factors. The programs and policies included in the housing plan were, in part, developed to address fair housing issues that touch on all the fair housing factors, including segregation and integration, access to opportunity and disproportionate housing need. One strategy of this housing plan is to increase housing availability for people of lower incomes in higher resource areas. Therefore, all zoning amendments and programs that encourage the development of housing for lower incomes in a higher resource area will affirmatively further fair housing and are a part of the fair housing plan. Programs that affirmatively further fair housing are indicated by a diamond symbol (◆).

Fair Housing issues in Pacifica include:

- Low production of affordable housing limits housing choices of households who have lower incomes and disproportionate housing needs.
- Hispanic households have disproportionate housing needs. These needs are evident in high levels of cost burden, lower incomes, and higher poverty rates.
- Higher rate of homelessness relative to overall county population. Pacifica's proportion of the overall San Mateo County population is 5 percent, but the city has 15 percent of the unsheltered homeless population in the county.
- There is a concentration of residents living with a disability in the city's northern area with an unmet need for supportive housing and services.
- Lack of adequate transportation network and lack of access to employment centers contributes to the disproportionate housing needs of lower-income households.

## 7. HOUSING RESOURCES

The housing resources available to the City of Pacifica are described in Appendix E – Housing Resources and can be summarized as a combination of financial resources, a network of providers of housing and related services, and existing affordable housing. The inventory of sites that can meet the projected housing need is a housing resource described in Appendix E. Other housing resources include potential funding for development of affordable housing in the city. Activities that these resources may be used for include predevelopment, acquisition, construction, rehabilitation, conversion, and preservation. Housing resources also include community service organizations that provide housing services and manage housing programs and provide services to residents of low-income housing, the homeless population, people with disabilities, residents facing displacement, among others. Lastly, housing resources also include affordable housing projects and housing projects that provide housing for residents with special housing needs.

## 8. HOUSING SITES INVENTORY

The Housing Element identifies sites for housing development in Pacifica in order to accommodate the city's share of the regional housing need for the planning period (1,892 housing units plus a 30% buffer). Pacifica's site inventory can accommodate housing for all income levels. The city has identified sites capable of accommodating 2,476 total housing units, including 1,289 Lower-Income units which includes a 52 percent buffer over its Lower-Income RHNA requirement and a buffer of 31 percent over its total RHNA requirement. Appendix F – Housing Sites Inventory details how the city will meet its RHNA via pipeline projects, ADUs, and opportunity sites.



Photo: Rockaway Beach neighborhood (2022)

The 1,892 units allocated to Pacifica as part of the RHNA process for 2023 to 2031 (or 2,476 total housing units including a 31% buffer) include approved projects in the pipeline, projected ADUs, and opportunity sites identified in the site inventory. The city has already approved 139 pipeline units, which consist of approved projects that have not received a certificate of occupancy before June 30, 2022. Based on average annual ADU permits approved between 2018-2022, the City estimates the production of 187 ADUs over the eight-year

planning cycle. During the planning period the City can accommodate 527 units through the identification of sites currently designated with sufficient allowable density. An additional 1,623 units will require rezoning.

<b>TABLE 2: RHNA CAPACITY ANALYSIS</b>				
	<b>Lower- Income Capacity</b>	<b>Moderate- Income Capacity</b>	<b>Above Moderate- Income Capacity</b>	<b>Total Capacity</b>
<b>RHNA</b>	<b>848</b>	<b>291</b>	<b>753</b>	<b>1,892</b>
Approved Projects	44	2	93	139
Projected ADU's	112	56	19	187
<b>Sites Inventory List</b>				
Opportunity Sites That Allow Residential (Table 3)	182	172	173	527
Opportunity Sites That Need Rezoning (Table 4)	951	107	565	1,623
<b>Grand Total</b>	<b>1,289</b>	<b>337</b>	<b>850</b>	<b>2,476</b>
RHNA Surplus	441	46	97	584
RHNA Surplus %	52%	16%	13%	31%

Source: City of Pacifica

The plan includes a series of amendments to the Pacifica Municipal Code to ensure that housing opportunity sites are available, including rezoning of several commercial sites to allow residential, as well as to ensure that housing sites are distributed across many residential and mixed-use districts throughout the city, including High Resource Areas as defined by the California Tax Credit Allocation Committee (TCAC) map (see Appendix D – Assessment of Fair Housing, Figure D-8 Proposed RHNA Sites in Relation to TCAC Resource Areas by Census Tract). The City is also exploring new policies and partnerships for providing housing for essential members of our community, including policies for promoting housing production, preservation, increasing density, and promotion of ADUs. Appendix F includes a detailed assessment of the potential for development on the city's opportunity sites.

[Continues]

**TABLE 3: RESIDENTIAL SITES WITH EXISTING CAPACITY**

Site #	Location	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity
1	323 Beaumont Blvd			1	1
3	Santa Maria Ave/Palmetto Ave			8	8
4	2107 Palmetto Ave			7	7
5	2205 Palmetto Ave			1	1
6	Talbot Ave/Goodman Rd*		21		21
7	Talbot Ave/Goodman Rd			1	1
8	2251 Oceana Blvd			4	4
9	131 Brighton Rd			1	1
10	4275 Coast Hwy		33		33
11	Coast Hwy, Northside of Former Lumber Yard*		46		46
12	Coast Hwy, Between 4300-4400 Coast Hwy	112			112
13	5 Ohlone Dr			1	1
14	570 Crespi Dr	2	1	12	15
15	610 Crespi Dr*		36		36
16	1055 Terra Nova Blvd*	5	4	52	61
17	930 Oddstad Blvd	6	5	59	70
18	Caltrans ROW, Coast Hwy/Linda Mar Blvd	54			54
37	St. Peters Church, 700 Oddstad Blvd		24		24
38	Coast Hwy, north of Our Savior's Lutheran Church	3	3	26	31
		<b>182</b>	<b>172</b>	<b>173</b>	<b>527</b>

Note 1: Sites indicated with an asterisk (\*) include the more than one parcel. Each APN listed is included in Appendix F.

Note 2: Refer to Figures 1 through 5 and Appendix F, Figures F-2 through F-11.

Source: City of Pacifica.

[Continues]

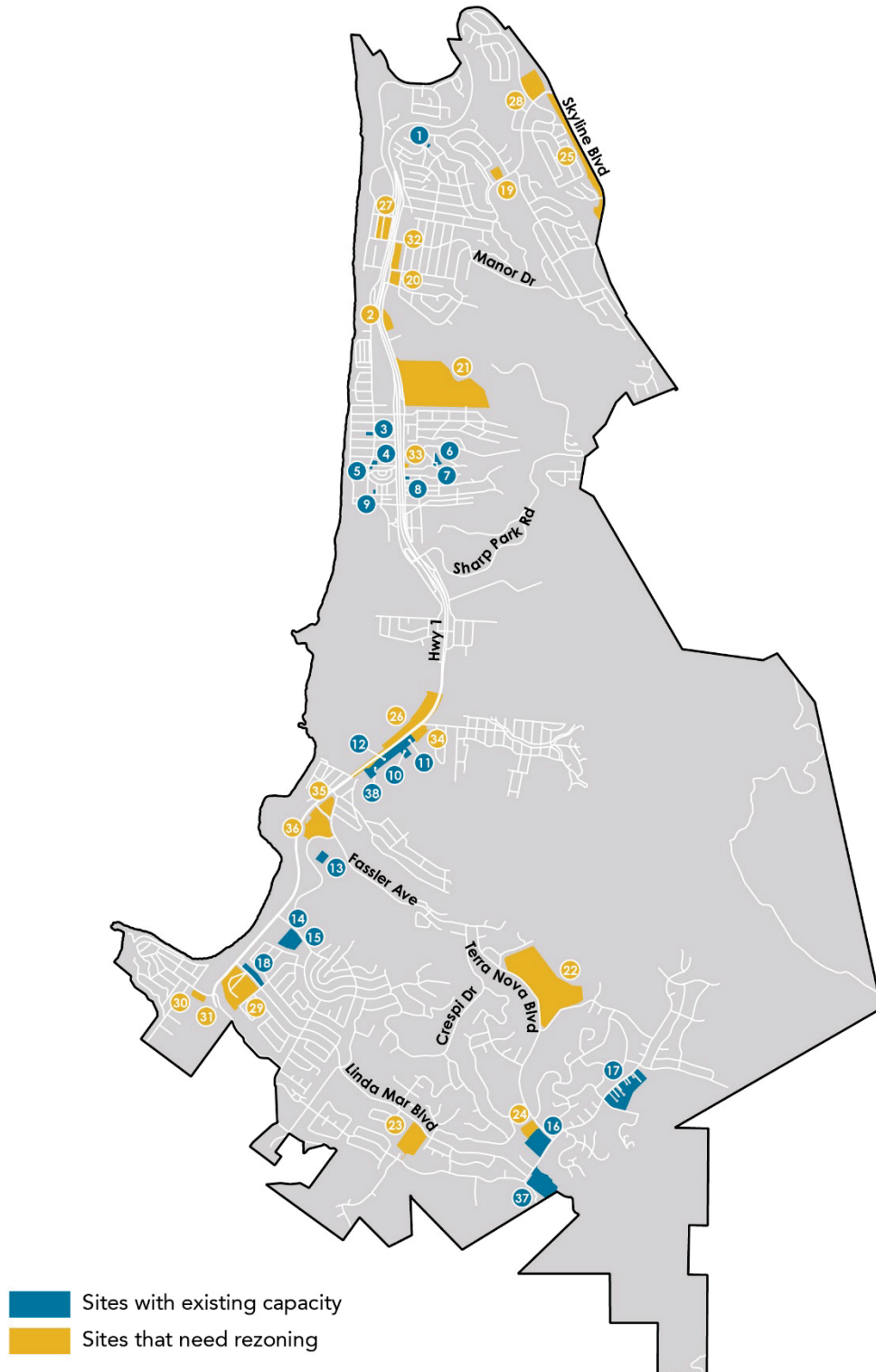
**TABLE 4: SITES THAT REQUIRE REZONING TO MEET RHNA CAPACITY**

Site #	Location	Existing Land Use	Existing Allowed Density (DU/A)	Proposed Density (DU/A)	Revise to Allow Residential Use	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity
<b>Residential</b>									
2	751 Oceana	HDR	30	40	N/A	6	6	68	80
19	7th Day Adventist, 533 Hickey Blvd	MDR	15	30	N/A		15		15
<b>Non-Residential</b>									
<i>Public</i>									
20	Public Works Corp Yard, 155 Milagra Dr*	Retail	0	40	Yes	50			50
21	Oceana HS, 401 Paloma Ave	Public	0	30	Yes	10	10	114	134
22	Terra Nova HS, 1450 Terra Nova Blvd	Public	0	30	Yes	8	7	82	97
23	Sanchez Art Center, 1220 Linda Mar Blvd	Public	0	40	Yes	130			130
24	Sanchez Library, 1111 Terra Nova Blvd	Public	0	40	Yes	52			52
25	Caltrans ROW, Skyline Blvd	N/A	N/A	40	Yes	162			162
26	Caltrans ROW, Coast Hwy/Quarry	N/A	N/A	60	Yes	122			122
<i>Shopping Center</i>									
27	Pacific Manor Shopping Center, 440 Manor Pl*	Retail/MUN	0-30	60	Yes	11		65	76
28	Fairmont Shopping Center, 777 Hickey Blvd*	Retail	0	50	Yes	3	3	35	41
29	Linda Mar Shopping Ctr, 500 Linda Mar Blvd*	Retail	0	50	Yes	14	13	155	182
30	Builders Exchange, 520 San Pedro Ave	Retail	0	30	Yes		23		23
31	Ace Hardware, 560 San Pedro Ave*	Retail	0	30	Yes		30		30
<i>Other Commercial Sites</i>									
32	Brentwood Shopping Center, Oceana/Manor*	Retail	0	60	Yes	100			100
33	US Bank, 1655 Oceana Blvd	MUC	30	50	N/A			14	14
34	Valleamar Station, 2125 Coast Hwy	Retail	0	50	Yes	64			64
35	Vacant, Coast Hwy/Sea Bowl Ln	Visitor Commercial	0	20	Yes			32	32
36	Sea Bowl, 4625 Coast Hwy	Visitor Commercial	0	60	Yes	219			219
						<b>951</b>	<b>107</b>	<b>565</b>	<b>1,623</b>

Note 1: Sites indicated with an asterisk (\*) include more than one parcel. Each APN listed is included in Appendix F.

Note 2: Refer to Figures 1 through 5 and Appendix F, Figures F-2 through F-11.

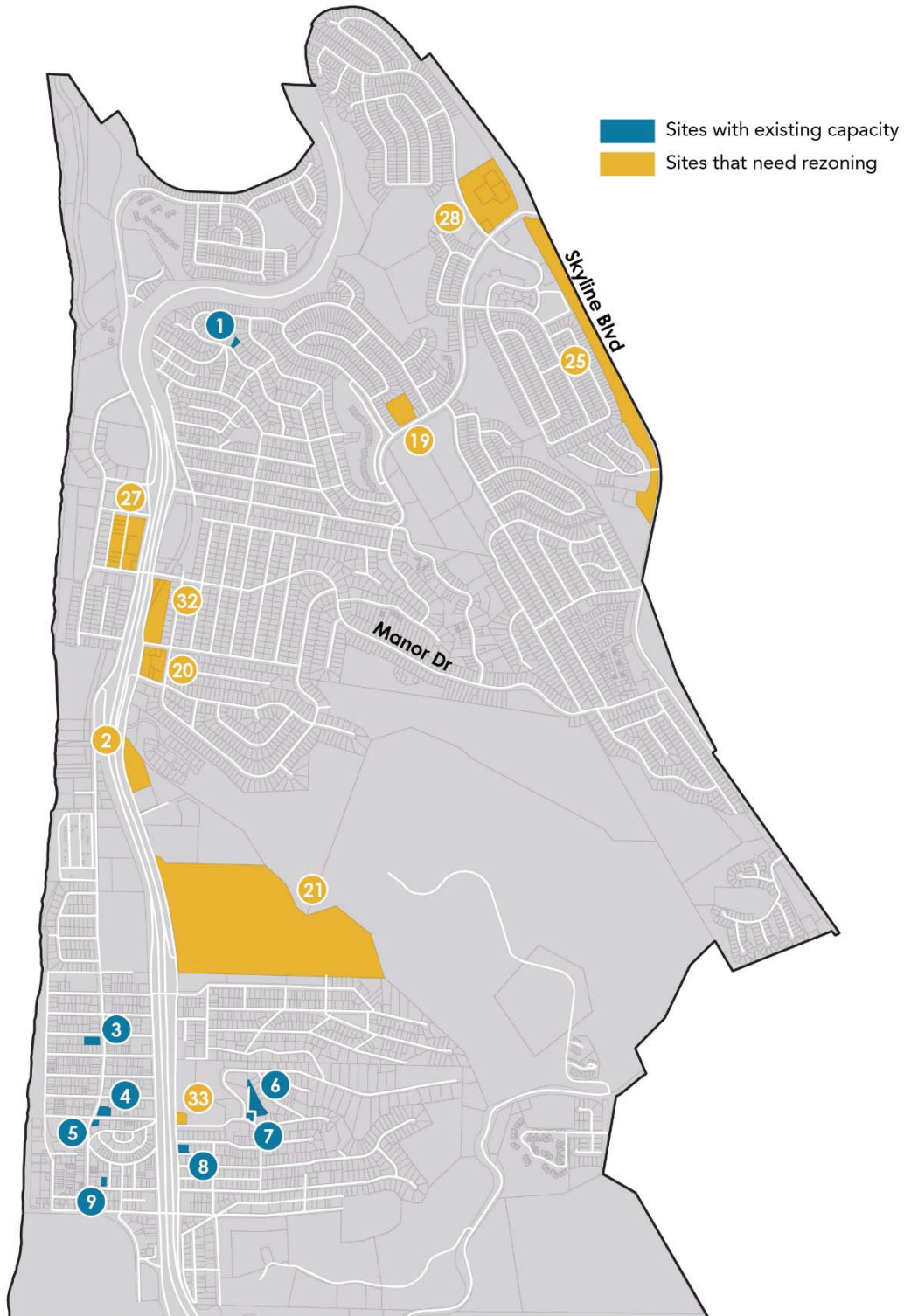
Source: City of Pacifica.



This figure shows the parcels on which housing is intended to be developed on all or a portion of the parcel. Where the entire parcel is not intended to be developed with housing, the specific areas of the parcel intended for housing development are depicted in Appendix F, Figures F-2 through F-11 "Areas assumed for housing (in blue shading)." The areas of the parcels that are not shown as "Areas assumed for housing (in blue shading)" are not included in the Housing Element site inventory.

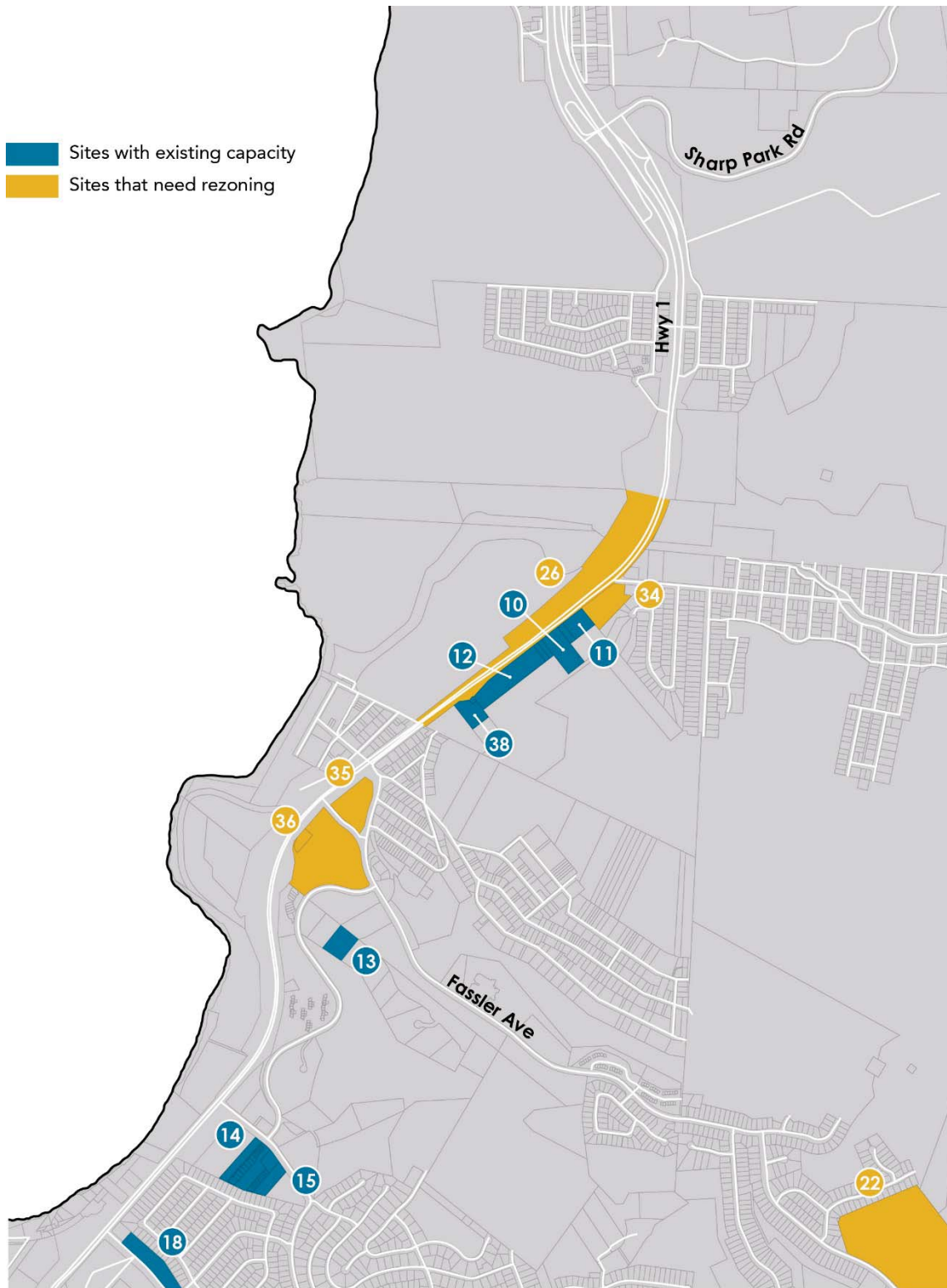
**Figure I: Overview of Housing Element Sites**





This figure shows the parcels on which housing is intended to be developed on all or a portion of the parcel. Where the entire parcel is not intended to be developed with housing, the specific areas of the parcel intended for housing development are depicted in Appendix F, Figures F-2 through F-11 "Areas assumed for housing (in blue shading)." The areas of the parcels that are not shown as "Areas assumed for housing (in blue shading)" are not included in the Housing Element site inventory.

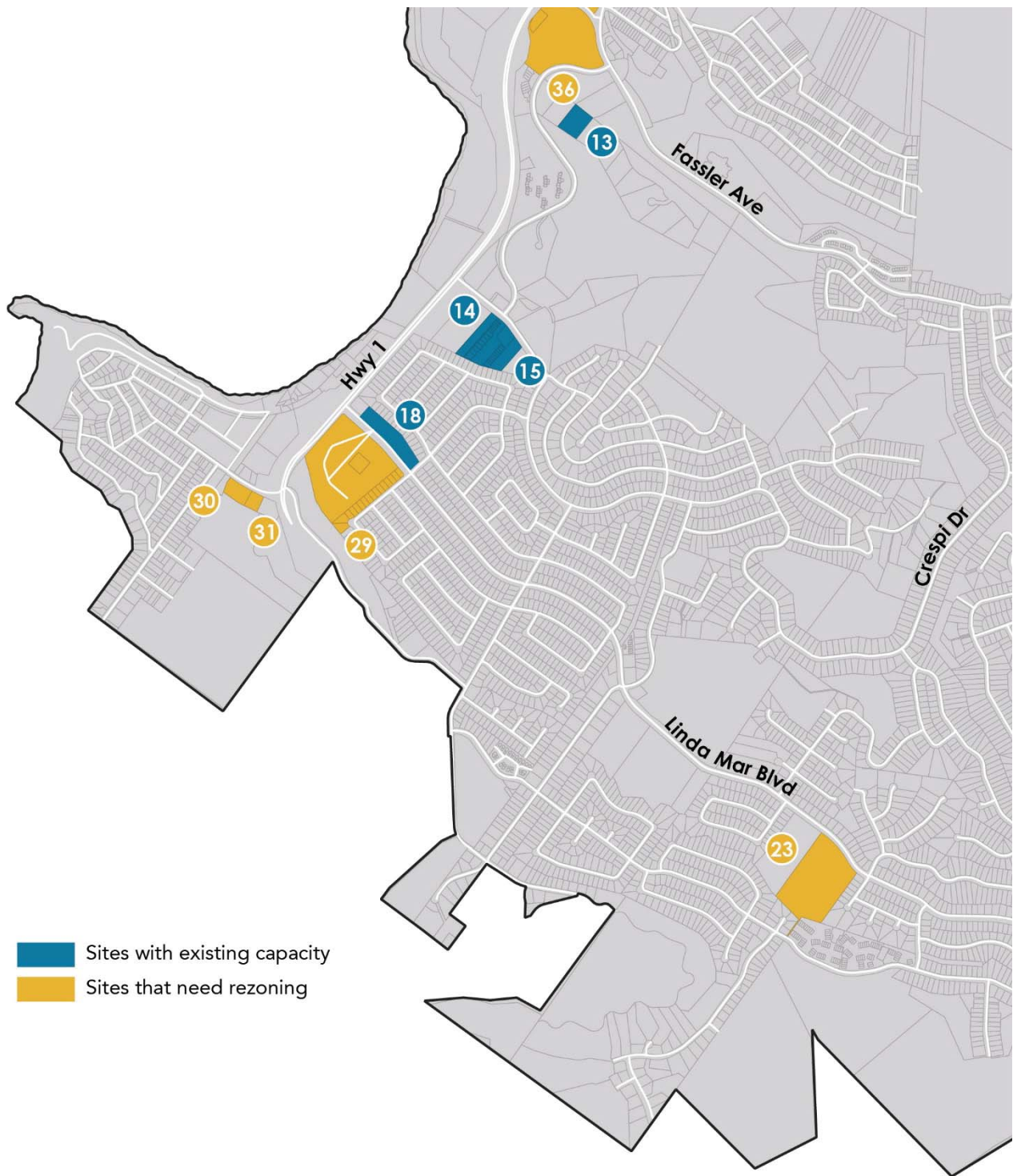
**Figure 2: North Pacifica Area Detail – Housing Element Sites**



This figure shows the parcels on which housing is intended to be developed on all or a portion of the parcel. Where the entire parcel is not intended to be developed with housing, the specific areas of the parcel intended for housing development are depicted in Appendix F, Figures F-2 through F-11 "Areas assumed for housing (in blue shading)." The areas of the parcels that are not shown as "Areas assumed for housing (in blue shading)" are not included in the Housing Element site inventory.

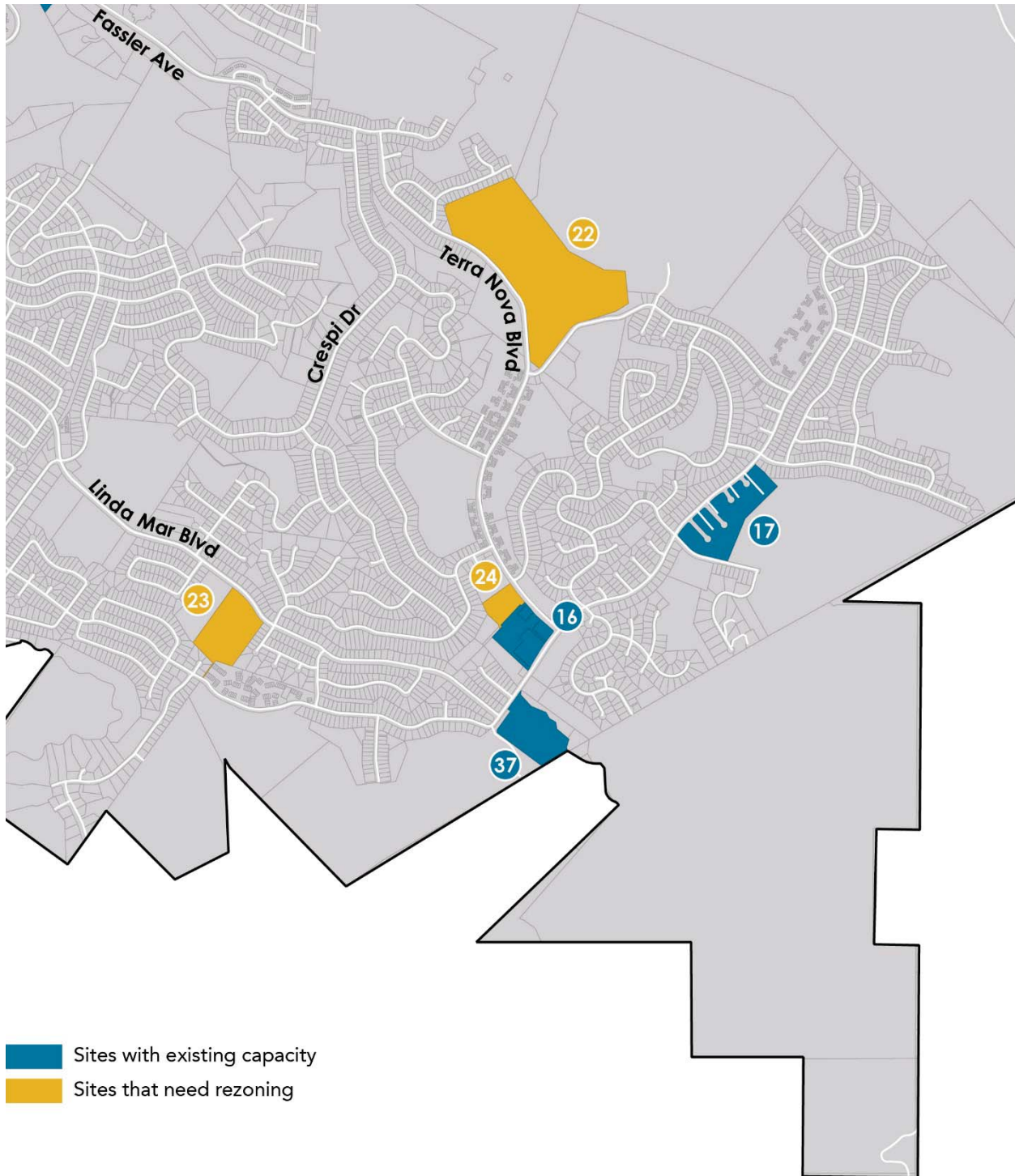
**Figure 3: Central Pacifica Area Detail – Housing Element Sites**





This figure shows the parcels on which housing is intended to be developed on all or a portion of the parcel. Where the entire parcel is not intended to be developed with housing, the specific areas of the parcel intended for housing development are depicted in Appendix F, Figures F-2 through F-11 "Areas assumed for housing (in blue shading)." The areas of the parcels that are not shown as "Areas assumed for housing (in blue shading)" are not included in the Housing Element site inventory.

**Figure 4: Southwest Pacifica Area Detail – Housing Element Sites**



This figure shows the parcels on which housing is intended to be developed on all or a portion of the parcel. Where the entire parcel is not intended to be developed with housing, the specific areas of the parcel intended for housing development are depicted in Appendix F, Figures F-2 through F-11 "Areas assumed for housing (in blue shading)." The areas of the parcels that are not shown as "Areas assumed for housing (in blue shading)" are not included in the Housing Element site inventory.

**Figure 5: Southeast Pacifica Area Detail – Housing Element Sites**



## 9. HOUSING CONSTRAINTS

State Housing Element law requires local agencies to analyze actual and potential constraints upon the maintenance, improvement, or development of housing for all income levels. Appendix G – Housing Constraints provides information about real estate and finance trends that impact the cost of creating new housing, as well as the ability to purchase a home. It also reviews the building and land use regulations, processes and fees, and improvement requirements associated with obtaining approvals to construct housing. Pacifica is located in a unique coastal setting, and additional layers of regulations from the California Coastal Commission, in addition to addressing the impacts of geologic hazards, create further constraints. Options for mitigating the identified constraints are provided as programs to further the production of housing to meet the needs of the community. It is worth noting that since the city's previous Housing Element was adopted, several substantive changes to State Housing law and Housing Element requirements have occurred, which create challenges to local government capacity even if they otherwise incentivize additional housing production.



Photo: Housing in the Rockaway Beach neighborhood (2022)

## 10. FAIR HOUSING PLAN

The City's fair housing plan consists of meaningful actions and programs to affirmatively further fair housing and address historical housing discrimination. These steps are deeply integrated within the overall goals, programs, and policies in the housing element; however, key aspects of the fair housing plan are indicated by a diamond symbol (◆).

## 11. GOALS AND POLICIES

### Purpose

Housing goals, programs, and policies are a core part of a housing element. They reflect the commitment the City is making to the community and the State of California to define a regulatory framework that can accommodate the RHNA described above. This section, 10. Goals and Policies, describes the overarching goals, and specific policies the City of Pacifica is establishing to guide program design, prioritization, and implementation. The following section (11. 2023-2031 Programs) establish the specific actions required for the City to adequately maintain, preserve, and develop housing during the planning period. Each program includes measurable targets and timeline commitments. Pacifica also has many existing and ongoing housing initiatives in place. These are reflected in the City's Zoning Regulations and its administrative operations, many of which were established in prior Housing Element cycles, such initiatives are described in Section 12. Ongoing Policies. The notation for each goal is read "HE-G-#," for each policy "HE-P-#," and Program (sometimes known as an implementing action) "HE-I-#."

### Goals

The goals of the City of Pacifica Housing Element for the 2023-2031 planning period provide the overarching and long-term framework for the policies and programs the City will undertake during the planning period.

- HE-G-1 ♦      Maintain, Improve, and Develop Housing: Encourage the development and retention of housing in a variety of types for all income levels with priority given to low-income households and projects that foster sustainable urban development.**
- HE-G-2 ♦      Affirmatively Further Fair Housing: Ensure community members have equitable access to safe, sanitary, and affordable housing, foster inclusive neighborhoods, remove barriers to housing for vulnerable communities, and protect residents from displacement.**

### Policies

The policies of the City of Pacifica Housing Element for the 2023-2031 planning period provide the policy framework to guide program design, prioritization, and implementation the City will undertake during the planning period.

- HE-P-1          Amend the general plan, map, and zoning ordinance to implement the land use designations, goals, policies, and programs identified in the 2023-2031 Housing Element.**
- HE-P-2          Focus redevelopment in underutilized commercial shopping centers to create vibrant, mixed-use, and walkable neighborhood centers.**

- HE-P-3** Remove constraints to housing development by streamlining the city's development review and permitting processes and conducting a significant code modernization initiative.
- HE-P-4** Promote energy savings in housing and urban development patterns.
- HE-P-5 ♦** Strengthen transportation networks that connect residents with services and economic opportunities, including through partnerships with transportation agencies, with an emphasis on seniors, people with disabilities, and lower-income residents.
- HE-P-6 ♦** Facilitate production of affordable housing with an emphasis on affordable rental housing, workforce housing, and affordable home purchase opportunities to decrease the impact of housing prices on cost burdened households, and to provide opportunities to build generational wealth.
- HE-P-7 ♦** Expand affordable rental and homeownership housing choices in areas of opportunity and higher resources and promote opportunities for homeownership among communities that are disproportionately underrepresented in homeownership to foster intergenerational wealth.
- HE-P-8 ♦** Encourage upgrades to and maintenance of housing units.
- HE-P-9 ♦** Support the safety and wellbeing of people of all ages and abilities by encouraging age-friendly and universal design in new and rehabilitated housing and neighborhood improvements.
- HE-P-10 ♦** Support lower income families with children and multiple generations living together by ensuring a proportion of lower cost units include three or more bedrooms.
- HE-P-11 ♦** Deeply affordable housing is needed by people with developmental disabilities. Extremely low-income (ELI) units are particularly important to people with developmental disabilities, and some of the City's planned production of ELI units should be subject to a preference for people with developmental disabilities.
- HE-P-12 ♦** Protect residents from displacement and preserve the affordability of existing housing by preventing the conversion of existing affordable housing units to less affordable housing types. For example, by supporting the preservation and habitability of mobile home communities.

- HE-P-13 ♦    Housing opportunities shall be provided for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, disability, or any other legally protected class.**
- HE-P-14 ♦    Maintain effective reasonable accommodation policies and programs.**
- HE-P-15 ♦    Promote fair housing enforcement and outreach by regularly communicating about fair housing issues and laws to residents and property owners.**
- HE-P-16 ♦    Improve services and amenities in existing neighborhoods, especially in areas of lower opportunity, with an emphasis on the needs of families, children, and seniors.**
- HE-P-17 ♦    Support housing security for households with low incomes or special needs by strengthening services for residents facing eviction, housing instability, and risk of homelessness.**

## **12.    2023-2031 PROGRAMS**

Programs, often referred to as implementation actions, to be undertaken by the City during the planning period aim to further the goals and policies articulated above and make measurable progress toward the objectives, constraints, and fair housing issues below. The implementation actions will address city processes and policies (governmental constraints) and external factors such as development costs (nongovernmental constraints) to reduce barriers and encourage the development of a variety of housing types and affordability, with a particular emphasis on housing affordable to those with low incomes.

The programs make a high-level reference to the respective constraints, objectives, fair housing issues and topics, and contributing factors they address. For a detailed analysis of the constraints, objectives, and fair housing topics referenced, please see Appendix C – Housing Needs, Appendix D – Assessment of Fair Housing, Appendix E – Housing Resources, and Appendix F – Housing Constraints. It should be noted that the programs may simultaneously advance multiple goals and policies.

Policies and programs constituting the fair housing plan are integral to the overall housing plan and are presented together within the general housing plan and indicated with a diamond symbol (♦). Table 5 provides an overview of the programs and implementation timelines.

[Continues]

**TABLE 5: PROGRAM IMPLEMENTATION OVERVIEW**

Program		2023	2024	2025	2026	2027	2028	2029	2030	2031
HE-I-1	General Plan and Zoning Amendments to Achieve RHNA (R)									
HE-I-2	Zoning Modernization and Streamlining									
HE-I-3	Public and Semi-Public Land Master Planning									
HE-I-4 ♦	Support Development of Accessory Dwelling Units									
HE-I-5 ♦	Fund a Housing Action Fund									
HE-I-6 ♦	Strengthen Inclusionary Housing Program									
HE-I-7 ♦	Preserve Existing Affordable Housing Units									
HE-I-8 ♦	Rehabilitation of Homes in Lower Resource Areas									
HE-I-9 ♦	Housing for Extremely Low-Income, Special, and Disproportionate Needs									
HE-I-10 ♦	Strengthen Services for Homelessness									
HE-I-11 ♦	Fair Housing Enforcement and Outreach Capacity									
HE-I-12 ♦	Fair Housing Affirmative Marketing Strategy									
HE-I-13	Infrastructure Capacity Improvements									
HE-I-14	State and Federal Law Conformance									

Notes: 1. Programs indicated with (R) are rezoning programs. All land use redesignation and rezoning to accommodate RHNA are included within HE-I-1 and are intended to be complete by January 31, 2024, however, additional significant implementation activities will continue through December 2026. Programs indicated with (♦) are AFFH programs.

3. The darkest color squares in the table above reflect the years of principal activity for a given program. It is assumed each program may also have minor associated activities that may occur in prior or subsequent years.

## HE-I-1 General Plan and Zoning Amendments to Achieve RHNA

### Objectives and Constraints

Create the regulatory framework to accommodate the Regional Housing Needs Allocation (RHNA) sites inventory, promote development of multi-family housing, including rental housing and missing middle housing. Address land use constraints to make the production of housing more likely. This program reflects the priority given in the General Plan and this Housing Element to focus redevelopment in existing commercial shopping



centers. Doing so indirectly addresses many of the environmental, infrastructure, land cost, construction cost, financing, and California Coastal Act constraints discussed in Appendix G.

### Implementation Actions and Timeline

1. Amend General Plan Land Use designations and zoning designations to accommodate the RHNA by January 31, 2024, as shown in Table 4.
2. Review the zoning regulations and map to identify inconsistencies between the general plan densities and uses and the currently adopted zoning regulations and amend accordingly to resolve (selected sites on Table 3).
3. Submit an amendment of the Local Coastal Land Use Plan Update to the California Coastal Commission for land use changes proposed for sites 26, 27, 30, and 31 by December 2025 to implement actions 1 and 2 in HE-I-1.
4. Complete any required CEQA environmental analysis for redesignation and rezoning in program HE-I-1 by January 31, 2024.
5. Site assembly: to assist multi-parcel sites such as shopping centers, establish a site consolidation incentive by December 2025. This could include a technical assistance program, specific planning processes, establishing a graduated density incentive for lot consolidation and front-loading CEQA analysis to make the sites more likely to be redeveloped into housing/mixed use.
6. Initiate Caltrans decertification process for any Caltrans owned site (sites 18, 25, 26), including making an initial deposit of funds (approximately \$35,000 in 2022) by December 2024, designate sites as required. It is anticipated that the City may partner with nonprofit housing developers for these sites.
7. City Council to evaluate potential of city-owned sites and seek affordable housing developer interest in conformance with any applicable Surplus Land Act requirements. The city will commission a study examining whether any other city-owned sites are appropriate for an RFP for a developer to work collaboratively with the City to try to develop a key site by December 2024, and present recommendations to the City Council by December 2025 with a goal of adoption by December 2026.
8. Work collaboratively with owners of public or semi-public sites that have potential for development and identify potential housing developers to facilitate development of the site.
9. Rezone to implement state government code 65583.2 subd. (c) to allow approval of residential developments “by-right” if at least 20 percent of the units are affordable to low income for the two sites identified on multiple housing elements: Sites 24 and 27. Site 24 is the Sanchez Library located at 11 Terra Nova Blvd. Site 27 is the Pacific Manor Shopping Center located at 440-494 Manor Plaza.
10. Existing recreational facilities, such as playing fields on public sites to be preserved if possible.
11. Implementation to begin by June 2023 and requires significant effort through December 2026.

**Backup Action:** If the decertification process does not conclude in decertification of one or more of the three Caltrans sites (Skyline, Linda Mark Park-and-Ride, and Coast Highway/Quarry) by June 2026, the City will initiate a further increase in density on other sites to make up the difference of the one or more sites that were not decertified by Caltrans, with an initial priority on the existing shopping center sites.

**Metric:** Progress towards meeting the City’s Regional Housing Needs Allocation.



**Funding Source:** General Fund; external grant funding may be available to support technical assistance and specific planning described above.

**Responsible Agency:** Planning Department

## **HE-I-2            Citywide Zoning Modernization and Streamlining to Facilitate Housing Development and Maintain Consistency with the General Plan**

### **Objectives and Constraints**

Modernize zoning code to make it easier to use, foster greater development in select areas, and streamline the application submittal and review processes. Address land use and processing and permitting procedure constraints to make the production of housing more likely. This program is a citywide comprehensive code update to remove barriers to housing development, improve the function and interpretation of the zoning code, and to ensure consistency with the updated 2040 General Plan. It is intended to apply city-wide and not be limited to sites identified on the RHNA sites inventory.

### **Implementation Actions and Timeline**

1. Comprehensive Zoning Regulation modernization to increase the potential for development with a focus on areas identified in the general plan for increased density, by December 2027, and will consider the following:
  - a. Adopt Objective Design Standards for multi-family residential projects and mixed-use projects with a residential component.
  - b. Increase height limits.
  - c. Redefine density calculations from gross area to form based or another mechanism to allow greater density while still enforcing design standards.
  - d. Add additional definition or refinement to the municipal code:
    - i. Align development standards between rental and for sale.
    - ii. Revise use and density descriptions of “Family” withing the Zoning Regulations.
    - iii. Amend Planned-Development Zoning District to eliminate potential barriers to multi-family and affordable housing development, including but not limited to reconsideration of the cost revenue analysis and general list of price ranges requirements. Clarify language regarding multi-family developments and the term “unit” in this context by December 2025.
  - e. Increase density.
  - f. Increase Floor Area Ratio (FAR).
  - g. Reduce off-street parking requirements.
  - h. Reduce setbacks.
  - i. Require a minimum of 50 percent of floor area dedicated to residential uses in selected mixed-use developments.

- j. Allow residential in select non-residential zones (evaluate standards for maintaining employment development).
  - k. Establish other objective standards to enable ministerial approval of multi-family projects for lower-income levels as a permitted use for projects up to 20 dwelling units in all multi-family and mixed-use zones. Establish ministerial site-plan review for multi-family developments up to 20 units (and any housing portion of mixed-use projects).
  - l. Prohibit single-family residential development in multi-family and mixed-use zones.
  - m. Establish multi-family uses as permitted in mixed use zones.
  - n. Other code updates to make development requirements easier to understand.
2. Develop Zoning Code amendments to align with SB 330 objective standard requirements and make a recommendation to the City Council by December 2024.
  3. Establish priority building permit processing and reduced plan check times for multi-family housing projects affordable to lower-income households or units that serve special needs populations.
  4. Establish a process to facilitate ministerial approvals where feasible to expedite the review and approval of housing projects. For example, establishing projects of up to 20 dwelling units that are affordable to lower-income households as a permitted use in multi-family and mixed-use zones.
  5. Initiate any required CEQA environmental analysis for the comprehensive zoning modernization program by January 2026.
  6. Implementation to begin by December 2023 and will require significant effort through December 2027.

**Metric:** Adopt a comprehensive update to the City’s Zoning Regulations. Provide a 30-day response to all application submittals. Monitor and reduce development review process timeline for housing projects.

**Funding Source:** General Fund

**Responsible Agency:** Planning Department

### **HE-I-3      Public and Semi-Public Land Master Planning and Implementation**

#### **Objectives and Constraints**

Accommodate the Regional Housing Needs Allocation Sites Inventory by evaluating public and semi-public lands to support future housing development. Address constraints associated with land cost and land use controls.

#### **Implementation Actions:**

1. Proactively engage public agency landowners including the Jefferson Union High School District, Pacifica School District, North Coast County Water District, County of San Mateo, and others, to develop a common long-range land use vision for all publicly owned property within the city in 2023 and 2024. The city will conduct a “fit study” to determine the feasibility of future efforts by June 2024 and subsequently examine if rezoning or redesignation would be appropriate for any publicly owned sites, in addition to any sites identified in HE-I-1 and bring a recommendation to the City Council by December 2024.

2. The city will pursue a partnership with Pacifica School District to explore implementation requirements of an interagency partnership to use the city's current corporation yard for district offices, ideally including housing above, and consolidate City and District corporation yard functions at the existing District corporation yard at 375 Reina del Mar Avenue by December 2026.
3. Implementation to begin by December 2023 and require significant effort through December 2026.

**Metric:** Fit study completed; recommendations brought to City Council.

**Funding Source:** General Fund; external grant funding may be available to support technical assistance and specific planning described above.

**Responsible Agency:** Planning Department (will pursue collaboration with Pacifica School District and Jefferson Union High School District)

## **HE-I-4 ♦ Support Development of Accessory Dwelling Units**

### **Objectives, Constraints, Fair Housing Issues, and Contributing Factors**

Increase the rate of ADU production to expand the number of units affordable to lower-income households in higher resource areas across the city. Address constraints associated with land cost, construction cost, financing, and land use controls as they relate to the production of ADUs.

**Fair Housing Issues and Contributing Factors:** Low housing production; Lack of affordable housing options in higher resource areas; Low production of affordable housing limits housing choices of households who have lower incomes and disproportionate housing needs; and Hispanic households have disproportionate housing needs. These needs are evident in high levels of cost burden, lower incomes, and higher poverty rates.

**Fair Housing Category:** Access to Opportunity

### **Implementation Actions and Timeline**

By December 2026:

1. Provide technical ADU design tools and resources to homeowners to encourage ADU development, including pre-approved ADU plans (e.g., HEART) to increase the rate of production of affordable ADUs beyond the number developed over the previous planning period.
2. Evaluate developing a “building permit ready ADU” program and plans that have been pre-approved by the Building Division and conform to the current building code and present a recommendation to the City Council.
3. Strengthen the ADU OneStop shop program to provide additional information and technical assistance to understand ADU regulations.
4. Collaborate with other jurisdictions to develop a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for a minimum term.
5. Annually identify and pursue funding applications (federal, state, local, nonprofit and private) to support the development of ADUs with low interest loans and/or grants and other incentives.

6. Study and bring suggestions to City Council to revise development standards for ADUs to incentivize greater ADU production beyond the requirements in state law (including tuck-under parking, allowing multiple ADUs, increasing height limits, and reducing setbacks).
7. Implementation to begin by January 2025 and require significant effort through December 2026

**Metric:** Number of ADU planning applications permitted in the planning period.

**Funding Source:** General Fund and federal, state, local, nonprofit and private fundings sources.

**Responsible Agency:** Planning Department

## HE-I-5 ♦ Fund a Housing Action Fund

### Objectives, Constraints, Fair Housing Issues, and Contributing Factors

Fund a Housing Action Fund to support housing projects or other supportive activities to remove constraints on housing production and promote development of multi-family rental and for-sale housing.

**Fair Housing Issues and Contributing Factors:** Low production of affordable housing limits housing choices of households who have lower incomes and disproportionate housing needs; and potential for conversion of income-assisted units to market rate.

**Fair Housing Category:** Disproportionate housing need for low-income households and protected classes.

### Implementation Actions and Timeline

1. By December 2024, hire consultant to study best practices in establishing and funding a local housing fund using available funding sources and utilizing that fund to leverage new funding sources, including the Bay Area Housing Finance Authority (BAHC) and the Bay Area Preservation Pilot (BAPP) by Revenue options for further study include: Development Impact Fees, Linkage Fees, Vacancy Taxes, Grand Nexus Study in partnership with other local jurisdictions, other forms of land value capture to generate housing funds, exploring the market impacts of increasing the required BMR units from 15 percent to 20 percent minimum, short-term rental fees, general fund, the sale of surplus land, and transfer fees on luxury properties (e.g., 1.5% for property transactions greater than \$2 million).
2. By December 2025, explore other funding opportunities to support affordable housing development. Efforts include actively tracking available Federal, State, Regional, and Local funding opportunities for affordable housing and determining how to leverage these funds to build or rehabilitate more affordable housing. Actively coordinate with city partners, including nonprofit housing developers on how best to leverage these resources.
3. By December 2024, identify funding to address limitations on staff capacity to implement the other implementation actions articulated in the Housing Element, including LEAP and REAP grants.
4. By December 2024, study the city's participation in a shared housing staff program being considered by the County of San Mateo County and other jurisdictions within San Mateo County.
5. Implementation to begin by January 2024 and require significant effort through December 2026

**Metric:** Fund established; funding sources identified.

**Funding Source:** General Fund

**Responsible Agency:** Planning Department

## **HE-I-6 ♦      Strengthen Inclusionary Housing Program**

### **Objectives, Constraints, Fair Housing Issues, and Contributing Factors**

Commission a study to evaluate revisions to current Below Market Rate (inclusionary zoning) program to increase the minimum required proportion of affordable units and incentivize production of units with deeper affordability than the current program.

**Fair Housing Issues and Contributing Factors:** Low production of affordable housing limits housing choices of households who have lower incomes and disproportionate housing needs; and Hispanic households have disproportionate housing needs. These needs are evident in high levels of cost burden, lower incomes, and higher poverty rates.

**Fair Housing Category:** Disproportionate housing need for low-income households and protected classes.

### **Implementation Actions and Timeline**

By December 2025

1. City will commission a study regarding an amendment to the City's Below Market Rate (inclusionary) program ordinance to require a minimum 20 percent affordable units in developments subject to the ordinance, along with other alternatives and incentives to encourage production of affordable units, and consideration of longer periods of affordability restrictions.
2. Adjust the city's Below Market Rate program to allow a smaller unit contribution (<15%), larger density bonuses, and/or other incentives in exchange for affordable units that address the needs of residents with extremely low- and very low incomes who face high rates of cost burden in the city.
3. Adjust the city's Below Market Rate program to allow for additional flexibility to meet obligations through a combination of an in-lieu fee and affordable unit contribution.
4. Strengthen the administration of the Below Market Rate program by creating written program policies and seeking external program administration support (such as the shared housing staff program described above).
5. Implementation to begin by January 2024 and require significant effort through December 2025.

**Metric:** Complete a study and adopt revisions.

**Funding Source:** General Fund

**Responsible Agency:** Planning Department

## HE-I-7 ♦ Preserve Existing Affordable Housing Units

### Objectives, Constraints, Fair Housing Issues, and Contributing Factors

Preserve the city's deed restricted affordable units that will expire in the next decade and develop a plan for preservation of all existing affordable units to keep them affordable long term. Protect residents of less-expensive market-provided units.

**Fair Housing Issues and Contributing Factors:** Prevent low-income residents from displacement or housing-cost burden due to expiration of covenants; Require replacement units Pursuant to California Government Code Section 66300; Low production of income assisted units, lack of investment in existing affordable housing; Protect existing residents from displacement: strategies that protect residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability.

**Fair Housing Category:** Disproportionate housing need for low-income households.

### Implementation Actions and Timeline

1. The city will monitor “at-risk” affordable rental units. One property, Casa Pacifica, may be at risk of losing affordability of 100 senior units, since its Section 8 rental assistance contract with HUD expires Jan 2025. Staff will contact this property owner by January 2024.
2. In the event City receives Notice of Intent to convert to market rate housing, conduct tenant outreach and education.
  - a. The city will conduct outreach to the property owner in order to understand the status of each property’s restrictions.
  - b. Provide noticing to tenants and affected public entities in accordance with Gov. Code, § 65863.10, 65863.11, and 65863.13.
  - c. The city will respond promptly to any Notices of Intent to terminate affordability protections.
  - d. If the City identifies units are at risk of converting to market rate, then the City will leverage available local resources by coordinating with San Mateo County Housing Endowment and Regional Trust (HEART) and the County of San Mateo Department of Housing as well as work with its owner to pursue other financial resources (federal, state, local, nonprofit and private) to aid in the preservation of at-risk units.
3. Develop a long-term funding plan for preservation of at-risk units to keep them affordable long term by December 2024.
4. Consider revisions to land use policies necessary to ensure there is not an economic incentive to discontinue and redevelop affordable units at risk of conversion to market rate.
5. Amend the Zoning Code to incorporate specific requirements stipulated in California Government Code Section 66300 pertaining to the replacement of protected housing units.
6. Preserve the affordability of existing affordable housing by requiring replacement of Below Market Rate units lost during any construction, redevelopment, or demolition projects.
7. Pursue HEART program to fund acquisition and preservation of existing rental units to preserve as affordable housing.

8. Evaluate policies to prevent the conversion of existing affordable housing units to less affordable housing types. For example, by supporting the preservation and habitability of mobile home communities, or programs to facilitate the donation of private homes to affordable housing programs.
9. Implementation to begin by January 2024 and will require significant effort through December 2026.

**Metric:** No loss of existing deed restricted affordable units in the planning period. No net loss of affordable housing units following any construction, redevelopment or demolition projects resulting in the removal of affordable housing units.

**Funding Source:** General Fund, federal, state, local, nonprofit or private funds.

**Responsible Agency:** Planning Department; Partners may include affordable housing developers such as Mercy Housing, BRIDGE Housing, MidPen Housing, HEART, San Mateo Housing Department, among others.

## **HE-I-8 ♦      Rehabilitation of Homes in Lower Resource Areas**

### **Objectives, Constraints, Fair Housing Issues, and Contributing Factors**

Support maintenance and rehabilitation activities that improve the condition of the city's existing housing stock in order to preserve existing housing options, especially for extremely low-income households and households with special needs. Address any building code constraints to facilitate preservation of existing housing stock.

**Fair Housing Issues and Contributing Factors:** Hispanic households have disproportionate housing needs. These needs are evident in high levels of cost burden, lower incomes, and higher poverty rates; there is a concentration of residents living with a disability in the city's northern area with an unmet need for supportive housing and services.

**Fair Housing Category:** Disproportionate housing need for low-income households.

### **Implementation Actions and Timeline**

1. The city will add home maintenance education resources to its website by 2024.
2. The city will conduct a survey to ascertain the housing conditions and rehabilitation or accessibility needs for existing homeowners and properties located in low resource areas by 2027.
3. Pursue opportunities to create repair and rehabilitation programs to address housing units in need of repair in low-resource areas by 2026. Funding sources may include local, regional, and/or state funds. Examples may include:
  - a. Minor home repair program that will provide life safety and accessibility repairs to low-income seniors and disabled homeowners at no cost.
  - b. Loan program or microgrant to aid in the repair or rehabilitation of homes owned by extremely low-income households.
4. While resources will be added to the website by 2024 (HE-I-1.1), analysis and program implementation to begin by January 2025 and require significant effort through December 2027 (HE-I-2 and HE-I-3)



**Metric:** Fewer housing units in need of repair over the planning period.

**Funding Source:** General Fund, federal, state, local, nonprofit, and private funding.

**Responsible Agency:** Planning Department; Partners may include San Mateo County Department of Housing, nonprofit housing developers, and private foundations.

## **HE-I-9 ♦      Housing for Residents with Extremely Low-Incomes and Special or Disproportionate Housing Needs**

### **Objectives, Constraints, Fair Housing Issues, and Contributing Factors**

Reduce development constraints on the construction of extremely low-income units as well as a variety of housing types to meet the needs of populations with special and disproportionate housing needs. Extremely low-income units will help serve residents with disproportionate housing needs, which include Hispanic residents, Other/Multiple race residents, American Indian or Alaskan Native residents, Black residents, large families, seniors, female-headed households, farmworkers, residents needing disability accommodations, cost burdened households, and unhoused people—including vehicle-housed.

Through the implementation actions listed below, the City will prioritize a mix of unit sizes at inclusive housing properties that would address the needs of those who require live-in aides, want to live with roommates or partners, or have children. The City will also encourage development near public transit to accommodate the transit-dependency of most adults with developmental disabilities.

**Fair Housing Issues and Contributing Factors:** Higher rate of homelessness relative to overall county population; there is a concentration of residents living with a disability in the City's northern area with an unmet need for supportive housing and services; low production of affordable housing limits housing choices of households who have lower incomes and disproportionate housing needs; and Hispanic households have disproportionate housing needs. These needs are evident in high levels of cost burden, lower incomes, and higher poverty rates.

**Fair Housing Category:** Disproportionate housing needs and access to opportunity.

### **Implementation Actions and Timeline**

When available, the City will offer financial incentives or regulatory concessions to encourage a variety of housing types to meet the needs of extremely low-income households and households with disproportionate housing needs. By June 2026 and ongoing:

1. For any projects that include extremely low-income affordable units or housing for special needs populations listed above the City will complete evaluation of the following incentives:
  - a. Implement a streamlined review process to expedite development review. Develop a streamlined checklist to facilitate expedited application processing.
  - b. Grant fee deferrals or waivers.
  - c. Allow exceptions to development standards and grant concessions.



- d. For any projects that include a city incentive or public subsidy, prioritize project proposals that provide the most units for populations with disproportionate housing needs (i.e., include evaluation criteria that grant more points for these projects).
  - e. Provide additional local density bonus, above the State Density Bonus Law.
  - f. Reduce or remove parking requirements whenever feasible.
2. Provide additional local density bonus, incentives, and/or concessions for housing projects that include at least 5 percent of the units for people at the Extremely Low-Income affordability level.
  3. Target City-Owned Land, Land Dedicated to Affordable Housing and City Housing Funds to achieve City-Specific Priorities such as a percentage of the units subject to a preference for people with special needs, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.
  4. The city will annually identify and pursue funding applications (federal, state, nonprofit and private) to support the development of housing units for extremely low-income households or households with disproportionate housing needs.
  5. On an ongoing basis and at least annually, the City will provide outreach and coordination with affordable housing developers to support the development of units for extremely low-income households or households with disproportionate housing needs.
  6. To address unmet need for supportive housing and services the City will conduct additional outreach to better understand community needs, analyze existing regulations around small-size facilities, interview key intermediaries, and identify if there are licensing or other barriers that could be lowered.
  7. Implementation to begin by January 2026 and subsequently will require significant ongoing effort.

**Metric:** Number of housing units built to accommodate residents with disproportionate housing needs and extremely low-income households during the planning period. Ongoing; monitor project processing times for development projects every two years.

**Funding Source:** General Fund; Grant and Loans from Federal, State, Private and Nonprofit Sources

**Responsible Agency:** Planning Department

## **HE-I-10♦      Strengthen Services for People At-Risk of Experiencing Homelessness**

### **Objectives, Constraints, Fair Housing Issues, and Contributing Factors**

Support social services for homeless residents and homeless prevention and work with homeless service providers to prioritize legal help, housing assistance, and other social services for unhoused families.

**Fair Housing Issues and Contributing Factors:** Higher rate of homelessness relative to overall county population; and lack of housing for people with extremely low incomes who are also people with disproportionate housing needs.

**Fair Housing Category:** Disproportionate housing need.

## Implementation Actions and Timeline

Beginning in 2025, then ongoing:

1. The city shall support nonprofits that offer housing solutions and services for the homeless. The city shall support with staff expertise and funding, as available, nonprofit organizations that offer solutions to solving homelessness and/or provide housing related services for the homeless or at-risk homeless.
2. The city shall continue its participation in HOPE (Housing Our People Effectively). The city shall be an active participant in HOPE and support its efforts to address the needs of Pacifica's homeless residents by attending at least three-quarters of all meetings during a calendar year.
3. The city shall provide referrals to the Pacifica Resource Center helping families with social services for housing and homeless prevention.
4. The city shall provide referrals to veterans and their immediate families that are homeless or at risk of homelessness. Resources for referrals include the Veteran's Affairs (VA) National Call Center of Homeless Veterans at 1-877-4AID-VET and to the HUD-VASH program that is a joint effort between the Department of Housing and Urban Development and the VA Supportive Housing (HUD-VASH) Program to move veterans and their families out of homelessness and into permanent housing through a voucher program that allows homeless veterans to rent privately owned housing.
5. Implementation to begin by January 2025 and subsequently require significant ongoing effort.

**Metric:** Reduction of the San Mateo County Point in Time homeless count in Pacifica over the planning period.

**Funding Source:** General Fund

**Responsible Agency:** Planning Department

## HE-I-1 I ♦ Support Fair Housing Enforcement and Outreach Capacity

### Objectives, Constraints, Fair Housing Issues, and Contributing Factors

Maintain and distribute accurate information about fair housing law and policies and regulate existing loopholes related to substantial remodels.

**Fair Housing Issues and Contributing Factors:** Lack of information about Fair Housing issues; and Hispanic households have disproportionate housing needs. These needs are evident in high levels of cost burden, lower incomes, and higher poverty rates.

**Fair Housing Category:** Fair housing enforcement and outreach capacity.

### Implementation Actions and Timeline

By June 2025 and ongoing:

1. Identify inconsistencies between fair housing laws and the Zoning Code and include consistency with fair housing laws in the Zoning Code Update (program HE-I-2) by 2025.
2. Partner with local fair housing organization to complete a study session with City Council on fair housing laws by June 2025.

3. The city shall support nonprofits providing legal counseling and advocacy concerning fair housing laws, rights, and remedies to those who believe they have been discriminated against by referring persons requesting information or assistance related to housing discrimination to one or more fair housing groups for legal services on an ongoing basis.
4. Brochures providing information on fair housing and tenants' rights will be available at City Hall, public libraries and on the City's website. The brochures will also be available at nonprofit organizations serving low-income residents. The brochures will be available in multiple languages by June 2025 and ongoing.
5. As funding allows, the city shall provide annual funding assistance to organizations that provide fair housing, tenant/landlord, and habitability counseling and other general housing assistance by June 2025 and ongoing.
6. Consider an ordinance requiring a building permit as a prerequisite to serving a substantial renovation eviction notice under the Ellis Act June 2025.
7. Implementation to begin by January 2025 and subsequently will require significant ongoing effort.

**Metric:** Amount of funding provided to support renter advocacy and number of referrals to advocacy organizations. Consider an ordinance to prevent bad-faith renovation-related Ellis Act evictions.

**Funding Source:** General Fund

**Responsible Agency:** Planning Department

## **HE-I-12 ♦ Fair Housing Affirmative Marketing Strategy**

### **Objectives, Constraints, Fair Housing Issues, and Contributing Factors**

To support and engage in efforts to educate community stakeholders and residents, in particular those with special needs (such as farmworkers, people with disabilities including those with developmental disabilities, single-female head of households, and cost burdened households, and unhoused people--including the vehicle-housed), about housing gaps and the effects of programs and policies on addressing those gaps. Proactively create opportunities for all communities to have a voice and be involved in shaping policies and programs.

**Fair Housing Issues and Contributing Factors:** Lack of knowledge about fair housing laws by renters, landlords and property owners; and Hispanic households have disproportionate housing needs. These needs are evident in high levels of cost burden, lower incomes, and higher poverty rates.

**Fair Housing Category:** Segregation and Integration Patterns; Disparities in Access to Opportunities; Outreach Capacity and Enforcement

### **Implementation Actions and Timeline**

1. Research other cities and best practices to create an affirmative marketing strategy for Fair Housing information and resources by June 2024.
2. Partner with local fair housing organization to provide training on an annual basis for landlords and tenants at least annually by June 2024, and ongoing.

- a. Support the training curriculum offered by nonprofit partners to increase knowledge about fair housing laws and reasonable accommodation requirement and provide information to landlords on fair housing laws and reasonable accommodation by December 2024.
  - b. Promote training sessions in areas identified as lower resource areas.
  - c. Ensure training is available in multiple languages and promote training sessions by including the information on the city's website.
3. Conduct the following proactive outreach by June 2025 and on an annual basis:
  - a. Conduct proactive outreach about fair housing issues (i.e., explain the right to request reasonable accommodation for persons with disabilities), with residents and other stakeholders. Outreach will be conducted at least annually during the planning period and may include sharing information via newsletters, email communication, events, or social media.
  - b. Continue to inform realtors, builders, City staff, and the community at large about fair housing law and policies, through information posted on city's website and handouts available at City Hall, Library, the Senior Center and other city facilities (ongoing).
  - c. Continue to participate in Countywide (and other) efforts to share best practices on equitable engagement and inclusive outreach. (e.g., Home For All "Learning Network")
  - d. Include Spanish marketing materials and ensure bilingual interpretation services are available. Other languages may also be included in some instances
4. Complete the following website updates by June 2025:
  - a. Add information on the city's website to clearly define reasonable accommodation in housing in accordance with state fair housing law.
  - b. Modify the city's webpage to include more information about reasonable accommodation.
  - c. The city shall ensure that its website and handout materials regarding housing resources, requirements, and services for persons with disabilities are updated annually and made available to the public.
  - d. Update the city's website to include a robust fair housing section that is consistent with best practices.
5. Proactively Market Available Housing Opportunities to Residents with Disproportionate Housing Needs (such as farmworkers, people with disabilities including those with developmental disability, single-female head of households, and unhoused people--including the vehicle-housed) by June 2025 and ongoing.
  - a. Include farm workers, people with disabilities, and households with disproportionate housing needs, and unhoused people--including the vehicle-housed, as new target group where appropriate.
  - b. Include Spanish marketing materials and ensure bilingual interpretation services are available. Other languages may also be included in some instances.
6. Implementation to begin by January 2024 and subsequently requires significant ongoing effort.

**Metric:** Increase the number of educational and public engagement opportunities available to Pacifica residents about fair housing issues.

**Funding Source:** General Fund

**Responsible Agency:** Planning Department; Partners may include Project Sentinel and Pacifica Resource Center

### **HE-I-13      Infrastructure Capacity Improvements**

#### **Objectives and Constraints**

Ensure adequate utilities and other infrastructure to accommodate future housing needs and address any infrastructure constraints to make the production of housing more likely.

#### **Implementation Actions and Timeline**

1. Include projects in the City's Five-Year Capital Improvement Program, and in other long-term improvement plans, initiatives to eliminate infrastructure capacity constraints that may limit housing production, by December 2027.
2. Explore the feasibility of expanding transportation services generally, and in particular for focused services for seniors, people with disabilities, and lower-income residents.
3. Strengthen transportation networks that connect residents with services and economic opportunities, including through partnerships with transportation agencies.
4. Implementation to begin by January 2025 and require significant effort through December 2027.

**Metric:** Identified infrastructure needs are accounted for in adopted plans.

**Funding Source:** General Fund

**Responsible Agency:** Planning Department

### **HE-I-14      State and Federal Law Conformance**

#### **Objectives and Constraints**

Amend the zoning ordinance and other local policies to remove any inconsistencies between local policies and State and Federal law.

#### **Implementation Actions and Timeline**

Annually, beginning in 2023, and ongoing unless otherwise indicated below:

1. Monitor housing production against ABAG Fair Share Allocation, including regarding no net loss compliance, during planning period, and provide an annual report on housing production to the City Council each year, prior to submittal of the Annual Progress Report to HCD and the Governor's Office of Planning and Research (OPR) by April 1st of each year.
2. Review, and where appropriate amend, the Zoning Code to establish a By-Right designation for housing sites reused from prior Housing Element for housing projects that propose a minimum of 20 percent affordable units, where appropriate, by December 2026.
3. Amend Zoning Regulations to adopt an ordinance and administrative procedures implementing SB 9 by December 2025.

4. Amend Zoning Regulations to adopt an ordinance and administrative procedures implementing SB 35 by December 2025.
5. Amend Zoning Regulations to define employee housing (farmworker housing) and regulate the use in accordance with Health and Safety Code Sections 17021.5, 17021.6 and 17021.8 by December 2025.
6. Amend Zoning Regulations to define Transitional and Supportive Housing and regulate the use in accordance with Government Code Section 65651 by December 2025.
7. Amend Zoning Regulations to define Low Barrier Navigation Centers in accordance with Government Code Section 65660 and regulate the use in compliance with Government Code Sections 65662 through 65666 by December 2025.
8. Amend Zoning Regulations to define Emergency Shelter and identify one or more zoning designations that allow residential uses, including mixed uses, where they will be allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses in compliance with Government Code Section 65583(a)(4)(A) through (J) by December 2025.
9. Review, and if appropriate amend, Zoning Code to implement AB 2162 and allow by-right 100 percent affordable housing that has 25 percent or 12 units of permanent supportive housing, where multi-family or mixed-use housing is permitted by December 2025.
10. Distribute the certified Housing Element to local water and other utility providers and encourage them to grant service priority/allocation to developments that contain units affordable to persons with lower incomes by December 2024.
11. Allow group homes for seven or more residents, specifically for people with disabilities, as a permitted use in certain zone districts by December 2025.
12. Consider requiring replacement of existing affordable units in conformance with Government Code Section 65583.2(g)(3).
13. Implementation to begin by December 2023 and subsequently require significant ongoing effort.

**Metric:** Annual staff report presented to City Council on state and federal policy changes and recommended code updates; annual APRs submitted.

**Funding Source:** General Fund

**Responsible Agency:** Planning Department

### 13. ONGOING POLICIES

The City of Pacifica embraces the need to maintain, preserve, improve, and develop housing for persons at all income levels and for persons with certain special housing needs. As a result of its past efforts, including action programs in previous Housing Elements, the city has incorporated various activities related to housing best practices into its standard policies and operations. The following summary lists the city's orientation to key aspects of Housing Element actions. The list is not inclusive of all housing policies of the city, but rather is representative of Pacifica's supportive orientation to housing projects.

Some of the items listed were previous action programs that the city accomplished, and it is no longer appropriate to list them as action programs during the planning period. Other items listed do not have a timeline

for implementation given their ongoing nature, making it inappropriate to list them as action programs during the planning period in response to State requirements pertaining to action programs. Such items included in this list may lack specific beneficial impacts and a defined date for accomplishment given the uncertain nature and timing of applications for housing-related permits. Nevertheless, the items below are best described as ongoing policies which are in place to facilitate housing projects whenever necessary.

- HE-O-1**      **Maintain safe and sanitary housing: implement the safe and sanitary criteria of the housing code and engage with property owners of deteriorated or deteriorating housing.**
- HE-O-2**      **Conserve energy through implementation of the California Green Building Standards Code and California Energy Code.**
- HE-O-3**      **Require smoke detectors: property owners are required to maintain smoke detectors and verification of smoke detectors by building division whenever there is an inspection related to other city permits.**
- HE-O-4**      **Impose a condition of approval on all permits benefitting from a Density Bonus Ordinance or other deviations from development standards to develop affordable or senior housing to restrict future uses to affordable, senior, or both.**
- HE-O-5**      **Regulate condominium conversions to minimize housing impacts to renters as codified in Pacifica Municipal Code Title 9, Chapter 4, Article 24.5.**
- HE-O-6**      **Support and encourage property owner-designation of historic structures as set forth in Pacifica's Historic Preservation Ordinance.**
- HE-O-7**      **Prioritize infill residential development.**
- HE-O-8**      **Provide an encouraging environment for construction of accessory dwelling units (ADUs).**
- HE-O-9**      **Identify opportunities to include housing incentives in development applications.**
- HE-O-10**     **Assist affordable housing developers with preparation of funding and development applications.**
- HE-O-11**     **Require a geotechnical site investigation prior to permitting site development.**
- HE-O-12**     **Reference the Open Space Task Force Report when evaluating development proposals for sites identified in the report.**



### HE-O-13 Prevent the deterioration of housing units resulting from deferred maintenance.

The following ongoing policy was included in the previous Housing Element and has been discontinued:

Encourage development of a shared living community (co-housing) in an appropriate location to provide diversity in housing opportunities.

## 14. QUANTIFIED OBJECTIVES

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. Per State requirements, the Sites List identifies sites for just three income categories (Low, Moderate, and Above Moderate). The Low category on the Sites List is a total of Extremely Low-, Very Low-, and Low-income subsets. However, throughout the Housing Element, the City needs to demonstrate that its programs and policies will encourage development of housing for all of the income subcategories. The quantified objectives for all income categories do not set a ceiling on development; rather, they set a target goal for the city to achieve based on assumptions of future residential development from actual pipeline projects and estimates of production from the Sites List based on existing City affordability requirements combined with the new programs to be implemented. Each quantified objective is detailed by income level, as shown in Table 6.

**TABLE 6: QUANTIFIED OBJECTIVES**

	New Construction	Rehabilitation	Conservation/ Preservation	Totals
Extremely Low	102	0	0	102
Very Low	312	0	101	413
Low	401	0	0	401
Moderate	138	0	0	138
Above Moderate	865	0	1	866
<b>Totals</b>	<b>1,818</b>	<b>0</b>	<b>102</b>	<b>1,920</b>

## 15. CONSISTENCY WITH GENERAL PLAN, ZONING CODE, AND LOCAL COASTAL LAND USE PLAN

State Law requires that a General Plan and its constituent elements “comprise an integrated, internally consistent and compatible statement of policies.” This implies that all elements have equal legal status and no one element is subordinate to any other element. The Housing Element must be consistent with land use goals and policies set forth in the Land Use Element, and it must be closely coordinated with the Circulation Element of the General Plan. The Housing Element must also be consistent with area Specific Plans.

The General Plan provides the basis for all of the city’s regulations, policies, and programs. In addition to requiring that the General Plan and the Housing Element be internally consistent, the State also requires “vertical consistency”—i.e., consistency between the Housing Element and other city actions. This requirement

means that the city's zoning and subdivision ordinances, specific plans and redevelopment plans, all development approvals, public works projects, and open space implementation programs must be consistent with the Housing Element.

In order to ensure consistency with the General Plan, the City will review the Housing Element during the annual review of the General Plan to ensure consistency is achieved and maintained during the planning period with all other legally required elements and revise as necessary. The city will consider whether major changes in objectives and policies are necessary to achieve its goals and undertake revisions as necessary.

As this Housing Element is being developed, the City will have completed its effort to comprehensively update the General Plan. The timing of the city's recent General Plan update process allowed the city to review the new general plan prior to the development of the Housing Element's policies and programs and identify in advance where updates to the General Plan may be needed. The Housing Element will implement the recently adopted General Plan vision and include a combination of programs and policies from the General Plan's guidance and community input. The contemplated land use changes, policy goals, and companion zoning for the General Plan inform the actions and opportunity sites of the Housing Element.

To ensure internal consistency among all General Plan elements, the new General Plan was reviewed prior to the development of the Housing Element. As much of the city is already built out and vacant parcels are few, most development will occur at sites that are currently developed and will undergo intensification or redevelopment. Most employment and residential growth is anticipated along major transportation corridors and all other areas are expected to experience population growth attributable to residential infill, including ADU development.

The city's Zoning Ordinance is one of the most important tools for implementing the Housing Element. Following Housing Element adoption, zoning must be revised to be consistent with the Housing Element, as needed.

The City will address potential inconsistencies between the July 2022 General Plan Update and the Housing Element by updating the Land Use Element, Map, and zoning. Additionally, the City's effort to achieve California Coastal Commission (CCC) certification of the Local Coastal Land Use Plan (LCLUP) update approved by the City Council in February 2020 is ongoing. Certification by the CCC is necessary before the LCLUP, and any other amendments necessitated by adoption of the Housing Element, may take effect in the Coastal Zone (that area west of Coast Highway and the Sheldance Nursery area east of Coast Highway).



Photo: Plan Pacifica community meeting on General Plan update in Pedro Point neighborhood (2019)

# APPENDIX A: COMMUNITY CONSULTATION

**State Review Draft – May 10, 2023**

## 1. OVERVIEW OF HOUSING ELEMENT PUBLIC ENGAGEMENT

The City of Pacifica, recognizing community engagement is essential to developing and implementing a successful Housing Element, undertook a robust community engagement effort designed to reach as many community members who live in or are a part of Pacifica as possible. The goals of the city’s outreach plan were to:

- Raise awareness among Pacifica residents of the importance of the Housing Element update for shaping the future of the community;
- Have robust and diverse community participation that is representative of the full range of demographics, perspectives, and experiences of the Pacifica community; and
- Leverage the public’s deep knowledge of housing issues in Pacifica to inform the programs and policies of this Housing Element.

To this end, the city launched a dedicated website, conducted extensive email and social media outreach, and promoted the housing element update via local newsprint and media outlets. A dedicated email inbox was established to receive written comments and questions. Physical informational mailers were sent citywide and project updates were provided by mail to residents who do not use social media. The project team interviewed key community stakeholders to inform development of an equity-focused engagement plan. Three workshops were held to foster small group discussions and hear feedback from community members as well as answer questions in depth. Childcare, dinner, translation, and accessibility services were offered to attendees. The city conducted three community-wide surveys, and results helped inform how the staff designed community

engagement efforts and the key priorities of the housing element update. The final survey, which focused on the priorities for housing programs and policies, identification of potential sites to reach Pacifica's RHNA, and the challenges facing residents with disproportionate housing needs, was made available in Spanish, Chinese (simplified), Filipino, and English. Written comments were received throughout the process and considered in staff analysis prior to release of the public comment draft in February 2023. At key points in the update process, staff canvassed on foot throughout the city to promote the various activities and engagement opportunities, and when possible, materials were made available in Spanish, Chinese (simplified), Filipino, and English.

In addition to the three local public workshops and the three community-wide surveys that focused specifically on the development of this housing element, the city's extensive efforts to develop and adopt the 2040 General Plan, Sharp Park Specific Plan, Local Coastal Land Use Plan as well as participation in the 2019 event series Home for All, have provided opportunities for significant consultation with the community on housing needs and priorities, all of which has helped inform this housing element.

The city also held a joint study session of the City Council and Planning Commission on March 21, 2023, during the 30-day public review and comment period, provide an additional input opportunity for verbal comments and to allow the public to learn more about the draft housing element to inform their written public comments. Several public commenters participated in the hearing and decision makers from the City Council and Planning Commission provided additional input to staff based on public comments to guide development of the housing element.

The city also partnered with other San Mateo County jurisdictions for a countywide outreach effort in 2019 through a collaboration with 21 Elements, a working group that supported the development of housing elements for all San Mateo County jurisdictions. The working group led a series of housing element engagements with San Mateo County and Pacifica stakeholders, which resulted in additional community input opportunities as well as a countywide survey that focused on the challenges encountered by residents with disproportionate housing needs (referred to as the affirmatively further fair housing (AFFH) Survey).

This draft housing element, including its policies and programs, incorporates key findings collected from all the aforementioned public engagement efforts. The community input informed several key components of this housing element, particularly on a community preference for fostering vibrant, mixed-use communities and clustering a significant amount of new housing development on existing shopping centers, recognizing the value of new zoning to create new opportunities for housing as well as housing programs and policies to facilitate the City's efforts to achieve its Regional Housing Needs Allocation and other housing goals. A detailed summary of community outreach activities, public participation, and the key takeaways that emerged throughout the outreach process is provided below. Attachment A-1 includes an exhaustive collection of public input received and documentation of all community engagement efforts, including all written public comments received during the formal public review and comment period on the draft housing element.

## **Website, Social Media, and Print**

City staff conducted a FlashVote community poll in July 2022 to seek input on how community members would like to be engaged for the housing element update process and this guided the design of the outreach plan staff presented for Council and community comment on August 8, 2022. Based on public input, Council instructed staff to hold one additional community engagement meeting and send a citywide informational mailer, which were additions to staff's original proposed community engagement strategy.

Following the August 8 meeting, the city launched a Housing Element Update website, conducted extensive email and social media outreach, and promoted the housing element update via local newsprint and media outlets. A dedicated email inbox was established to receive public input and written comments were received throughout the process and comments were considered in the drafting of this housing element. Physical informational mailers were sent citywide in September 2022 and project updates were provided by mail to residents who do not use social media. On multiple occasions, wide-ranging canvassing was done throughout Pacifica to promote the various outreach activities, with information made available in Spanish, Chinese (simplified), Filipino, and English.

City staff and consultants also participated in and helped shape the Let's Talk Housing initiative. Through this collaboration, the jurisdictions of San Mateo County worked together to increase awareness of and participation in the Housing Element Update process and to ensure broad participation in shaping our shared future. Pacifica also supported an Equity Advisory Group with 21 Elements to ensure outreach not only reflected the Pacifica community but also included historically marginalized communities and equity priority populations such as renters, lower-income residents, people with disabilities, people experiencing homelessness, lower-income seniors, and female-headed households with children, among others.

## Community Meetings

Stakeholder interviews and presentations at the meetings of local community-based organizations included:

- Equity-focused engagement stakeholder interviews/early November 2022 (described below)
  - San Mateo County Libraries
  - Pacifica School District
  - Pacifica Resource Center
- Housing Element Overview and Engagement Opportunities/Senior Lunch 11/28/22
- Housing Element Overview and Engagement Opportunities/Pacifica Collaborative 12/1/22

The City of Pacifica organized three public Housing Element workshops. These included:

- Housing Element Virtual Community Workshop 9/28/22
- Housing Element Community Workshop 10/25/22
- Housing Element Community Workshop 11/1/22

The city also participated in several meetings and webinars in partnership with 21 Elements, including:

- Let's Talk Housing – Introduction to the Housing Element
- All About RHNA (countywide)
- Listening Sessions (countywide)

## Outreach Activities

City staff and consultants conducted three online surveys, informational outreach at community events, and canvassing throughout the city. These locally led efforts included:

- FlashVote Survey – Housing Feedback 7/27/22 to 7/29/22
- Housing Element Update – Launch Survey 9/9/22 to 10/5/22
- Coastside Farmers Market 9/14/22, 9/21/22, and 10/19/22
- Fog Fest 9/24/22 to 9/25/22



- City of Pacifica Housing Element Community Survey 11/1/22 to 12/16/22
- Holiday Extravaganza 12/3/22 to 12/4/22
- Citywide canvassing end of October 2022 to early December 2022

## 2. ACCOMPLISHMENTS AND KEY TAKEAWAYS

### Website, Social Media, and Print

Pacifica launched a Housing Element Update website that includes informational material, policy documents, past event video recordings, meeting materials, outreach and survey summaries, information about upcoming meetings, ways to get involved in the process, and links to Pacifica’s 2015-2023 housing element. It also contains draft housing element documents and a collection of all community feedback.

Email campaigns and social media efforts from August 2022 through December 2022 included invitations to participate in community workshops, public meetings, and online surveys that were sent to city-maintained email lists, numerous community-based organizations, housing advocates, community activists, and local property owners. Survey informational and promotional materials were made available in Spanish, Chinese (simplified), Filipino, and English. City staff recorded a promotional commercial for the Housing Element community meetings, which aired on the YouTube and regular broadcast channels of Pacific Coast TV, a regional television station. The city was also successful in promoting Housing Element Update activities in the Pacifica Tribune (the local newspaper) and via the communication channels of various community groups, including among others: Pacifica School District, Pacifica Locals, Pacifica Collaborative, Pacifica Libraries, Pacifica Parks, Beaches, and Recreation’s various programs, and Pacifica Resource Center.

A citywide mailer was sent to 15,060 homes and businesses on September 14, 2022, inviting community members to participate in community workshops, an online survey, subscribe for updates, and information on how to share their feedback by mail, email, phone, or in-person. Project updates were provided by mail to residents who do not use social media. Printed materials were made available to the community during multiple wide-ranging canvassing efforts throughout the city. Survey promotional materials were made available in Spanish, Chinese (simplified), Filipino, and English.

The city also participated in, and helped shape, the Let’s Talk Housing initiative with 21 Elements, which included a countywide website available in five languages, detailing the process timeline, engagement activities, and resources, videos about the process in several languages, and a social media presence. As of December 2022, the website has been visited more than 23,500 times.

### Community Meetings

#### *Interviews and Presentations with Community Organizations*

#### **Stakeholder Interviews – Equity-Focused Outreach**

The City of Pacifica had specific objectives for conducting equity-focused community engagement during the Housing Element update:

- Adapt effective outreach strategies to bring the voices that are often not found in city planning efforts.



- Enhance the way the city does outreach to historically marginalized communities with virtual or in-person engagement best practices.

The project team interviewed key community stakeholders to inform development of an equity-focused engagement plan. Each interviewee was asked the following questions and their responses informed outreach strategies employed by the city.

Stakeholders	Agency
Stephanie Saba, Library Manager	San Mateo County Libraries
Heather Olsen, Superintendent Nicole Ortega, Administrative Secretary of Student Services Department, and long-term resident Yolanda Pranza, Administrative Secretary of Student Services Department, and long-term resident	Pacifica School District
Anita M. Rees, Executive Director	Pacifica Resource Center

- What are the communities that you serve in Pacifica?
- What are your strategies for outreach and engagement with under resourced or underserved communities in Pacifica? What do you find is the most effective way to reach them?
- What places in Pacifica can the city use to be effective in their outreach and engagement efforts?
- Regarding what you may know about housing-related challenges facing this community right now, do you have any recommendations for the city to help guide their housing goals?

Below is an overview of the housing concerns that the interviewees shared. The complete equity-focused engagement and implementation plan resulting from the interviews is available in Attachment 1.

- Capacity of existing infrastructure and traffic: Concerns about the existing infrastructure, e.g., many of the roads in the city are one way in one way out.
- Families getting priced out: There are property buyers in Pacifica for VRBO and Airbnb are taking viable housing, homes are staying vacant.
- Families forced to live together multi-generationally: Younger families are unable to afford property and have to live with their older relatives, leading to overcrowding in homes.
- Families forced to move out of Pacifica: Many families are moving out of Pacifica, especially Spanish-speaking population.
- Housing costs: Families are unable to relocate within Pacifica due to high rental prices.

### Presentations for Community Organizations

In addition to community workshops, city staff proactively engaged with two key community organizations and joined their regularly scheduled gatherings to present an overview of the Housing Element Update, information on how to engage in the process, and the “City of Pacifica Housing Element Community Survey” to complete and share. Nearly 30 seniors were present at Pacifica’s Senior Congregate Lunch for the information and survey and the same information and opportunities were shared with the Pacifica Collaborative, an alliance of 15 community-based organizations, including those listed below. Each organization was provided materials to share with their networks in Spanish, Chinese (simplified), Filipino, and English. Several of these organizations provide services to and directly engage with populations that were harder for the City to reach directly via traditional community workshops and surveys, such as the Pacifica Resource Center that provides services to people experiencing homelessness.

- Pacifica Resource Center
- Pacific Coast Television
- Pacifica Library
- Pacific Beach Coalition
- Pacificans Care
- Pacifica School District
- Daly City Partnership
- Daly City Youth Health Center
- Jefferson Union High School District
- Pacifica's Housing 4 All
- Pacifica Peace People
- Coast Pride
- Pacifica School Volunteers
- Pacifica's Parks, Beaches, and Recreation Dept
- HealthRight360 (including Asian American Recovery Services)

Key themes discussed with these community groups included housing affordability, housing supply, and challenges with transportation. Among the seniors particularly, many commented they were on a fixed income that was not sufficient to meet their housing needs. The community organizations elevated the challenges faced by those experiencing homelessness, low-income residents, and those experiencing housing discrimination.

### *Public Workshops*

The city held three public Housing Element workshops between September 2022 and November 2022, one virtually and two in-person. Feedback was collected through live polls, breakout rooms, and small group discussions. The first workshop (virtual) was to give an overview of the Housing Element Update process and to learn residents' views on current and future housing needs and priorities in Pacifica. Of the 40 participants, almost all were long-time Pacifica residents and homeowners. Attendees were from various neighborhoods across the city. This is significant because housing needs in Pacifica can vary greatly between one neighborhood to the next due to the city's very diverse geography. The aim of the two subsequent workshops was to share more in-depth information about opportunity sites and collect input from residents on potential sites and strategies.

Workshops were held in-person at local elementary schools in the northern and southern regions of Pacifica. Childcare and dinner were advertised, provided, and utilized. Americans with Disability Act (ADA) accommodation and interpretation services were offered. The meetings were promoted on city social media channels, via citywide and targeted email distribution lists, by community partners, at City Council meetings, in the Pacifica Tribune, on local television, at local community events, via canvassing businesses and popular locations in the city, by mail to those who requested printed project materials, and on the city and project websites.

Below is an overview of feedback from all three community workshops.

#### **Community Concerns:**

- Development in Pacifica is difficult due to difficult approval processes, lack of available space, lack of appeal due to environmental concerns, and low supply of employment opportunities.
- Those who would like to cannot afford to live here and long-time residents are being displaced due to high housing costs.
- There is not an adequate supply of housing.
- Too many homes are being used for Airbnb/short-term rentals.
- Achieving this cycle's RHNA would cause Pacifica to lose the small town and safe feel residents here love.

- There are not adequate public transportation services as it is.
- Traffic and parking are already bad.
- Fire safety and inadequate emergency egress already problems as it is.
- There are not enough city staff, emergency services, or infrastructure to support more housing.

#### **Developer and Property Owner Concerns:**

- Streamline and simplify processes (i.e., approval process, lot consolidation and lot split processes, etc.)
- Increase density in residential and mixed-use zones.
- Allow residential development on public lands.
- Allow residential development in commercial zones.
- Start process to acquire Caltrans sites.
- City actions to establish surplus sites.

#### **Pressing Housing Needs:**

- Affordable housing (for those seeking to rent and own).
- Low-income housing.
- Housing for working families.
- Housing for essential employees in the community where they serve.
- Meeting the RHNA 6 numbers.

#### **Community Priorities and Values:**

- Protect environment (i.e., protecting hillsides, open spaces, and coastal zone).
- Adequate public transportation and not increasing traffic congestion.
- Neighborhood and fire safety.
- Being able to work where you live.
- Equal enthusiasm for increasing housing supply and for not increasing it.
- Maintain Pacifica's small-town feel.

#### **Site Strategies:**

Overall, the site strategies examples presented at the community workshops were supported, especially:

- For redeveloping and increasing density at shopping center sites.
- Quarry development.
- Developing at Caltrans sites.
- Developing on private sites.
- Accessory dwelling units (ADUs).

- Strong support for rezoning where needed, increasing density where appropriate, and for building higher when it will not block views.
- Strong opposition to building in hazard areas and the coastal zone.

Apart from the comments related to the distinct challenges that come with Pacifica's unique landscape and coastal location/access, feedback received at the workshops aligned with countywide data collected by Root Policy in their San Mateo County AFFH survey. Affordability and supply of housing and traffic/transportation challenges are significant challenges in the region. The priorities and values community members emphasized at the workshops echo themes heard in the 2040 General Plan, Sharp Park Specific Plan, Local Coastal Land Use Plan, and the 2019 Let's Talk Housing event series. One distinction from previous community engagement feedback, however, was that the community more readily accepts that meeting the state-mandated Regional Housing Need Allocation necessitates the development of additional housing and there will need to be a divergence from the typical single-family home sites that currently make up approximately 70 percent of the dwelling units in the city.

While concerted efforts were made to engage with Pacifica's equity priority populations in community workshops and other participatory opportunities via targeted outreach and by offering multiple meeting locations and modes, childcare, dinner, ADA accommodation, and interpretation services, ultimately the workshop attendees did not include proportional representation of those populations. Attendees were more likely to be homeowners rather than renters, white, from small households, and have income greater than \$100,000/year. Yet, through one-on-one conversations with community members, engagement with community organization leaders who provide direct services to many hard-to-reach communities (such as the Pacifica Resource Center, which serves renters at risk of displacement and unhoused populations), and interviews with city police, fire, and building inspection professionals, who characterized the needs they have observed and discussed with members out in the community, as well as using data collected by Root Policy in their San Mateo County AFFH survey, the city was able to gain insight into the housing challenges and priorities of populations with disproportionate housing needs. These insights and data greatly informed and guided the policies and programs of the Housing Element.

### *Let's Talk Housing Conversations*

In partnership with 21 Elements/Let's Talk Housing: An Introduction to the Housing Element event, Pacifica provided a housing element overview with breakout discussion rooms that was part of a series of introductory meetings attended by over 1,000 community members countywide. Additionally, Let's Talk Housing held an All About RHNA webinar and a countywide four-part webinar series to help educate and inform San Mateo County residents and stakeholders on regional and local housing issues. The four-part virtual series took place in fall of 2021, focusing on the following topics and how they intersect with the Bay Area's housing challenges and opportunities: Why Affordability Matters, Housing and Racial Equity, Housing in a Climate of Change, Putting it All Together for a Better Future. The series included speaker presentations, audience Q&A, breakout sessions for connection, and debrief discussions. The sessions were advertised and offered in Spanish, Mandarin, and Cantonese, though participation in non-English channels was limited. The All About RHNA webinar provided an in-depth overview of the methodology for selecting opportunity sites.

## Outreach Activities

### *Community-wide Launch Survey*

In early September 2022, the city launched an introductory housing element survey to the community. The goals of this survey were to get a sense of housing challenges the community is facing, preferred methods of public participation, note language preferences of the community, raise awareness of the Housing Element Update efforts, and garner subscribers for project updates and future participation. The results of the survey helped guide communication strategies used throughout the community engagement process and the focus of policies and programs in the draft Housing Element.

A total of 50 responses were received. When compared to city averages overall, respondents tended to be older, more likely to own their own home, and from the southern neighborhoods of Pacifica. By far, affordability and availability of housing were identified by respondents as the greatest housing challenges.

### *Community-wide “City of Pacifica Housing Element Community Survey”*

The city launched and widely promoted a community-wide housing element survey from November 1 to December 16, 2022. The survey was promoted expansively through email and social media campaigns with information and invitations to participate being sent to city-maintained email lists, numerous community-based organizations, housing advocates, community activists, and local property owners, as well as being shared on city and partner organization’s social media channels. The survey was also promoted via extensive canvassing throughout the city. All survey informational and promotional materials were made available in Spanish, Chinese (simplified), Filipino, and English.

In total, there were 380 survey responses. Below is an overview of feedback from the survey.

Of the types of housing people consider most important for Pacifica, responses were ranked as:

1. Housing that meets safety standards and is safe from natural hazards.
2. Energy efficient housing.
3. Walkable development (within walking distance of transit, stores, schools, other services).
4. Housing affordable to teachers and first responders, working families.
5. Senior housing.

Respondents identified the following as the top three barriers to finding affordable housing:

6. Income not enough to pay for housing.
7. The cost of quality housing is too high.
8. There is a low supply of housing.

By far the most supported strategy to guide production of new housing was the “Redevelopment of existing developed properties that have potential to incorporate housing or more housing units.” Respondents indicated the most important ways to better serve the housing needs of all residents of Pacifica are to “Build affordable housing near transit and job,” “Help homeowners add rentable units such as accessory dwelling units,” and to “Encourage the private sector to construct more affordable housing.” However, for vulnerable communities in particular, respondents believe locating housing where services and transit are within walking distance is the best way to address their living and housing needs.

## **Root Policy AFFH Survey**

A total of 2,382 residents participated in a San Mateo County resident survey conducted by Root Policy to support the AFFH analysis. The survey, which was offered in both English and Spanish, explored residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents' access to economic opportunity, captured through residents' reported challenges with transportation, employment, and K-12 education.

Among City of Pacifica residents, there were 84 responses. Of those, 50 percent were homeowners, 45 percent were renters; 42 percent were White, 17 percent were Asian, and 14 percent were Hispanic. Of respondents, 38 percent earned more than \$100,000/year, 20 percent earned \$50,000-\$99,999/year, and 17 percent earned less than \$49,999/year. Of the households represented, 39 percent were households with older adults (over age 65+), 35 percent were households with children under 18, and 35 percent were households with a member who has a disability.

Key findings unique to the City of Pacifica survey respondents are summarized below.

### **Housing and Neighborhood Challenges**

The survey asked about various housing, neighborhood, and affordability challenges experienced by residents. While Pacifica respondents reported housing challenges at a higher rate than the county average on more than half the conditions surveyed, countywide these conditions were least reported by Pacifica's larger demographics (i.e., homeowner, white, over 100k).

For both the overall county (31%) and Pacifica (28%) respondents, "I would like to move but can't afford anything that is available/my income is too low" was the most frequent challenge. This was followed by, "Bus/rail does not go where I need to go or does not operate during the times I need" (24%) and "I can't get to public transit/bus/light rail easily or safely" (21%) as the next most experienced challenge for Pacifica respondents, which are both higher than the countywide average.

### **Experience Finding Housing**

The survey looked at the proportion of those who looked for and were denied housing to rent or buy. For Pacifica respondents, 51 percent reported they have seriously looked for housing in the past five years. Of those, 38 percent reported having been denied housing. Denials were largely due to "income too low" (47%), and/or "don't have a regular/steady job/consistent work history" (33%).

### **Pacifica Resident Survey Conclusions**

Overall, Pacifica's results are fairly unique among San Mateo County jurisdictions with a population that tends to be more likely to own their own home, be white, and earn more than \$100,000/year, the demographics who tend to report lower rates of experiencing affordability and housing challenges. Among the renters, who are more likely to have been seeking to rent or buy in the last 5 years, affordability is of major concern and income being too low is the number one reason seekers are denied housing. However, public transit is a major challenge in Pacifica, among renters and homeowners alike. With a limited job supply and public transportation challenges, renters and precariously housed residents of Pacifica are most at risk for affordability and housing security issues.



## Public Outreach

City staff hosted booths at the Pacifica Fog Fest and Coastside Farmer's Market on three occasions to raise awareness in the community of the Housing Element Update, surveys, workshops, and other ways for being involved in the process. Staff spoke with approximately 70 people and through those conversations as well as hand-written comments on provided flip charts. Below are some of the sentiments that community members shared regarding housing challenges in Pacifica.

'There is not sufficient public transportation to support additional residents.'

'I have had so many neighbors have to move away because they could no longer afford to live here.'

'More housing will increase already bad traffic.'

'More housing is going to really change the community feel.'

'There is no benefit to me for more housing if my kids can't even afford to live here.'

'I don't want low-income housing near me. I am concerned about crime.'

'People don't want to live in Pacifica because they can't commute from Pacifica [by public transit].'

'The North side of Pacifica is hard to reach [with important information], but they are the ones that need to participate in this conversation.'

## Key Takeaways

### **The price of housing is a major concern:**

Many voiced concerns about the prohibitive cost to rent or buy a home today, either for themselves, friends, or family. It is an issue that touches a lot of lives.

### **More housing (and affordable housing) is needed:**

Relatively little new housing has been constructed in Pacifica in recent decades and more housing for all income levels is needed, particularly affordable housing. While there are diverging views on how to accomplish this, who it should be for, where it should go, and what it should look like, there was significant community interest in clustering housing in vibrant, walkable, and mixed used redevelopment of current and former shopping centers.

### **Issues are connected:**

Transportation, climate change, access to living wage jobs and education opportunities are all tied to housing and quality of life. These issues are not siloed in people's lives and there is a desire to address them in interconnected ways.

### **Developers are interested but hindered:**

There is evident interest from property owners and developers to build in Pacifica. Many expressed they are hindered from doing so by the overly bureaucratic and slow development review process.

**Residents are divided when it comes to neighborhood feel:**

While some people voiced their interest in upzoning single-family neighborhoods, other homeowners want to protect them and have concerns about long-term property values.

**Equity is on people's minds:**

Local leaders and community organizations who serve hard-to-reach communities want to talk about housing inequities and how to solve them.

**Regional dynamics matter:**

It was valuable to build a broader sense of community needs and shared resources at the countywide level, especially for some of Pacifica's hard-to-reach communities.

**Diversity in participation was a challenge:**

Despite partnering with organizations to engage with the hardest to reach communities and providing multilingual outreach, achieving diversity in participation was challenging. What the city learned from this experience strengthened the city's knowledge of how to reach populations with disproportionate housing needs. Pacifica can build on this experience to strengthen its outreach to these groups in future outreach efforts.

**Housing is personal:**

People often have differing views on housing because it is a very personal issue tied to feelings of safety, belonging, and identity. Often the comments reflected people's current housing situation. Those with safe, stable housing that they can afford were more concerned with change. Those without were more interested in bolder policies and more housing in general. Many people shared meaningful stories of being priced out of their communities or of their children not being able to live in the community where they grew up.

### **3. HOW WE INCORPORATED WHAT WE HEARD INTO THE PLAN**

The extensive outreach and community engagement conducted as part of this process and previous community conversations played a significant role in the development of the goals, policies, and programs within the 2023-2031 Housing Element. The feedback and insights received helped to highlight new policy opportunities and ways to strengthen and improve existing policies. The overarching challenge of housing affordability and availability was heard during most every meeting and conversation. In addition, themes such as investing in disadvantaged communities, simplifying the planning approval processes, improving access to transit, and providing a variety housing options for working families helped inform policies in the Housing Element.

Below are a few examples of the policies and programs that received a high level of support from the community:

- Develop housing opportunities in existing commercial areas and shopping centers.
- Develop housing opportunities on sites with access to transportation options and close to services.
- Support the construction of more accessory dwelling units (ADUs).
- Improve walkability and access to transit in communities with disproportionate housing needs.
- Streamline the permitting process and simplify the rules and regulations for new housing development.

- Provide more materials and information in languages other than English.
- Improve awareness and availability of resources as well as training/education about fair housing laws to property owners and tenants.
- Establish a BMR unit set-aside for tenants with physical or developmental needs.

In addition, the city carefully considered all written public comments received during the public review and comment period from February 24 through March 27, 2023. The city received written comments from 73 unique commenters. While comments covered a broad range of housing and non-housing topics, most comments fell into one of 10 themes which are summarized below followed by the city's responses. The full written comments received by the city are included in Attachment A-1.

*Theme 1: Define the meaning of “affordable” housing.*

The definition of “affordable” housing can vary depending on the affordable housing context. For instance, sometimes the income levels associated with affordable housing can differ between federal, state, and local housing laws and programs. However, the following income levels are generally accepted and are those used in the housing element:

- Extremely low income: 0-30% of Area Median Income (AMI)
- Very low income: 30-50% of AMI
- Lower income: 50-80% of AMI
- Moderate income: 80-120% of AMI
- Above moderate income: Above 120% of AMI

Based on 2022 AMI for San Mateo County (\$166,000, based on a household size of four persons), the actual income levels for each category were as follows:

- Extremely low income: Up to \$55,900
- Very low income: \$55,901-\$93,200
- Lower income: \$93,201-\$149,100
- Moderate income: \$149,101-\$166,000
- Above moderate income: \$166,000+

*Theme 2: The housing element should prioritize use of publicly-owned lands for affordable housing.*

Identification of suitable sites for construction of affordable housing is a formidable challenge. Often affordable housing projects are only financially feasible when land can be donated or acquired by an affordable housing developer at below-market cost. For these and other reasons, publicly-owned land can be especially important to the feasibility of affordable housing projects.

The city has identified three city-owned sites (Sites 20, 23, and 24) that are suitable for housing development and which would provide a total of 232 lower income housing units. The housing element also includes three Caltrans-owned sites (Sites 18, 25, and 26) that, if able to be decertified and made available for purchase by the city or a qualified affordable housing developer, would provide a total of 338 affordable housing units. Other publicly-owned sites are also included in the housing element (Sites 17, 21, and 22) but are not specifically indicated for 100% affordable housing development, although the Pacifica School District has indicated its

intention to construct at least 45 units of workforce housing for District employees, including 11 below-market rate (BMR) affordable housing units, at the 930 Oddstad Boulevard site comprised of the former Oddstad Elementary School(Site 17). The City Council approved the project in May 2023.

*Theme 3: The city should revisit its inclusionary zoning ordinance to make various changes including elimination of fees in-lieu of affordable unit construction, extending the term of deed-restricted affordability, and increase the required proportion of affordable units in housing developments.*

The housing element includes Program HE-I-6 *Strengthen Inclusionary Housing Program*. This program includes, among other activities, consideration of increasing the required affordable housing share to 20% from 15%, extending restricted affordability periods beyond the 45- or 55-year periods in the current ordinance, and providing other flexibility and incentives to provide affordable housing units for very low and extremely low income levels. The city also moved forward implementation of the program by three years to begin in 2024 and conclude in 2025 based on feedback received during the public comment period.

*Theme 4: The housing element should include a program to create an anti-displacement ordinance including consideration of a just cause for eviction ordinance.*

The housing element includes Program HE-I-11 *Support Fair Housing Enforcement and Outreach Capacity*. Within this program, the city would support nonprofit legal service providers to assist lower income residents with fair housing issues including unlawful evictions. This program would also include consideration of a new ordinance to require a building permit as a prerequisite to serving a substantial renovation eviction notice under the Ellis Act. The housing element also includes Program HE-I-7 *Preserve Existing Affordable Housing Units* to support preservation and acquisition of affordable housing. The City Council considered but ultimately did not pass a rent stabilization and just cause eviction ordinance during the 2015-2016 time period and the housing element does not propose reconsideration of such an ordinance at this time.

*Theme 5: The city should establish and fund a Housing Action Fund to support a range of affordable housing activities.*

The housing element includes Program HE-I-5 *Fund a Housing Action Fund* to establish and fund a special-purpose city fund to pursue affordable housing-related activities. The key challenge is not establishment of such a fund, but identifying feasible and meaningful sources of funding. As acknowledged in the program description, many potential funding sources are available and the city will consider which funding sources are viable in Pacifica when implementing this program.

*Theme 6: The city should address the loss of housing units from short-term rentals (STRs).*

The city has analyzed the issue of STRs and their impacts on the housing stock in Pacifica. In total, less than 1% of the housing stock is in use for STR purposes. However, in the current environment of high housing prices, the city recognizes that the loss of even one housing unit for long-term residential use is an important impact. With this in mind, the City Council adopted Ordinance No. 888-C.S. in February 2023 to establish a citywide cap of 150 STRs, only slightly above the current number of active, permitted STRs in Pacifica. The city is working to obtain California Coastal Commission certification of the ordinance so that it may be applied in the Coastal Zone. The ordinance is currently in effect in areas of Pacifica outside the Coastal Zone (generally, east of Coast Highway).

*Theme 7: The housing element should prioritize earlier completion of various programs, including amendments to the inclusionary zoning ordinance, seeking proposals for affordable housing projects on city-owned properties, updating the zoning code to modernize and incentivize high-quality housing development, Caltrans land decertification, amending the STR ordinance, and other programs.*

The city considered various public comments suggesting prioritization of specific programs in the housing element. Where possible, the city revised the housing element to prioritize implementation of as many

programs as possible, including moving forward implementation of HE-I-3 *Public and Semi-Public Land Master Planning and Implementation*, Program HE-I-4 *Support Development of Accessory Dwelling Units*, Program HE-I-5 *Fund a Housing Action Fund*, Program HE-I-6 *Strengthen Inclusionary Housing Program*, and HE-I-8 *Rehabilitation of Homes in Lower Resource Areas*. The aggregate effect of prioritizing these programs earlier in the planning period will be an earlier benefit in support of affordable housing. While the city would ideally prioritize implementation of all programs, it is important to prepare a realistic plan for program implementation that reflects Pacifica's limited staffing and financial resources, as well as the significant effort required to implement Program HE-I-1 *General Plan and Zoning Amendments to Achieve RHNA* and Program HE-I-2 *Zoning Modernization and Streamlining* to implement major rezoning and zoning code modernization programs to facilitate construction of new housing in Pacifica.

*Theme 8: The housing element should consider ways to reduce Highway 1 traffic that would worsen from new housing development and to improve access to public transportation.*

Resolving existing traffic congestion is beyond the scope of the housing element. As it pertains to the existing traffic congestion experienced at times along Coast Highway, particularly between the intersections of Reina del Mar Avenue and Fassler Avenue, the wide distribution of housing element sites throughout the city minimizes impacts on those key intersections. The housing element site inventory also prioritizes infill development to support similar policies in other elements of the city's 2040 General Plan. The 2040 General Plan also includes policies to seek enhancements to walking, biking, and transit access in new development, which will further efforts to provide non-automobile transportation options. Lastly, larger housing developments that may result from the housing element that generate 100 or more average daily trips will remain subject to the San Mateo County Congestion Management Program (CMP) that requires a Transportation Demand Management (TDM) plan to reduce vehicle trips from new development.

*Theme 9: The proximity to jobs analysis appears erroneous.*

These comments question the accuracy of Figure D-10 *Proposed RHNA Sites in Relation to Proximity to Jobs by Census Tract*. The figure was prepared by a third-party on a regional basis. It appears the figure does not take into account Pacifica's geography and transportation network, which requires driving north on Coast Highway to connect to Interstate 280 in order to reach jobs located elsewhere in the region, and results in longer travel distances for areas in the southern half of Pacifica. Rather, it appears the figure may rely on a straight line or "as the crow flies" methodology to assess distance to jobs centers located in central San Mateo County and Santa Clara County. Regardless of any limitations in Figure D-10, the housing site inventory in the housing element results in a distribution of housing sites throughout Pacifica including many sites in high resource and high opportunity areas.

*Theme 10: Correct various typographical errors noted in the draft housing element.*

The city has considered the typographical errors identified by the commenters and made revisions where appropriate, including a correction to the name of a local community group Protect San Pedro Mountain. The city appreciates the community's attention to detail that has improved the quality of the housing element.

## Appendix A Attachments

- Attachment A-1: Community feedback, communications, and documentation that support the findings and conclusions in this section, and written public comments received during the housing element public review and comment period from February 24 through March 27, 2023 are included at the end of the document following Appendix G.

*This page intentionally left blank*





Photo: Coastline in West Sharp Park neighborhood (2019)

## APPENDIX B: PRIOR HOUSING ELEMENT REVIEW

### Public Review Draft – February 24, 2023

The update of the Housing Element provides an opportunity to reflect on past achievements and challenges as well as an opportunity to identify what is working and what is limiting Pacifica’s housing production. Appendix B highlights key accomplishments and challenges from the previous Housing Element’s planning cycle (2015 to 2023). Following a review of key developments, Table B-1 includes a full assessment of the work plan in the previous Housing Element, including a detailed review of progress and performance as well as recommended next steps. This information will help ensure that the Housing Element for the 2023 to 2031 planning cycle builds on success, responds to lessons learned, and helps achieve the city’s housing goals.

### 1. PACIFICA’S ACHIEVEMENTS

#### Adoption of the Pacifica General Plan

The Pacifica City Council adopted the updated 2040 General Plan on July 11, 2022. The new plan replaced the city’s 40+ year old General Plan, last comprehensively updated in 1980. The updated 2040 General Plan provides the city with new tools to address housing challenges and includes a set of policies and programs that serve as the blueprint for physical development. Its purpose is to establish a long-range vision for the community and to plan for new growth, housing needs, public services, and environmental protection (see Chapter 8 – Consistency with General Plan).

## **Adoption of the Sharp Park Specific Plan**

The Sharp Park Specific Plan, adopted in August 2022, provides focused land use, transportation, and other policies to realize a revitalized Sharp Park neighborhood. The Sharp Park neighborhood has significant potential for growth over the next several decades. It is the city's civic core and is home to many unique businesses as well as the iconic Pacifica Pier. There are opportunities for mixed-use buildings, new housing, and higher intensity development that will help the city address issues of housing affordability.

The Sharp Park Specific Plan includes density levels of up to 50 dwelling units per acre, a significant increase from the previous limit of 22 dwelling units per acre. The plan also includes height bonuses for projects with greater levels of affordability and several policies designed specifically to support the construction and preservation of affordable housing. The plan reflects community support for quality-of-life amenities as well as the importance of affordable housing for workers and younger generations.

Most of the plan area is in the Coastal Zone and requires California Coastal Commission (CCC) certification before the plan can take effect. There is at least one site, the Eureka Square Shopping Center (20 Eureka Drive), that is not in the Coastal Zone, and will allow density of up to 50 dwelling units per acre (more than double the previous allowable density for this site). Portions of this site contain uses that may potentially redevelop in the next Housing Element cycle.

## **Completion of an Update to the Local Coastal Land Use Plan (LCLUP)**

The City Council approved a comprehensive Local Coastal Land Use Plan (LCLUP) update in February 2020 and submitted the update to the CCC for certification in June 2020. The City expects a hearing on the LCLUP update at the CCC in 2023. Certification of the LCLUP update by the CCC will enable the City to issue coastal development permits at the increased densities contained in the plan (see Chapter 6 Coastal Zone Housing).

## **Accessory Dwelling Units (ADUs)**

Development of accessory dwelling units (ADUs) has increased significantly in recent years. In the last planning period, the first income-restricted ADUs were constructed when 42 affordable ADUs were developed for residents earning 80 percent of the area median income (AMI). The construction of ADUs in single-family and multi-family residential developments has increased in popularity since the City updated its ADU ordinance in response to changes in State law and launched programs to help interested homeowners more easily add ADUs to their property. Pacifica was selected to participate in an ADU One-Stop Shop program administered by Hello Housing's Brighten Your Backyard program. The ADU One-Stop Shop provides a clearinghouse for information and technical assistance to understand ADU regulations and provides grants for ADU development. The City distributed information about ADUs to the community through public engagement initiatives. The City also promoted the use of an online tool (Symbium) to assess the feasibility of ADU development on specific properties.<sup>1</sup>

## **Reasonable Accommodation Ordinance**

The previous Housing Element recommended the creation of a reasonable accommodation program to allow deviations from zoning standards for projects that improve access for persons with disabilities. In August 2019,

---

<sup>1</sup> <https://symbium.com/research/california-adu/pacifica>

the City amended Chapter 4 (Zoning) of Title 9 (Planning and Zoning) of the Pacifica Municipal Code to establish a procedure for requesting reasonable accommodation in the City's land use and zoning regulations for persons with disabilities as protected by Fair Housing Laws. The new regulations were prepared based, in part, on the California Department of Housing and Community Development's (HCD) "model ordinance" as well as reasonable accommodation ordinances adopted in other California jurisdictions. The amendments provide a process to address regulatory barriers that would otherwise prevent an individual with a disability from accessing equal housing opportunities. A reasonable accommodation would allow for physical modifications that would provide a suitable housing environment for disabled residents.

### **Adoption of Development Agreement Ordinance**

The City adopted a new Development Agreement Ordinance that enables the City to negotiate additional Below Market Rate housing units in addition to the minimum Below Market Rate requirements, among other potential public benefits.

### **Affordable Housing Unit Preservation**

The City helped preserve much-needed affordable housing in the community. For example, the Villages at Pacifica is a 170-unit apartment complex that was purchased and rehabilitated by an affordable housing operator and now provides 168 apartment units affordable to people earning 80 percent or less of the AMI. The City incentivized the preservation of the affordable units and entered into an affordable housing agreement with the operator. The project prevented displacement of tenants from the potential sale of the property to a market rate operator.

### **Development of Workforce Housing**

The City in 2023 approved the development of workforce housing for faculty and staff of the Pacifica School District on a former elementary school site (Oddstad Elementary School). This 7.5-acre site will include 70 housing units (45 committed as workforce housing), including 11 Below Market Rate housing units.

### **Mobile Home Preservation**

The City has made provisions to preserve the affordability of mobile homes. There is one mobile home park in the city, where residents either rent the land and own their home or rent both the mobile home and the land from the park owner. The City has a rent control ordinance in the mobile home park. There is also a recreational vehicle (RV) park in the city, although it is not oriented towards long-term residency.

## **2. PACIFICA'S CHALLENGES**

### **Physical Environment**

Pacifica's slopes, coastal location, and other environmental factors create constraints on new development. Approximately 42% of the land area of the city is publicly owned land including parks, open space, and public beaches. Much of the undeveloped land in private ownership includes coastal bluffs and vertical elevations with limited development potential. Additionally, some parts of town have limitations on development due to erosion, high fire severity, and restrictions of the California Coastal Act. Traffic back-ups on Coast Highway

have a negative and reoccurring impact on the community and presents a challenge to providing adequate transportation for new development.

## **Coastal Zone**

Pacifica's Coastal Zone comprises approximately 1,286 acres of land, or about 15% of the city. As a Coastal Zone, the CCC must approve all the City's land use plans within the Coastal Zone. The process for approval can be lengthy and add significant costs and uncertainty to a project. In addition, there is an appeal process for locally approved projects within a portion of the Coastal Zone, which can add uncertainty and lengthy delays to the development process.

## **Inclusionary Zoning Ordinance**

The Inclusionary Zoning Ordinance, which applies to projects including eight or more dwelling units, requires that at least 15 percent of dwelling units are affordable to persons of moderate or low incomes. In the last Housing Element planning cycle, the policy has not resulted in an uptick in the number of affordable units in the city. Many of the projects in Pacifica have been too small to be subject to the ordinance. Further analysis of the incentives and disincentives to constructing projects with eight or more units is needed. The challenges are in part due to the availability of sites for larger projects as well as relatively low densities allowed under the prior General Plan. With higher densities allowed under the updated 2040 General Plan, additional projects may be subject to the ordinance.

## **Availability of Sites**

In the last Housing Element cycle, Pacifica relied on existing zoning to accommodate each of the sites required to meet its RHNA. The City was not required to rezone any sites to meet its obligations under AB1233, which require rezoning if there is a shortfall. Challenges to producing large numbers of housing units during this housing period include: the capacity of the market to produce housing, numerous small sites, topography and protected open space, impacts of State of California coastal regulations.

## **Policy Challenges**

Due to limited City staff resources and budget challenges, the City hasn't passed all the ordinances that were included in the work plan in its last planning cycle. This includes the ordinance for boarding houses and farmworkers, which would amend agricultural zoning to allow for farmworker housing. It also includes an ordinance for emergency shelter and transitional supportive housing.

## **Community Preference for Single-Family Zoning**

The community values Pacifica's coastal, rustic character and single-family home neighborhoods. The community has historically preferred single-family homes; a development pattern that will not result in enough dwelling units to meet current or future housing needs. There is a tension between retaining existing development patterns and accommodating additional housing. Recent community feedback has shown growing support for multi-family housing in redeveloped commercial shopping centers and along major transportation corridors.

## **Vehicular Homes and Recreational Vehicles (RVs)**

Some community members are concerned and have expressed opposition to a temporary safe parking program for oversized vehicles in the public right-of-way. The city created a Temporary Safe Parking Program (TSPP) that permits 13 parking spots inside and outside the coastal zone. RVs are allowed to park for up to 29 days providing that they receive services from the Pacifica Resource Center and apply for and receive a permit. All 13 RV parking spots are on public streets or in designated locations in the public right-of-way. Five of the 13 RV parking spots located within the Coastal Zone have been appealed to the California Coastal Commission by opponents of the TSPP. The City has partnered with the Pacifica Resource Center and a designated community service officer in the Police Department to work with program participants to ensure compliance with program guidelines and address neighborhood quality of life concerns.

## **Planned Development Areas**

The City established two priority development areas (PDAs) consistent with ABAG requirements: the Sharp Park PDA and the Skyline Corridor PDA, which will guide the city's long-term focus for planning and redevelopment. The City adopted the Sharp Park Specific Plan for the Sharp Park PDA in 2022. Following completion of the comprehensive zoning update and rezoning program required to accommodate the RHNA in this Housing Element, the City will evaluate the potential establish a specific plan for the Skyline Corridor PDA.

## **Short Term Rentals**

The growing popularity of the short-term rental market contributes to displacement pressure in Pacifica. The city is working on options for additional regulations, such as putting a cap on short-term rentals, and further study of other regulations on short-term rentals. Pacifica's coastal location and proximity to San Francisco has created economic incentives for private property owners to convert long-term rental housing into short-term rental housing.

## **3. CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW**

A review of each of the programs included in the prior Housing Element (2015-2022) reflects the challenges and successes of Pacifica's housing programs over the last eight years. The evaluation of the progress and performance of Housing Element activities as indicated below served as an important initial step in developing the goals, policies, and programs of the 2023-2031 Housing Element.

During the 2015-2022 period while important progress was made, it is substantially lower than the Quantitative Objectives identified in the 2015-2022 Housing Element. Housing development in Pacifica faces myriad challenges from cost of construction and land and various governmental and non-governmental constraints. For a thorough analysis of these constraints, please see Appendix G.

**TABLE B-1: QUANTIFIED OBJECTIVES ANALYSIS**

Income Category	New Construction	New Construction Actual	Rehab	Rehab Actual	Preservation	Preservation Actual
Extremely Low	60	-	95	-	101	101
Very Low	61	-	158	-	93	-
Low	68	-	135	-	5	-
Moderate	70	57	72	-	8	-
Above Moderate	154	55	80	-	16	1
<b>TOTAL</b>	<b>413</b>	<b>112</b>	<b>540</b>	<b>0</b>	<b>223</b>	<b>102</b>
<b>GRAND TOTAL PRIOR HOUSING ELEMENT</b>						<b>1,176</b>
<b>GRAND TOTAL BUILT</b>						<b>112</b>
<b>Surplus (Deficit)</b>						<b>(1,064)</b>



**TABLE B-2: CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW**

Program No./Name	Description and Objective	Implementation Status	Action
<b>Goal 1: Housing Maintenance – Encourage upgrades to and maintenance of the city’s existing housing units; improve neighborhood aesthetics.</b>			
1: Grant and Loan Funding for Rehabilitation	<p>Advertise available grant and loan funding for lower income property owners to rehabilitate substandard housing units.</p> <p>The City will strive to refer enough residents to ensure two residents will successfully apply for the program each year.</p>	<p>Timeline: Annual and Ongoing</p> <p>The City does not have information to confirm whether any Pacifica residents received program loans or grant funding.</p>	Continue. Revised program is now included within HE-I-8.
2: Seismic Upgrades to Unsafe Buildings	<p>Reduce potential loss of life and property damage from earthquakes by requiring seismic upgrades (structural strengthening and hazard mitigation) to unsafe buildings, which includes unreinforced-masonry buildings and soft-story buildings (those with ground floors having a lateral stiffness significantly less than that of the stories above).</p>	<p>Timeline: 2016-2017</p> <p>The City did not pursue a mandatory seismic upgrade ordinance.</p> <p>The statewide California Earthquake Brace + Bolt (EBB) program is available to owner-occupied residential buildings containing 1-4 dwelling units and provides grants for up to \$3,000 toward a seismic retrofit for qualifying older houses.</p>	Discontinue. Staff intends to continue to distribute information about the statewide California Earthquake Brace + Bolt (EBB) program but has removed the program from the Housing Element.
<b>Goal 2: Preservation of Housing Affordability – Prevent the conversion of existing affordable housing units to less affordable housing types.</b>			
3: Preserve At-Risk Senior Housing	<p>Develop programs to help preserve the "at-risk" units at Casa Pacifica senior housing complex.</p> <p>Monitor Casa Pacifica Apartments for any indication of intent to cease participation in the Section 8 program. Formulate a comprehensive response with affordable housing partners to any notice of intent to cease Section 8 participation.</p>	<p>Timeline: 2013-2018</p> <p>12/31/2018: Contacted property owner to inquire about long-term intentions for the site. The current Section 8 program contract is from 1/31/2021 through 1/31/2025</p>	Continue. Revised program is now included within HE-I-7.
4: Mobile Home Park Preservation	<p>Encourage preservation of the existing mobile home park as an important source of low- and moderate-income housing.</p> <p>Monitor mobile home park operator’s long-term intentions for the site, encouraging</p>	<p>Timeline: 2020</p> <p>12/31/2017 and 12/31/2020: Contacted property owner to inquire about long-term intentions for the site.</p>	Program completed. Staff intends to support the property owner to successfully engage with the Coastal Commission but have removed this as a program in the Housing Element.

**TABLE B-2: CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW**

Program No./Name	Description and Objective	Implementation Status	Action
	<p>maintenance of the mobile home park use. Administer Ordinance No. 550-C.S. if necessary. Unless development of additional mobile home parks occurs during the planning period, the maximum performance related to this policy would be one mobile home park conversion.</p>	<p>The mobile home park operator intends to operate the site on a long-term basis and has resumed leasing units to residents after completing various site upgrades.</p> <p>The City successfully negotiated relocation assistance for households leaving the community. The City will support property owner in their efforts to engage the California Coastal Commission in order to protect the shoreline and maintain the habitability of the site.</p>	
5: Marketing of Affordable Housing Programs	<p>Ensure proper marketing of housing affordability programs and groups by partner agencies, including the Reverse Annuity Mortgage (RAM) program, Human Investment Project (HIP) Homesharing Program, Lease-Purchase Program, emergency shelters, Project Sentinel, and Center for the Independence of the Disabled.</p>	<p>Timeline: Biannual</p> <p>1) Conducted training of Planning Division, Code Enforcement Division, and Parks, Beaches, and Recreation staff regarding available housing referral programs, services, and agencies.</p> <p>2) Contacted partner agencies to verify whether they continue to make referrals and cross-referrals to other assistance agencies.</p> <p>The HIP Homeshare program was presented at City Council meetings to raise public awareness in 2019. Program representatives staffed a table at Home for All engagement opportunities held on housing topics in 2019.</p>	<p>This program was significantly revised to emphasize staff training and promotion of external programs and is now included as HE-I-12.</p>
6: Reasonable Accommodation Program	<p>Create a reasonable accommodation program and procedures to allow deviations from zoning standards for projects that improve access for persons with disabilities.</p> <p>Objective: Adopt an ordinance by the end of 2016.</p>	<p>Timeline: 2016</p> <p>To promote housing opportunities for a person with disabilities, in 2019 the City established a reasonable accommodation process consistent with Fair Housing Law in land use, zoning, and building regulations by adopting Ordinance No. 851 to ensure equal access to housing.</p>	<p>Program completed.</p>

**TABLE B-2: CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW**

Program No./Name	Description and Objective	Implementation Status	Action
<b>Goal 3: Housing Improvement – Encourage code compliance through proactive engagement, education and enforcement; leverage City investments to improve the character of neighborhoods; and enhance housing affordability through energy conservation and other strategies.</b>			
7: Housing Rehabilitation	<p>Emphasize housing rehabilitation to forestall decline in the housing stock. Utilize government subsidies including Section 8 or other rental assistance programs to enhance owner affordability. Use the Code Enforcement process to refer owners to apply for Community Development Block Grant (CDBG) funds for housing rehabilitation.</p> <p>Distribute rehabilitation and housing affordability program information to 300 property owners during building code or property maintenance code interactions with City inspectors. Make 3-5 referrals annually.</p>	<p>Timeline: Annual, ongoing</p> <p>City staff made zero referrals during the last year.</p>	Program has been significantly modified and is now included within program HE-I-8.
8: Voluntary Rehabilitation Incentives	<p>Establish an incentive program for voluntary housing rehabilitation, including:</p> <ul style="list-style-type: none"> <li>Condition all development approvals to require improvements to infrastructure and multi-modal connectivity.</li> <li>Continue implementation of Complete Streets policies.</li> </ul> <p>Pursue funding to implement Phase I of the Palmetto streetscape improvements and planning for subsequent phases.</p>	<p>Timeline: 2015-2023, Ongoing</p> <p>1/31/2015 through 1/31/2023: Condition 80 projects (10 per year) requiring Complete Streets improvements. All development proposals were conditioned as such. The General Plan Update adopted in 2022 established a comprehensive Complete Streets Policy.</p> <p>The City completed two major sidewalk connections on Monterey Road to Hickey Boulevard closing a gap of about 100 feet; and 1,400 feet along Palmetto Avenue from Westline Drive.</p> <p>The City completed Phase I improvements to Palmetto Avenue in 2018, enhancing the neighborhood quality of the 92 housing units in the vicinity of the streetscape improvements.</p>	Program Complete. See also General Plan Circulation Element Policy CI-I-2 (Complete Streets Policy), adopted in July 2022.

**TABLE B-2: CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW**

Program No./Name	Description and Objective	Implementation Status	Action
9: Promote Energy Savings	<p>Promote PG&amp;E's "Energy Savings Assistance Program."</p> <p>Successfully refer 35 households per year.</p>	<p>Timeline: 2015-2023, Ongoing</p> <p>City staff maintains and distributes program information at the Planning Department counter to facilitate referrals. However, the City has not received a report from PG&amp;E regarding the number of residents participating in the program, and staff did not track the number distributed.</p>	Promoting Energy Savings in Housing will become a policy, and while staff intend to continue to distribute flyers, the program will be discontinued in the Housing Element.
<b>Goal 4: Housing Development – Prioritize mixed-use residential development on infill sites; provide housing opportunities for all income groups; provide a choice of housing types and densities; maintain a balanced residential environment with access to employment opportunities, community facilities and adequate services; actively monitor Housing Element implementation.</b>			
10: Infill Mixed-Use Development in Underutilized Sites	<p>Prioritize infill mixed-use and residential development on underutilized sites and vacant sites interspersed with developed areas.</p> <p>Contact two property owners of identified underutilized sites per year to encourage redevelopment with higher density, mixed-use projects.</p>	<p>Timeline: Annual</p> <p>Nearly all projects approved by the City were infill housing developments. A number of mixed-use projects have also been approved. The updated 2040 General Plan emphasizes this approach and several complementary policies and programs were strengthened in this area.</p>	This program has been greatly expanded in this Housing Element. See programs HE-I-1, HE-I-2, HE-I-3, and HE-I-4.
11: Second Units	<p>Encourage and facilitate construction of second residential units on properties zoned for single-family residential uses in conformance with existing zoning regulations.</p> <p>Encourage construction of two second residential units per year, or 16 second units during the planning period.</p> <p>Periodically evaluate the City's second unit zoning regulations and inquire with residents and construction professionals as to the perceived level of difficulty and expense associated with second unit construction. Where perceptions suggest second unit construction is difficult, develop strategies to revise the City's regulations, such as relaxing second unit parking requirements.</p>	<p>Timeline: 2016-2022, Biannual</p> <p>The City permitted at least 187 ADUs over the 2015-2022 cycle.</p> <p>The City has observed a significant uptick in interest in ADU construction after launching the One Stop Shop ADU Pilot Program and providing Symbium Build to the public, leading to an increase in ADU building permit applications. Considering the new State regulations and the success of the pilot program, City staff expects to issue a greater number of building permits for ADUs in subsequent reporting periods. Additional discussion of the City's ADU efforts can be found in Section 4 of Appendix F.</p>	This program has been expanded and is now included within program HE-I-4.

**TABLE B-2: CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW**

Program No./Name	Description and Objective	Implementation Status	Action
12: Second Unit Ordinance	Amend Second Unit Ordinance to incorporate updates in State law.	<p>Timeline: 2016</p> <p>City Council adopted a new ADU ordinance (Ord. No. 825-C.S.) in 2017 to comply with State law.</p> <p>In early 2019, changes made by the California Legislature resulted in City Council adoption of Ordinance No. 841-C.S., which included a repeal and replacement of the City's existing second residential unit standards with current ADU standards in the Pacifica Municipal Code (PMC).</p> <p>Later in December 2019, Planning Commission adopted Resolution 2019-037 recommending City Council approval of additional changes, and in January 2020, the City Council subsequently approved the proposed changes and adopted Ordinance 854-C.S.</p>	Program completed.
13: Update Density Bonus Ordinance	Amend Density Bonus Ordinance to reflect updates to State law.	The City has not pursued enactment of an ordinance but implements state law density bonus requirements.	Continue. Revised program is now included within HE-I-6 and HE-I-9.
14: Expand Zoning Ordinance	Consider amending the Zoning Ordinance to allow Rooming Houses and Boardinghouses for farmworker housing as a permitted use in the R-3 (Multiple-Family Residential) District.	<p>Timeline: 2017</p> <p>The City has not pursued enactment of an ordinance.</p>	Discontinue. See program below.
15: Agricultural Housing	Amend A (Agricultural) Zoning District to allow farmworker housing.	<p>Timeline: 2016</p> <p>The City did not accomplish this zoning amendment.</p>	Continue. Revised program is now included within HE-I-2 and HE-I-14.

**TABLE B-2: CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW**

Program No./Name	Description and Objective	Implementation Status	Action
16: Amend Zoning Ordinance for Emergency Shelters, Transitional and Supportive Housing.	Amend the Zoning Code to create new definitions for emergency shelters, transitional housing, and supportive housing. Create new permitted uses for these types of facilities to clarify their treatment by the City. Create development standards for the establishment and ongoing operations of these facilities.	Timeline: 2016  The City selected a Housing Element implementation consultant during 2017. The consultant has developed a draft zoning ordinance to allow emergency shelters, transitional housing, and supportive housing. City staff will schedule the ordinance for public hearings as soon as resources permit.	Continue. Revised program is now included within HE-I-14
17: Expand Affordable Low Income Rental Housing	The City shall initiate contact with developers from the private and nonprofit sectors interested in development opportunities in the City of Pacifica for rental housing affordable to persons with extremely low, very low, and low incomes.	Timeline: Ongoing  City staff has participated in several meetings with potential affordable housing developers, including with representatives of the Pacifica School District to discuss the permitting process for development of affordable housing for school district employees at the former Oddstad School site. A development application was submitted in 2020 to develop the site with workforce housing with 70 proposed units and the City approved the project in May 2023.	Continue. Revised program is now included within HE-I-4 and HE-I-9.
18: Development of Housing for all Income Levels	Encourage development of housing for all income levels, including lower income individuals, in suitable areas to meet ABAG's projected housing need.  Update available development site inventory annually to encourage development of housing units to satisfy the City's RHNA.	Timeline: Annual, Ongoing  The City approved housing at all income levels except Very Low Income and Extremely Low Income, which reflects in part the City's limited funding to support affordable housing development.	Development of housing for all income levels is central to the Housing Element and codified as Goal HE-G-1. See adequate sites inventory and programs HE-I-1 through HE-I-9.



**TABLE B-2: CITY OF PACIFICA PRIOR HOUSING ELEMENT REVIEW**

Program No./Name	Description and Objective	Implementation Status	Action
19: Housing Element Implementation Oversight	<p>Form a committee to assert more active oversight in Housing Element implementation.</p> <p>Review the draft Housing Element status and Annual Progress Report prior to the public hearing and consideration by City Council.</p> <p>Devise strategies to accommodate housing needs that arise during the planning period that the Housing Element does not adequately address.</p>	<p>Timeline: Ongoing</p> <p>The City did not establish a Housing Element implementation committee. However, between February 2019 and May 2019, the City worked in collaboration with San Mateo County's Home for All Network to host two community engagement events to introduce information about the current housing situation affecting the Bay Area region. The public was asked to identify potential solutions. One of the potential housing solutions of greatest interest to those attending the Home for All events was facilitating development of ADUs.</p> <p>As it relates to strategies to accommodate housing needs that arise during the planning period that the Housing Element does not adequately address, the City committed significant staff and financial resources in 2020 to establishing an affordability agreement at the Villages at Pacifica apartments to create 168 apartment units affordable at low-income levels (80% AMI) by foregoing future property tax revenues for the term of the agreement.</p>	<p>Housing Element Annual Progress Reports are now addressed within Program HE-I-14.</p> <p>Through community consultation and an evaluation of experiences with multiple approaches in municipalities throughout the region, it was determined that the Planning Commission and City Council would provide oversight and policy decision making. The City Council has also provided direction that ongoing efforts should focus on community consultation and the implementation of policies and programs identified in the Housing Element.</p>

*This page intentionally left blank*



Photo: Apartments in the Fairmont neighborhood (2022)

# APPENDIX C: HOUSING NEEDS

**State Review Draft – May 10, 2023**

## 1. HOUSING NEEDS ASSESSMENT

The purpose of the Housing Needs Assessment is to describe and quantify existing and projected housing needs and conditions in the City of Pacifica and provide important information to support the goals, policies, and programs of the housing element. This chapter will also identify and analyze households with disproportionate housing needs in the community such as extremely low-income households, households with people with disabilities, lower-income seniors, homeless residents, female-headed households with children, as well as cost burdened and overcrowded households, among others. This chapter is a profile of the community, including an analysis of the city's population, housing characteristics, employment, and income trends. Recent changes to state law require local jurisdictions to examine these dynamics when updating their housing elements.

## 2. DATA SOURCES

The primary data sources used in this chapter were compiled by the Association of Bay Area Governments (ABAG) in April 2021 and are referred to throughout the document as the ABAG Housing Element Data Packet. ABAG relied on the US Census, American Community Survey (ACS), the US Department of Housing and Urban Development (HUD), California Department of Finance (DOF), California Employment Development Department (EDD), California Economic Development Department, HUD's Comprehensive Housing Affordability Strategy (CHAS), the Department of Agriculture Agricultural Census and other available local sources. Where more current information is available, it has been provided.

Please note that numbers for the same type of data (e.g., households) may not exactly match in different tables and sections because of the different data sources and samples used. The data in this report is derived from

samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached.

### 3. POPULATION GROWTH AND PROJECTIONS

In 2020, the population of Pacifica was estimated to be 38,331 (Table C-1) and Pacifica makes up 5 percent of the San Mateo County population. While many cities in the Bay Area region have experienced significant growth in jobs and population, growth in Pacifica has remained more stable. The Bay Area has seen a steady increase in population since 1990 (except for a dip during the Great Recession in 2008-2010). The Great Recession in Pacifica beginning in 2008 produced a larger decline in population growth compared to the region (Figure C-1).<sup>1</sup> Since 2000, Pacifica's population has remained stable with a slight decrease of 0.2 percent which is far below the growth rate of the region which has grown by almost 15 percent in the same period.

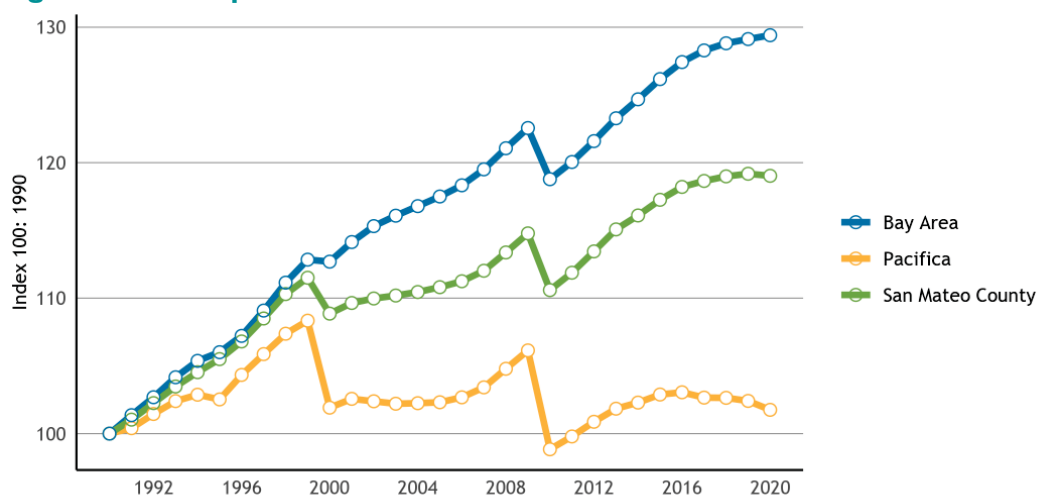
**TABLE C-1: POPULATION GROWTH TRENDS**

Geography	1990	1995	2000	2005	2010	2015	2020
Pacifica	37,670	38,621	38,392	38,542	37,234	38,757	38,331
San Mateo County	649,623	685,354	707,163	719,844	718,451	761,748	773,244
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population.

Source: California Department of Finance, E-5 series.

**Figure C-1: Population Growth Trends**



Source: California Department of Finance, E-5 series.

Population growth in Pacifica has been limited in part due to slower job growth compared to other Bay Area jurisdictions but also due to the lack of available housing. Multiple barriers to housing production including high land and construction costs, limited funding, coastal zone regulations, dominance of single-family zoning

<sup>1</sup> To compare the rate of growth across various geographic scales, Figure C-1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

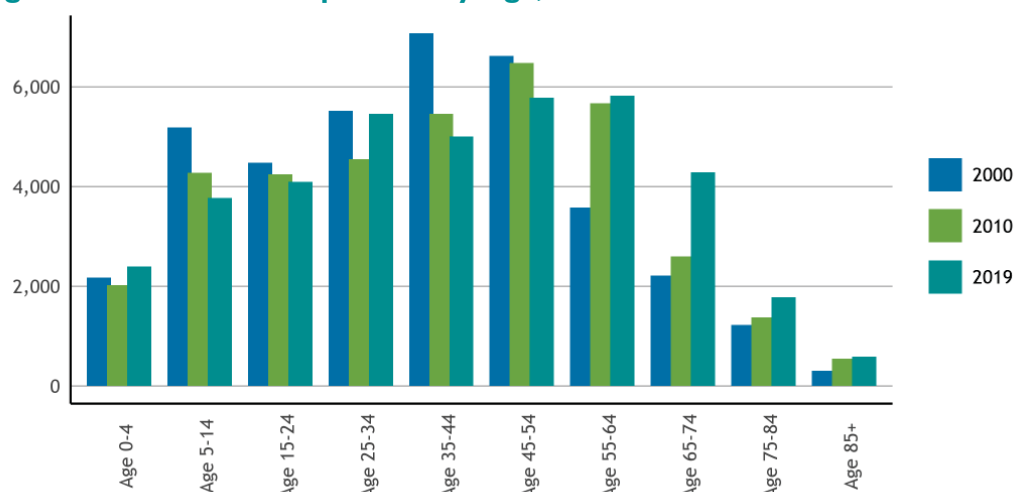
limiting opportunities for denser development, and a significant amount of publicly owned land (Golden Gate National Recreation Area, Sharp Park, San Pedro Valley County Park, and other public open spaces make up approximately 40 percent of the city's land area). While Pacifica has not shared in the region's jobs and population growth over the last several decades, the city is prepared to contribute to regional housing production by facilitating the development of its RHNA sites to help meet regional demand.

## 4. AGE

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed.

In Pacifica, the median age in 2000 was 37.3; by 2019, this figure had increased, landing at around 42 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (Figure C-2).

**Figure C-2: Pacifica Population by Age, 2000-2019**



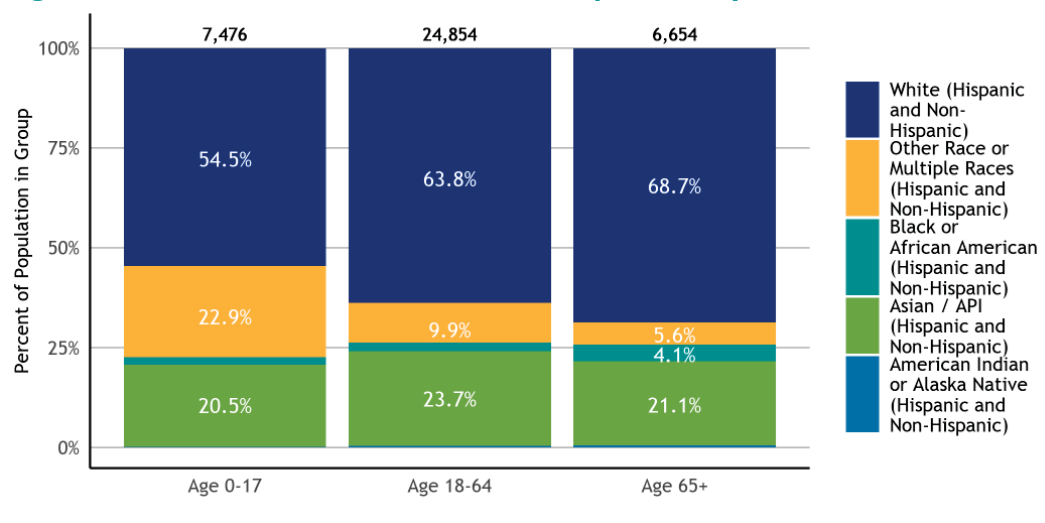
Universe: Total population.

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001.

The overall age composition shifted older between 2000 and 2019. Figure C-2 shows a significant increase in residents over the age of 55 between 2000 and 2010 and a significant increase in residents over the age of 65 between 2010 and 2019. This trend is reversed for younger age groups below the age of 55 that remained relatively stable or decreased in numbers during the same time period. Pacifica is similar to many communities in the county and across the nation, where there has been an increase in the percentage of citizens over the age of 65. Looking at the senior and youth populations by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People

of color<sup>2</sup> make up 31 percent of seniors and 46 percent of youth under 18 (Figure C-3). Pacifica has a developing need for more senior housing options, as well as options for seniors to age-in-place or downsize to stay within the community. More affordable multi-family and accessible units are needed to meet this need.

**Figure C-3: Pacifica Senior and Youth Population by Race**



Universe: Total population.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G).

## 5. RACE AND ETHNICITY

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today.<sup>3</sup>

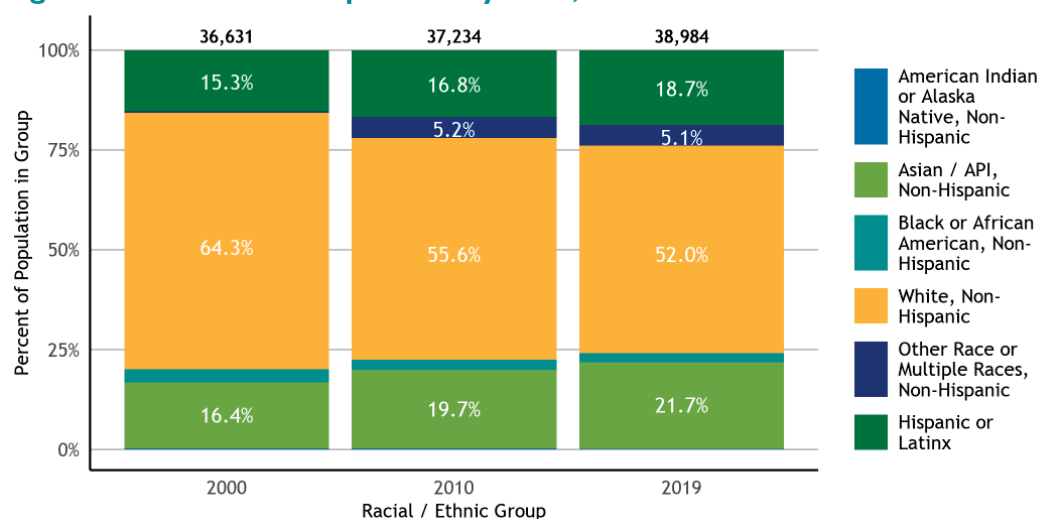
Pacifica is predominantly White (52%) and is the only RCAA (Racially Concentrated Area of Affluence) in North San Mateo County. Pacifica's second most predominant population is Asian (22%), and it also has a large Hispanic minority (19%). Pacifica's Other Race/Multiple Races population makes up 5 percent of the city and its Black or African American population makes up 2 percent of the city.

Since 2000, the percentage of residents in Pacifica identifying as White has decreased—and by the same token the percentage of residents of all *other* races and ethnicities has *increased*—by 12 percentage points, with the 2019 population non-White residents standing at 20,257 residents (Figure C-4). In absolute terms, the *Asian / API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most. The population of Hispanic residents increased by 4 percent over the same period.

<sup>2</sup> Here, we count all non-white racial groups.

<sup>3</sup> See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.



**Figure C-4: Pacifica Population by Race, 2000-2019**

Universe: Total population.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

## 6. EMPLOYMENT TRENDS

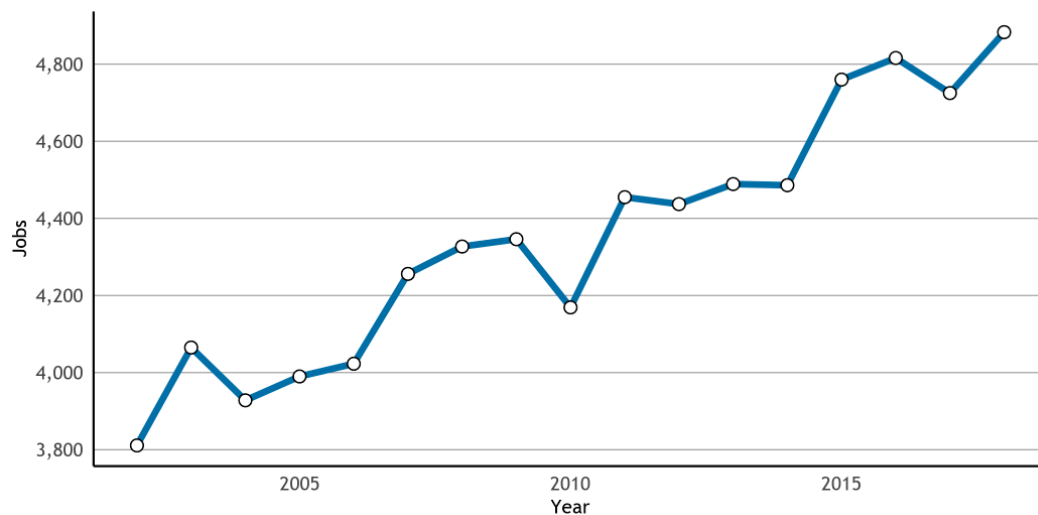
A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. Between 2002 and 2018, the number of jobs in Pacifica increased by 28 percent (Figure C-5). However, compared to the regional job growth, Pacifica's job growth has been modest. There are 21,248 employed residents, and 5,634 jobs<sup>4</sup> in Pacifica—the ratio of jobs to resident workers is 0.27; Pacifica is a net exporter of workers.

This means that many Pacifica residents commute outside of the city for work. Regional jobs, including San Francisco and Silicon Valley job centers are more easily accessed in the northern part of town because of a more accessible transportation network and less traffic congestion. However, relative to the region, Pacifica has a poor transportation network that lacks connectivity and access to transit. Lack of access creates barriers to accessing employment opportunities. Lack of an adequate transportation network and lack of access to employment centers contributes to the disproportionate housing needs of lower-income households.

<sup>4</sup> Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure C-5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

**Figure C-5: Jobs in Pacifica**



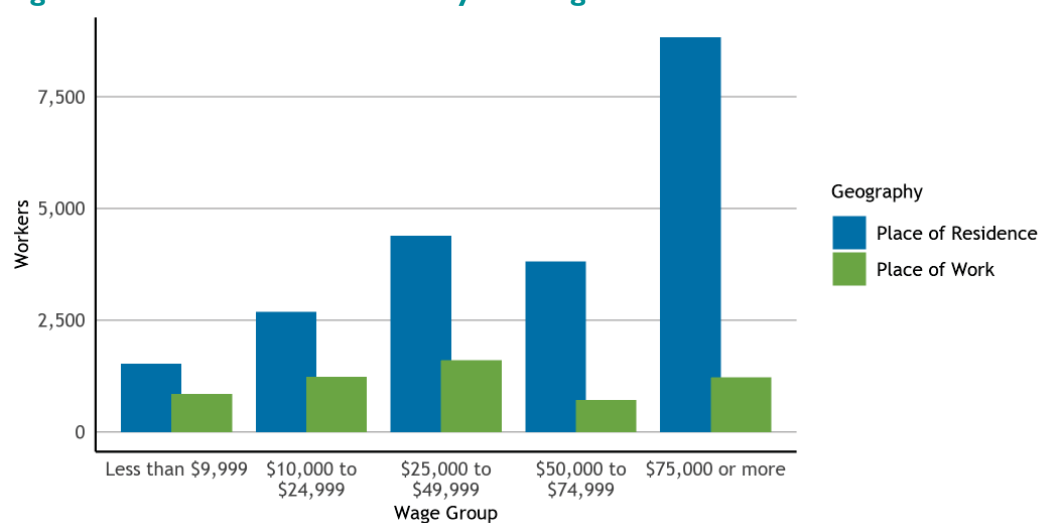
Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018.

Figure C-6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. For every income category, Pacifica has more residents than jobs (Figure C-6).<sup>5</sup> This reflects the lack of major employment centers within the city at all income levels. However, the city has more balance between residents and jobs in lower wage categories indicating that residents in lower wage jobs are more likely to work in the city than residents in higher wage jobs who are more likely to commute outside Pacifica.

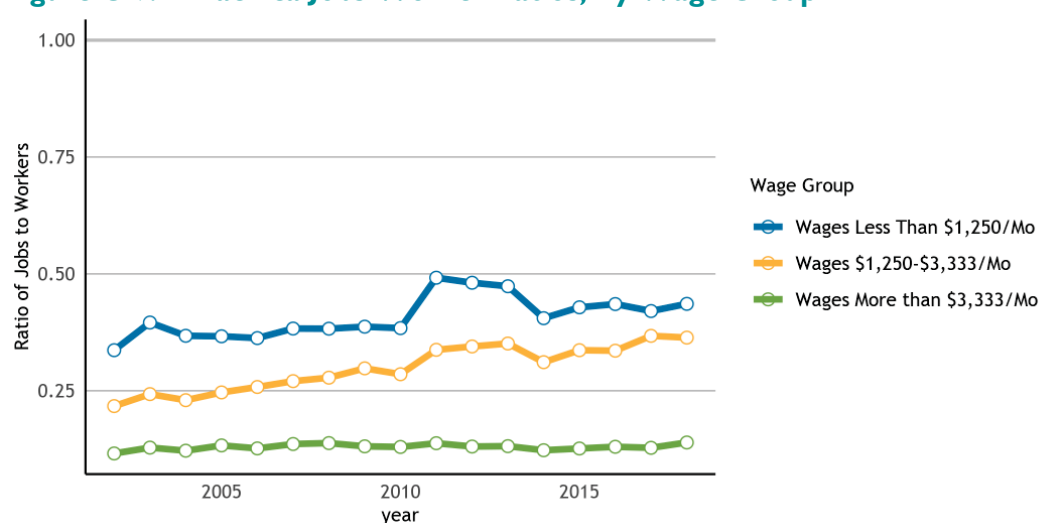
Figure C-7 shows the balance of Pacifica's resident workers to the jobs located in the city for different wage groups as a ratio—a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers—in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group (Figure C-7). In Pacifica, the higher the wages, the more likely the worker is traveling outside the region for work.

<sup>5</sup> The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

**Figure C-6: Pacifica Workers by Earnings as Place of Work and Place of Residence**

Universe: Workers 16 years and over with earnings.

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

**Figure C-7: Pacifica Jobs-Worker Ratios, By Wage Group**

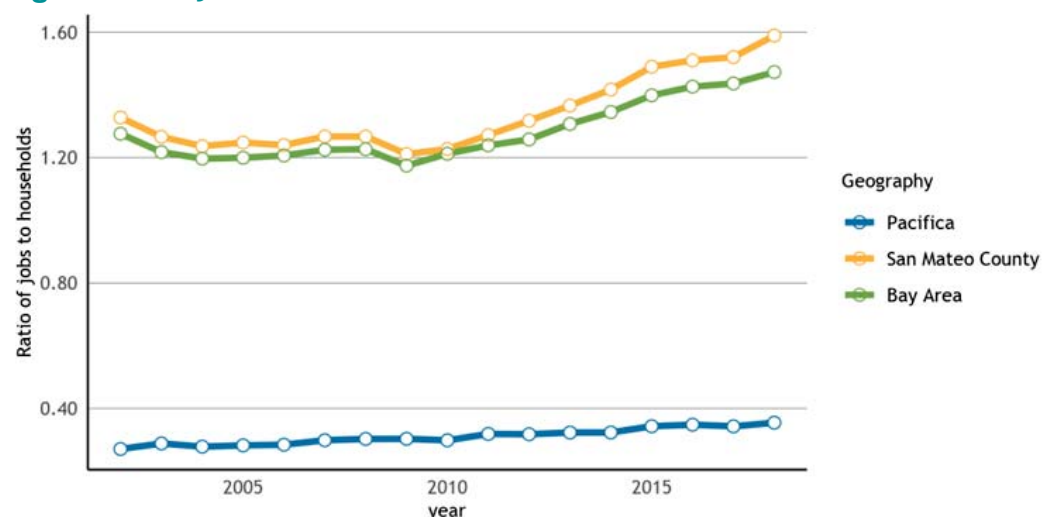
Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users. In the Bay Area region, the imbalance between supply and demand for housing stems from strong economic growth creating new jobs and the insufficient construction of new housing units to provide enough supply to meet the demand. Pacifica does not have any large corporate headquarters like South San Francisco with Genentech, a large

biotechnology company, or YouTube in San Bruno. Major employers in Pacifica are Safeway, the Pacifica School District and the City of Pacifica.

**Figure C-8: Jobs-Household Ratio**

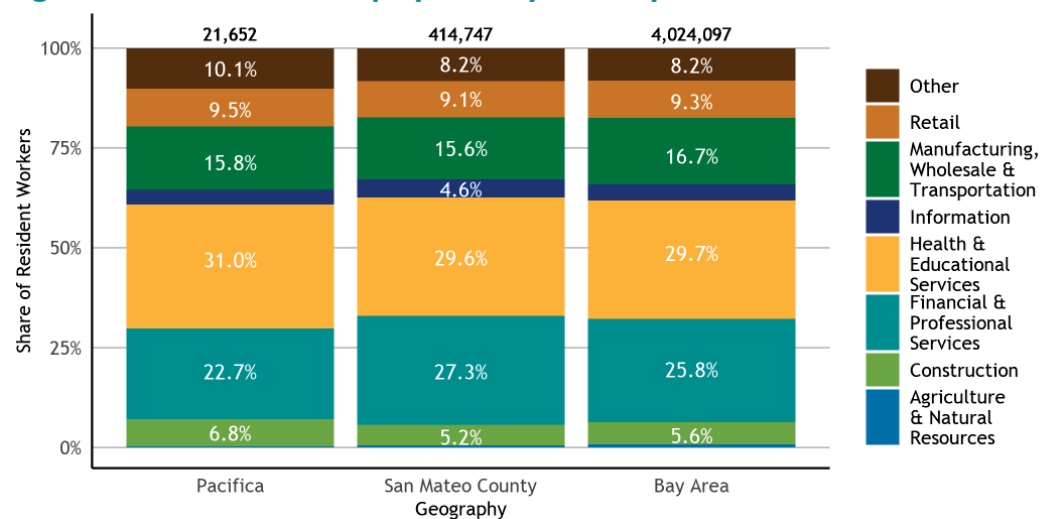


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction.  
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households).

## Sector Composition

In terms of sectoral composition, the largest industry in which Pacifica residents work is *Health & Educational Services*, and the largest sector in which San Mateo residents work is *Health & Educational Services* (Figure C-9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

**Figure C-9: Resident Employment by Industry**

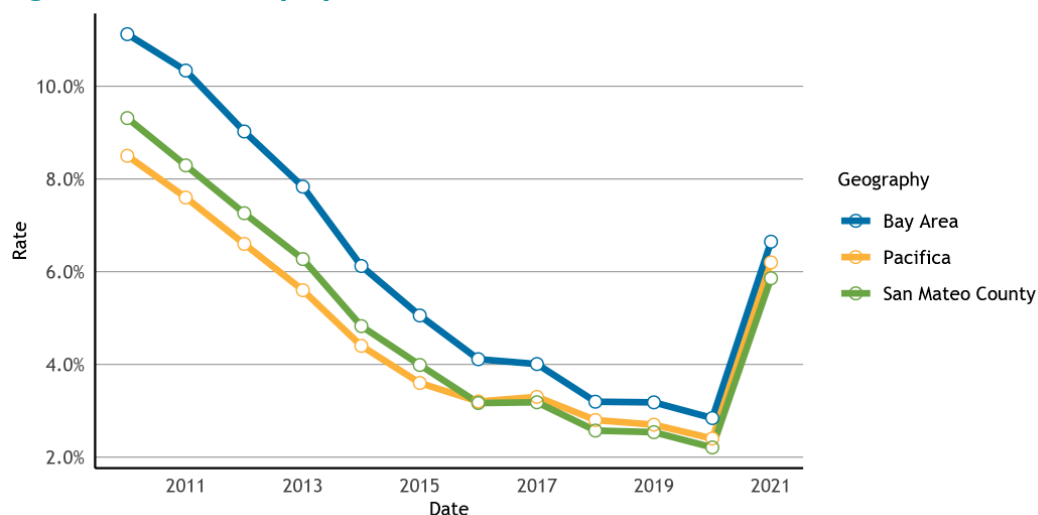


Universe: Civilian employed population age 16 years and over.  
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030.

## Unemployment

In Pacifica, there was a 6 percentage-point decrease in the unemployment rate between 2010 and 2020. Jurisdictions throughout the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic. However, there was general improvement in the later months of 2020 with a full recovery of the unemployment rate to historic lows in early 2022.

**Figure C-10: Unemployment Rate**



Universe: Civilian noninstitutional population ages 16 and older.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

## Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.<sup>6</sup> In San Mateo County, 30 percent AMI is the equivalent to the annual income of \$44,000 for a family of four. Many households with multiple wage earners—including food service workers, full-time students, teachers, farmworkers and healthcare professionals—can fall into lower AMI categories due to relatively stagnant wages in many industries.

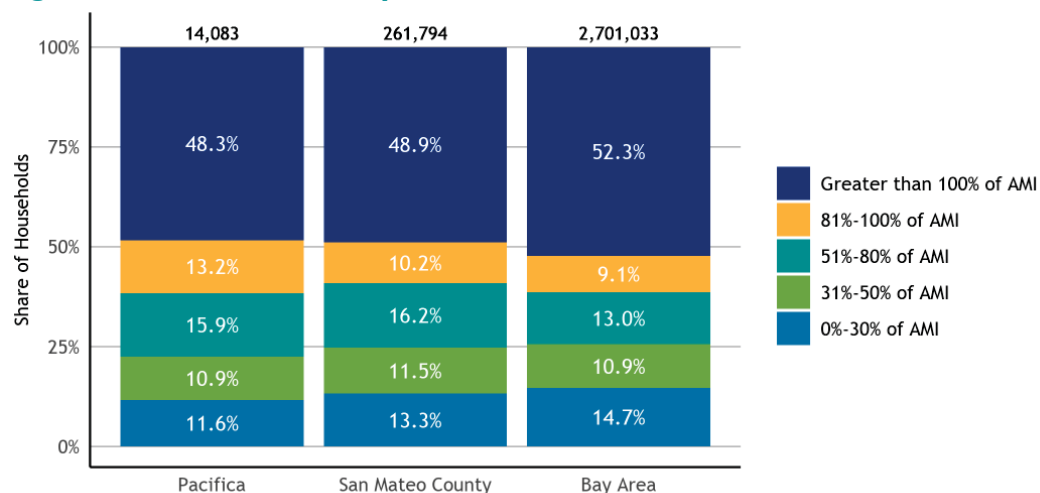
In Pacifica, 48 percent of households make more than 100 percent of the AMI,<sup>7</sup> compared to 12 percent making less than 30 percent of AMI, which is considered extremely low-income (Figure C-11). There are 1,630 extremely low-income households in Pacifica. Of these, 785 own their residence, while 845 live in rental housing.

<sup>6</sup> Bohn, S., et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

<sup>7</sup> Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80% and 120% of the AMI are moderate-income, those making 50% to 80% are low-income, those making 30% to 50% are very low-income, and those making less than 30% are extremely low-income. This is then adjusted for household size.

Pacifica is unique in that there are a similar proportion of Extremely Low-Income owner and renter households. One of the reasons for this is the very high ownership rates within the city. The city also has neighborhoods that are characterized with smaller lots and smaller units that provided, until recently, relatively affordable opportunities for homeownership.

**Figure C-1 I: Households by Household Income Level**



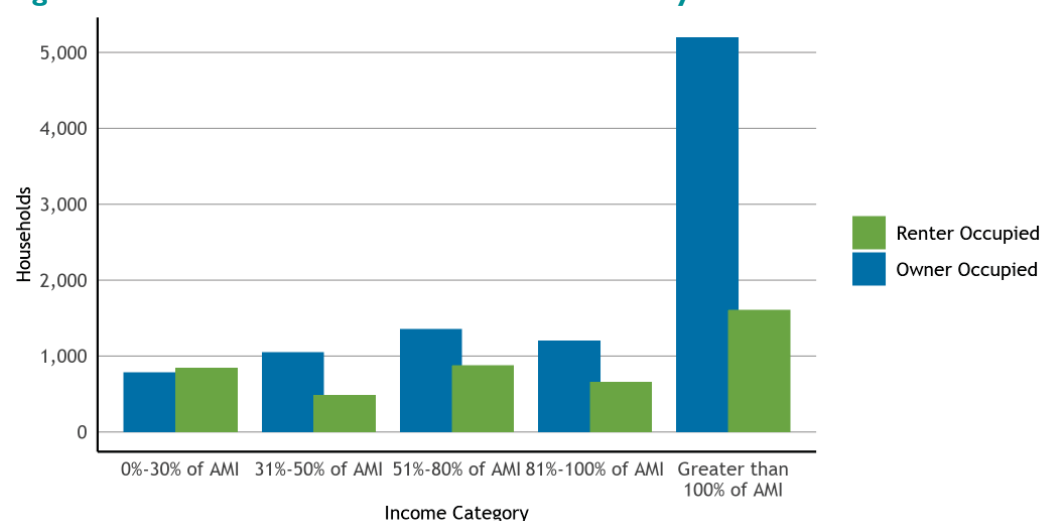
Universe: Occupied housing units.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Local jurisdictions must provide an estimate for their projected extremely low-income households over the eight-year housing element cycle (2023-2031). Pacifica projects that the city's extremely low-income households will be 50 percent of its very low-income RHNA or 269 housing units over the next housing element cycle.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In Pacifica, the largest proportion of homeowners falls in the *Greater than 100 Percent of AMI* income group (Figure C-12). Renters are more evenly distributed across all income groups than homeowners. There are more renters than homeowners in all income groups that are below 100 percent AMI except for the Extremely Low-Income earners (households earning below 30 percent of AMI). For the Extremely Low-Income households in Pacifica, there are a similar proportion of owner and renter occupied households.



**Figure C-12: Pacifica Household Income Level by Tenure**

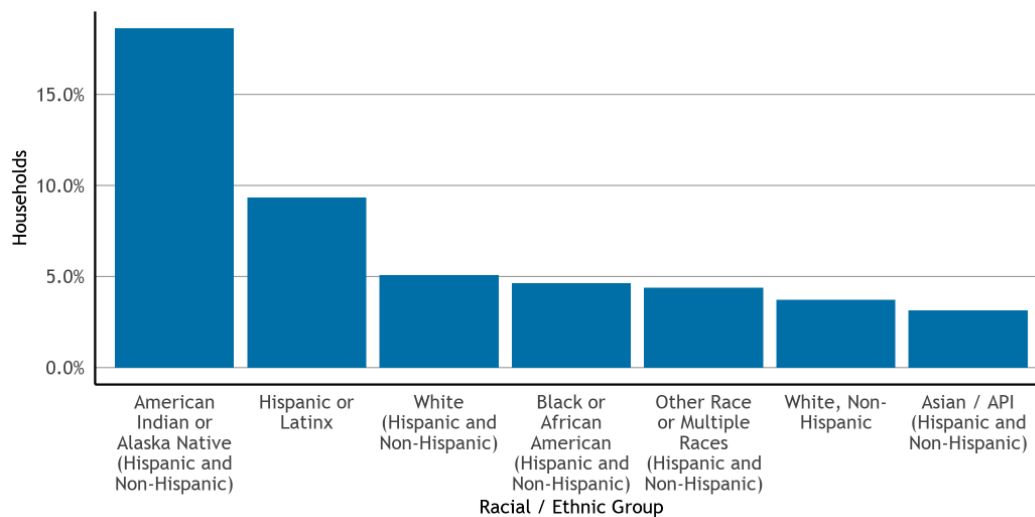
Universe: Occupied housing units.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions. These households typically include seniors on fixed incomes, individuals with disabilities, single parents, farmworkers, low-wage and minimum wage workers, and maybe homeless. To address the need for extremely low-income housing, the city has included Program HE-I-9 “Housing for Extremely Low-Income, Special, and Disproportionate Housing Needs.” Additionally, the city permits single-room occupancy units and has not denied any applications for SRO units in the last planning element cycle.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Pacifica, American Indian or Alaska Native residents experience the highest rates of poverty and make up 0.15 percent of Pacifica’s population. Hispanic residents (Figure C-13) experience the second highest rates of poverty (approximately twice as much as the poverty rate for White residents) and Hispanic residents make up 19 percent of Pacifica’s population. Because Hispanic residents make up a large minority group in Pacifica and have higher rates of poverty and lower incomes, Hispanic residents are more at risk of housing insecurity.

**Figure C-13: Pacifica Poverty Status by Race**



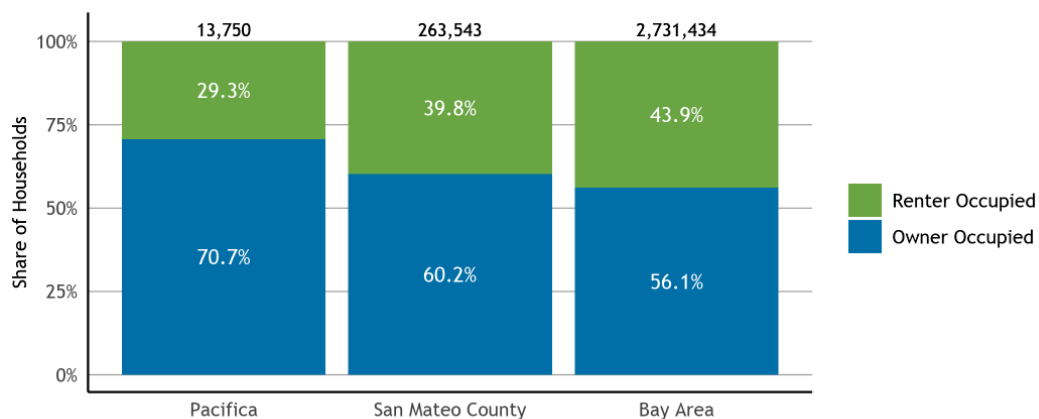
Universe: Population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I).

## 7. TENURE

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity—ability for individuals to stay in their homes—in a city and region. Generally, renters may be displaced more quickly if prices increase. In Pacifica, there are 13,750 occupied housing units, and fewer residents rent than own their homes: 29 percent versus 71 percent (Figure C-14). By comparison, 40 percent of households in San Mateo County are renters, while 44 percent of Bay Area households rent their homes. High rates of homeownership in Pacifica contribute to Pacifica’s status as a higher resource area in the region.

**Figure C-14: Housing Tenure**



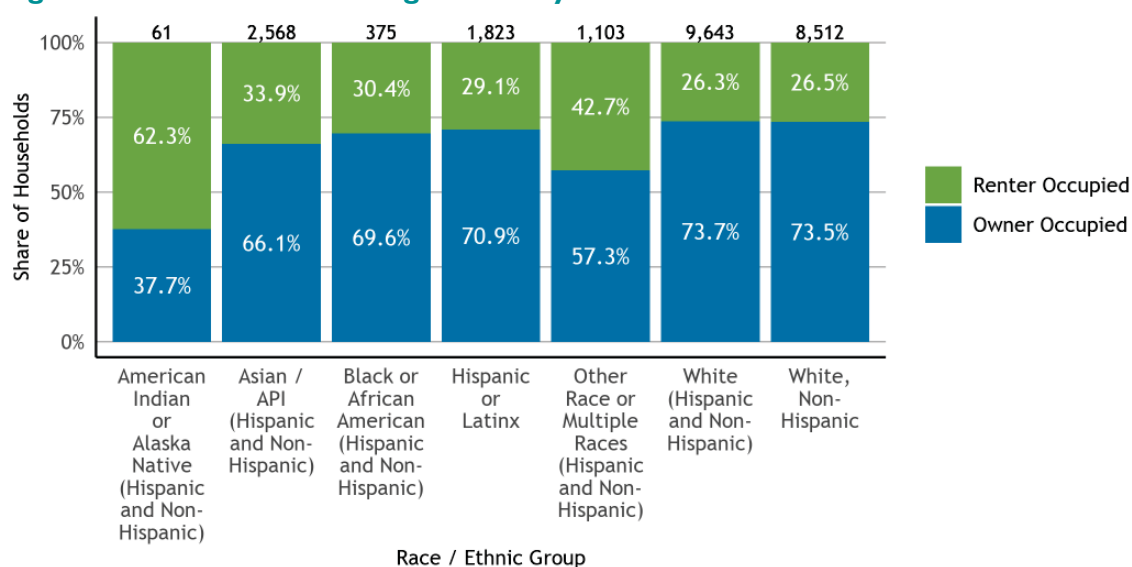
Universe: Occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003.

Figure C-15 shows housing tenure by race of householder in Pacifica and indicates rates of homeownership of 70 percent or higher for Hispanic, White and Black households (although Black/African American make up a

small proportion of households). Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. Historically, these disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.<sup>8</sup>

**Figure C-15: Pacifica Housing Tenure by Race of Householder**



Universe: Occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I).

In Pacifica, however, these disparities are less pronounced than in the region. Homeownership rates are high in Pacifica relative to the rest of the region, including for minority populations. In Pacifica, 70 percent of Black households, 66 percent of Asian households, 71 percent of Hispanic households, and 74 percent of White households own their homes. There is no significant difference in homeownership rates across different races in Pacifica except for American Indian or Alaska Native (who make up 0.15 percent of the population), and Other Race or Multiple Race (who make up 5 percent of the population). Black or African American residents make up 2.3 percent of the population and almost 70 percent of households owned their homes. The three predominant populations in Pacifica (White, Hispanic and Asian) all have higher rates of homeownership relative to their counterparts in the region. Within these three groups, Asian households have the lowest homeownership rate (66%), and White households have the highest home ownership rate (74%).

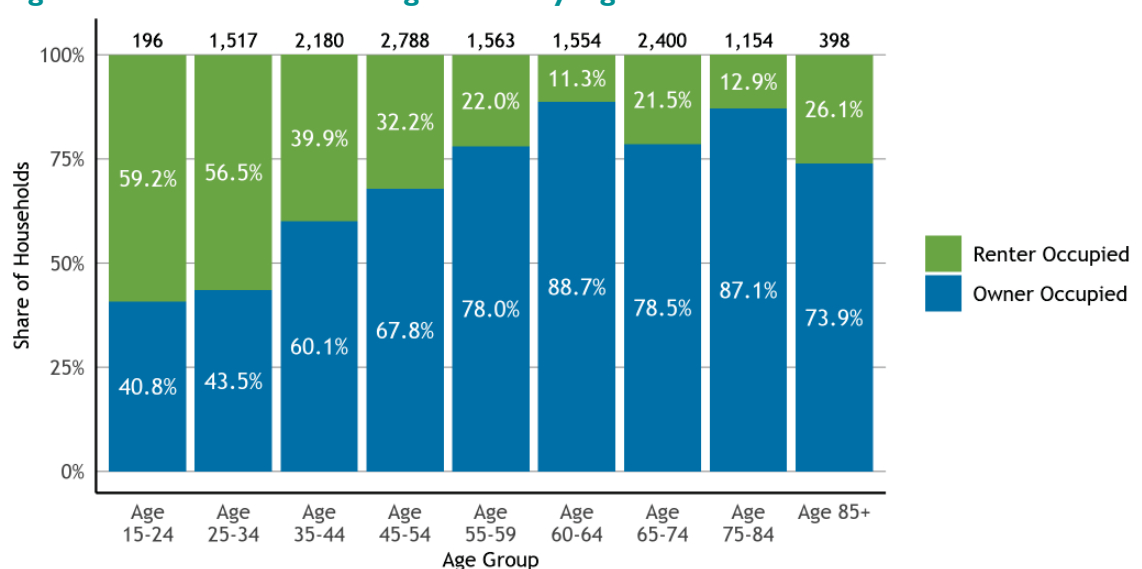
One contributing factor is that 70 percent of housing units in Pacifica are single-family units and of the single-family housing stock that exists, there are smaller units and smaller lots in the northern end of town, historically allowing for more affordable home ownership opportunities. In Pacifica 29 percent of residents rent their homes. This is a small proportion of renter households especially when compared to the county where 40 percent of households are renters.

<sup>8</sup> See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

The age of residents who rent or own their homes can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Pacifica, 47 percent of householders between the ages of 25 and 44 are renters, while 19 percent of householders over 65 are renters (Figure C-16). With rapidly rising home prices in recent decades, it is increasingly difficult for younger households to become homeowners. Residents under the age of 35 are more likely to rent and to postpone purchasing a home because housing costs are a barrier to homeownership. Purchasing and owning a home provides a financial asset that can be passed by one generation of a family to another increasing access to opportunity and providing long term housing security. There are significant barriers to housing security for renters, especially for lower-income people who are more likely to be lifelong renters and unable to benefit from homeownership.

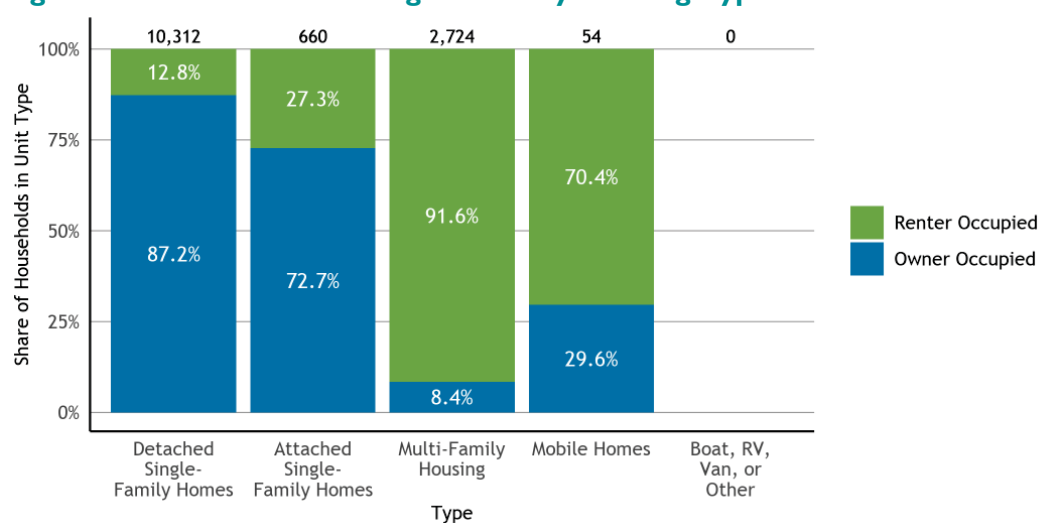
**Figure C-16: Pacifica Housing Tenure by Age**



Universe: Occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Pacifica, 87 percent of households in detached single-family homes are homeowners, while 8 percent of households in multi-family housing are homeowners (Figure C-17).

**Figure C-17: Pacifica Housing Tenure by Housing Type**

Universe: Occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032.

Tables C-2 and Table C-3 provide the number of lower-income households, by tenure (rental or ownership) that are paying more than 30 percent of their income toward housing. There are 2,105 renter households earning below 80 percent AMI in Pacifica. Of these renter households, 1,445 are considered cost burdened. On the other hand, out of 1,920 renter households earning more than 80 percent AMI, only 110 households cost burdened. There are 3,740 owner households earning below 80 percent AMI in Pacifica. Of these owner households, 1,795 households are considered cost burdened. There are 5,985 owner households earning more than 80 percent AMI and only 760 are cost burdened. There is a disproportionate number of cost burdened renters and homeowners at lower income levels.

**TABLE C-2: PACIFICA COST BURDENED RENTER HOUSEHOLDS BY INCOME**

Income By Cost Burden (Renters Only)	Cost Burden >30%	Total
Household Income <= 30%	595	690
Household Income >30% to <=50%	500	645
Household Income >50% to <=80%	350	770
Household Income >80% to <=100%	65	510
Household Income >100%	45	1,410
<b>Total</b>	<b>1,555</b>	<b>4,030</b>

Universe: Households.

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019.

**TABLE C-3: PACIFICA COST BURDENED OWNER HOUSEHOLDS BY INCOME**

Income By Cost Burden (Owner Only)	Cost Burden >30%	Total
Household Income <= 30%	525	870
Household Income >30% to <=50%	420	985
Household Income >50% to <=80%	850	1,885
Household Income >80% to <=100%	450	1,270
Household Income >100%	310	4,715
<b>Total</b>	<b>2,555</b>	<b>9,720</b>

Universe: Households.

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019.

## 8. DISPLACEMENT

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

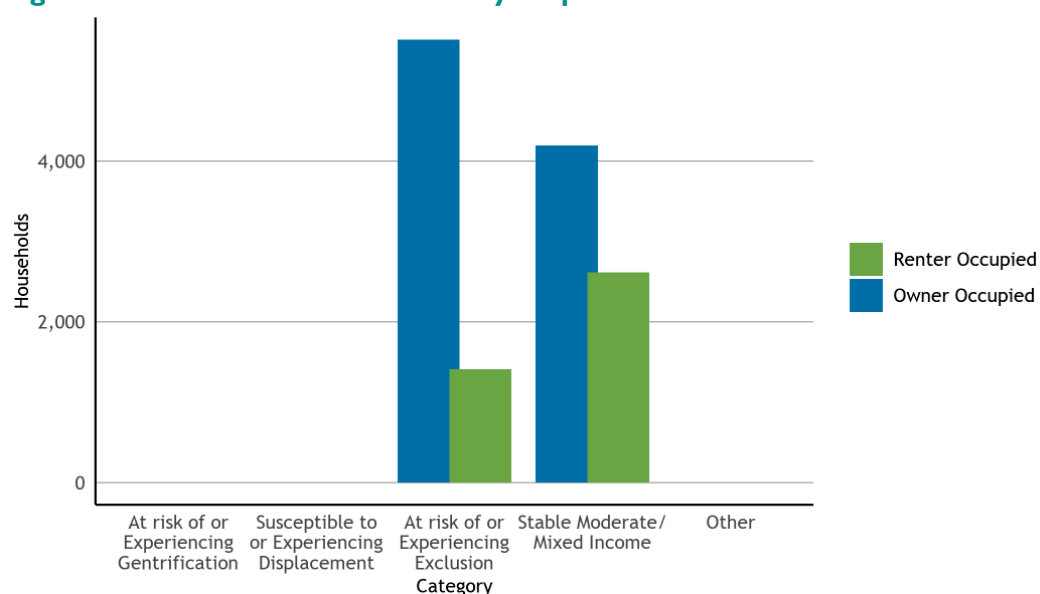
The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. The study did not find any households susceptible to or experiencing displacement in Pacifica, nor any neighborhoods at risk of or undergoing gentrification. However, the study did identify two areas in Pacifica that are vulnerable to displacement which, according to the study, have income and population characteristics that could indicate potential displacement and gentrification in the future. Two census tracts in the city, both located in the northern area of the city, are vulnerable to displacement, and both have a concentration of cost burdened renter households equal to more than 40 percent of all renter households. UC Berkeley also estimates that 50 percent of households in Pacifica live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.<sup>9</sup> Recent state law including rent control and just cause eviction has helped prevent displacement in the city.

There has been at least one example of displacement pressure documented in Pacifica due to natural disasters. Along the 300-block Esplanade, there were 52 apartment units in three buildings demolished between 2016 and 2017. The units had been red-tagged for several years due to bluff erosion threatening the buildings. In addition, there were two single-family residences demolished at 528 and 532 Esplanade also due to bluff erosion.

---

<sup>9</sup> More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure C-18 at this link: [https://www.urbandisplacement.org/sites/default/files/typology\\_sheet\\_2018\\_0.png](https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png). Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>.



**Figure C-18: Pacifica Households by Displacement Risk and Tenure**

Universe: Households.

Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

## Housing Types, Year Built, Vacancy, and Permits

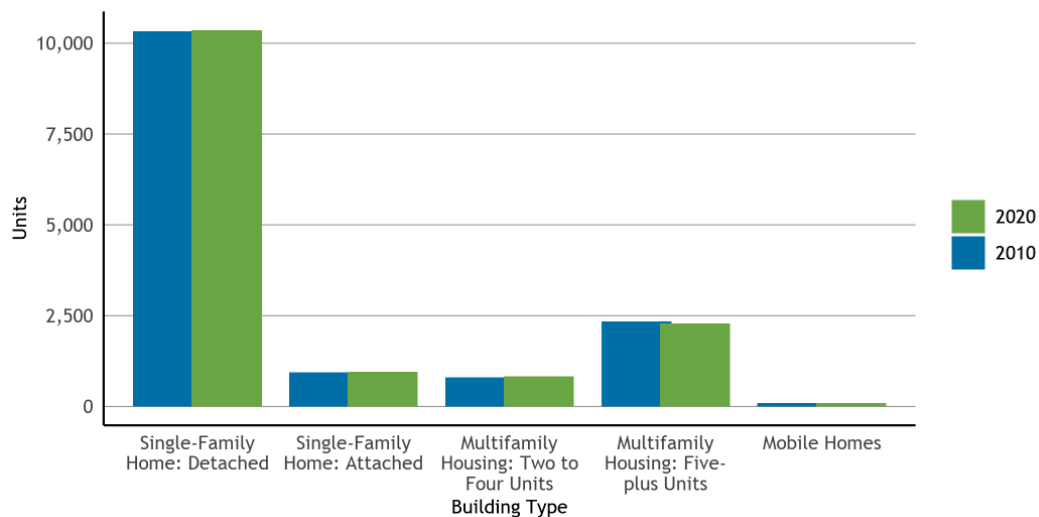
In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing”—including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Figure C-19 shows approximately 14,500 housing units in Pacifica broken down by housing type. The housing stock of Pacifica in 2020 was made up of 71 percent single-family detached homes, 7 percent single-family attached homes, 6 percent multi-family homes with 2 to 4 units, 16 percent multi-family homes with 5 or more units, and 0.7 percent mobile homes. In Pacifica, the housing type that experienced the most growth between 2010 and 2020 was Multi-family Housing: Two to Four Units (Figure C-19)

Of the single-family housing stock that exists, there are smaller lot sizes and smaller units in the northern area of the city allowing for more affordable housing options. The characteristics of the more affordable neighborhoods in Pacifica include more multi-family housing options and single-family homes on smaller lots. Neighborhoods north of Sharp Park Road have historically provided workforce or more naturally affordable housing in the city, including the availability of single-family home rentals. North of the Sharp Park area has one of the largest proportions of renter-households in the city.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. As previously mentioned, the imbalance between supply and demand resulted from strong economic growth creating new jobs and the insufficient construction of new housing units to meet the demand.

**Figure C-19: Pacifica Housing Type Trends**

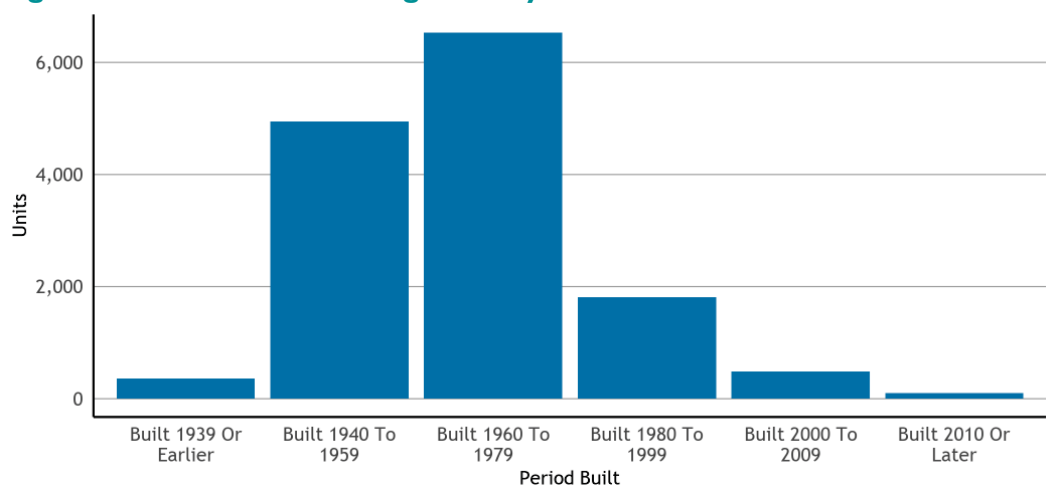


Universe: Housing units.

Source: California Department of Finance, E-5 series.

Compared to the region, Pacifica’s job and population growth has been extremely modest. In Pacifica, the largest proportion of the housing stock was built between 1960 to 1979, with 6,529 units constructed during this period (Figure C-20). Since 2010, less than one percent of the current housing stock was built, which is 101 units. Furthermore, of the units that have been built, the majority have been for above moderate-income households. Between 2015 and 2021, 159 housing units were issued permits in Pacifica. 81 percent of permits issued in Pacifica were for above moderate-income housing, 5 percent were for moderate-income housing, and 14 percent were for low- or very low-income housing (Table C-4).

**Figure C-20: Pacifica Housing Units by Year Structure Built**



Universe: Housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034.

Multiple barriers to housing production exist in Pacifica, including high land and construction costs, limited funding, coastal zone regulations, dominance of single-family zoning limiting opportunities for denser development, and a significant amount of public owned parkland (Golden Gate National Recreation Area, Sharp Park, San Pedro Valley County Park, and other public open spaces make up approximately 40 percent of the city's land area (Appendix F – Constraints).

**TABLE C-4: PACIFICA HOUSING PERMITTING**

Income Group	
Above Moderate-Income Permits	129
Moderate-Income Permits	8
Low-Income Permits	22
Very Low-Income Permits	0

Universe: Housing permits issued between 2015 and 2021.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2021).

The housing unit vacancy rate provides a useful indicator of the balance between housing supply and demand. As a rule of thumb, a 4.5-percent vacancy rate represents a healthy balance between supply and demand in a housing market. When there is a high vacancy rate, people searching for housing have more housing options and may be able to obtain lower rents. With a low vacancy rate, people selling or renting housing are able to raise prices and/or selectively choose their tenants. A low vacancy rate can lead to overcrowding and unsafe and unsanitary living conditions because lower-income households have fewer options and are unable to find suitable and affordable living arrangements. Low-income households, including people on a fixed income, large families with children, and households with special housing needs, are most likely to be negatively impacted by low vacancy rates. In addition, when there is high consumer demand for a limited housing supply, discrimination is more likely to occur.

The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like Airbnb are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.<sup>10</sup> In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.<sup>11</sup>

Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units; with units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. Vacant units make up 3.3 percent of the overall housing stock in Pacifica. The rental vacancy stands at 1.3 percent, and the ownership vacancy rate is 1.3 percent. Pacifica has a larger proportion of vacant units classified as units used for *recreational or occasional* (30%) when compared to San Mateo County (23%) or the Bay area (22%). The popularity of the short-term rental market contributes to some displacement pressure in Pacifica especially in the reduction of available rental units which are a source of housing for lower to moderate-

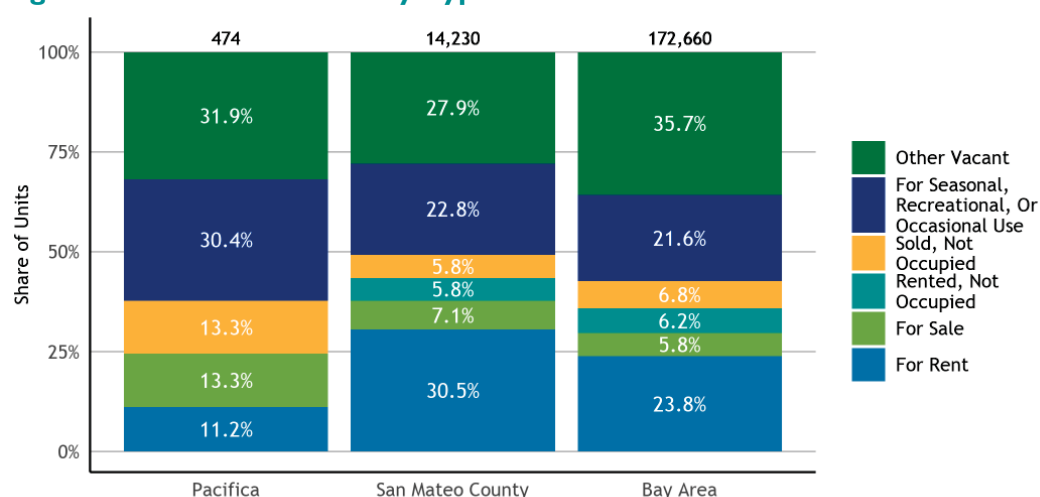
<sup>10</sup> For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau. <https://www.census.gov/housing/hvs/definitions.pdf>

<sup>11</sup> See Dow, P., 2018. Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

income households. At the time of the drafting this housing element, the Pacifica City Council was considering enacting a maximum cap of 150 short-term rental permits in the city. If adopted, the cap would not go into effect within the Coastal Zone until certified by the California Coastal Commission.

Pacifica also has a large percentage of vacancies that are classified as *Sold, Not Occupied or listed For Sale* (more than double the proportion in San Mateo County and the Bay Area). More vacant units in Pacifica are in transition (Sold, Not Occupied or Listed For Sale- about 27 percent of vacancies) than are classified as For Rent (11%). On the other hand, in San Mateo County 31 percent of vacant units are classified as For Rent, and 24 percent in the Bay Area. This trend indicates that the Pacifica rental housing market may be even more constrained than the region because many more units are being used as vacation rentals, and because a large proportion of other vacancies are in transition (either recently sold and not occupied or listed for sale).

**Figure C-21: Vacant Units by Type**



Universe: Vacant housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004.

## 9. ASSISTED HOUSING DEVELOPMENTS AT-RISK OF CONVERSION

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below (Table C-5) comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. There are 294 assisted units in Pacifica in the Preservation Database. Of these units, 34 percent (101 units) are at *High Risk* or *Very High Risk* of conversion.<sup>12</sup>

<sup>12</sup> California Housing Partnership uses the following categories for assisted housing developments in its database:

Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable nonprofit, mission-driven developer.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable nonprofit, mission-driven developer.

In San Mateo County, 417 units (eight percent) of the total assisted housing units in the county are at risk. While Pacifica appears to have a large proportion of income-assisted rental units at-risk of conversion to market rate, all 101 units are in single development, Casa Pacifica. The California Housing Partnership's Preservation Database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

**TABLE C-5: ASSISTED UNITS AT RISK OF CONVERSION**

Income	Pacifica	San Mateo County	Bay Area
Low	193	4,656	110,177
Moderate	0	191	3,375
High	101	359	1,854
Very High	0	58	1,053
<b>Total Assisted Units in Database</b>	<b>294</b>	<b>5,264</b>	<b>116,459</b>

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Source: California Housing Partnership, Preservation Database (2020).

A potential threat to existing housing units affordable to persons with extremely low, very low, and low incomes is the termination of rental contracts by owners of properties subject to federal subsidy programs. Such contracts may be terminated through cancellation of a Section 8 contract ("opting out") after a certain number of years, or early pay-off of the interest loan after 20 years ("pre-payment"). Project owners who opt-out or pre-pay their rental contracts are free to rent at market rate or, with City approval, may convert rental units to condominiums or a non-housing use.

The following analysis complies with Section 65583 of the Government Code, which requires that cities analyze and develop programs to preserve assisted housing developments (Table C-6).

**TABLE C-6: INVENTORY OF UNITS AT RISK OF LOSING USE RESTRICTIONS**

Name	Address	Zip	Affordable Units	Total Units	Funding Program	Estimated Affordability End Year	Risk Level
Pacific Oaks	750 Oddstad Blvd.	94044	52	52	Local	Life of the Project	Low
Ocean View Senior Apartments	555 Crespi Drive	94044	90	100	LIHTC; CalHFA	2069	Low
Lakeside Apartments	2590 Francisco Blvd.	94044	10	10	LIHTC	2058	Low
Oceana Terrace	903 Oceana Blvd.	94044	41	42	HUD	2036	Low
<b>Casa Pacifica</b>	<b>1060 Terra Nova Blvd.</b>	<b>94044</b>	<b>100</b>	<b>101</b>	<b>HUD</b>	<b>2025</b>	<b>Moderate</b>

Source: California Housing Partnership Corporation

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable nonprofit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable nonprofit, mission-driven developer.

Pacifica has only one project subject to risk of losing use restrictions during this eight-year period for the housing element cycle, Casa Pacifica, located at 1060 Terra Nova Boulevard. No other projects are "at risk" during this eight-year period. For more information about existing affordable housing projects in Pacifica that are not at-risk of replacement, see Appendix E – Housing Resources.

### *Analysis of At-Risk Units and Resources for Preservation*

Casa Pacifica participates in the HUD Sec. 221(D)(3) Section 8 program and the earliest date of possible change from low-income use is January of 2025. The property includes 100, one-bedroom affordable senior housing units assisted by the Section 8 New Construction rental Assistance Program. The building is 45 years old and the building condition is good with no rehabilitation necessary.

### *How Units are at Risk*

If the owner fails to renew its Section 8 participation by January 2025, the project could lose its low-income use restrictions. The project could then be "converted" to market rate units. Since 2009, the median rent has increased by approximately 62 percent in Pacifica, from \$1,400 to \$2,270 per month (Figure C-26).<sup>13</sup> If annual increases allowed by HUD do not keep pace with market rates over the term of participation, the owner may at some point feel financial pressure to pursue greater financial returns.

### *Factors Which May Eliminate or Reduce Risk*

The owner of the property has a long track record of regularly renewing its participation in HUD's Section 8 Program. The owner has had renewal options in the past (1987, 1992, 1997, 2005, 2010, 2015, 2020) and has always renewed. Based on current density and future zoning capacity, the city has determined there is no economic pressure for the site to redevelop. The site is already denser than allowed under the land use designation in the recently adopted 2040 General Plan.

### *Preservation of At-Risk Units*

This housing element includes a program for preserving at-risk units. Should the owner decide to "opt-out" of the Section 8 contract, this action would be subject to provisions of federal and state law designed to minimize hardship for the project's tenants, as well as the City's permit requirements.

- An "opt-out" is only valid if a one-year notice is provided, allowing time to develop a strategy for preservation of units affordable to persons with extremely low, very low, and low incomes.
- The Casa Pacifica project is subject to a Use Permit that includes a condition of approval making the permit valid only for a multi-family senior housing complex. Should the owner attempt to convert the project to non-senior housing, it would require a new or amended Use Permit from the City. However, the condition of approval does not require that the owner maintain the units for low-income occupancy.
- The City also granted the Casa Pacifica project a Variance from the required number of parking spaces on the condition that the property is used solely as residential housing for seniors. Should the owner attempt to convert the project to non-senior housing, the Variance would no longer be valid, and the parking would

---

<sup>13</sup> <https://www.rent.com/california/pacifica-apartments/rent-trends>



have to meet current standards. Alternatively, the property owner could request a new Variance. However, the current Variance does not require that the owner maintain the units for low-income occupancy.

### *Cost Analysis of Preserving Versus Replacing At-Risk Units*

According to a report provided by Century Urban, it is estimated that constructing a 100-unit multi-family apartment building in San Mateo County costs approximately \$400,000 per unit in hard costs. Century Urban was engaged by Baird + Driskell (now Community Planning Collaborative) to perform research on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties for the 21 Elements Working Group. The estimated prototype project costs reflect high-level averages and do not represent any specific project budget. Project costs vary by geography, topography, site conditions, finish level, entitlement and permit status, contractor type, and time among other factors. According to these estimates, the 100-unit Casa Pacifica project would cost approximately \$40,000,000 or \$400,000 per unit to build today. It is estimated that the cost to preserve the units would be substantially less than to replace due to the cost and scarcity of developable land and increased construction costs.

### *Resources for Preservation*

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their “at-risk” property. The California Department of Housing and Community Development (HCD) has listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner.

HCD has identified entities that may be interested in participating in California's First Right of Refusal Program in San Mateo County:

- ROEM Development Corporation
- Northern California Land Trust, Inc.
- Housing Corporation of America
- Mid-Peninsula Housing Coalition
- Affordable Housing Foundation
- Alta Housing (previously Palo Alto Housing Corp)

### *Nonprofit Housing Developers*

There are several partnership opportunities with nonprofit developers that produce affordable units. Most affordable units have been sponsored by nonprofit developers. This trend will most likely continue since the federal programs strongly encourage the use of nonprofit agencies for affordable housing production. The Nonprofit Housing Corporations Listed below are agencies that have the ability to assist in preserving the Casa Pacifica project.

Nonprofit Housing Developers		
Mercy Housing California 1256 Market St. San Francisco, CA 94102 415-355-7100 <a href="http://mercyhousing.org">mercyhousing.org</a>	Bridge Housing Corp. 600 California St. #900 San Francisco, CA 94108 415-989-1111 <a href="http://bridgehousing.com">bridgehousing.com</a>	Eden Housing Inc. 22645 Grand St. Hayward, CA 94541 510-582-1460 <a href="http://edenhousing.org">edenhousing.org</a>
EAH Housing 22 Pelican Way San Rafael, CA 94901 415-258-1800 <a href="http://eahhousing.org">eahhousing.org</a>	MidPen Housing Corp. 303 Vintage Park Dr. #250 Foster City, CA 94404 650-356-2900 <a href="http://midpenhousing.org">midpenhousing.org</a>	

### Public Financing and Subsidy Programs

There is no local housing authority operating within Pacifica. Additional available funding sources that can support affordable housing preservation include sources from the federal and state governments, as well as local and regional funding. Listed below are programs that may be able to assist housing projects in Pacifica:

#### Federal Funding

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Veterans Affairs Supportive Housing (VASH) Vouchers
- Community Reinvestment Act

#### State Funding

- Golden State Acquisition Fund (GSAF)
- Multifamily Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program (PDLP)
- Permanent Location Housing Allocation (PLHA)
- State Low Income Tax Credits
- California Housing Finance Agency (CalHFA)
- CalHome Program

#### Regional, Local, and Nonprofit Funding

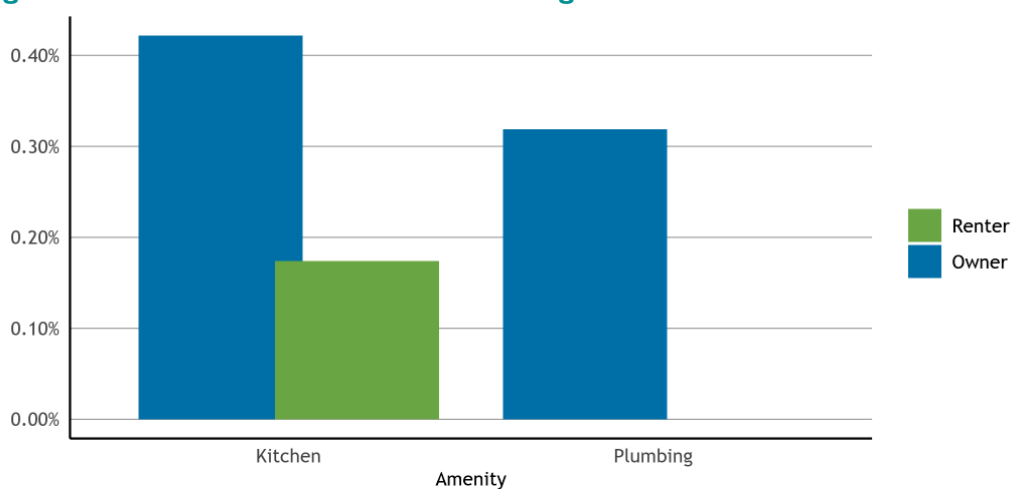
- Pacifica Housing In-lieu Fund (Fund 24)
- San Mateo County Affordable Housing Fund
- Housing Endowment and Regional Trust (HEART)

## 10. SUBSTANDARD HOUSING

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Pacifica. For example, 0.2 percent of renters in Pacifica reported lacking a kitchen and zero percent of renters lack plumbing, compared to 0.4 percent of owners who lack a kitchen and 0.3 percent of owners who lack plumbing.

The California Department of Housing and Community Development (HCD) developed a series of online maps that display concentrations of more than twenty fair housing factors (AFFH Data Viewer). The AFFH Data Viewer shows that citywide, less than 20 percent of all households in Pacifica have any of the four severe housing problems (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened). Pacifica's neighbors (Daly City, San Francisco, South San Francisco, San Bruno, Millbrae, Burlingame, and San Mateo) all show that citywide 20 to 40 percent of their households have any of the four severe housing problems.

**Figure C-22: Pacifica Substandard Housing Issues**



Universe: Occupied housing units.

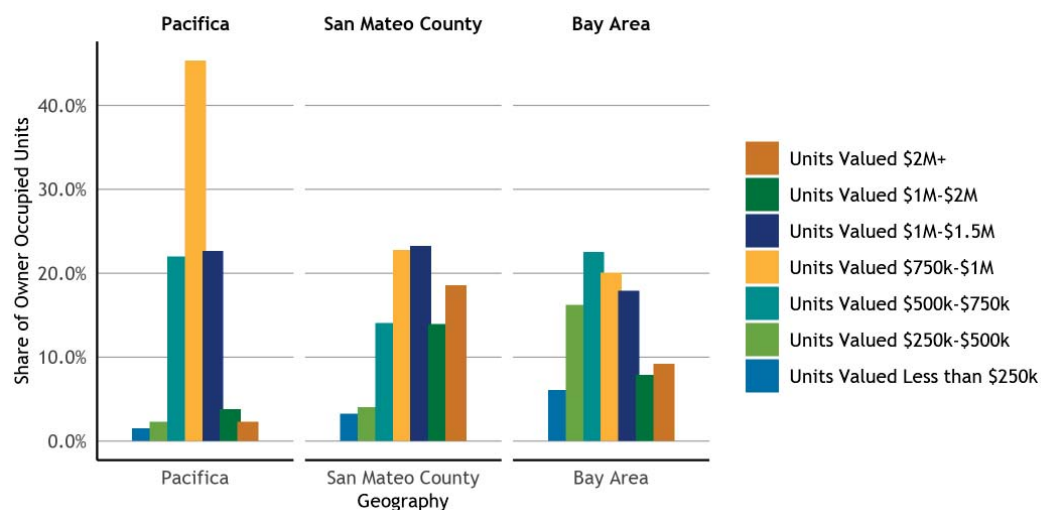
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049.

Approximately 5,300 housing units or 37 percent of Pacifica's housing units are more than 60 years old (built in 1959 or earlier). Another 46 percent of Pacifica's housing units (6,500 units) were built between 1960-1979. This means that 83 percent of housing units in Pacifica are more than 40 years old. At this age, many units need at least minor repairs. Code Enforcement staff have observed leaky roofs, deteriorated siding, overgrown landscaping obstructing building entries, electrical panels in need of replacement, and leaking drafty windows throughout the city. These conditions are often concentrated in areas closer to the coast. Information from the City's Code Enforcement Division estimates that at least three percent (435 units) of the city's housing stock (primarily concentrated in the neighborhoods closer to the coast) are in need of rehabilitation due to poor or substandard conditions.

## 11. HOME AND RENT VALUES

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Pacifica was estimated at \$1,161,630 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$750,000 to \$1Million (Figure C-23). By comparison, the typical home value is \$1,418,330 in San Mateo County and \$1,077,230 in the Bay Area region, with the largest share of units valued \$1Million to \$1.5Million (county) and \$500,000 to \$750,000 (region).

**Figure C-23: Home Values of Owner-Occupied Units**



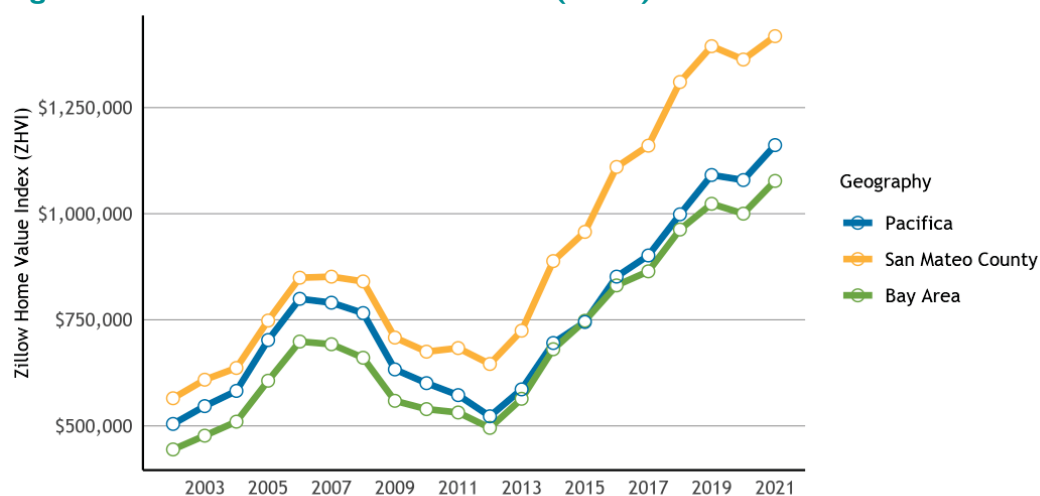
Universe: Owner-occupied units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075.

The region's home values have increased steadily since 2000, except for a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 130.2 percent in Pacifica from \$504,610 to \$1,161,630. This change is below the change in San Mateo County, and above the change for the region (Figure C-24). Compared to the region, Pacifica is considered relatively more affordable because it has more housing for sale in the \$750,000 to \$1,000,000 price range and far fewer for sale housing units that are over \$1 Million (Figure C-24).

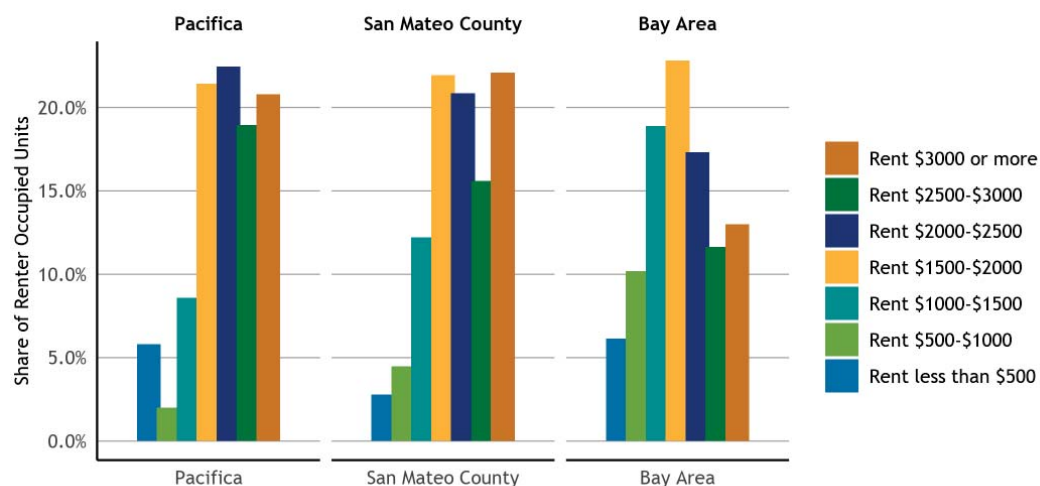
Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Pacifica, the largest proportion of rental units rented in the Rent \$2000-\$2500 category, totaling 22.4 percent, followed by 21.4 percent of units renting in the Rent \$1500-\$2000 category (Figure C-25). However, Pacifica also has a large proportion of rental units on the higher end of the rental market including 19 percent of units renting in the Rent \$2500-\$3000 range and 21 percent of units renting in the over Rent \$3000 range.

**Figure C-24: Zillow Home Value Index (ZHVI)**

Universe: Owner-occupied housing units.

Source: Zillow, Zillow Home Value Index (ZHVI).

**Figure C-25: Contract Rents for Renter-Occupied Units**

Universe: Renter-occupied housing units paying cash rent.

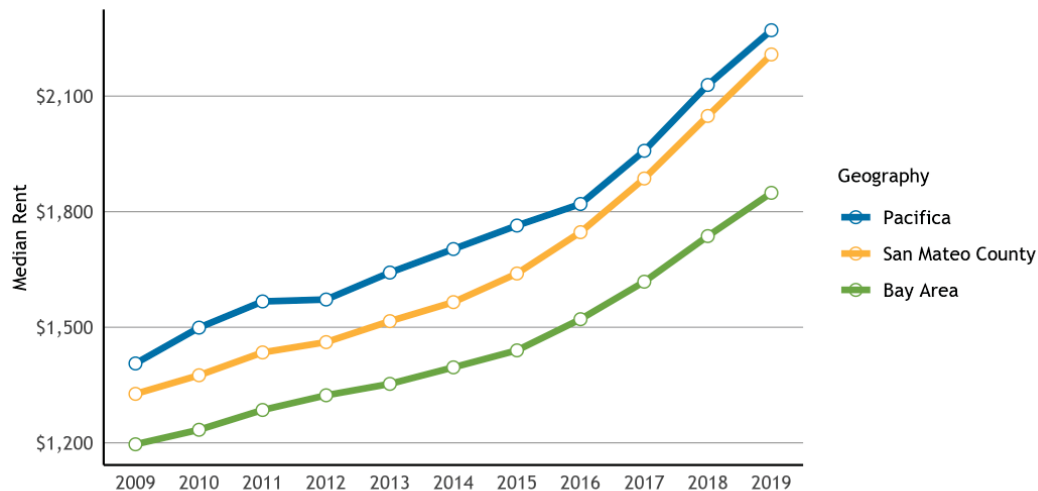
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056.

Looking beyond the city, the largest share of units is in the Rent \$3000 or more category (county) compared to the Rent \$1,500-\$2,000 category for the region. Pacifica's rental market is relatively expensive compared to the Bay Area as a whole and has far fewer units that rent between \$500 and \$1500.

According to Apartments.com data, as of December 2022, the average apartment rent in Pacifica, CA is \$2,492 for a studio, \$2,496 for one bedroom, \$3,199 for two bedrooms, and \$3,725 for three bedrooms. Since 2009, the median contract rent has increased by 62 percent in Pacifica, from approximately \$1,400 to \$2,270 per month in 2019 (Figure C-26). In San Mateo County, the median rent has increased 69 percent, from \$1,300 in 2009 to \$2,200 in 2019. The median rent in the region has increased significantly during this time from \$1,200

to \$1,850, a 54 percent increase.<sup>14</sup> Pacifica rents have increased at higher rates than both the county and the region and with fewer affordable rental units on the market, as well as market pressures from vacation rentals, Pacifica’s rental market is particularly constrained. Increasing rent burden is the most important issue for many households. Policies in this housing plan (HE-P-6, HE-P-7) are specifically designed to address the impacts of increasing rent burdens and commit the city to specific actions to address these issues.

**Figure C-26: Median Contract Rent**



Universe: Renter-occupied housing units paying cash rent.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019.

## 12. OVERPAYMENT AND OVERCROWDING

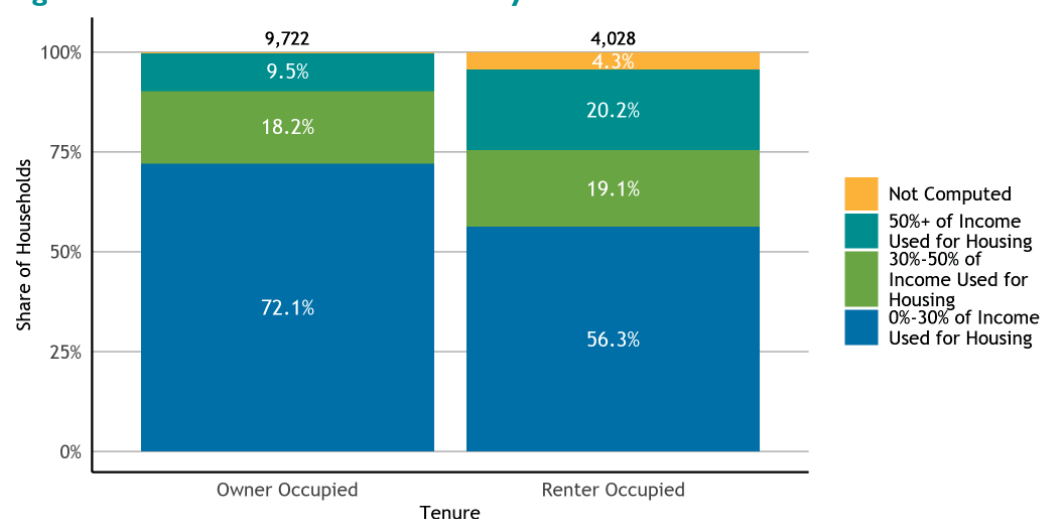
A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases.

Thirty-one percent of all households in Pacifica are cost-burdened or severely cost-burdened. These rates vary greatly across income categories and tenure (Figure C-27 and Figure C-28). There are 1,736 occupied housing units in Pacifica that are considered severely cost-burdened (spending more than 50 percent of income for housing). Of these severely cost-burdened households, 921 are owner occupied and 815 are renter-occupied. There are 2,536 occupied housing units in Pacifica that are considered cost burdened (spending between 30 to 50 percent of income for housing). Of these cost-burdened households, 1,765 are owner-occupied and 771 are renter-occupied.

<sup>14</sup> While the data on home values shown in Figure C-24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau’s American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.



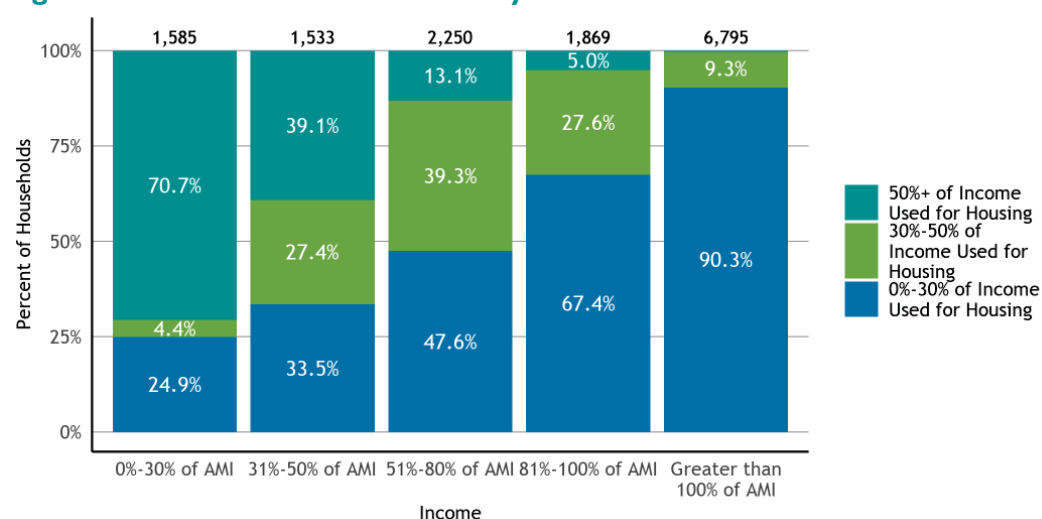
**Figure C-27: Pacifica Cost Burden by Tenure**



Universe: Occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091.

**Figure C-28: Pacifica Cost Burden by Income Level**



Universe: Occupied housing units.

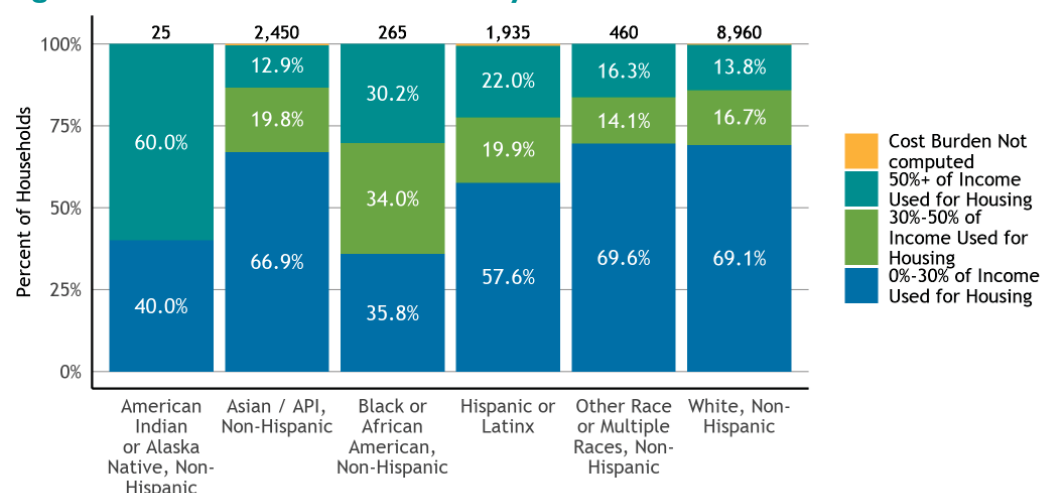
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

There are additional variations depending on income, 71 percent of Pacifica households making less than 30 percent of AMI spend the majority of their income on housing (severely cost burdened). For Pacifica residents making more than 100 percent of AMI, just 0.4 percent are severely cost-burdened. Ninety percent of households making more than 100 percent of AMI spend less than 30 percent of their income on housing.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Black or African American residents are the most cost burdened with 34 percent spending 30 to 50 percent of their income on housing, and American Indian or Alaska Native residents are the most severely cost burdened with 60 percent spending more than 50 percent of their income on housing (Figure C-29). In Pacifica, Black or African American residents account for 2 percent of the population and American Indian or Alaska Native account for less than one percent (0.15 percent) of the overall population. Of the more predominant populations (White, Hispanic, Other Race, and Asian), the Hispanic population is most cost burdened with 42 percent of Hispanics in Pacifica either classified as cost burdened or extremely cost burdened.

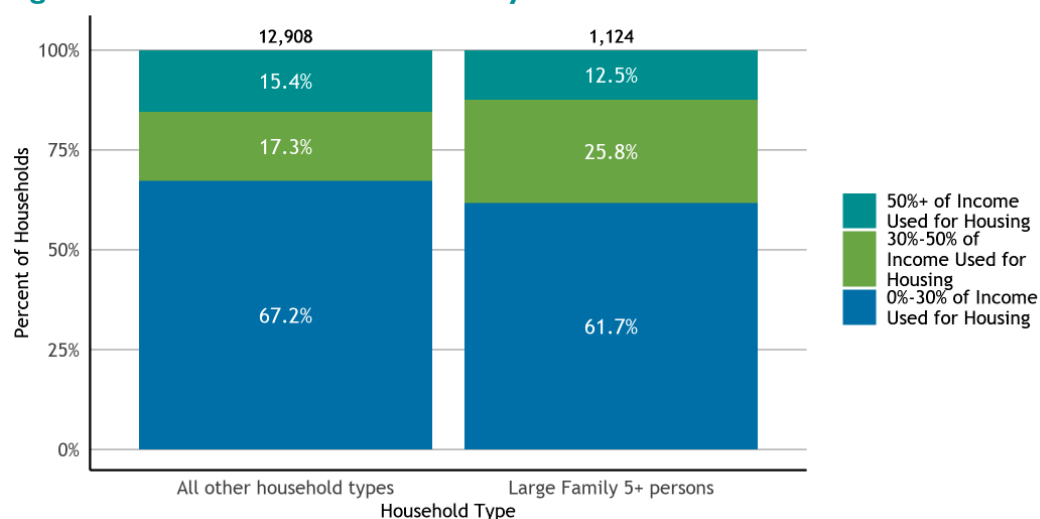
**Figure C-29: Pacifica Cost Burden by Race**



Universe: Occupied housing units.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

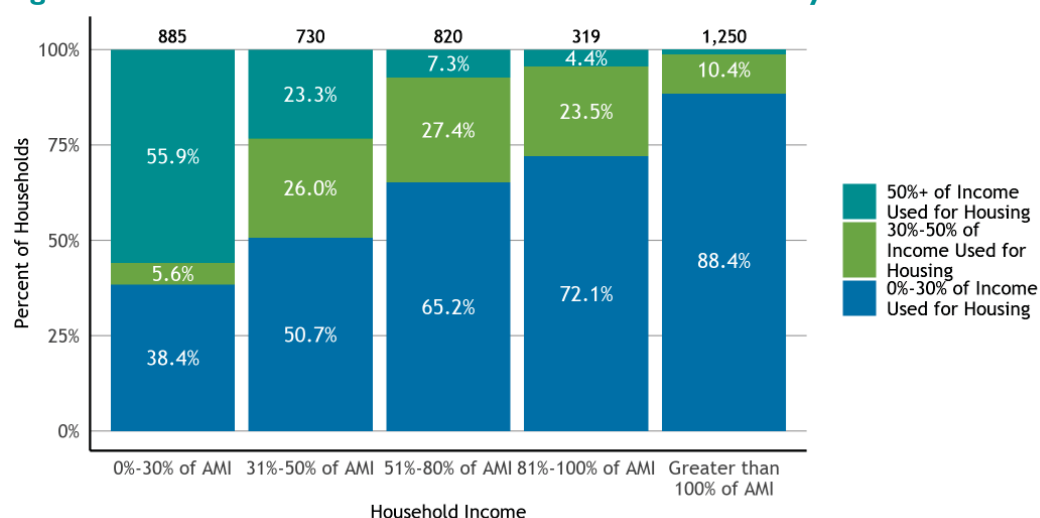
Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity. In Pacifica, 26 percent of large family households experience a cost burden of 30 to 50 percent, while 13 percent of households spend more than half of their income on housing. Some 17 percent of all other households have a cost burden of 30 to 50 percent, with 15 percent of households spending more than 50 percent of their income on housing (Figure C-30).

**Figure C-30: Pacifica Cost Burden by Household Size**

Universe: Occupied housing units.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

When cost-burdened seniors are no longer able to make mortgage or rent payments, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. In Pacifica, 56 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 88 percent are not cost-burdened and spend less than 30 percent of their income on housing (Figure C-31).

**Figure C-31: Pacifica Cost-Burdened Senior Households by Income Level**

Universe: Senior households.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to accommodate. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded. Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. The total number of occupied housing units that are considered overcrowded or severely overcrowded in Pacifica is 657 (460 overcrowded and 197 severely overcrowded); these units make up 5 percent of overall total occupied housing units in the city.

In Pacifica, 4 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.6 percent of households that own (Figure C-32). In Pacifica, 6 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2 percent for those that own. Compared to the region, Pacifica has less overcrowding. According to the AFFH Data Viewer, Pacifica has no census tracts with a concentration of overcrowded households while almost all of Pacifica’s neighboring jurisdictions have higher rates of overcrowding.

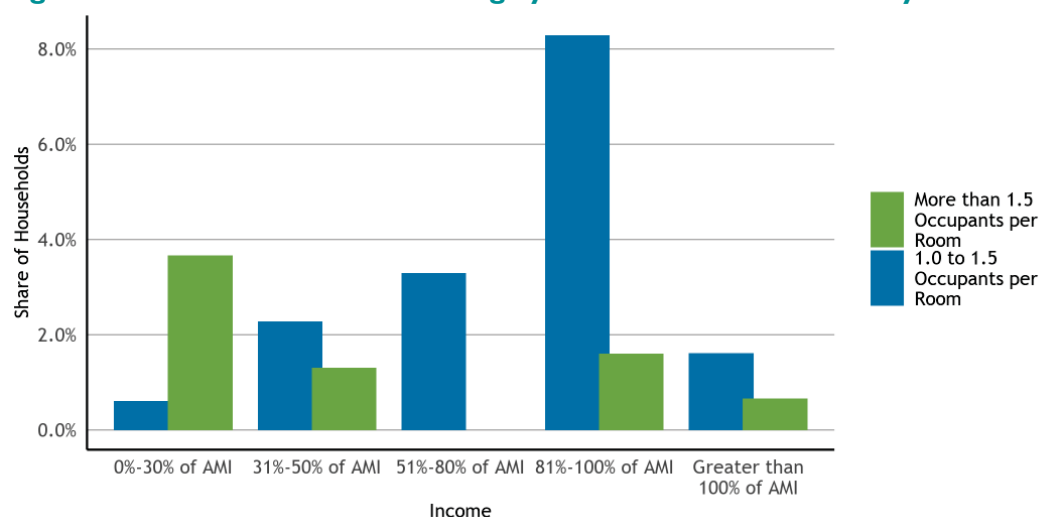
**Figure C-32: Pacifica Overcrowding by Tenure and Severity**



Universe: Occupied housing units.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

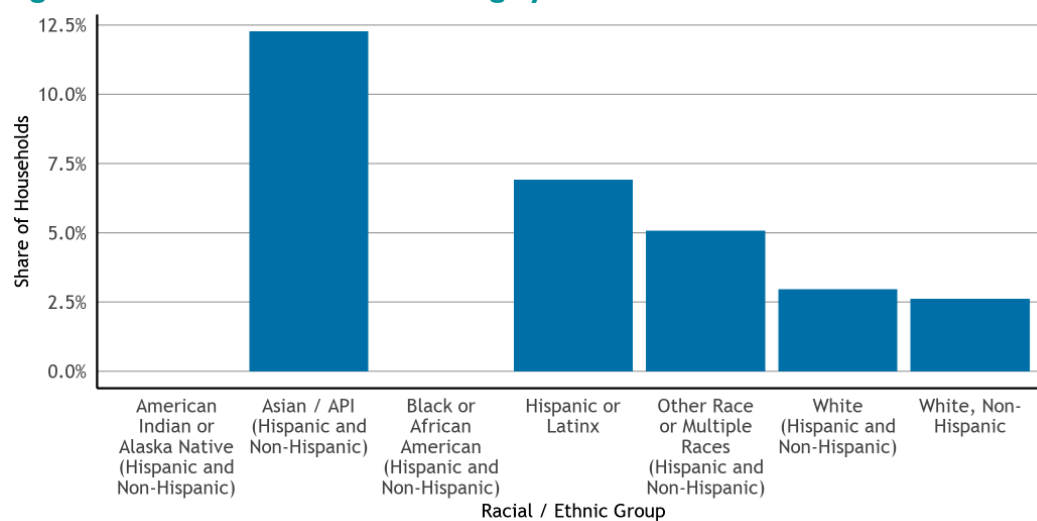
Overcrowding often disproportionately impacts low-income households. Of very low-income households (below 50 percent AMI), 4 percent experience severe overcrowding, while 0.7 percent of households above 100 percent experience this level of overcrowding (Figure C-33).

**Figure C-33: Pacifica Overcrowding by Income Level and Severity**

Universe: Occupied housing units.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Pacifica, the racial group with the largest overcrowding rate is *Asian / API (Hispanic and Non-Hispanic)* (Figure C-34).

**Figure C-34: Pacifica Overcrowding by Race**

Universe: Occupied housing units.

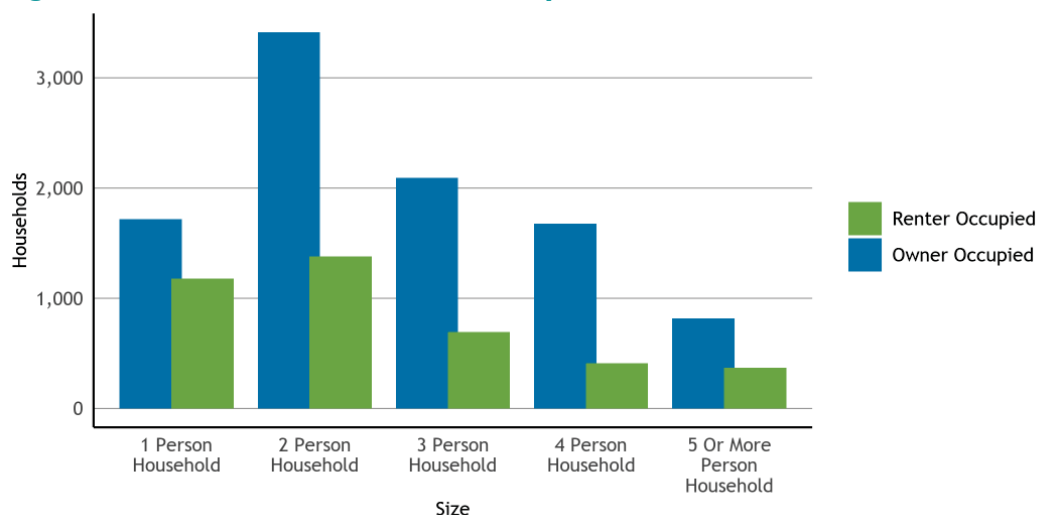
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014.

## 13. LARGE HOUSEHOLDS

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions.

In Pacifica, for large households with 5 or more persons, most units (68.9%) are owner occupied (Figure C-35). In 2017, 12 percent of large households were very low-income, earning less than 50 percent of the AMI.

**Figure C-35: Pacifica Household Size by Tenure**

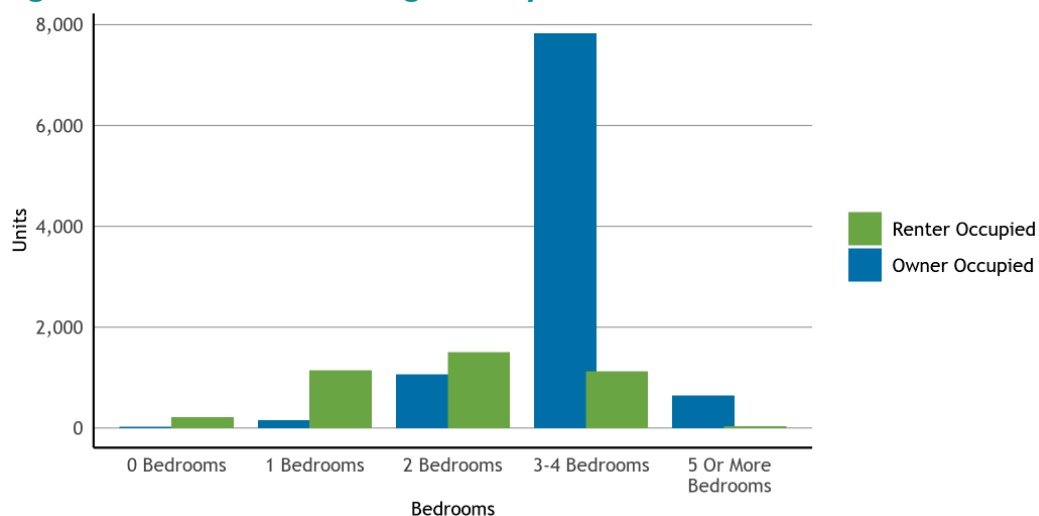


Universe: Occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 9,642 units in Pacifica. Among these large units with three or more bedrooms, 88 percent are owner-occupied and 12 percent are renter occupied (Figure C-36). Of the single-family housing stock that exists, there are smaller units and smaller lots in the northern end of town and larger homes in the southern area, contributing to the higher cost to live in the south. There are smaller lot sizes and smaller units in the northern area of the city allowing for more affordable housing options.

**Figure C-36: Pacifica Housing Units by Number of Bedrooms**



Universe: Housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042.



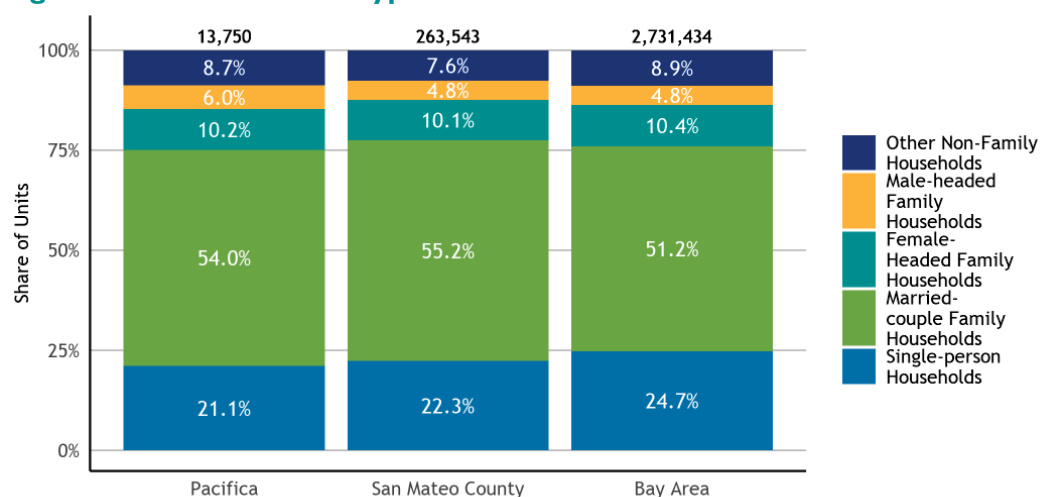
Family housing encompasses a wide range of housing needs. These include female-headed households, married couples, and large families (with five or more persons). Family housing, especially for low- and moderate-income families, is an especially critical need in Pacifica. Out of 13,750 occupied housing units in the city, 1,187 were large households made up of 5 or more household members, making up approximately 9 percent of all households. Large families have special housing needs and when combined with low to moderate incomes can have difficulty finding appropriate and affordable housing.

## 14. FEMALE-HEADED HOUSEHOLDS

Figure C-27 shows overall household types in Pacifica compared to the region and show that the majority of households in the Bay Area, San Mateo County and Pacifica are *Married-couple Family Households*. Female-headed households are households led by a single-female with one or more children under the age of 18 at home. These households' living expenses generally take up a larger share of income than is the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services. Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Pacifica, the largest proportion of households is *Married-couple Family Households* at 54 percent of total, while *Female-Headed Households* make up 10 percent of all households.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. In Pacifica, 11.0 percent of female-headed households with children fall below the Federal Poverty Line, while 3 percent of female-headed households *without* children live in poverty (Figure C-38). Housing affordability is a primary issue because frequently only one income is available to support the needs of the household—and only a limited amount of funds can be allocated to housing. While some of these households may find housing assistance through the Section 8 Housing Choice Program, many others struggle with high rents or overcrowded conditions.

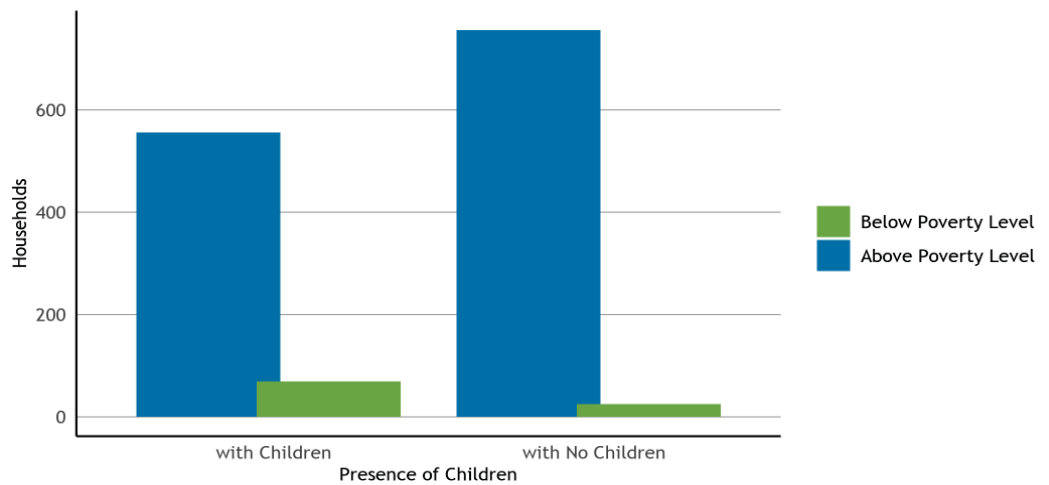
**Figure C-37: Household Type**



Universe: Households.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001.

**Figure C-38: Pacifica Female-Headed Households by Poverty Status**



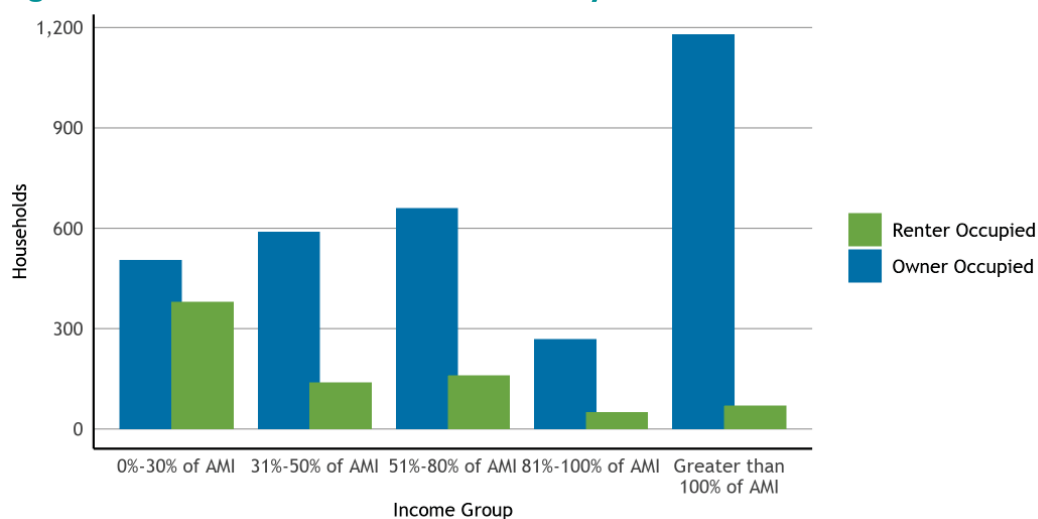
Universe: Female Households.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012.

## 15. SENIORS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *0 to 30 percent of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100 Percent of AMI* (Figure C-39). In Pacifica transportation access for older residents and the disabled community is a particular challenge given the lack of public transit options in the city. The City operates a senior shuttle service and provides funding for a taxi service for seniors and people with disabilities.

**Figure C-39: Pacifica Senior Households by Income and Tenure**



Universe: Senior households.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

To serve this population, the following are assisted-living facilities for seniors in Pacifica:

- Pacifica Nursing and Rehab Center
- Linda Mar Rehabilitation
- Marinol Senior Care
- Sunvalley Chateau Corporation
- Cedar Lane Residential Care Home

In addition to these facilities, senior affordable housing is available as well:

- Pacifica Oaks Senior Apartments
- Casa Pacifica
- Ocean View Senior Apartments
- Oceana Terrace Senior Housing
- Pacifica Pines Apartments

## 16. PEOPLE WITH DISABILITIES

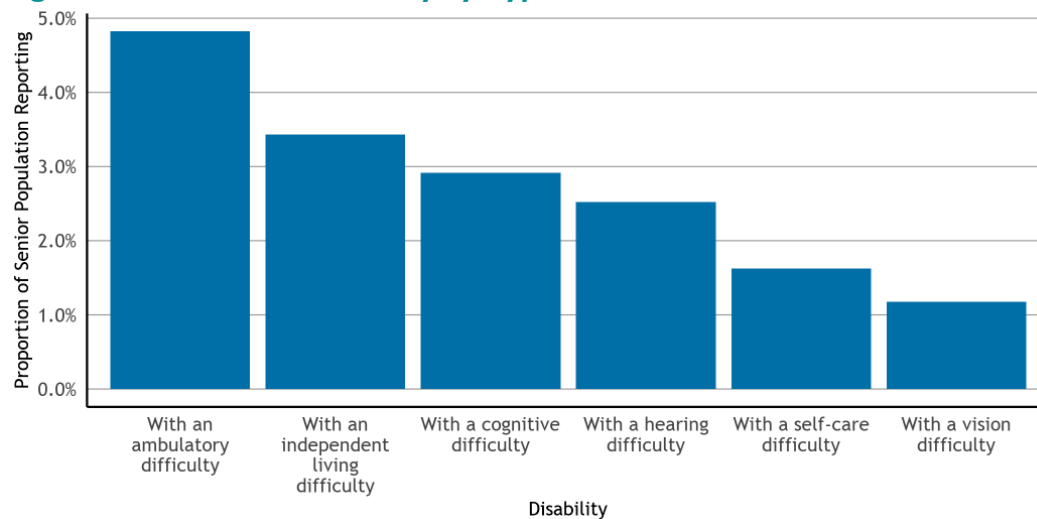
People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. State law also requires housing elements to examine the housing needs of people with developmental disabilities.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk of housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure C-40 shows the rates at which different disabilities are present among residents of Pacifica. Overall, 9.2 percent of people in Pacifica have a disability of any kind.<sup>15</sup> In Pacifica, there is a concentration of residents living with a disability in the southern part of the city as well as the northern part of the city. The southern area corresponds to a concentration of assisted living facilities for seniors. In the north, however, there is only one licensed senior assisted living facility. This suggests that residents with a disability concentrated in the north may be living in family households which may indicate that there is an unmet need for supportive housing and services there.

---

<sup>15</sup> These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

**Figure C-40: Pacifica Disability by Type**



Universe: Civilian noninstitutionalized population 18 years and over.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.<sup>16</sup> Table C-7 shows the Pacifica population with a developmental disability by age. In Pacifica, of the population with a developmental disability, children under the age of 18 make up 41percent, while adults account for 59 percent. Table C-8 shows that the most common living arrangement for individuals with disabilities in Pacifica is the home of parent /family /guardian. Appendix D –Assessment of Fair Housing includes an analysis of the housing needs of people with disabilities.

**TABLE C-7: PACIFICA POPULATION WITH DEVELOPMENTAL DISABILITIES BY AGE**

Age Group	# of Persons
Age 18+	109
Age Under 18	77

Universe: Population with developmental disabilities.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020).

<sup>16</sup> For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

**TABLE C-8: PACIFICA POPULATION WITH DEVELOPMENTAL DISABILITIES BY RESIDENCE**

Residence Type	# of Persons
Home of Parent /Family /Guardian	156
Community Care Facility	18
Other	5
Foster /Family Home	5
Independent /Supported Living	5
Intermediate Care Facility	0

Universe: Population with developmental disabilities.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020).

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting. Housing opportunities for people with disabilities can be maximized by removal of barriers in existing housing, and by the construction of new, barrier-free housing units.

In August 2019, Pacifica passed a “reasonable accommodation” ordinance, which will benefit community members with disabilities. The ordinance established a procedure for requesting reasonable accommodation in the City's land use and zoning regulations for persons with disabilities. The amendments provide a process to address regulatory barriers that would otherwise prevent an individual with a disability from accessing equal housing opportunities.

In addition to the removal of architectural barriers and provision of special accessibility features, persons with physical and developmental disabilities may also need supportive services to help them maintain an independent lifestyle. Individuals with moderate to severe physical or developmental disabilities may need access to assisted living facilities.

San Mateo County is fortunate to have access to a variety of resources to assist persons with developmental disabilities in addition to the Golden Gate Regional Center. Many of the organizations work in close partnership with the Regional Center on a referral basis to ensure continuity of care for developmentally disabled persons. Services of these groups include focusing on job skills to enhance economic stability, and thereby housing stability, as well as direct housing support through counseling, advocacy, search assistance, and direct placement into units. Organizations available to Pacifica residents include the following:

- *Abilities United:* Provides training, education, and support for persons with developmental and physical challenges.
- *Poplar ReCare:* Provides therapeutic treatment, equipment loan, and other services for those with developmental disabilities, illness, or injury.

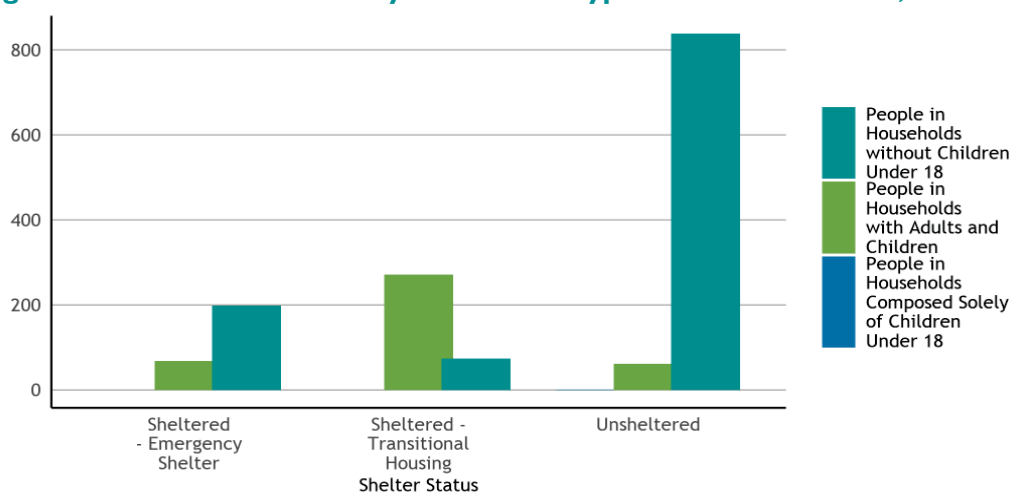
- *Puente Clinic*: Provides mental health services for developmentally disabled clients by bridging resources from San Mateo County Behavioral Health & Recovery Services (BHRS), Golden Gate Regional Center (GGRC) and Health Plan of San Mateo (HPSM).
- *Golden Gate Regional Center*: Provides case management and other services to individuals with developmental disabilities in San Mateo County.

## 17. HOMELESSNESS

State law also requires housing elements to examine the housing needs of people that are homeless. Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 76 percent are unsheltered. Of homeless households with children, most are sheltered in transitional housing (Figure C-41).<sup>17</sup>

In San Mateo County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 67 percent of the homeless population, while making up 51 percent of the overall population (Figure C-42). In San Mateo County, Hispanic residents represent 38 percent of the population experiencing homelessness, while Hispanic residents comprise 25 percent of the general population (Figure C-43).

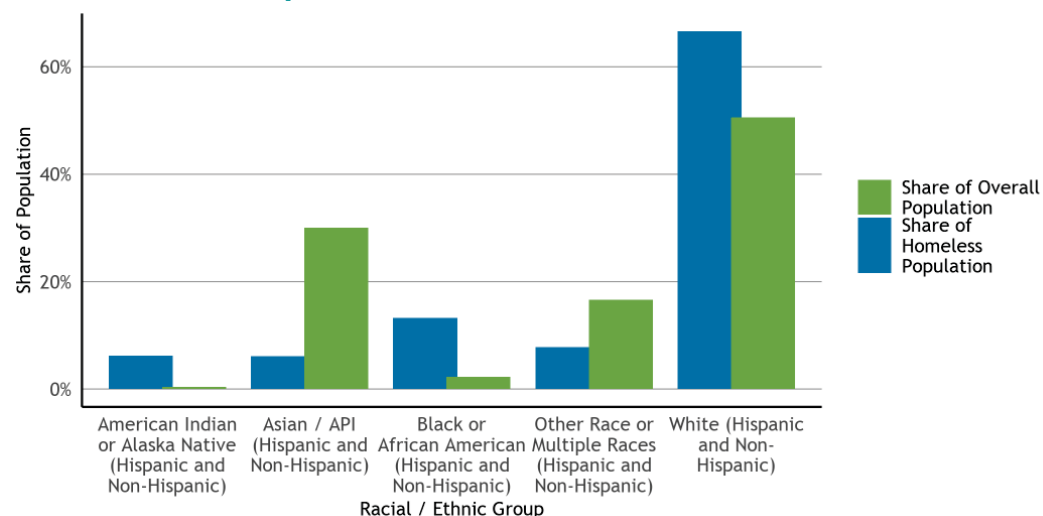
**Figure C-41: Homelessness by Household Type and Shelter Status, San Mateo County**



Universe: Population experiencing homelessness.

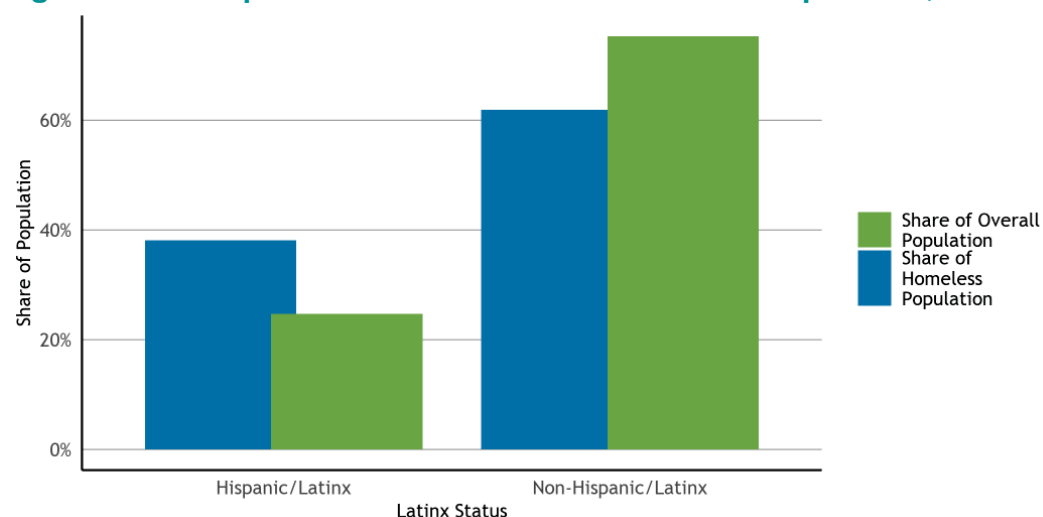
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

<sup>17</sup> For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml>.

**Figure C-42: Racial Group Share of General and Homeless Populations, San Mateo County**

Universe: Population experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001 (A-I).

**Figure C-43: Hispanic Share of General and Homeless Populations, San Mateo County**

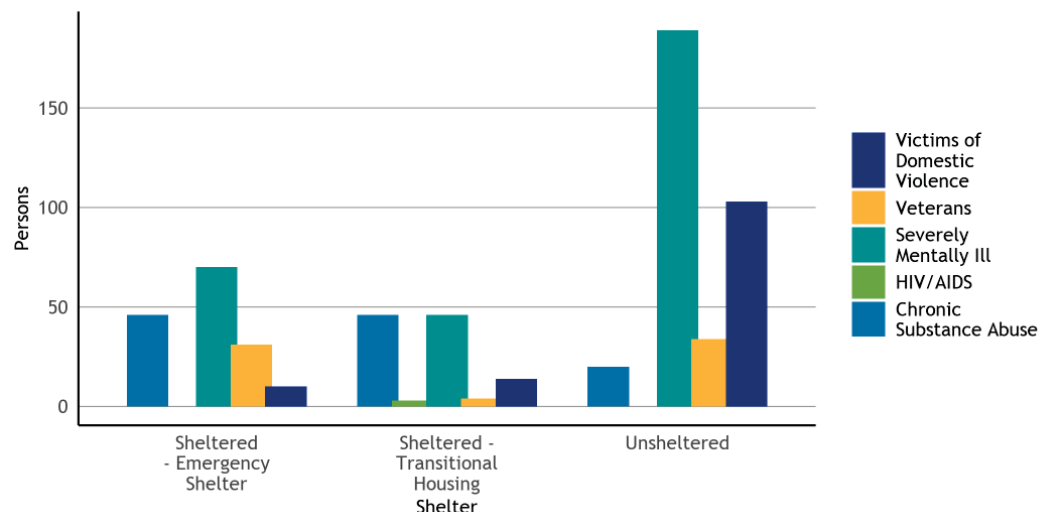
Universe: Population experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001 (A-I).

Many of those experiencing homelessness are dealing with severe issues—including mental illness, substance abuse and domestic violence—that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting this condition (Figure C-44). Of those, some 62 percent are unsheltered, further adding to the challenge of handling the issue.



**Figure C-44: Characteristics for the Population Experiencing Homelessness, San Mateo County**



Universe: Population experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

The San Mateo County Human Services Agency (HSA), in collaboration with community partners, conducts the bi-annual One Day Homeless Count and Survey. The purpose of the One Day Homeless Count and Survey is to gather information to help the community understand homelessness in San Mateo County. This is one data set, among others, that provides information for effective planning of services to assist people experiencing homelessness and people at risk of homelessness.

According to the 2022 San Mateo County One Day Homeless Count conducted in the early morning hours of February 24, 2022, there were 1,808 people experiencing homelessness in San Mateo County. This number includes: 1,092 people experiencing unsheltered homelessness staying on streets, in cars, in recreational vehicles (RVs), or in tents and 716 staying in emergency shelters and transitional housing programs.

Although the sheltered homeless count has varied over time (including changes in HUD definitions), the unsheltered count has the greatest influence on the overall number of homeless people in the county and is the most visible manifestation of this challenge for the broader community. Table C-9 shows the 2022 Point in Time Count of people experiencing unsheltered homelessness in Pacifica as well as Pacifica's share of unsheltered homeless in San Mateo County. Pacifica's share of the overall population in San Mateo County is 5 percent but it has a larger share (15%) of the County's homeless population (Table C-9).

**TABLE C-9: 2022 ONE-DAY UNSHELTERED HOMELESS COUNT**

	2011	2013	2015	2017	2019	2022
San Mateo County	1,162	1,299	775	637	901	1,092
Pacifica	95	150	63	112	116	161
Pacifica Share of San Mateo County	8%	12%	8%	18%	13%	15%

Source: San Mateo County, 2022 San Mateo County One Day Homeless Count and Survey.

San Mateo County has seen a 38 percent decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 9 percent. During the 2019-2020 school year, there were 13,718 students experiencing homelessness throughout the region and 1,194 students experiencing homelessness in San Mateo County (Table C-10).

<b>TABLE C-10: STUDENTS IN LOCAL PUBLIC SCHOOLS EXPERIENCING HOMELESSNESS</b>		
<b>Academic Year</b>	<b>San Mateo County</b>	<b>Bay Area</b>
2016-17	1,910	14,990
2017-18	1,337	15,142
2018-19	1,934	15,427
2019-20	1,194	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020).

In 2006, San Mateo County developed a 10-Year Plan to Prevent and End Homelessness (HOPE Plan). Key accomplishments of the HOPE Plan included the creation and expansion of Homeless Outreach Teams (HOT), new funding sources for homelessness prevention, Homeless Connect events, the creation of 994 new affordable housing units and 96 new units of permanent supportive housing. The HOPE Plan focused on the creation of new housing inventory as a key strategy to reduce homelessness, but these goals have had limited success given the challenges of the local housing market, including the high cost for existing housing and high construction costs.

In 2016 the county adopted a new San Mateo Homelessness Strategic Plan, Ending Homelessness in San Mateo County. The 2016 plan draws on best practices to reduce homelessness given the existing supply of housing and focusing on short- and long-term housing assistance prioritized for people who are unsheltered. Expansion of the affordable housing supply remains a key priority for the community, but this work is being spearheaded by the Department of Housing along with other stakeholders and workgroups, including the Jobs/Housing Gap Task Force, Housing Leadership Council of San Mateo County, HEART of San Mateo and other efforts.

The County and its partners have expanded homeless services in recent years, including new shelters, increased homeless outreach services, rapid rehousing services, and enhanced connections between health services and homeless services. The County is also working on additional non-congregate shelters. Project Homekey is a state of California program that provides local government agencies with funds to purchase and rehabilitate housing – including hotels, motels, vacant apartment buildings and other properties – and convert them into permanent, long-term housing for people experiencing or at risk of homelessness. With the help of state Homekey funds and other grants, the County has purchased five former motels/hotels for conversion into permanent or temporary housing for individuals who are unsheltered or at serious risk of becoming unsheltered. These properties are:

- Shores Landing, 1000 Twin Dolphin Drive, Redwood City: 95 units.
- The former Comfort Inn and Suites, 1818 El Camino Real, Redwood City: 51 units
- Stone Villa, 2175 S. El Camino Real, San Mateo: 44 units

- Coast House, 230 Cabrillo Highway, Half Moon Bay: 51 units
- Pacific Shelter, 2610 El Camino Real, Redwood City: 74 units

In addition, in 2022, the County broke ground on a new 240-unit Navigation Center in Redwood City that will provide both temporary housing and intensive services for individuals and couples. The Navigation Center, which will be able to accommodate up to 260 clients each night, will replace the Maple Street Shelter, which currently provides emergency and transitional housing for up to about 110 individuals each night.

The San Mateo County Continuum of Care Steering Committee (CoC), a diverse, cross-sectoral body that guides and shapes the countywide response to homelessness, works closely with San Mateo County Human Services Agency to develop a short-term strategic plan to address homeless issues between 2022-2025. The CoC strategic plan is aligned with the Working Together to End Homelessness (WTEH) initiative being led by the County Executive's Office that is bringing together City representatives, service provider agencies, partner agencies, business representatives, community members, and other partners to craft a high-level framework for ending homelessness as a community. More information on Working Together to End Homelessness is available at [SMCEndingHomelessness.org](http://SMCEndingHomelessness.org).

In addition, Pacifica has a representative and is a member of HOPE (Housing Our People Effectively) Interagency Council and attends meetings to share information about community efforts to prevent and end homelessness.

In partnership with local nonprofit agencies and community and faith-based organizations, there are several programs that provide services for those who are currently homeless or at-risk of becoming homeless in Pacifica. The following resources are available to people experiencing homelessness in Pacifica:

- Pacifica Resource Center is the point of entry for homeless services in Pacifica and assists the community with groceries, emergency financial assistance, homeless services, and other critical services.
- The Pacifica Police Department has an active homeless outreach team that is often the first point of contact between an agency and the unhoused in the city. Nearly all Pacifica sworn police officers have completed crisis intervention training and are aware of the prevalence of mental health issues and substance abuse issues in the unhoused community. Police Officers are trained to be familiar with resources available to the homeless population and may refer individuals to another agency such as the county's Behavioral Health and Recovery Services (formerly Mental Health Services) as well as offer resources through the Pacifica Resource Center or PRC (the local Core Services Agency). If officers encounter residents needing assistance after PRC business hours, they can access a shelter in South San Francisco (Safe Harbor is approximately 8 miles from Pacifica), and a 24-hour number for the on-call caseworker with LifeMoves, a nonprofit organization that works with the unhoused in San Mateo County.
- In the event of severe cold weather or other emergency that threatens the health and safety of residents, the Pacifica Community Center is converted to a temporary emergency reception center if housed persons are displaced due to a disaster.
- Pacifica Temporary Safe Parking Program (TSPP). The TSPP began on June 29, 2022. This program provides a permit for a period of 29 days to unhoused persons living in an eligible oversized vehicle (OSV) provided they participate in a resource and housing transition program managed by the PRC. Permits are only assigned for the 13 dedicated PSPP spots and are required to be renewed on the day of expiration. The goal of PSPP is to develop a plan and support participants towards returning to permanent housing.

Appendix E – Housing Resources includes a list of organizations that support homeless services in Pacifica.

## 18. FARMWORKERS

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market. In Pacifica, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 57 percent decrease in the number of migrant worker students since the 2016-17 school year.

**TABLE C-1 I: MIGRANT WORKER STUDENT POPULATION**

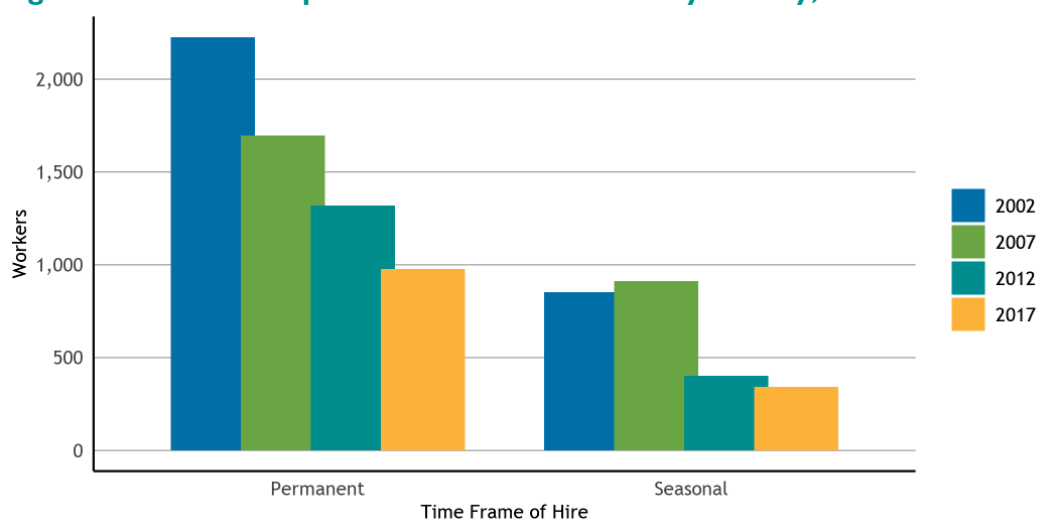
Academic Year	Pacifica	San Mateo County	Bay Area
2016-17	0	657	4,630
2017-18	0	418	4,607
2018-19	0	307	4,075
2019-20	0	282	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020).

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in San Mateo County has decreased since 2002, totaling 978 in 2017, and the number of seasonal farm workers has also decreased, totaling 343 in 2017 (Figure C-45).

**Figure C-45: Farm Operations and Farm Labor by County, San Mateo County**



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors).

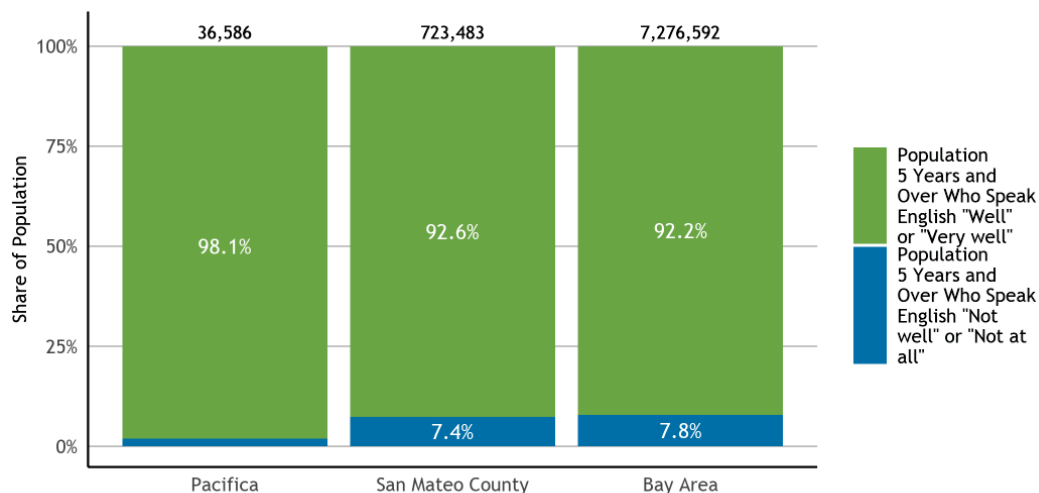
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

Farmworkers are generally considered to have special housing needs because of limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). The typical temporary nature of farm work is not the case in Pacifica, because very few members of the residential or working community work in agriculture. Based on the 2015-2019 ACS, there are only 64 persons employed in the agriculture and natural resources category, representing only 0.30 percent of the civilian employed population over the age of 16. The demand for specific farmworker housing is estimated to be very minimal, if at all, and therefore housing is addressed through the current housing stock and through overall programs for affordability.

## 19. NON-ENGLISH SPEAKERS

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns. In Pacifica, 1.9 percent of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8 percent. Jefferson Union High School District's and Pacifica School District's enrollment by race and ethnicity are similar to the countywide distribution. However, there are a higher proportion of Filipino students in Jefferson Union (29% compared to 8% countywide) and a smaller proportion of Hispanic (31% compared to 38% countywide) and White students (14% compared to 26% countywide). Conversely, Pacifica School District's elementary Schools have a higher proportion of White students (39% compared to 26% countywide) and students who identify with two or more races (16% compared to 8% countywide) and a smaller proportion of Asian (8% to 17% countywide) and Hispanic students (26% compared to 38% countywide).

**Figure C-46: Population with Limited English Proficiency**



Universe: Population 5 years and over.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005.

## 20. SUMMARY: GENERAL POPULATION AND HOUSING CHARACTERISTICS

- Pacifica has not shared in the region's jobs and population growth over the last several decades. The population of Pacifica has remained stable between 2000 to 2020, which is below the growth rate of the Bay Area.
- The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. There has been a very small increase in housing production in Pacifica which is far below the growth rate for San Mateo County and below the growth rate of the region's housing stock during this time period. There are multiple barriers to housing production including high land and construction costs, limited funding, coastal zone regulations, dominance of single-family zoning limiting opportunities for denser development, and a significant amount of public open space (Golden Gate National Recreation Area, Sharp Park, San Pedro Valley County Park and other public open spaces make up approximately 40 percent of city land).
- The overall age composition shifted older between 2000 and 2019. Pacifica is similar to many communities in the county and across the nation, where there has been an increase in the percentage of citizens over the age of 65. Pacifica has a developing need for more senior housing options, as well as options for seniors to age-in-place or downsize to stay within their communities.
- Since 2000, the percentage of residents in Pacifica identifying as White has decreased—and by the same token the percentage of residents of all other races and ethnicities has increased—by 12 percentage points. While predominantly White, Pacifica is becoming more diverse. Hispanic residents are more likely to have higher rates of poverty, lower household incomes, and overcrowding in Pacifica.
- Pacifica has more workers than jobs, which means that many Pacifica residents commute outside of the city for work. Regional jobs are more easily accessed in the northern part of town because of a more accessible transportation network. However, relative to the region, Pacifica has the fewest transportation options and lowest access to jobs. A poor transportation network that lacks connectivity to employment centers and limited access to transit creates barriers to accessing employment opportunities.
- There are 1,630 extremely low-income households in Pacifica making up 12 percent of the population earning 30 percent of AMI. Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions. These households typically include seniors on fixed incomes, individuals with disabilities, single parents, farmworkers, low-wage and minimum wage workers, and maybe homeless.
- Hispanic residents experience the second highest rates of poverty (approximately twice the poverty rate as White residents) and Hispanic residents make up 19 percent of Pacifica's population. Because Hispanic residents make up a large minority group in Pacifica and have higher rates of poverty and lower incomes, Hispanic residents are more at risk of housing insecurity.
- In Pacifica there are a total of 13,750 housing units, and fewer residents rent than own their homes: 29 percent versus 71 percent. High rates of homeownership in Pacifica contribute to Pacifica's status as a higher resource area in the region. In Pacifica, 70 percent of Black households, 66 percent for Asian households, 71 percent of Hispanic households, and 74 percent of White households own their homes.

The three predominant populations Pacifica (White, Hispanic and Asian) all have higher rates of homeownership relative to their counterparts in the region. Within these three groups, Asian households have the lowest homeownership rate (66%), and White households have the highest home ownership rate (74%).

- With rapidly rising home prices in recent decades, it is increasingly difficult for younger households to become homeowners. Residents under the age of 35 are more likely to rent and to postpone purchasing a home because housing costs are a barrier to homeownership. Purchasing and owning a home provides a financial asset that can be passed by one generation of a family to another, increasing access to opportunity and providing long term housing security.
- *Home Prices* – A diversity of homes at all income levels creates opportunities for all Pacifica residents to live and thrive in the community. The largest proportion of homes had a value in the range of \$750,000–to \$1Million in 2019. Home prices increased by 103 percent from 2010 to 2020.
- *Rental Prices* – The typical contract rent for an apartment in Pacifica was \$2,270 in 2019. Rental prices increased by 61.5 percent from 2009 to 2019. To rent a typical apartment without being cost burdened, a household would need to make \$90,840 per year.
- Two census tracts in the city, both located in the northern area of the city, are vulnerable to displacement. Both have a concentration of cost burdened renter households of more than 40 percent of all renter households. UC Berkeley also estimates that 50 percent of households in Pacifica live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.
- The housing stock of Pacifica in 2020 was made up of 71 percent single-family detached homes. Of the single-family housing stock that exists, there are smaller lot sizes and smaller units in the northern area of the city allowing for more affordable housing options. The characteristics of the more affordable neighborhoods in Pacifica include more multi-family housing options and single-family homes on smaller lots. Neighborhoods north of Sharp Park Road have historically provided workforce or more naturally affordable housing in the city, including the availability of single-family home rentals. North of the Sharp Park area has one of the largest proportions of renter households in the city.
- Pacifica has a larger proportion of vacant units classified as units used for recreational or occasional use (30%) when compared to San Mateo County (23%) or the Bay Area (22%). Vacancy data indicate that the Pacifica rental housing market may be even more constrained than the region because many more units are being used as vacation rentals and because a large proportion of other vacancies are in transition (either recently sold and not occupied or listed for sale). Pacifica has a much smaller proportion of vacant units listed for rent than San Mateo County or the region.
- Approximately 5,301 housing units or 37 percent of Pacifica’s housing units are older than 60 years (built in 1959 or earlier). Forty-six percent of Pacifica’s housing units (6,529 units) were built between 1960-1979. This means that 83 percent of housing units in Pacifica are more than 40 years old. At this age, many units are in need of at least minor repairs and lack energy efficient designs, which can increase utility expenses and by extension housing costs.
- Pacifica rents have increased at higher rates than both the county and the region and with fewer affordable rental units on the market, as well as market pressures from vacation rentals, Pacifica’s rental market is particularly constrained. Increasing rent burden is the most important issue for many households.
- Thirty-one percent of all households in Pacifica are cost-burdened or severely cost-burdened. These rates vary greatly across income categories and tenure. Compared to the region, Pacifica has less overcrowding.



According to the AFFH Data Viewer, Pacifica has no census tracts with a concentration of overcrowded households, while almost all of Pacifica's neighboring jurisdictions have higher rates of overcrowding.

- Out of 13,750 occupied housing units in the city, 1,187 were large households made up of 5 or more household members, making up approximately 9 percent of all households. Large families have special housing needs and when combined with low to moderate incomes can have difficulty finding appropriate and affordable housing.
- Female-headed households are households led by a single-female with one or more children under the age of 18 at home. These households' living expenses generally take up a larger share of income than is the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services. Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. In Pacifica, 11 percent of female-headed households with children fall below the Federal Poverty Line, while 3 percent of female-headed households without children live in poverty (Figure 38).
- *Cost Burden* – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” In Pacifica, 18 percent of households spend 30 to 50 percent of their income on housing, while 15 percent of households are severely cost burden and use the majority of their income for housing.
- *Displacement/Gentrification* – According to research from The University of California, Berkeley, no households in Pacifica live in neighborhoods that are susceptible to or experiencing displacement, and no areas at risk of or undergoing gentrification. However, 50 percent of households in Pacifica live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- *Neighborhood* – One hundred percent of residents in Pacifica live in neighborhoods identified as “High Resource” areas according to an assessment of access to opportunity developed by the California Tax Credit Allocation Committee (TCAC). These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.
- *Special Housing Needs* – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Pacifica, nine percent of residents have a disability of any kind and may require accessible housing. Additionally, nine percent of Pacifica households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. Ten percent of households are female-headed families, which are often at greater risk of housing insecurity.

*This page intentionally left blank*



Photo: Housing in the Rockaway Beach neighborhood (2022)

# APPENDIX D: CITY OF PACIFICA ASSESSMENT OF FAIR HOUSING

**State Review Draft – May 10, 2023**

## **1. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)**

The State of California’s 2018 Assembly Bill (AB 686) requires that all public agencies affirmatively further fair housing (“AFFH”) and “to take no action inconsistent with this obligation.” Affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. These actions aim to replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster compliance with civil rights and fair housing laws.

The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development (Gov. Code, Section 8899.50, subd. (a)(1).) AB 686 also makes changes to Housing Element Law requiring housing elements to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

AB 686 also requires that the Housing Element include an evaluation of a city’s site inventory relative to its impact on fair housing. The purpose of the site inventory is to identify and analyze land that is available and suitable to accommodate the city’s share of regional housing need (see Appendix F – Housing Sites Inventory). The analysis included in Sections 5-11 below evaluates whether the identified sites serve the purpose of

affirmatively furthering fair housing. The required analysis below evaluates the site inventory relative to the full scope of the assessment of fair housing, including segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity and disproportionate housing needs and displacement risk. The analysis includes Figures D-1 to D-18 which show the proposed RHNA sites in relation to fair housing factors. The series of maps was developed by the California Department of Housing and Community Development and the California Tax Credit Allocation Committee (TCAC) and display concentrations of more than twenty fair housing factors (AFFH Data Viewer). The AFFH Data Viewer displays concentrations of fair housing factors including indicators that provide insight on segregation and integration, access to opportunity and disproportionate housing need in Pacifica and regionally. These maps also illustrate the location of opportunity sites in the site inventory including affordable housing sites that are described in Appendix F – Housing Sites Inventory.

## **2. FAIR HOUSING PUBLIC ENGAGEMENT**

Appendix A – Community Consultation, describes the extensive outreach and community engagement conducted for the housing element update process. Community input collected during the process helped inform the development of policies and programs that prioritize the housing needs of historically marginalized communities as well as ways to strengthen and improve existing policies.

Pacifica’s local outreach included specific objectives for conducting equity-focused community engagement: 1) to adapt to effective outreach strategies to bring the voices that are often not found in city planning efforts, and 2) to enhance the way the City does outreach to historically marginalized communities with virtual or in-person engagement best practices. The public engagement process also included guidance from the Equity Advisory Committee, an advisory body made up of community-based organizations to advance equitable affordable housing opportunities and support community outreach and engagement around the Housing Element Update process.

The city targeted outreach opportunities to historically underrepresented communities across the city. Some of these efforts included two online surveys translated into Spanish and simplified Chinese, outreach at community events such as the farmers markets, local festivals (Fog Fest), holiday events, and canvassing throughout the city. During the community engagement process, residents identified issues such as housing affordability and availability, housing for lower incomes and working families, improving access to transit, and protecting the environment. This helped to inform the analysis of segregation and integration, access to opportunity, and disproportionate housing needs included in this analysis of fair housing factors.

The following analysis of fair housing factors examines geographic areas in the city that are experiencing neighborhood challenges such as vulnerability to displacement and concentrations of poverty or residents with disabilities. The analysis also describes residents’ access to economic opportunity, challenges with transportation, employment, and K-12 education. The public engagement process provided important insight into the community, background information to fair housing issues, and helped shed light on potential solutions to address the city’s most pressing fair housing issues.

## **3. HISTORY OF SEGREGATION IN THE REGION**

The history of segregation in the region is important to understand how residential settlement patterns came about and to explain differences in housing opportunity among residents today. Not all residents had the same

opportunities to build housing equity. This historically unequal playing field in part explains why residents have different housing needs today.

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. The Association of Bay Area Governments (ABAG), in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self-segregation” (i.e., preferences to live near similar people).

It is well documented that throughout the Bay Area, State of California, and United States, that persons of color were denied loans to purchase homes, were not allowed to buy in many neighborhoods because of restrictive covenants and were harassed if they managed to purchase a home in a predominantly White neighborhood. This forced some residents to move into segregated and less desirable neighborhoods next to highways, and often concentrated in public housing and urban renewal developments. These residents also faced greater challenges building wealth through economic mobility and homeownership that remain significant issues today.

Prior to enactment of state and federal civil rights laws, San Mateo County faced resistance to racial integration. Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop housing for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.<sup>1</sup>

The private sector contributed to segregation through activities that discouraged or prohibited integrated neighborhoods. “White only” covenants were common in homeownership developments in San Mateo County, as were large lot and exclusive zoning practices. Some examples include deeds that specified that only “members of the Caucasian or White race shall be permitted” to occupy for-sale homes—the exception being “domestics in the employ[ment] on the premises.”<sup>2</sup> These discriminatory practices were exacerbated by a history of exclusionary zoning driving the dominance of single-family residential zones as well as actions of the Federal Housing Administration which excluded low-income neighborhoods, where most people of color lived, from its mortgage loan program.

Pacifica organically developed as a single-family community in the early 1900s and was mostly made up of small lot single-family beach cottages driven by the subdivision and selling of lots along the Ocean Shore railroad. Historical actions have led to a significant homeownership gap among racial and ethnic groups that impacts nearly all neighborhoods in the United States, regardless of whether specific instances were documented in a community. In Pacifica, a history of environmental activism opposed to development beginning in the 1970s has helped to limit housing production in the city, which has reinforced the disparate patterns of racial, ethnic, and economic segregation that resulted from past actions by non-City entities.

<sup>1</sup> Moore, E., Montojo, N., and Mauri, N., 2019. *Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area*. Hass Institute.

<sup>2</sup> Richard Rothstein, 2017. *The Color of Law: A Forgotten History of How Our Government Segregated America*.



As shown in the timeline of major federal acts and court decisions related to fair housing choice, zoning and land use on the following page, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Ambler Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “parasite(s)” with the potential to “destroy” the character and desirability of neighborhoods. At that time, multi-family apartments were typically the only housing options for people of color, including immigrants. The Federal Fair Housing Act was not enacted until nearly 60 years after the first discriminatory zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

## 4. REPORT CONTENT AND ORGANIZATION

**Fair Housing Primary Findings (Section 5)** includes the primary findings from the fair housing assessment and the site inventory analysis. This section provides an assessment of the following:

- Concentrations of fair housing factors in Pacifica: i.e., do concentrations of low-income residents overlap with any other factors such as race, familial status, disability status, access to opportunity, or disproportionate housing need.
- Whether the housing opportunity sites identified by the City of Pacifica combined with the fair housing policies and programs promotes housing that will exacerbate existing patterns of segregation or help support more integrated living patterns, increase access to opportunity and address the needs of residents with disproportionate housing needs.
- Whether the income distribution of the site inventory housing units will exacerbate existing patterns of segregation among protected classes or vulnerable populations.

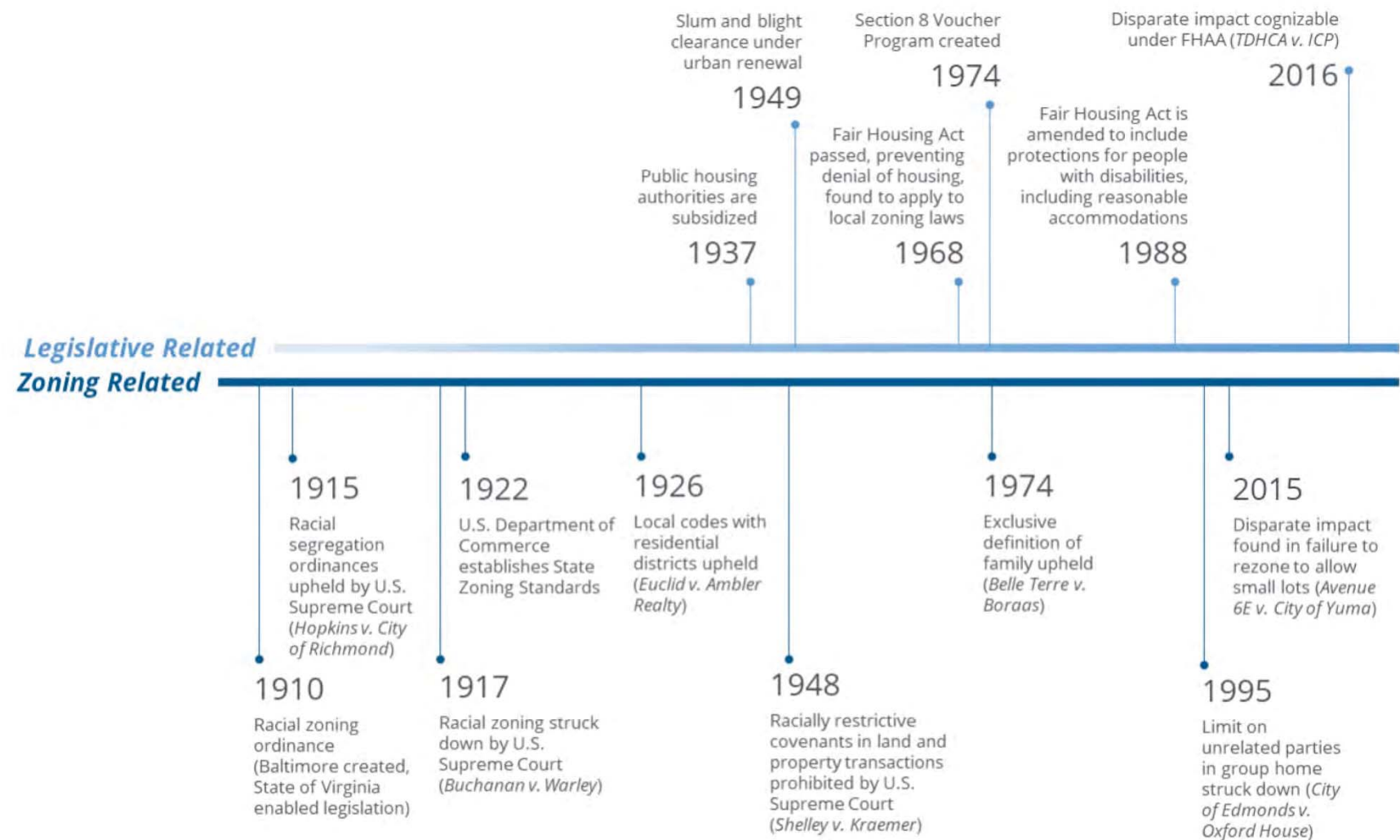
**Contributing Factors and Fair Housing Issues (Section 6)** identifies the primary factors contributing to fair housing challenges and prioritizes them in terms of which factors have created the greatest inequities in Pacifica. The fair housing plan, which outlines meaningful actions to improve access to housing and economic opportunity in Pacifica, is included as a part of the city’s housing plan and noted with the following diamond symbol (◆) throughout the plan.

**Fair Housing Enforcement and Outreach Capacity (Section 7)** reviews lawsuits, enforcement, actions, and complaints against the jurisdiction. It also describes the city’s compliance with state fair housing laws and regulations, and its capacity to conduct fair housing outreach and education.

**Integration and Segregation (Section 8)** identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation. This section analyzes Predominant Race, Segregation Typology, Household Median Income, Disability Status, Female Headed Households with Children, and Racially Concentrated Areas of Affluence (RCAA) (Figures D-1 to D-8). The section also assesses the distribution of site inventory units relative to fair housing factors related to integration and segregation, including:

- Local analysis: concentrations of fair housing factors in Pacifica.
- Regional analysis: compare concentrations of fair housing factors in Pacifica to the region.

Major Public and Legal Actions that Influence Fair Access to Housing





- Site inventory analysis: whether the income distribution of the site inventory (lower-, moderate-, and above moderate-income units) exacerbates existing patterns of segregation among protected classes or vulnerable populations.

**Access to Opportunity (Section 9)** examines differences in access to education, transportation, economic development, and healthy environments. TCAC in collaboration with HCD developed a series of indices that help to identify areas of the community with good or poor access to opportunity for residents (Figures D-8 to D-12). This section analyzes TCAC indicators such as Resource Areas, Jobs Proximity, Economic Opportunity, Educational Outcomes, and Environmental Outcomes. The section also assesses the distribution of site inventory units relative to fair housing factors related to access to opportunity, including:

- Local analysis: concentrations of fair housing factors in Pacifica.
- Regional analysis: compare concentrations of fair housing factors in Pacifica to the region.
- Site inventory analysis: whether the income distribution of Pacifica's site inventory (lower-, moderate-, and above moderate-income units) exacerbate existing patterns of segregation among protected classes or vulnerable populations.

**Disproportionate Housing Needs (Section 10)** identifies which groups have disproportionate housing needs including displacement risk. This section will analyze Overpayment for Renters and Homeowners, Overcrowded Households, Displacement Risk, Substandard Housing and Homelessness (Figures D-13 to D-18). The section will also assess the city's distribution of site inventory units relative to fair housing factors related to disproportionate housing need, including:

- Local analysis: concentrations of fair housing factors in Pacifica.
- Regional analysis: compare concentrations of fair housing factors in Pacifica to the region.
- Site inventory analysis: whether the income distribution of Pacifica's site inventory (lower-, moderate-, and above moderate-income units) exacerbate existing patterns of segregation among protected classes or vulnerable populations.

**Site Inventory Analysis Summary and Impact on Fair Housing (Section 11)** includes a summary of the City's site inventory and evaluates Pacifica's sites relative to their impact on fair housing. This section evaluates whether the development of the sites in the inventory will further exacerbate or help reverse patterns of segregation and/or concentrations of protected classes and/or vulnerable populations. The analysis reviews concentrations of fair housing factors relative to the distribution of sites in the city and the expected income levels of future housing from the previous three sections. Finally, it makes findings about the impact of developing the site inventory on fair housing in Pacifica.

**Other Relevant Factors (Section 12)** describes other local fair housing issues in the Pacifica and how fair housing issues have surfaced in the city including residents living in recreational vehicles (RVs), local advocacy against housing projects, housing discrimination, and displacement.

## Appendix D Attachments

- Attachment D-1: San Mateo County Fair Housing Survey Findings
- Attachment D-2: Housing Needs Additional Data Packet

## 5. PRIMARY FINDINGS

This section summarizes the primary findings from the Fair Housing Assessment for Pacifica including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors. The city's housing plan, Goals, Policies, Programs and Quantified Objectives include a goal to "Affirmatively Further Fair Housing" which includes specific policies and programs that address the fair housing issues and contributing factors identified in this assessment. Goals, policies, and programs that affirmatively further fair housing are indicated with the following diamond symbol: ♦

### Primary Findings: Fair Housing Enforcement and Outreach Capacity

From 2017 to 2021, three fair housing complaints were filed with HUD in Pacifica. Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018. While there are fewer fair housing complaints in the county, the National Fair Housing Association (NFHA) has identified two recent trends. NFHA has identified a trend towards the majority of fair housing complaints being processed by private fair housing organizations, rather than state, local, and federal government agencies. Secondly, NFHA found that fair lending cases referred to the Department of Justice from federal banking regulators have been declining. This may suggest a need for local government entities to play a larger role in fair housing enforcement by examining fair housing complaints locally.

Similar to nearby San Bruno, South San Francisco, and Daly City, Pacifica appears accommodating to renters with housing vouchers because the city has a greater share of voucher holders compared to the surrounding communities. The presence of housing voucher users indicates available rental supply to house these residents and a lack of exclusionary behavior from landlords in the city.

Pacifica is compliant with state and federal laws that promote fair and affordable housing. As a part of this housing element process, Pacifica identified several local policies that contribute to a regulatory environment that is favorable for affordable housing development in the city. Pacifica also identified local barriers to affordable housing development as well as local policies that are not in place but would provide the best outcomes in addressing housing shortages. Pacifica has an opportunity to explore many additional housing policies that could encourage more affordable housing and reduce housing barriers.

Pacifica could improve the accessibility of fair housing information on the City's website to provide resources for residents experiencing housing discrimination, including contact information for local fair housing organizations, legal assistance, and general information about the Fair Housing Act and discrimination, as well as the city's assessment of fair housing. The City's housing plan includes local actions to distribute fair housing information to residents, tenants, and landlords.

### Primary Findings: Integration and Segregation

Six out of the eight census tracts in Pacifica are considered Racially Concentrated Areas of Affluence (RCAA) with a predominantly White population. The remaining two census tracts are predominantly Asian with large White and Hispanic minorities. Pacifica is the only city in North San Mateo County with a RCAA. While not represented as a predominant group in any census tract in the city, Hispanic residents are a large minority population and are represented in all census tracts in the city. Hispanic residents make up between 15 percent

to 25 percent of each census tract across the city with concentrations in both the north and the south. Hispanic residents are also more likely to have higher rates of poverty, lower household incomes, and live in overcrowded households in Pacifica.

On a regional level, concentrations of racial segregation appear to be more pronounced in Pacifica when compared to neighboring jurisdictions because Pacifica is predominantly White. Pacifica has a mix of moderate and higher incomes throughout the city in both White and Asian predominant census tracts. In contrast, Daly City, South San Francisco and San Bruno residents experience higher levels of poverty, lower incomes and are more racially and ethnically diverse communities.

Female-headed households with children are considered a vulnerable population because they tend to have lower household incomes and additional household costs (i.e., childcare). One census tract in Pacifica has a concentration of female-headed households with children. The census tract is predominantly White, located within a RCAA, and has no concentrations of cost-burdened or overcrowded households.

Nine percent of Pacifica's population lives with a disability compared to 8 percent in the county. Four census tracts in the city have a concentration of households with residents with disabilities, two in the north and two in the south within the RCAA. The southern area has a concentration of assisted living facilities for seniors that may contribute to the concentration of residents living with a disability. In the north there is only one licensed senior assisted living facility, suggesting that residents with a disability in this area may be living in family households. This may indicate that there is an unmet need for supportive housing and services for the concentration of residents living with a disability in the northern area.

Unemployment among residents in Pacifica living with a disability is disproportionately higher (10 percent) than for residents without a disability (3 percent). This is not unique to Pacifica because other jurisdictions in San Mateo County also experience a similar disparity in the unemployment rate for people with disabilities, including South San Francisco, San Mateo, Redwood City, Menlo Park, East Palo Alto, Hillsborough and Millbrae (See Table D-3). Compared to the county average, however, this issue is more pronounced in these cities. The county average shows a similar unemployment rate for people living with a disability (4 percent) and without a disability (3 percent) (See Table D-3). The City will consider collaborative action in the county on this issue, including outreach to employers to discuss support for people with disabilities as well as supporting nonprofits that work with employers hiring people with disabilities.

## **Primary Findings: Access to Opportunity**

TCAC in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. Pacifica has a positive concentration of access to opportunity, especially when compared to neighborhoods east of El Camino Real in South San Francisco and San Bruno, as well as some areas of Daly City. According to TCAC indicators, within Pacifica there is a relatively balanced distribution of fair housing indicators related to access to opportunity such as economic, educational, and environmental opportunities.

The entire city is a high resource area and a significant area of the city scores very well for environmental outcomes. Most of the city also has high educational outcome scores. While there are slightly lower outcomes in the northern census tracts than in the southern census tracts, regionally Pacifica has much better educational outcome scores when compared to its neighbors.

The one TCAC indicator where Pacifica is more like its neighbors is the economic score. Pacifica, San Bruno, South San Francisco and Daly City have similar average economic scores. The economic index across Pacifica is above 0.5 which indicates overall positive economic outcomes. The composition of the economic score includes both household income as well as availability of jobs. Part of the reason that San Bruno, South San Francisco, and Daly City score well economically is because of the employment centers in those jurisdictions.

Pacifica's job proximity scores are lower than its neighboring jurisdictions. Some areas in the northern census tracts score below 20—meaning they have the furthest proximity from jobs compared to rest of the city. The score shows that the south has better access to jobs than the north, however, the northern area is more dense, closer to some job centers and has better access to transit. Regional jobs are more easily accessed in the northern part of town because of a more accessible transportation network. However, when compared to the region, Pacifica has fewer transportation options and a lower proximity jobs score.

## Primary Findings: Disparate Housing Need

Over 40 percent of renter households in Pacifica are cost burdened- spending more than 30 percent of their gross income on housing costs—and one in five are extremely cost burdened—spending more than 50 percent of their gross income on housing costs. Housing cost burden in Pacifica varies by race and ethnicity and family size. There are no concentrations of overcrowded households in Pacifica.

Two Pacifica census tracts are vulnerable to displacement according to the Urban Displacement Project.<sup>3</sup> This includes the census tract north of Sharp Park Road and one of the northernmost census tracts (see Figure D-16). These two areas also have concentrations of naturally occurring affordable housing including multi-family as well as single-family home rentals. These census tracts have historically provided workforce or more natural affordable housing in the city. The neighborhoods north of Sharp Park Road have more renter households than the rest of the city. Figure D-17 identifies varying levels of displacement risk for low-income renter households in all census tracts in the state from 2015 to 2019 and indicates that Pacifica is experiencing a lower risk of displacement for this population, especially when compared to South San Francisco, San Bruno, and Daly City.

According to the 2022 San Mateo County One Day Homeless Count and Survey, 161 people experienced unsheltered homelessness in Pacifica in 2022 (See Appendix C – Housing Needs). This is an increase from previous counts. The 161 unsheltered homeless in 2022 make up 15 percent of the 1,092 unsheltered homeless in the San Mateo County as a whole. This is a large proportion since Pacifica makes up only 5 percent of the county's population. The homeless population in Pacifica that identify as American Indian or Alaskan Native, Black, White, and Hispanic, are all overrepresented in the homeless population compared to their share of the general population in San Mateo County.

Pacifica has 101 units out of 294 total income assisted rental units (34%) that are at high- or very high-risk of conversion to market rate units, which would result in displacement of occupants. In San Mateo County, 417 units are at-risk—8 percent of the total assisted housing units in the county. While this appears to be a large

---

<sup>3</sup> Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability includes metrics for the share of very low-income residents, share of renters, share of people of color, and share of very low-income households (50% AMI or below) that are severely rent burdened (spending 50% of income on rent). Market-based displacement pressures include percent change in rent between 2012-2017 above county median rent increases, and/or a rent gap (meaning rent is substantially lower than rent in surrounding areas).

proportion of at-risk units, these assisted units are located in one complex (Casa Pacifica), which has a track record of regularly renewing Section 8 contracts and the city expects that this will continue long-term. Based on current density and future zoning capacity, the city has determined there is no economic pressure for the site to redevelop. The city conducts proactive outreach to the property owner and a program for the proactive preservation of at-risk income assisted rental units is included in this housing element.

## **Primary Findings: Site Inventory Analysis Impact on Fair Housing**

### *Pacifica's Site Inventory Impact on Regional Equity*

Compared to its neighbors in the region, Pacifica has no lower resource areas, fewer households living in poverty, well above average scores in environmental, educational, and economic outcomes, no concentrations of overcrowding, and is less impacted by fair housing issues than those faced by its neighbors in Daly City, South San Francisco, and San Bruno. The proposed distribution of the sites identified for future housing development in Pacifica will help to open a higher resource area to a mix of housing types and will help to reverse existing patterns of regional segregation.

This housing element recognizes Pacifica's unique position in the northern San Mateo County region as a community with significant land area within RCAAs. With this in mind, by facilitating housing development throughout all neighborhoods of a regional RCAA and encouraging lower income unit production, as well as production of a diverse mix of housing, this housing element strives to meet one of HCD's equity goals of reversing regional patterns of income and race segregation. Through its policies and programs and site inventory, the city will advocate for lower income housing production in areas of opportunity.

This housing element also emphasizes the importance of developing housing for persons and families with lower incomes. The housing element site inventory identifies 1,289 lower income housing units (including 1,133 units in opportunity sites, 44 pipeline projects, and 112 projected ADUs (see Table 2 Capacity Analysis). The projection of lower-income capacity includes an approximately 52 percent buffer over the assigned lower-income RHNA (surplus of 441 lower-income units). The city's goal and projected need for Extremely Low-Income (ELI) units is 269 units or 50 percent of its Very Low-Income RNHA allocation. There are 804 projected lower-income units that are part of opportunity sites located within the RCAA.

### *Pacifica's Site Inventory Impact on Local Housing Conditions*

Pacifica's site inventory is evenly distributed throughout available land in the city. Protected parkland (Golden Gate National Recreation Area, Sharp Park, and San Pedro Valley County Park) comprises approximately 40 percent of the city's land and has limited the area available for housing development. The distribution of sites is focused alongside the city's major transportation corridors and access to services (Coast Highway, Linda Mar Boulevard, Terra Nova Boulevard, Fassler Avenue, Manor Drive and Hickey Boulevard) both in the north and south. The site inventory was designed to distribute housing developments of mixed incomes across the whole city and to take advantage of Pacifica's existing infrastructure.

The city's northern census tracts (602800 and 602700) are more diverse and tend to have residents with the most housing needs. Ten percent of the units in the site inventory are located in these areas, comprising 219 units and including 165 lower-income units. Housing in these more diverse census tracts will provide more options for residents living there, but the majority of lower-income units are located in other areas, including in the RCAAs. The five census tracts that make up the RCAA, which are considered to have better access to

opportunities and are less diverse, are home to 79 percent of the total units in the site inventory (1,674 units) and 71 percent of the lower-income units in the site inventory (804 units).

Facilitating development of a mix of housing types and, in particular, lower- and moderate-income sites, will provide housing opportunities in higher resource areas and within a RCAA.

### *Pacifica's Site Inventory Impact on Existing Patterns of Segregation*

Because this analysis does not show significant patterns of segregation within Pacifica, the site inventory is evenly distributed across the city. The distribution of Pacifica's site inventory housing units will not exacerbate existing patterns of segregation among protected classes or vulnerable populations at the local level. Compared to Pacifica, other jurisdictions in the region have much more pronounced concentrations of residents that are segregated by race and income, disproportionate housing needs, and lack of access to opportunities. Pacifica's site inventory will not exacerbate existing patterns of regional segregation because it will accommodate a mix of incomes across the city and because it will provide housing opportunities at lower and moderate incomes in a higher resource area.

## **Primary Findings: Contributing Factors and Local Context**

Pacifica is affected by significant housing needs despite its regional advantages as a higher resource area and RCAA. These areas of need include a relatively larger homeless population relative to the county, lack of accessible transportation options other than personal automobiles, lack of access to employment centers, and a Hispanic minority population that experiences more poverty, lower incomes and overpayment at a higher rate than other residents.

In addition, there are other local factors that have contributed to Pacifica's housing needs. Pacifica has had very limited production of housing in recent decades. Since 2015, most of the housing that has received permits has been priced for above moderate-income households. Seventy percent of Pacifica's dwelling units are single-family units and most of the multi-family is located outside of the RCAA. There are some multi-family projects within the RCAA but they have fewer housing units (i.e., smaller apartment complexes). The existing single-family housing stock consists of smaller units and smaller lots in the northern end of town and larger units and larger lots in the southern area, contributing to the higher cost to live in the south. The smaller lot sizes and units in the north allow for more affordable housing options. The vast majority of open space parkland is in the RCAA which also contributes to the higher cost of housing in these areas.

In addition, because of a poor public transportation network, living in the southern and eastern parts of the city requires a vehicle, creating a cost burden for lower-income residents. Transit access as well as opportunities for lower cost housing are significantly more accessible outside of the RCAA in the north.

## **6. FAIR HOUSING ISSUES AND CONTRIBUTING FACTORS**

The disparities in housing choice and access to opportunity stem from historical actions and socioeconomic factors that limit employment and income growth. This analysis of fair housing factors helped the city identify several fair housing issues and contributing factors.



**Fair Housing Issue: Low production of affordable housing limits housing choices of households who have lower incomes and disproportionate housing needs.**

**Contributing Factors:**

**High Priority:** Seventy percent of dwelling units in Pacifica are single-family units. This limits multi-family housing options that provide needed housing to many racially and ethnically diverse residents as well as lower-income residents and workers in the region. More diverse housing choices are needed in the city.

**High Priority:** Pacifica has had very limited production of affordable housing. New housing that has been built has almost entirely been priced for above moderate-income households.

**Medium Priority:** The portion of Pacifica within the Coastal Zone is subject to development and environmental protection regulations that pose a constraint to housing production, such as those addressing coastal hazards and setbacks from environmentally sensitive habitat areas (ESHAs).

**Medium Priority:** Pacifica has a history of environmental activism opposing housing development beginning in the 1970s which has acted to constrain the amount of housing approved and constructed.

**Medium Priority:** Pacifica's housing market is influenced by economic pressures to convert a portion of its housing stock to short-term vacation rentals.

**Fair Housing Issue: Hispanic households have disproportionate housing needs. These needs are evident in high levels of cost burden, lower incomes, and higher poverty rates.**

**Contributing Factors:**

**High Priority:** The northern area has a higher concentration of Hispanic residents. This area has smaller lot sizes and smaller units than the south allowing for more affordable housing options and contributing to the higher cost of housing in the south. Most of the open space parkland is in the RCAA which also drives the cost of housing higher in these areas.

**High Priority:** Higher poverty rates among Hispanic residents stem from decades of discrimination in employment, education, and housing markets. These residents have faced greater challenges building wealth through economic mobility and homeownership.

**Medium Priority:** It is well documented that persons of color were denied loans to purchase homes and were not allowed to buy in many neighborhoods because of restrictive covenants. These historical actions have led to a significant homeownership gap among racial and ethnic groups.

**Fair Housing Issue: Higher rate of homelessness relative to overall county population.**

**Contributing Factors:**

**High Priority:** Pacifica lacks housing affordable to extremely low-income households. Without housing options, extremely low-income residents face eviction, instability, and the risk of homelessness.



**Medium Priority:** A transportation system that relies heavily on access to automobiles and lacks access to transit creates barriers to accessing employment opportunities for lower-income households.

**Medium Priority:** Low proximity to jobs, lack of access to employment opportunities that provide jobs with higher wages to residents.

**Fair Housing Issue:** There is a concentration of residents living with a disability in the northern area with an unmet need for supportive housing and services.

#### **Contributing Factors:**

**High Priority:** There is a lack of supportive housing in the north that overlaps with the concentration of residents living with a disability. This concentration is not associated with a concentration of seniors and senior assisted living facilities as in the south.

**Medium Priority:** The unemployment rate for Pacifica's residents with a disability is more than three times that of persons without a disability. While this rate is three times the countywide average rate, this is a countywide issue because ten other jurisdictions in San Mateo County have at least twice the unemployment rate for residents with a disability and seven of those have three times the unemployment rate for residents with a disability.

**Fair Housing Issue:** Lack of accessible transportation options other than personal automobiles and lack of access to employment centers contributes to the disproportionate housing needs of lower-income households.

#### **Contributing Factors:**

**High Priority:** While there is transit access generally (two BART stations in Colma and Daly City are accessible from Pacifica bus lines), most employment centers are not directly accessible via transit. The need to travel to BART or otherwise undertake multiple transfers on transit affects timely access to jobs.

**Medium Priority:** Living in the southern and eastern parts of the city requires a personal vehicle to efficiently access employment centers. This produces a cost burden for lower-income households.

**Lower Priority:** Low proximity to jobs, lack of access to employment opportunities that provide jobs with higher wages to residents.

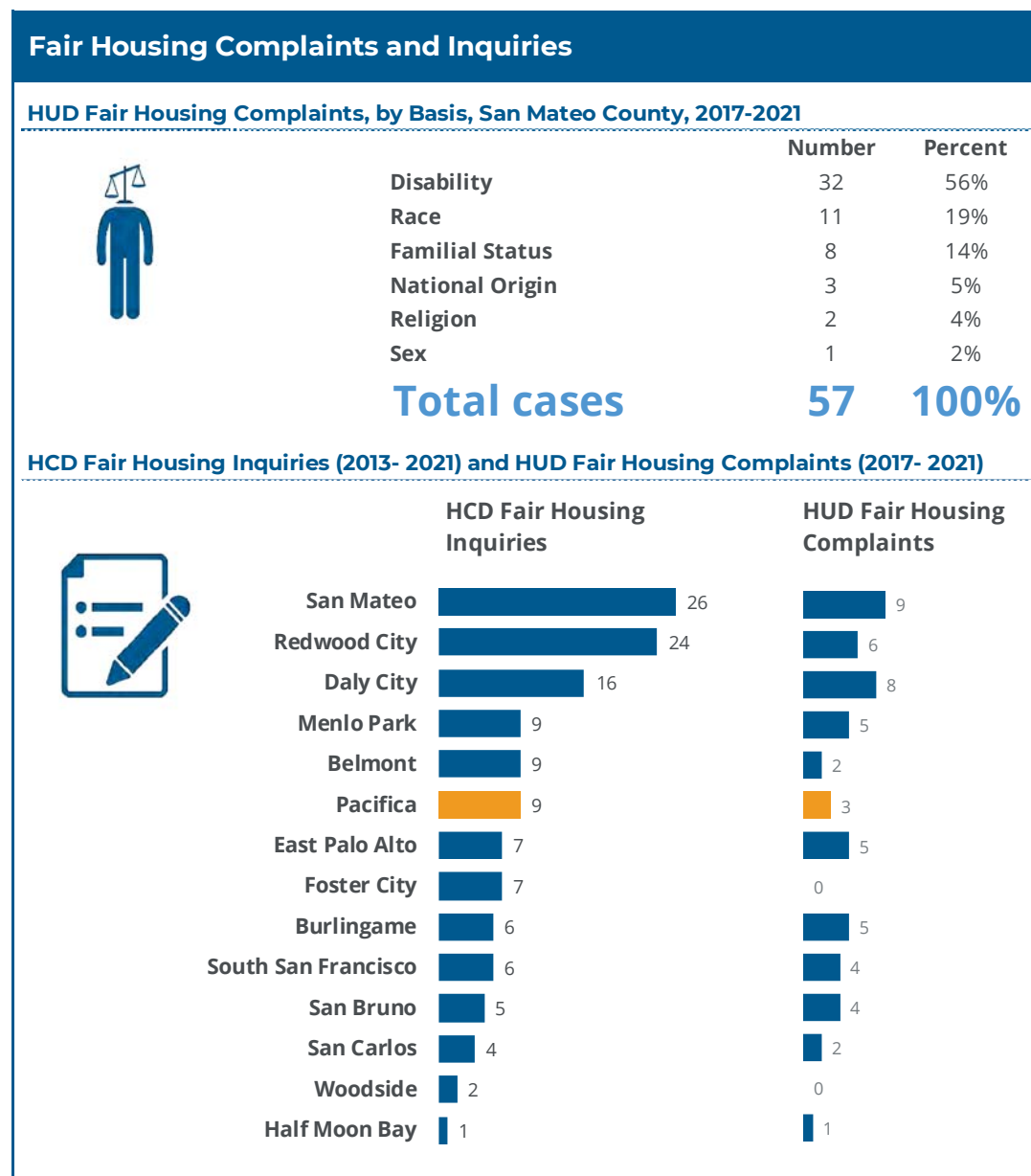
## **7. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY**

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

### **Fair Housing Legal Cases and Inquiries**

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic

information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).



The California Civil Rights Department (formerly known as the Department of Fair Employment and Housing (DFEH)) was established in 1980 and is now the largest civil rights agency in the United States.<sup>4</sup> According to their website, the DFEH’s mission is “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Civil Rights Act, Disabled Persons Act,

<sup>4</sup> In July 2022, the Department of Fair Employment and Housing’s name changed to the Civil Rights Department to more accurately reflect the Department’s powers and duties, which include enforcement of laws prohibiting hate violence, human trafficking, discrimination in business establishments, and discrimination in government-funded programs and activities, among others.

and Ralph Civil Rights Act.”<sup>5</sup> DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.<sup>6</sup> Fair housing complaints can also be submitted to HUD for investigation. Additionally, San Mateo County has a number of local enforcement organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services in East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

From 2017 to 2021, 57 fair housing complaints in San Mateo County were filed with HUD—5 percent of complaints were in Pacifica (three complaints). In San Mateo County, most complaints cited disability status as the reason (56%) followed by race (19%) and familial status (14%). In Pacifica, the issues cited were discrimination in services and facilities and discrimination in terms, conditions, privileges relating to rental housing, and failure to make a reasonable accommodation. Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement of 22 complaints. Fair housing inquiries in 2020 were primarily submitted from the City of San Mateo, Redwood City, Daly City, and Menlo Park. Fair housing complaints filed with HUD by San Mateo County residents have been declining since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and had reached 6 by mid-2021. Nationally, the NFHA reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County’s: disability (55%) and race (17%). Familial status represented 8 percent of complaints nationally, whereas this basis comprised 14 percent of cases in the county.

## Outreach and Capacity

Pacifica could improve the accessibility of fair housing information on their website and resources for residents experiencing housing discrimination. The City’s website does provide a landing page for affordable housing, which links to San Mateo County affordable housing resources, but does not have a consolidated webpage for information for residents experiencing discrimination in housing.<sup>7</sup> This could be improved by providing contact information for local fair housing organizations, legal assistance, and general information about the Fair Housing Act and discrimination, as well as a link to the Regional Assessment of Fair Housing—approved by HUD in November 2017. The housing plan includes a number of local actions related to distributing fair housing information to residents as well as specific information for tenants and landlords.

## Compliance with State and Federal Fair Housing Laws

The City of Pacifica is in compliance with state and federal fair housing laws. Where any conflict with state or federal law has been encountered by the city in the application of its land use regulations, the city has recognized the supremacy of the applicable state or federal law provisions. For instance, upon enactment of SB 330, Pacifica halted administration of its Residential Development Allocation (i.e., growth management) program in Title 9, Chapter 5 of the Pacifica Municipal Code. Furthermore, the city updated its Reasonable

<sup>5</sup> <https://www.dfeh.ca.gov/aboutdfeh/>

<sup>6</sup> <https://www.dfeh.ca.gov/complaintprocess/>

<sup>7</sup> [https://www.cityofpacific.org/depts/planning/affordable\\_housing\\_/default.asp](https://www.cityofpacific.org/depts/planning/affordable_housing_/default.asp)

Accommodation Ordinance in 2019 to advance fair housing for Pacifica residents (PMC Title 9, Chapter 4, Article 51).

## Housing Vouchers

According to the HCD AFFH Data Viewer, Pacifica does not have any public housing buildings. However, the city does have one census tract with a sizable share of households using housing vouchers (15% to 30%), two census tracts with a moderate share (5% to 15%) and three other census tracts with some (5% or less) housing voucher utilization. Similar to nearby San Bruno, South San Francisco, and Daly City, Pacifica appears accommodating to renters with housing vouchers because the city has a greater share of voucher holders compared to the surrounding communities. The presence of housing voucher users indicates available rental supply to house these residents and a lack of exclusionary behavior from landlords in the city.

## Housing Specific Policies Enacted Locally

Pacifica identified the following local policies that contribute to the regulatory environment for affordable housing development in the city. As indicated below, Pacifica has an opportunity to explore many additional housing policies that could encourage more affordable housing and reduce housing barriers.

HOUSING TOOLS LEVERAGED IN PACIFICA	
<p>Local policies in place to encourage housing development.</p> <ul style="list-style-type: none"> <li>▪ Mixed Use zoning</li> <li>▪ Density Bonus ordinance</li> <li>▪ Inclusionary/Below Market Rate Housing Policy &amp; In-Lieu Fees</li> <li>▪ Condominium Conversion Ordinance</li> <li>▪ Preservation of Mobile Homes (Rent Stabilization Ordinance)</li> <li>▪ Home sharing programs</li> <li>▪ Accessory dwelling unit ordinance</li> </ul>	<p>Local barriers to affordable housing development.</p> <ul style="list-style-type: none"> <li>▪ Limited areas zoned for housing types beyond single-family detached homes</li> <li>▪ Height limits on multi-family developments</li> <li>▪ Voter initiatives that restrict residential development in certain areas (e.g., the Rockaway Quarry)</li> <li>▪ Minimum lot sizes</li> <li>▪ Excessive parking requirements</li> <li>▪ Lengthy approval processes for development</li> <li>▪ No policies to mitigate displacement of low-income households</li> <li>▪ Restrictive zoning limiting residential development in historic districts, commercial zones, or vacant land</li> </ul>
<p>Local policies that are NOT in place but would provide the best outcomes in addressing housing shortages.</p> <ul style="list-style-type: none"> <li>▪ Allow mixed-use and multi-family development at higher densities along certain corridors</li> <li>▪ Policies that allow building height flexibility to achieve intended density ranges</li> <li>▪ Reducing off-street parking requirements or establishing parking maximums</li> </ul>	<p>Local policies in place to mitigate or prevent displacement of low-income households.</p> <ul style="list-style-type: none"> <li>▪ Mobile home rent control/relocation and displacement prevention</li> <li>▪ Condominium conversion regulations.</li> <li>▪ Streamlined processing of ADUs</li> <li>▪ Reasonable accommodation program to improve access for persons with disabilities</li> </ul>

## 8. INTEGRATION AND SEGREGATION

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status as well as racially and ethnically concentrated areas of poverty and affluence. The section analyzes fair housing factors at a local and regional level. It concludes with an analysis of the city's site inventory that assesses how the income distribution of Pacifica's site inventory units (lower-income, moderate-income, and above moderate-income) overlaps with concentrations of fair housing factors, and whether the income distribution of site inventory housing units would exacerbate existing patterns of segregation among protected classes or vulnerable populations.

### Integration and Segregation

**“Integration** generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

**Segregation** generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

### Race and Ethnicity

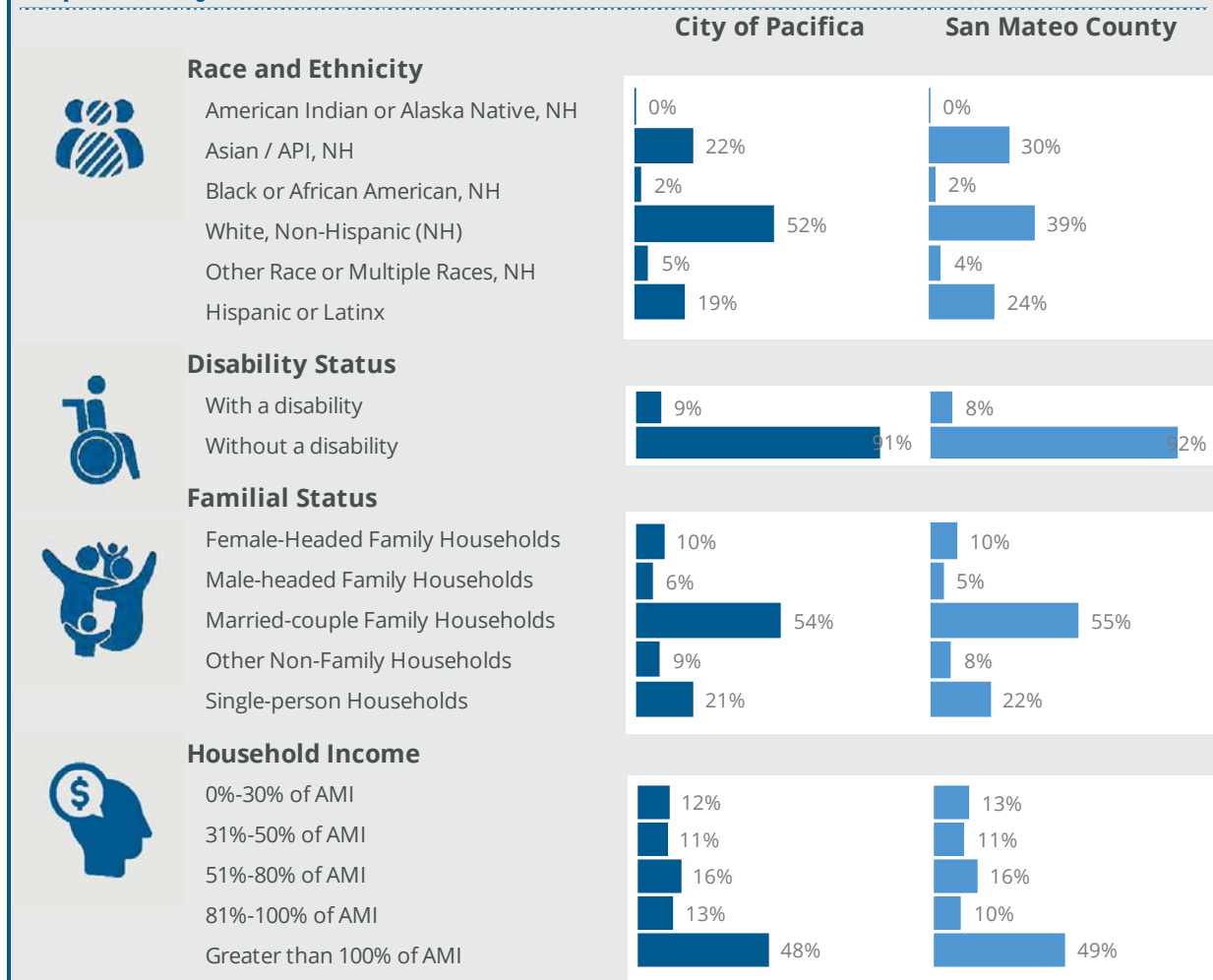
The demographic characteristics of Pacifica are less diverse compared with the overall characteristics of San Mateo County. Over half of the city's population identifies as non-Hispanic White (52%) compared to 39 percent countywide. However, over the last two decades, the proportion of non-Hispanic White residents in Pacifica has decreased considerably (it was 64% in 2000). The next largest proportion of Pacifica's population is Asian (22%) compared to 30 percent countywide, followed by Hispanic (19%) compared to 24 percent countywide. Pacifica also has residents that are Other/Multiple race (5%), and Black (2%) residents which mirror countywide rates. The share of the population that identifies as American Indian or Alaska Native is less than 1%. Older residents are less diverse with 69 percent of the population older than 65 years identifying as White compared to only 55 percent of the population for children less than 18 years old. Pacifica has three White majority census tracts,<sup>8</sup> three other census tracts with sizable White populations and two census tracts that have sizable Asian majorities.<sup>9</sup>

<sup>8</sup> Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.

<sup>9</sup> Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

## Segregation and Integration

### Population by Protected Class



## Dissimilarity and Isolation Indices

ABAG and the University of California at Merced completed an analysis of racial and income segregation by both census tracts and block groups in Pacifica and the Bay Area region. Several indices were used to assess segregation in the city to determine how the city differs from patterns of segregation and integration in the region overall. The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI is an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity Index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100 and higher values of the isolation index tend to indicate higher levels of segregation.

The University of California, Merced Urban Policy Lab and Association of Bay Area Governments/Metropolitan Transportation Commission (ABAG/MTC) developed a detailed report<sup>10</sup> on segregation factors for all San Mateo County jurisdictions, including Pacifica. The primary findings for Pacifica include:

- As of 2020, White residents are the most segregated compared to other racial groups in Pacifica, as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups. These neighborhoods are south of Sharp Park.
- Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020. As previously mentioned, the proportion of White residents in Pacifica decreased from 64 percent in 2000 to 52 percent in 2019.
- According to the dissimilarity index, the highest level of racial segregation is amongst Asian and White residents. There are two predominant Asian census tracts located north of Edgemar Avenue and east of Palmetto Avenue.
- According to the Theil's H-Index, neighborhood racial segregation in Pacifica declined between 2010 and 2020. Neighborhood income segregation declined between 2010 and 2015.
- Above moderate-income residents are the most segregated compared to other income groups in Pacifica. Above moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Pacifica is a higher resource area overall but also has economically diverse pockets across the city. For example, there are above moderate-income households in all areas of the city, including in the more diverse, lower income, and predominant Asian census tracts in the north. There are also some concentrations of lower-income households in the higher resource areas of the city in the south.
- The median household income in the predominant Asian census tracts ranges from \$125,000 to \$143,000. This range of median household income is similar in many other census tracts in the north and south of the city.
- There are two block groups that have a median household income between \$150,000 and \$188,000, located in the southwest neighborhoods of Pedro Point and Linda Mar.
- There are two block groups that have a median household income below \$125,000, located along Coast Highway north of the Sharp Park Golf Course near the northern city border and along Manor Drive to the eastern city border.
- There are three block groups in the southern neighborhoods with a lower median household income located south of Fassler Avenue between Peralta Road and Adobe Drive and the neighborhood located just west of San Pedro Valley County Park and east of Park Pacifica Avenue.
- According to the dissimilarity index, segregation between lower-income residents and higher-income residents has decreased between 2010 and 2015. In 2015, the income segregation in Pacifica between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions.

---

<sup>10</sup> Pacifica AFFH Segregation Report: UC Merced Urban Policy Lab and ABAG/MTC, <https://mtcdrive.app.box.com/s/d0kki6p26idiq81h5vxgqf77a5hsisdw>



## Site Inventory Analysis: Predominant Race

### Concentrations of FH Factors

Pacifica has three significant racial and ethnic groups, including 52 percent White Non-Hispanic, 22 percent Asian and 19 percent Hispanic. The city has six White majority census tracts<sup>11</sup> and two census tracts with sizable Asian populations. The predominantly White census tracts make up a majority of the city (see Figure D-1). Five of these census tracts are between 65 percent to 70 percent White and one (the northern most) is 55 percent White and 18 percent Hispanic. The six predominantly White census tracts also have minority populations of Hispanic and Asian residents. The city's two northernmost census tracts have sizable Asian populations (41% and 42% Asian) and include Hispanic residents (18%-20%) and White residents (27%-29%). The three northernmost census tracts in the city also have 3 percent to 4 percent Black population. The Latino community is a minority ethnic group, but not concentrated in any particular area of the community. The percent of Hispanic residents ranges from 15 percent to 25 percent in all census tracts with the largest concentration (20%-25% of residents in the census tract) located in three census tracts distributed across the city, including:

- The northernmost census tract (602800) is predominantly Asian (25% Hispanic, 37% Asian, 32% White, and 4% Black);
- The Sharp Park census tract (603100) is predominantly White (20% Hispanic, 63% White, 10% Asian and 2% Black);
- The southeast census tract that overlaps with the Golden Gate National Recreation Area and San Pedro Valley County Park (603400) is also predominantly White (22% Hispanic, 61% White, and 11% Asian).
- The other five census tracts are between 15 percent and 18 percent Hispanic.

While Pacifica has higher percentage of White population compared to its neighbors, two census tracts (602800 and 602700 in the northern area of the city) are at least 60 percent non-white (combined Asian and Hispanic populations) and two other census tracts (603100, where Sharp Park is located and 602900, northwest area of the city) are between 40 percent and 60 percent non-white.

Figure D-3 shows the RHNA Sites in relation to neighborhood segregation typology, a designation developed by the Urban Displacement Project that describes the predominant racial and ethnic makeup of renter households within the census tract. Most of the census tracts in Pacifica are designated as “3 Group Mixed” typology—a combination of Asian, Hispanic and White renters. Two census tracts are designated as “Hispanic and White” (Sharp Park and coastal Linda Mar area) and one of the predominant Asian census tracts is designated as “4 Group Mixed” typology indicating that it is the most diverse census tract of renters with a combination of renters that identify as Asian, Hispanic, White and Other.

### Regional Comparison

Compared to the county, Pacifica is less diverse overall. Pacifica has more White residents (52% versus 39% countywide), fewer Asian residents (22% versus 30% countywide) and fewer Hispanic residents (19% versus 24% countywide). Unlike its eastern neighbors (see Figure D-1) of South San Francisco and San Bruno, Pacifica

---

<sup>11</sup> Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.

does not have any predominantly Hispanic census tracts though it does have a sizeable Hispanic minority population of almost 20 percent.

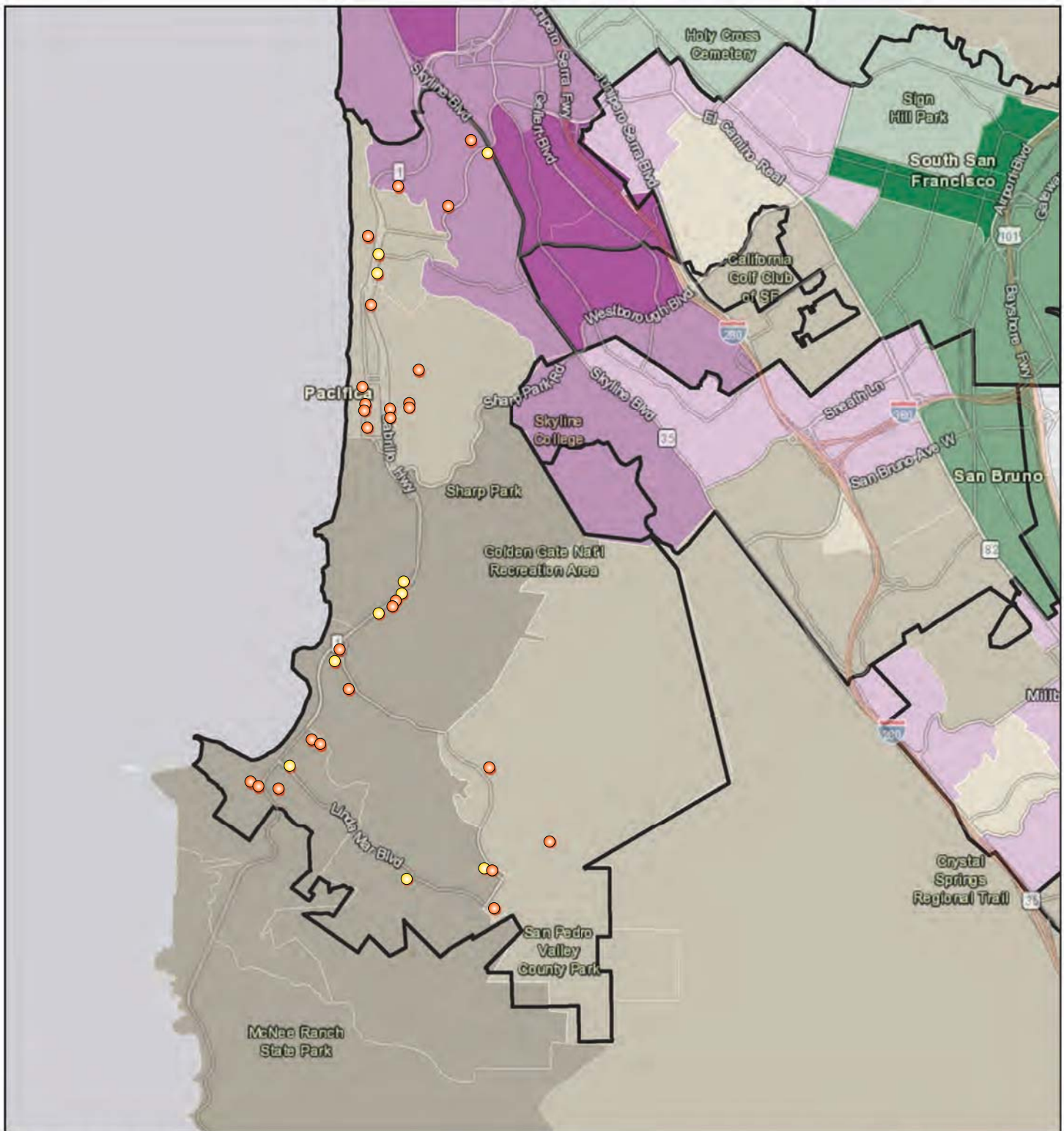
### **Distribution of Site Inventory**

As shown in Figure D-1, Pacifica's proposed opportunity sites (which do not include ADUs or pipeline projects) are distributed evenly within the city boundaries, with more sites in areas with higher concentrations of White households. Fifty-seven percent (57%) of Pacifica's opportunity site housing units are in three majority White census tracts with a predominant gap of more than 50 percent (census tracts 603100, 603200, and 603300). Thirty-two percent of the opportunity site housing units are in three majority White census tracts with a sizeable gap of more than 10 percent (census tracts 602900, 603000, and 603400). Of the total 1,900 opportunity site housing units located in White predominant areas, 965 are projected to be very low- or low-income units and 259 are projected to be moderate-income units. The Asian predominant census tracts (602700 and 602800) include four sites which are anticipated to produce 165 lower-income units and 18 moderate-income units.

As previously mentioned, while Pacifica is majority White, the proportion of White residents in the city has decreased over time, indicating that Pacifica is becoming more diverse over time with sizeable Hispanic and Asian minorities in all the city's census tracts. Figure D-2 shows a diversity index that summarizes racial and ethnic diversity. The index shows the likelihood that two people, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). In Pacifica, the northernmost area of the city is more diverse and more like San Bruno and South San Francisco than the south. Figure D-3 shows census tracts by neighborhood segregation typology. Specifically, typologies identify which racial groups have more than 10% representation within the given tract. The northernmost census tracts are the most diverse in the city with a "4 Group Mixed" typology—a combination of Asian, Latino, Other Race, and White renter households. The majority of the city is considered a "3 Group Mixed" typology—a combination of Asian, Latino, and White residents. Across the region, racial and ethnic minority populations generally have higher rates of poverty and lower household incomes compared to the non-Hispanic White populations. In Pacifica, this is mostly documented in the Hispanic population.

Although a majority of the opportunity site inventory units are located in the RCAA, the site inventory includes units located in all neighborhoods and in close to proximity to neighborhoods with Asian and Hispanic residents as well as moderate-income neighborhoods. The additional capacity to build lower-income units will support the city in preserving affordability in existing moderate- and lower-income neighborhoods. Furthermore, the potential to build affordable units across the city and especially in areas of opportunity that have traditionally been reserved for higher-income residents is an important strategy for reversing existing patterns of segregation in the region. Achieving the city's RHNA will provide housing opportunities for lower-income residents in higher resource areas and increase affordability in existing moderate- and higher-income neighborhoods.

Figure D-1: Proposed RHNA Sites in Relation to Predominant Population by Census Tract

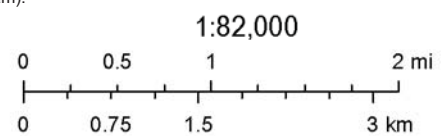


\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
- Market Rate Housing Sites\*

- ▬ City/Town Boundaries
- (R) Predominant Population - White Majority Tracts
  - Light Tan: Slim (gap < 10%)
  - Medium Tan: Sizeable (gap 10% - 50%)
  - Dark Tan: Predominant (gap > 50%)

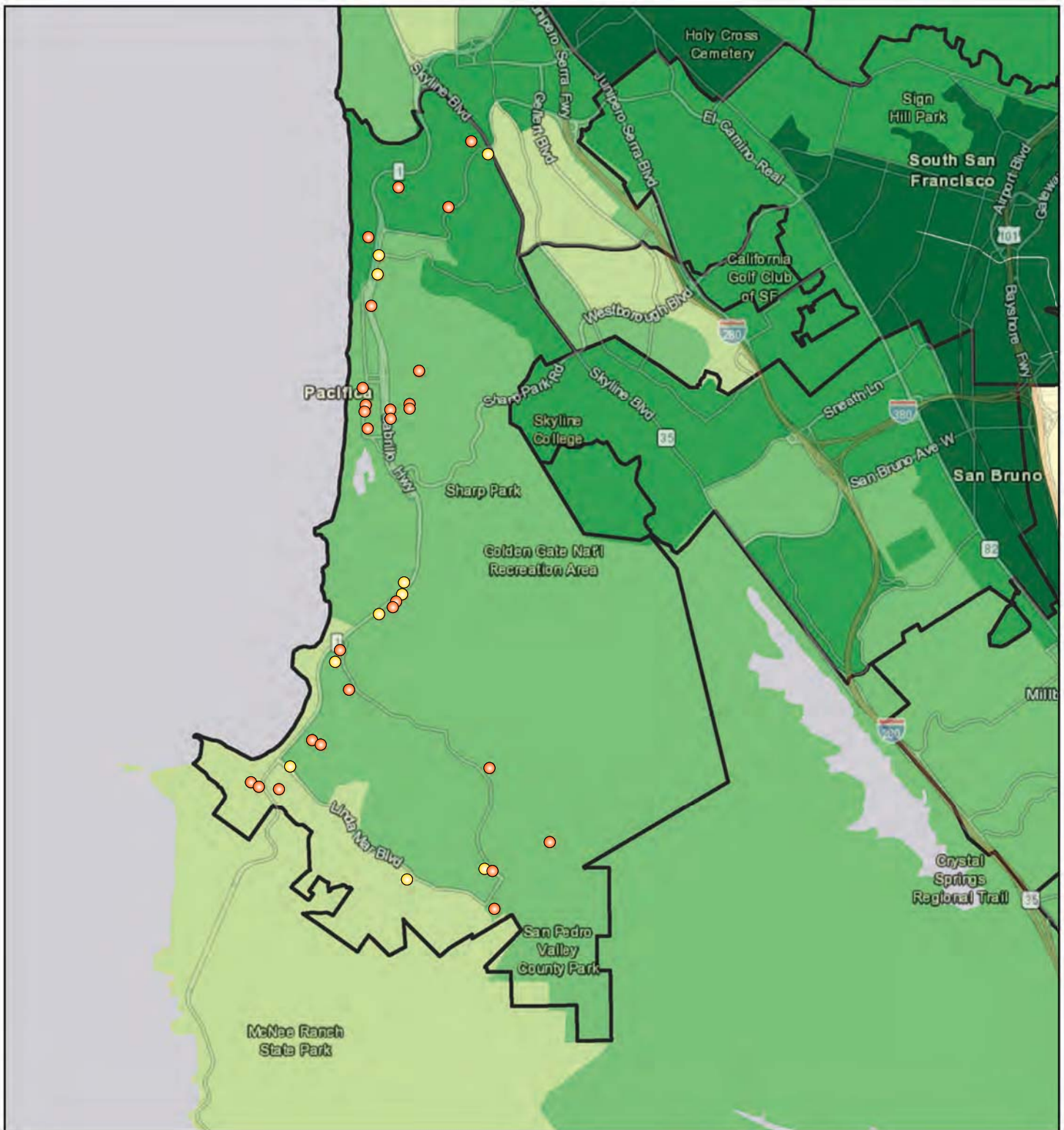
- (R) Predominant Population - Hispanic Majority Tracts
  - Light Green: Slim (gap < 10%)
  - Medium Green: Sizeable (gap 10% - 50%)
  - Dark Green: Predominant (gap > 50%)
- (R) Predominant Population - Asian Majority Tracts
  - Light Purple: Slim (gap < 10%)
  - Medium Purple: Sizeable (gap 10% - 50%)
  - Dark Purple: Predominant (gap > 50%)



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

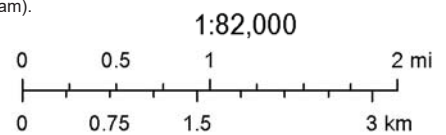


Figure D-2: Proposed RHNA Sites in Relation to Diversity Index by Census Tract



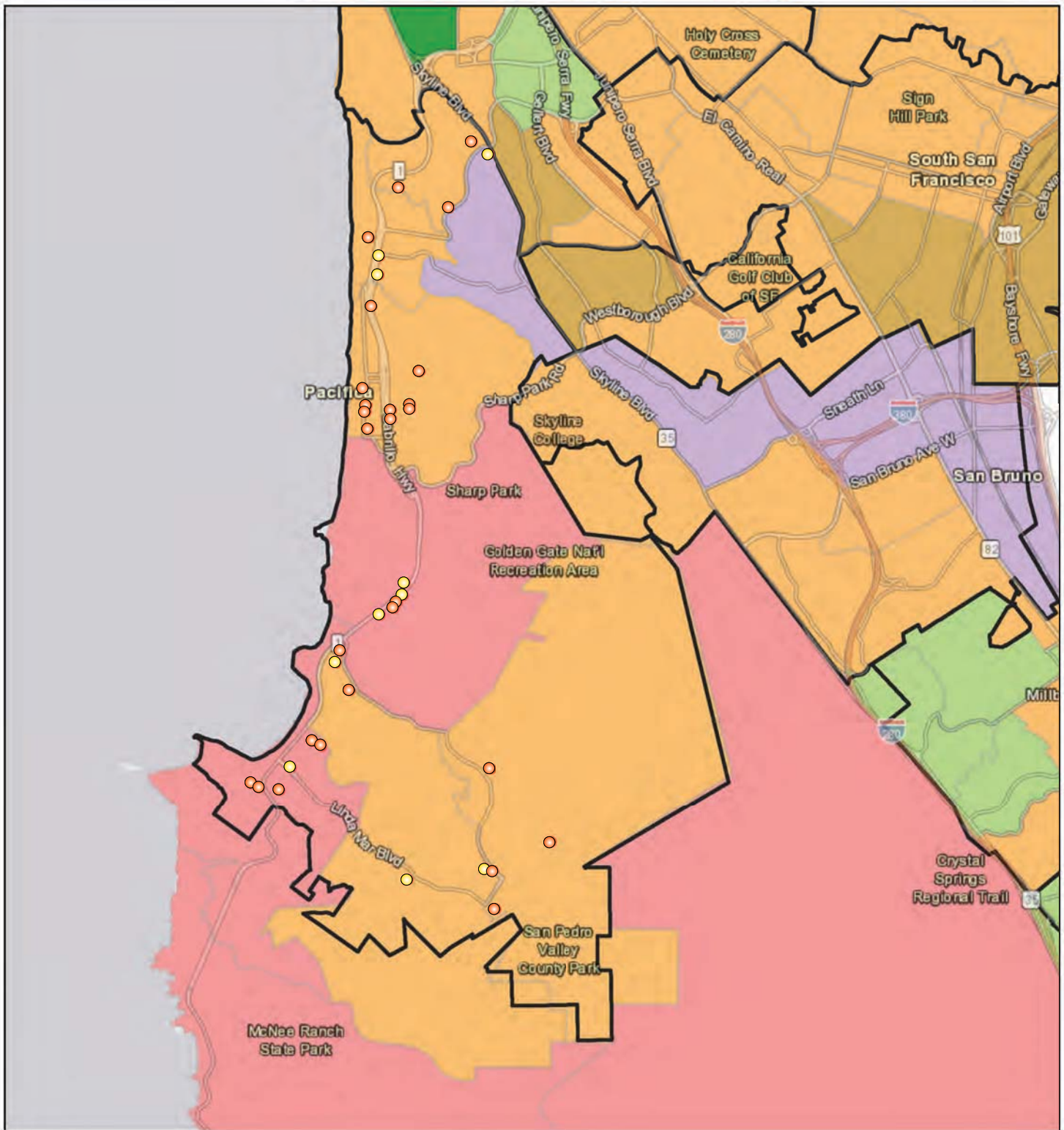
\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- |   |  |
|---|--|
| <span style="color: yellow;">●</span> Affordable Housing Sites  | <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Lower Diversity   |
| <span style="color: orange;">●</span> Market Rate Housing Sites*  | <span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> ≤ 55.000000      |
| <span style="border: 2px solid black; display: inline-block; width: 15px; height: 15px;"></span> City/Town Boundaries | <span style="background-color: #c6e0b4; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> ≤ 70.000000      |
| (A) Diversity Index (2018) Block Group  | <span style="background-color: #a6d854; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> ≤ 85.000000      |
|   | <span style="background-color: #74c476; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Higher Diversity |



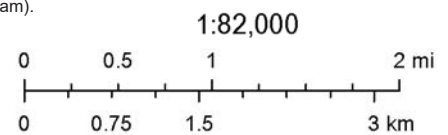
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure D-3: Proposed RHNA Sites in Relation to Neighborhood Segregation Typology by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- |   |   |
|---|---|
| <span style="color: yellow;">●</span> Affordable Housing Sites  | <span style="color: darkgreen;">■</span> Mostly Asian |
| <span style="color: orange;">●</span> Market Rate Housing Sites*  | <span style="color: tan;">■</span> Asian-Latinx       |
| <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> City/Town Boundaries | <span style="color: lightgreen;">■</span> Asian-White |
| (A) Neighborhood Segregation Typology   | <span style="color: pink;">■</span> Latinx-White      |
|   | <span style="color: orange;">■</span> 3 Group Mixed   |
|   | <span style="color: purple;">■</span> 4 Group Mixed   |



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



## Household Income

The household income distribution by percent of area median income (AMI) in Pacifica is similar to the county. There is only one block group in the city that has a median income below the 2020 state median income of \$87,100. A concentration of block groups in the northern part of the city have incomes between the state median and \$125,000, while the majority of block groups in the southern portion have median incomes greater than \$125,000. All census tracts in Pacifica have poverty rates below 10 percent (Figure D-4).

### *Site Inventory Analysis: Income*

#### **Concentrations of FH Factors**

There is a mix of above moderate-, moderate-, and lower-income households in all areas of the city, including in the more diverse and predominant Asian census tracts in the north and the higher resource areas in the south.

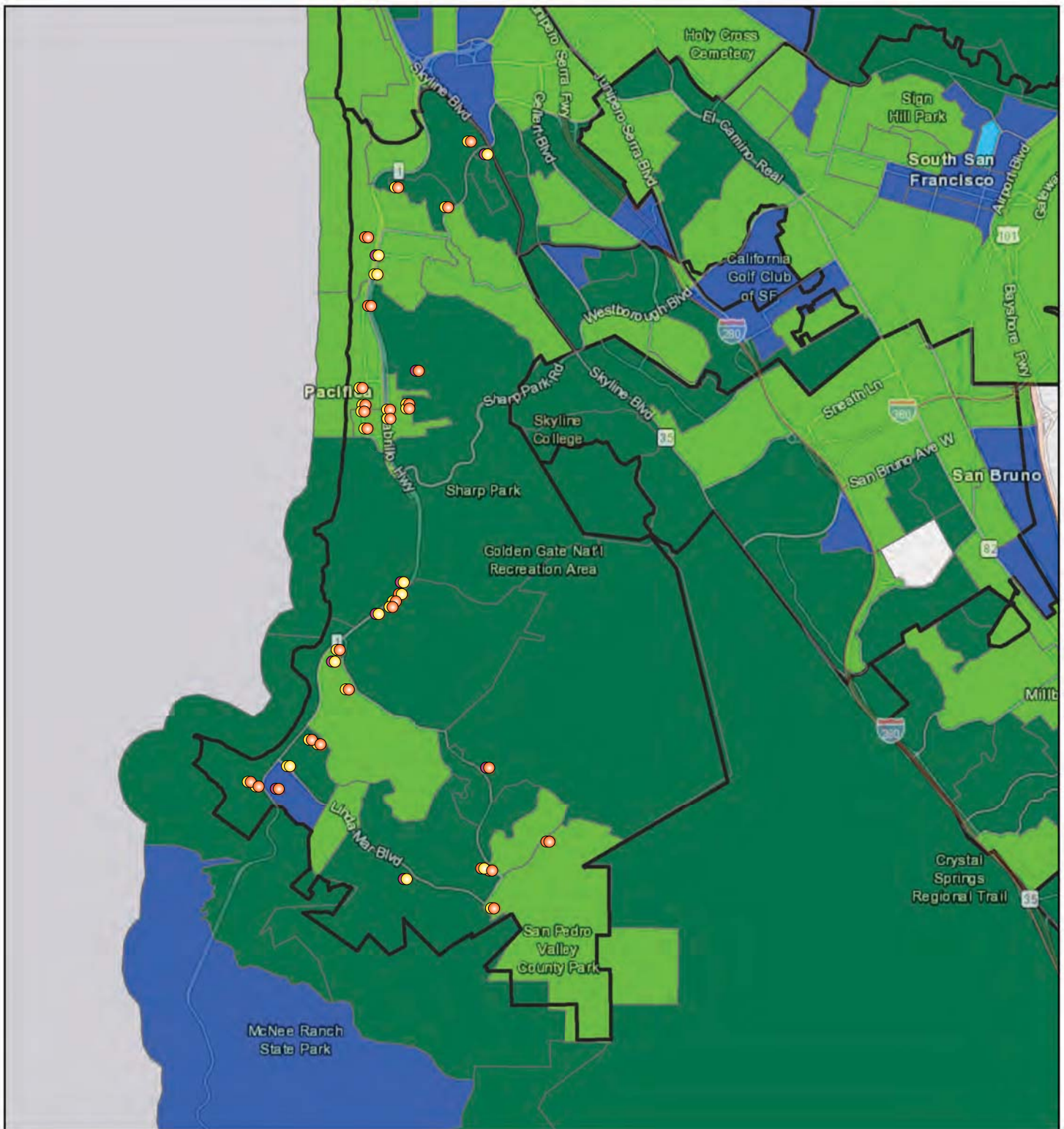
- Household incomes in the predominantly Asian and White census tracts are similar, ranging between \$125,000 and \$143,000.
- Two block groups, located in the southwest neighborhoods in the Pedro Point and Linda Mar areas (north of Linda Mar Boulevard), have a median household income between \$150,000 and \$188,000.
- Two block groups located along Coast Highway north of the Sharp Park Golf Course and towards the northern city border and alongside Manor Drive to the eastern city border have household incomes between the state median of \$87,100 and \$125,000.
- Three block groups in the southern neighborhoods located south of Fassler Avenue between Peralta Road and Adobe Drive and the neighborhood located just west of San Pedro Valley County Park and east of Park Pacifica Avenue have household incomes between \$87,100 and \$125,000.
- One block group located south of Linda Mar Boulevard between the Linda Mar Shopping Center and Peralta Road has a median income below the 2020 state median income of \$87,100. This area is in close proximity to some of the higher-income neighborhoods in Pacifica.

#### **Regional Comparison**

The household AMI in Pacifica is similar to the county. Countywide, 49 percent of households earn more than \$125,000 of AMI compared to 48 percent of households in Pacifica and 13 percent of County Households earn less than 30 percent AMI compared to 12 percent of households in Pacifica. However, Pacifica's neighbors to the north and east have lower household median incomes and higher poverty rates.

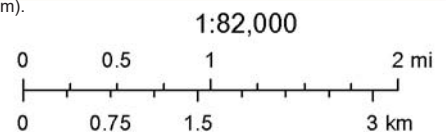
Figure D-4 shows that a majority of Pacifica's census tracts have households earning above \$125,000 AMI, which is higher than South San Francisco, San Bruno and Daly City where most census tracts have household incomes below \$125,000 AMI and where there are more pockets of households earning less than the state median income of \$87,100. Daly City and South San Francisco also have multiple census tracts where more than 10 percent of households live below the poverty level while Pacifica has none.

Figure D-4: Proposed RHNA Sites in Relation to Median Income by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
- Market Rate Housing Sites\*
- City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
- < \$55,000
- < \$55,000
- < \$125,000
- Greater than \$125,000



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



## Distribution of Site Inventory

Figure D-4 shows an even distribution of sites in census tracts where the median income is below \$125,000 and above \$125,000. There are 23 sites located in census tracts where the median income is greater than \$125,000 and 14 sites located in a census tract where the median income is lower than \$125,000. The unit mix in these sites is also evenly distributed among lower and higher earning census tracts with 730 lower-income units located in higher earning census tracts and 400 lower-income units located in lower earning census tracts.

## Disability Status

Many individuals with a disability live on a small, fixed income, limiting their ability to pay for housing. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of many of the limited number of affordable housing units in Pacifica. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units now available for rent in Pacifica. Most adults with developmental disabilities also do not drive or own a car and many rely on public transit to access services in the community. Many people with disabilities experience severe rent burden, housing instability and displacement. Such disparities are attributable to the lack of housing affordable to extremely low-income (ELI) households (with incomes below 30 percent of Area Median Income).

Geographic concentrations of people living with a disability occur for various reasons. Residents with disabilities may live in a family home with parents or family members who have the resources to care for them, there may be areas with easier access to services, amenities, and transportation that better serve disabled residents, or there may be concentrations of licensed care facilities and/or supportive services in certain neighborhoods.

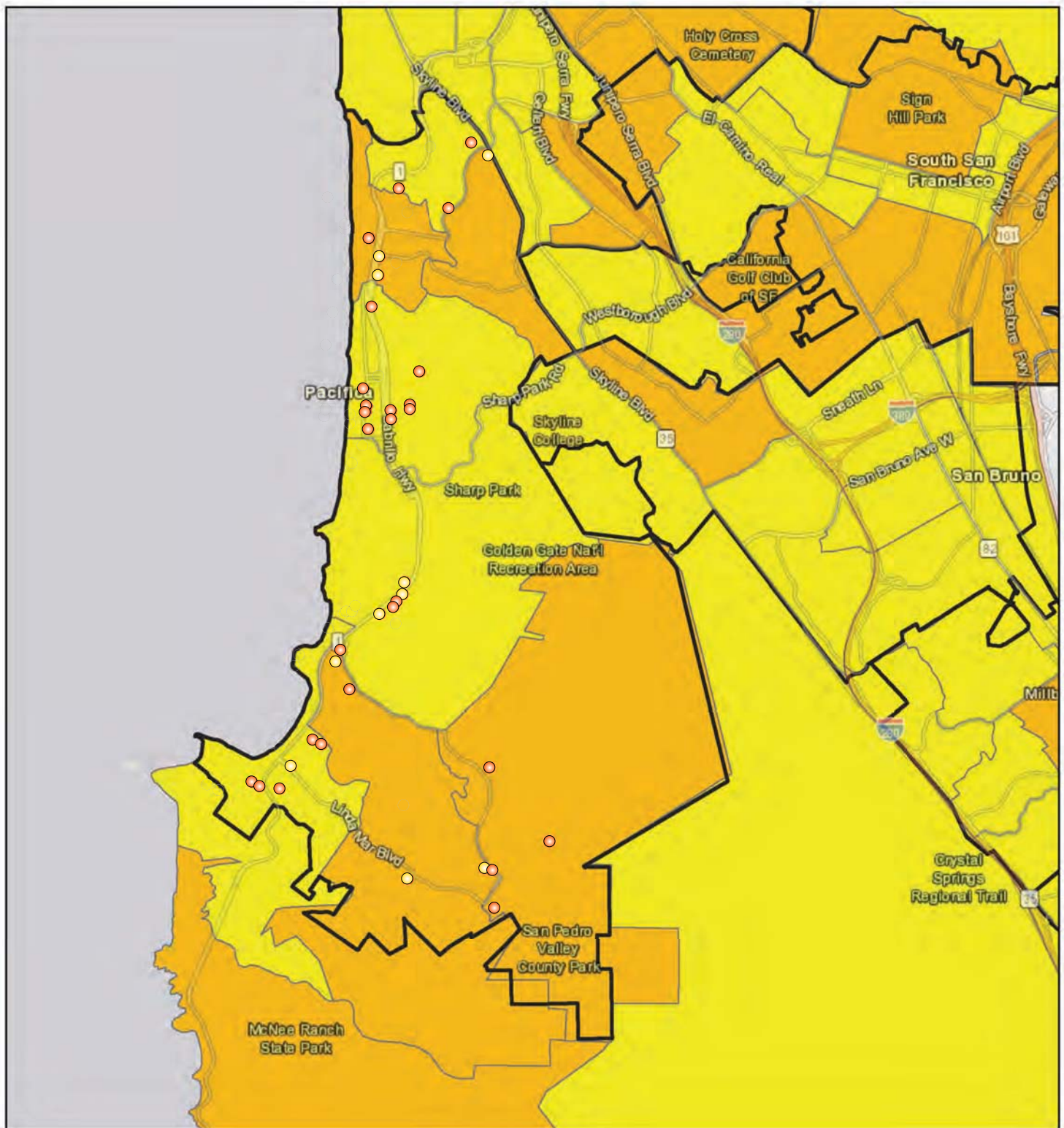
### *Site Inventory Analysis: Disability Status*

#### Concentrations of FH Factors

Four census tracts in Pacifica have between 10 percent to 20 percent of the population living with a disability—two in the northern part of the city and two in the south (Figure D-5). There is a concentration of senior housing projects in the southern part of town. Since seniors are more likely to have a disability, the concentration of senior housing may mean that there are more household members with disabilities in these areas. The four census tracts with a concentration of people living with disabilities are:

- Census Tract 602700 in the northeast of the city has a predominant Asian population and include block groups with household incomes that are both higher (more than \$125,000) and moderate (between \$87,100 and \$125,000). This census tract also has a concentration of renter households that are cost burdened (between 40% to 60% of renter households).
- Census Tract 602900 in the northwest has a predominant White population with household incomes between \$87,100 and \$125,000. This census tract also has a concentration of cost burdened homeowners (40% to 60% of owner-occupied households).
- Census tracts 603400 and 603300 located in the south of the city have a predominant White population and household incomes of more than \$125,000. Census tract 603300 also has a concentration of households who are cost burdened; 40 percent to 60 percent of renter households are cost burdened in this census tract.

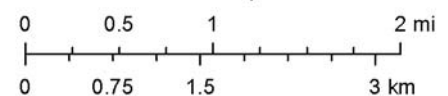
Figure D-5: Proposed RHNA Sites in Relation to Population with a Disability



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
- Market Rate Housing Sites\*
- City/Town Boundaries
- (R) Population with a Disability

1:82,000



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

## Distribution of Site Inventory

Pacifica's sites inventory includes 12 sites located within the four census tracts that have a higher concentration of household members with a disability (602700, 602900, 603300, and 603400). These sites are expected to produce 743 lower-income units, 40 moderate-income units, and 259 above moderate-income units.

The city also projects that it will need to plan for at least 269 ELI units, or 50 percent of its Very Low Income RNHA allocation. ELI units are particularly important to people with developmental disabilities. Pacifica is committed to further fair housing for people with disabilities through policies that will increase the production of ELI units, as well as provide adequate staff capacity to implement and monitor the impact of these policies. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce ELI units that would help to reduce such disparities. Local zoning and other policies that promote increased production of ELI units, as well as city staff dedicated to implementing and overseeing those policies, will help further fair housing in Pacifica and decrease displacement and homelessness for the most at-risk residents, including people with developmental disabilities.

## Regional Comparison

The share of the population living with at least one disability is 9 percent in Pacifica compared to 8 percent in San Mateo County. Pacifica is home to 180 people with developmental disabilities (Table D-1). San Bruno is home to 326 people with developmental disabilities and South San Francisco is home to 967 people with developmental disabilities. As a share of the total number of people living with developmental disabilities in San Mateo County, 5 percent of the total live in Pacifica compared to 8 percent in San Bruno and 25 percent in South San Francisco.

**TABLE D-1: PACIFICA AND SAN MATEO COUNTY POPULATION WITH DEVELOPMENTAL DISABILITIES**

Age	City of Pacifica	City of Pacifica Percent of Total	San Mateo County	San Mateo County Percent of Total
Under Age 18	74	41%	1,169	30%
18 and Older	106	59%	2,764	70%
<b>Total</b>	<b>180</b>	<b>100%</b>	<b>3,933</b>	<b>100%</b>

Note: The Pacifica population with developmental disabilities is based on zip code level data published by the Department of Developmental Services for zip code 94044, which may overlap with other jurisdictional boundaries, as of September 2021. The San Mateo County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021.

Source: Department of Developmental Services.

The table above shows that Pacifica has a smaller share of adults with developmental disabilities than San Mateo County – only 59 percent of Pacifica residents with developmental disabilities are adults (18 and older) compared to 70 percent of all San Mateo County residents with developmental disabilities. A higher proportion of Pacifica's residents with developmental disabilities are under 18 years old (41 percent in Pacifica vs 30 percent countywide).

A lack of affordable housing at ELI levels paired with supportive services could be one of the factors contributing to fewer adults with developmental disabilities being able to live in Pacifica. Assessing the housing needs of adults with developmental disabilities is particularly important because as they age adults will require a residential option outside the family home, whereas the family home is the preferred living option for children

with developmental disabilities. In Pacifica a larger share of the adult population is living in the family home (71%) with aging parents than in the County overall (56%).

Table D-2 shows the living arrangements of adults with developmental disabilities in Pacifica compared to San Mateo County. Seventy one percent of adults with developmental disabilities live in the home of a parent, family, or guardian. Living in the family home puts adults at greater risk of displacement and homelessness. Over-reliance on the family home as a living arrangement is likely due to the lack of housing affordable to ELI households available in Pacifica which is also contributing to fewer Pacifica adults transitioning into their own apartment with supportive services (7%) than in the County overall (11%). In addition, fewer Pacifica adults (17%) are transitioning into licensed facilities (including Community Care Facilities and Intermediate Care Facilities) than in the County overall (32%). However, opportunities for adults to live in a licensed facility are declining throughout the County. Seven percent of Pacifica adults with developmental disabilities live in other living arrangements, which can include but are not limited to homelessness or jail, as compared to only 1 percent of the County’s adult population overall.

<b>TABLE D-2: LIVING ARRANGEMENTS OF ADULTS WITH DEVELOPMENTAL DISABILITIES IN PACIFICA COMPARED TO SAN MATEO COUNTY</b>				
<b>Adult Living Arrangements</b>	<b>Pacifica</b>	<b>Pacifica Percent of Total</b>	<b>San Mateo County</b>	<b>County Percent of Total</b>
Home of Parent/Family/Guardian	75	71%	1,556	56%
Own Apartment with Supportive Services	7	7%	294	11%
Licensed Facilities	18	17%	894	32%
Other (Including Homeless)	6	6%	20	1%
<b>Total Adults</b>	<b>106</b>	<b>100%</b>	<b>2,764</b>	<b>100%</b>

Note: The Pacifica population with developmental disabilities is based on zip code level data published by the Department of Developmental Services for zip code 94044, which may overlap with other jurisdictional boundaries, as of September 2021. The San Mateo County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021. These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Source: Department of Developmental Services.

### Decline in Licensed Care Facilities

The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5 percent of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), even as the adult population in need of residential options outside the family home grew. This trend increases the need for affordable housing options coordinated with supportive services funded by the Golden Gate Regional Center. San Mateo County’s reduced supply of licensed care facilities increases the likelihood that Pacifica adults with developmental disabilities will be forced out of the county when their parents are no longer able to house them—unless there is a significant improvement in access to affordable housing.

### Longer Lifespans

Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33 percent. This is due not to migration of senior citizens with developmental disabilities into San Mateo County, but rather



to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for people with developmental disabilities in Pacifica. Longer life spans will also slow the pace of turnover in the county's limited supply of licensed care facilities, which will reduce opportunities for Pacifica adults with developmental disabilities to secure a space in a licensed care facility elsewhere in the County.

### Displacement

Notwithstanding 10 percent growth in San Mateo County's total population of adults with developmental disabilities, DDS has documented a 12 percent decline in the age group 42 to 51 and a 10 percent decline in the age group 52 to 61 between September 2015 and June 2021. In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly parent caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks.

### **Familial Status**

Pacifica's proportion of single-person households (21%) is similar to San Mateo County (22%). There is also a similar distribution of married-couple family households in the city (54%) and county (55%). Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for one- and two-bedroom units.

Over 80 percent of married couple households and a majority of residents living alone live in owner occupied housing. The number of housing units available by number of bedrooms and tenure is generally consistent with the familial status of the city's households. Compared to the county, Pacifica has the same proportion of family households and single person households—which is reflected in the number of bedrooms and tenure of the housing stock.

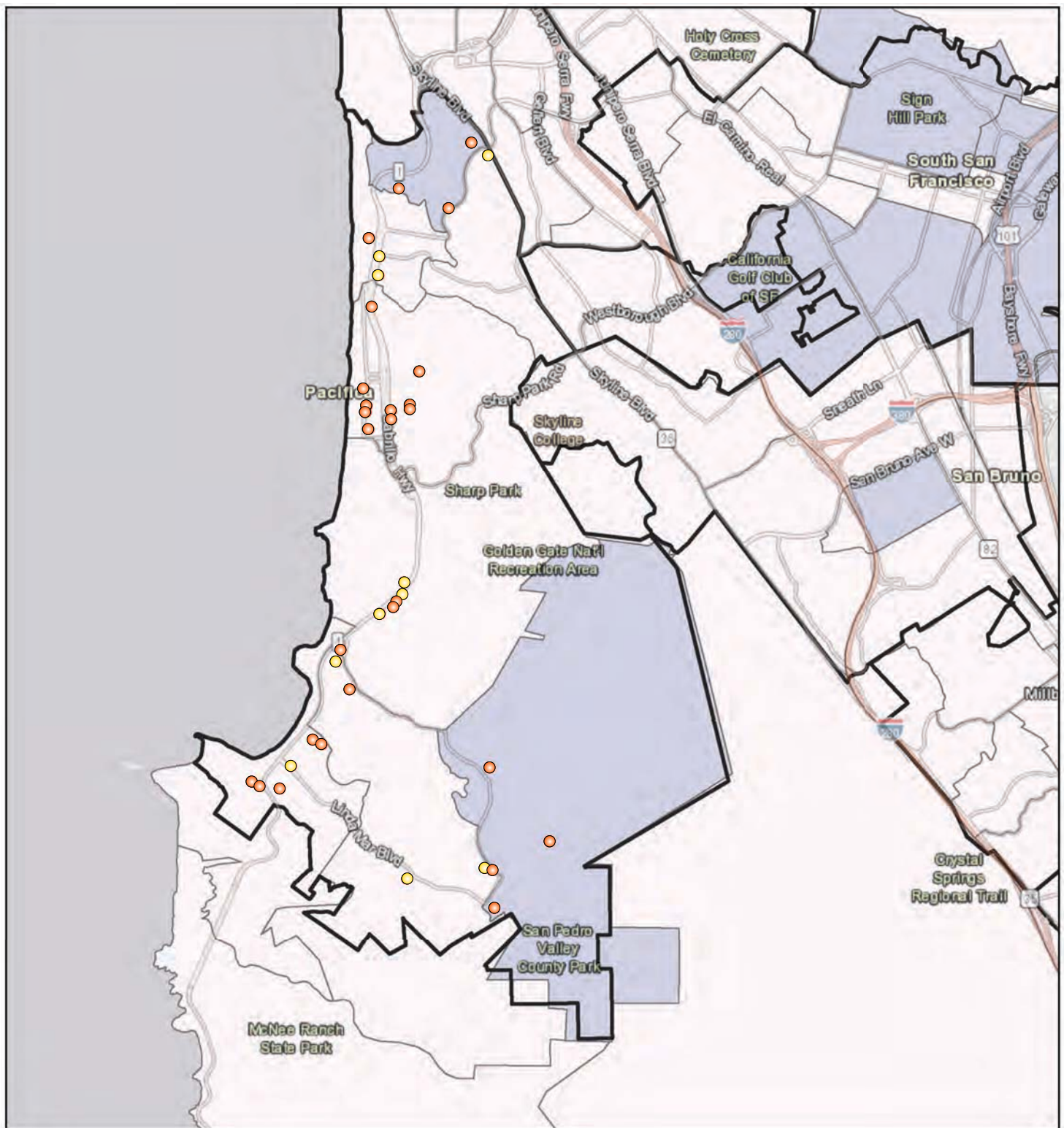
### *Site Inventory Analysis: Children in Female-Headed Households*

#### **Concentrations of FH Factors**

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households with children may face particular housing challenges, with gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In Pacifica, 11.0 percent of female-headed households with children fall below the Federal Poverty Line, while 3.2 percent of female-headed households without children live in poverty. Pacifica has 625 single parent female-headed households, which can be the most vulnerable households.

As shown in Figure D-6, two census tracts (602800 in the north, which is predominantly Asian and 603400 southeast, which is predominantly White) have a concentration of children in female headed households of between 20 percent to 40 percent. Both census tracts have more households with a median household income above \$125,000, which is higher than some of the other areas of the city.

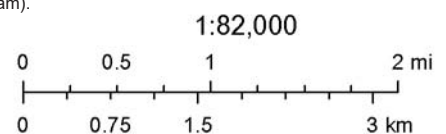
Figure D-6: Proposed RHNA Sites in Relation to Female-Headed Households with Children by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
- Market Rate Housing Sites\*
- City/Town Boundaries

(R) Percent of Children in Female Householder,  
No Spouse/Partner Present Households



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



Census tract 602800 in the north has:

- Slightly lower environmental and educational outcome indicators than the rest of the city, although these indicators are positive when compared to the region overall.
- The lowest jobs proximity scores relative to the region.
- Similar economic opportunities and concentrations of overpayment, and lack of overcrowded areas as the rest of the city. This area is also a sensitive community according to the Urban Displacement Project.

Census tract 603400 in the south has:

- Positive environmental, educational, and economic indicators, like the rest of the city, but lacks adequate access to transit, and has low access to jobs.
- No overcrowded households, no large concentrations of cost burdened households for either renters or homeowners and has not been identified as being vulnerable to displacement.
- It is one of the four census tracts in the city that has a concentration of household members with a disability.

### **Distribution of Site Inventory**

Three of city's proposed RHNA sites are located in census tract 602800 (north), and one site is adjacent to this census tract (6022700) and will serve the same neighborhoods. The four sites have the potential to produce 219 housing units, of which 165 are designated for lower-income households. Three of the city's proposed RHNA sites are located in census tract 603400 (south) totaling 191 projected housing units. In addition, there are three sites on the east side of census tract 603300 that are adjacent to this census tract and will serve the same neighborhoods. The six sites have the potential of 654 housing units, of which 420 are designated for lower-income households.

### **Regional Comparison**

Other jurisdictions in the region have at least one census tract with concentrations of female-headed households with children including South San Francisco, Daly City, and San Bruno. In South San Francisco, more than half of the city's census tracts have a concentration of female-headed households with children. Other communities in the region such as Millbrae, Burlingame, Foster City, San Carlos and Belmont have none.

## **Racially or Ethnically Concentrated Areas of Poverty and Affluence (R/ECAP or RCAA)**

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposite ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.<sup>12</sup>

---

<sup>12</sup> Goetz, E.G., A. Damiano, and R.A. Williams, 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124.

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

## **R/ECAP**

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract in an urban area that has a non-White population of 50 percent or more (majority-minority) AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average census tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

This study used a poverty measure of three times the average census tract poverty rate in the County (19%) as the R/ECAP threshold. The study also measured the threshold for edge or emerging R/ECAPS (two thirds of the HUD defined poverty rate), which is two times the average poverty rate in the county (13%).

In 2010, three census tracts qualified as R/ECAPs (19 % poverty rate) in the county and 11 qualified as edge R/ECAPs (13% poverty rate). None of the R/ECAPs were located in Pacifica. However, an edge R/ECAP was located just north of the Pacifica border in Daly City. In 2019, two census tracts qualified as R/ECAPs (19% poverty rate) in the county and 14 qualified as edge R/ECAPs (13% poverty rate). None of the R/ECAPs were located in Pacifica.

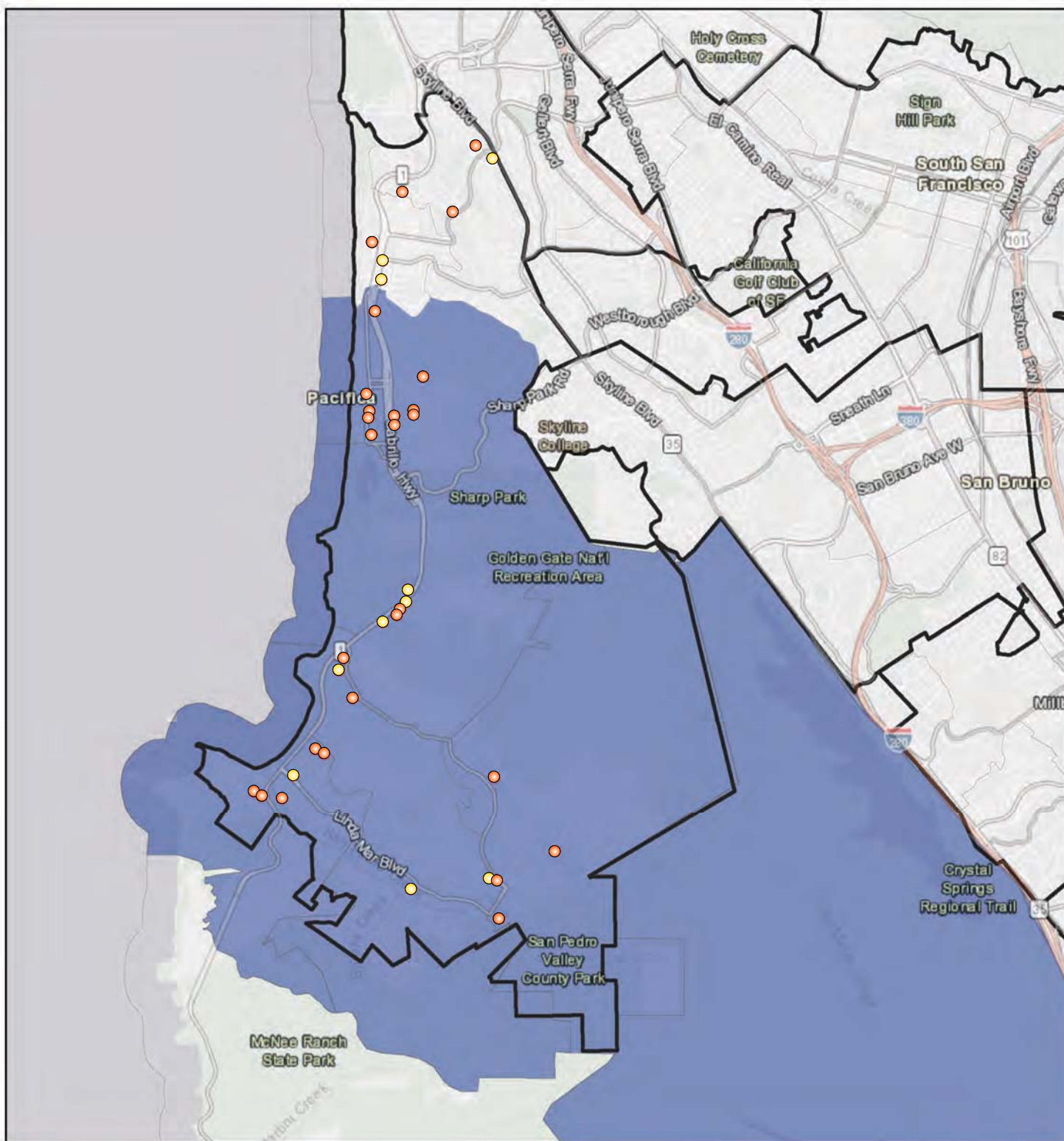
HCD's definition of a Racially Concentrated Area of Affluence is "A census tract with a median income 1.25 times higher than in the region and a White population of 1.5 times higher than the region." Of the eight census tracts in Pacifica, five are considered racially concentrated areas of affluence, as shown in Figure D-7.

## **Site Inventory Analysis: R/ECAP or RCAA**

### **Concentrations of FH Factors**

Five of the eight census tracts in Pacifica are considered racially concentrated areas of affluence. The three census tracts that are not in the RCAA have a lower proportion of White residents, and two are predominantly Asian and have more Hispanic and Black residents than the rest of the city. The predominantly White census tract that is not a RCAA has a diverse population; 49 percent White, 4 percent Black, 22 percent Asian, and 18 percent Hispanic.

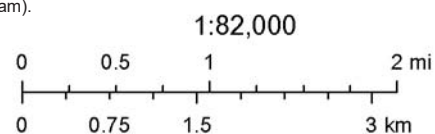
Figure D-7: Proposed RHNA Sites in Relation to  
RCAA's by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
- Market Rate Housing Sites\*
- City/Town Boundaries
- Not a RCAA
- RCAA

(R) Racially Concentrated Areas of Affluence "RCAA"



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Pacifica is a predominantly homeowner city with 71 percent of residents living in ownership housing and 29 percent in rental housing. The percentage of renter households is significantly lower than the county where 40 percent of households are renter households. Two of the three census tracts that are not in the RCAA have a larger proportion of renter households (35% and 47%), which is significantly more than the citywide rate. In addition, one of the three non-RCAA census tracts has a lower median income than the rest of the city.

Fair housing factors related to access to opportunity, including economic, educational, and environmental factors, tend to be more favorable within the five RCAA census tracts in the south. Although the three non-RCAA census tracts in the north are high resource areas, they tend to have less economic opportunity, lower educational outcomes, and more environmental constraints than the southern areas of the city. Only two of eight of Pacifica's K-12 public schools are located outside of the RCAA, providing RCAA households with more access to educational resources.

Although the job proximity index shows more favorable access to jobs in the south, the north has better access to the regional transportation network and less traffic congestion. Residents in the northern neighborhoods have better access to regional jobs in the San Francisco and Silicon Valley job centers.

### **Regional Comparison**

Pacifica is the only city in the northern part of San Mateo County to have census tracts designated as Racially Concentrated Areas of Affluence. The RCAA census tracts have a greater proportion of higher-income White residents. The proportion of non-Hispanic White residents is 13 percentage points higher in Pacifica than the county. Historical local, state, and federal housing policies have contributed to these disparities as many policies excluded people of color from accessing the same opportunities as White residents.

Pacifica's immediate neighbors to the east and north, including South San Francisco, San Bruno, Millbrae, and Daly City do not have any R/ECAPs or emerging R/ECAPs. However, racially concentrated areas of affluence exist south of Pacifica in Burlingame, Hillsborough, San Mateo, Belmont, San Carlos, Menlo Park, Woodside, Portola Valley and down the peninsula.

The RCAA neighborhoods are not unique to Pacifica but are a pattern throughout the peninsula. The census tracts west of I-280 tend to be larger, more rural and contain a significant amount of publicly protected land for parks and open space. According to Sustainable San Mateo County, protected open space is land restricted from new development and construction and generally kept available for wildlife habitat, scenic views, farming, or low-impact public access and comprise 42 percent of San Mateo County. The majority of the County's protected land lies west of Highway 280.

There is one edge R/ECAP in nearby South San Francisco which has higher concentrations of households with disabilities, lower-income residents, and households that are overcrowded and cost burdened.

### **Distribution of Site Inventory**

Pacifica's site inventory identifies opportunity sites dispersed throughout the city that will accommodate a total of 2,119 housing units at all income levels with a focus on lower income production. The potential new housing could include 1,130 lower-income units, 277 moderate-income units, and 712 above moderate-income units, which will expand housing options in a Racially and Ethnically Concentrated Area of Affluence and high resource area.

By producing more affordable housing, the city will improve housing choices for people of different incomes and races. If these projects are built in a way that affirmatively furthers fair housing, the city can facilitate more integrated living patterns, help transform areas of concentrated poverty into areas of opportunity and address the challenges of residents with disproportionate housing needs.

## 9. ACCESS TO OPPORTUNITY

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. The section analyzes fair housing factors at a local and regional level. The section concludes with an analysis of the city's site inventory that assesses how the income distribution (lower-, moderate-, and above moderate-income units) overlaps with concentrations of fair housing factors, and whether the income distribution exacerbates existing patterns of segregation among protected classes or vulnerable populations.

### Access to Opportunity

**“Access to opportunity** is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

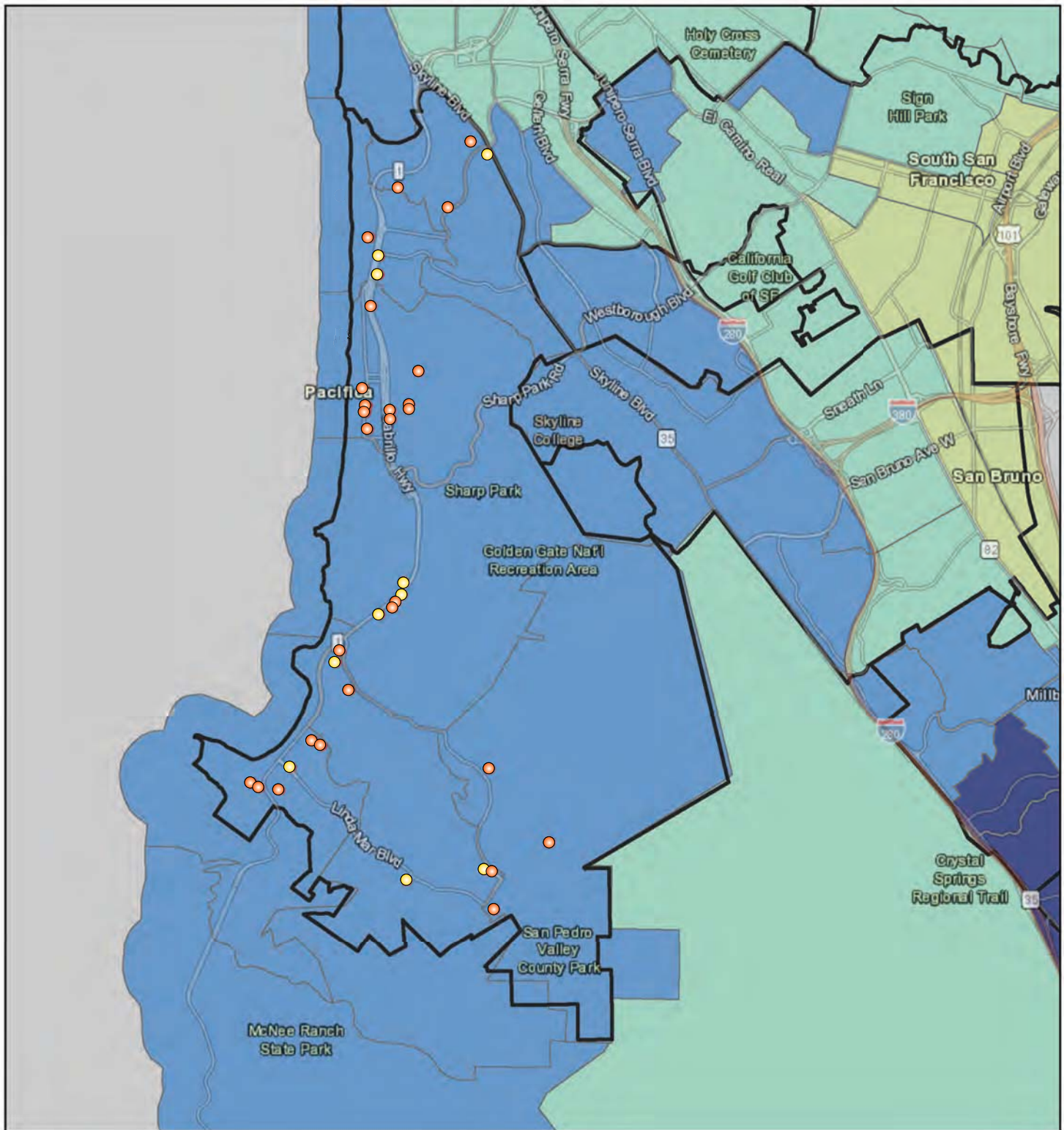
The opportunity maps highlight areas of highest resource, high resource, moderate resource, low resource and high segregation and poverty. The opportunity maps also illustrate access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one, the higher the number, the more positive the outcomes.

### Site Inventory Analysis TCAC Resource Areas

All of Pacifica's census tracts are designated as high resource areas according to TCAC opportunity maps (Figure D-8). High resource areas correspond with high environmental outcomes, positive educational outcomes and economic scores. However, a large portion of the city has limited access to public transportation, mostly in the south. The northern part of town is better connected by public transportation networks, has less traffic congestion, and is in closer proximity to San Francisco and Silicon Valley job centers. While the northern census tracts are closer to regional job centers, the area scores poorly on proximity to jobs because these census tracts are the furthest away from the city's job centers. Regional jobs are more easily accessed from the north than from the south of the city.



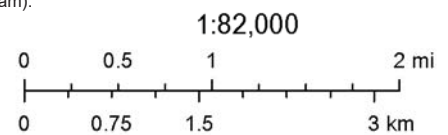
Figure D-8: Proposed RHNA Sites in Relation to TCAC Resource Areas by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- |   |   |
|---|---|
| <span style="color: yellow;">●</span> Affordable Housing Sites  | <span style="background-color: #000080; color: white;"> </span> Highest Resource  |
| <span style="color: orange;">●</span> Market Rate Housing Sites*  | <span style="background-color: #0070C0; color: white;"> </span> High Resource     |
| <span style="border: 2px solid black; display: inline-block; width: 15px; height: 10px;"></span> City/Town Boundaries | <span style="background-color: #90EE90; color: white;"> </span> Moderate Resource |
|   | <span style="background-color: #9ACD32; color: white;"> </span> Low Resource      |

(R) COG Geography TCAC Opportunity Map 2022 - Composite Score



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



## Regional Comparison

Pacifica borders high or moderate resource areas in the cities of Daly City, San Bruno, South San Francisco, as well as the Santa Cruz mountains in the south. San Bruno and South San Francisco are the only two cities in North San Mateo County that have low resource areas which are located primarily East of El Camino Real.

## Distribution of Site Inventory

All of Pacifica's sites are located in high resource areas. Pacifica anticipates that housing developed on the opportunity sites will be a mix of housing affordable to lower and moderate-income households, which will be an important step towards slowing regional segregation and opening higher resource areas to households of more diverse incomes.

## Education

TCAC's education score is based on math and reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map, most of Pacifica's census tracts score greater than 0.75—on a scale from zero to one, the higher the number, the more positive the outcomes (Figure D-9).

Pacifica is served by the Jefferson Union High School District and the Pacifica School District (PSD).<sup>13</sup> Both Jefferson Union and PSD experienced decreases in enrollment by 5 percent from 2010 to 2020 and continued to lose students during the COVID pandemic.

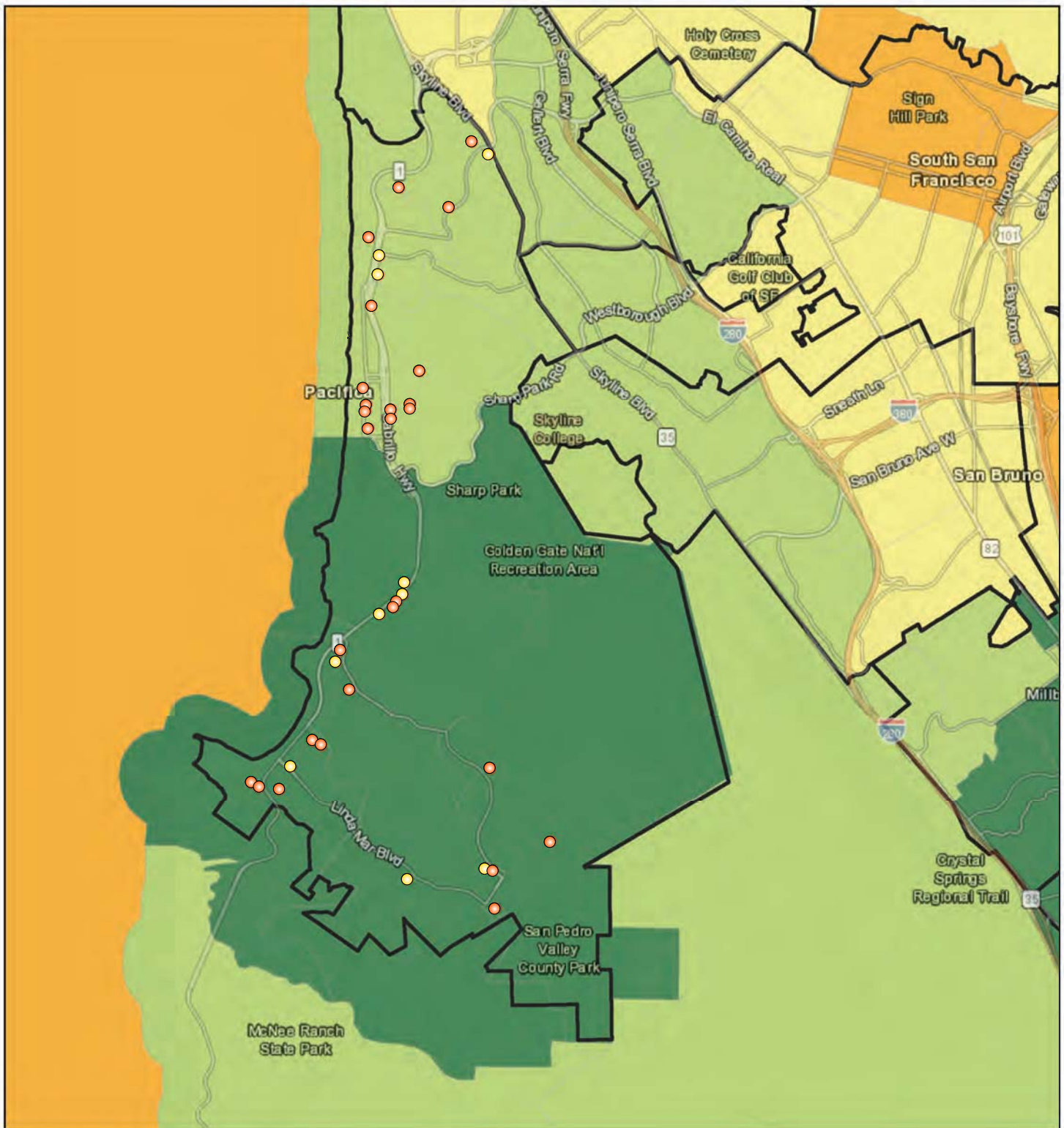
The race and ethnicity of students in both districts is similar to the countywide distribution. However, Jefferson Union has a higher proportion of Filipino students (29% compared to 8% countywide) and a smaller proportion of Hispanic (31% compared to 38% countywide) and White students (14% compared to 26% countywide). Conversely, PSD's schools have a higher proportion of White students (39% compared to 26% countywide) and students who identify with two or more races (16% compared to 8% countywide) and a smaller proportion of Asian (8% to 17% countywide) and Hispanic students (26% compared to 38% countywide).

Jefferson Union has a higher share of English learners (36% compared to 20% countywide) and students who qualify for reduced cost lunches for children whose family fall within a lower income threshold (44% compared to 29% countywide) compared to the countywide proportion, while PSD has a smaller share (9% and 18%, respectively). Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. While Jefferson Union had one of the lower rates of graduates who met such admission standards (48%) in San Mateo County, the school has seen a significant increase in the percentage of students who meet these benchmarks over the last five years (21% in 2016-17). Black and Hispanic students in Jefferson Union High School District were less likely to meet the admission standards with rates of 23 percent and 32 percent, respectively.<sup>14</sup>

<sup>13</sup> JUHSD also includes high schools in Daly City and Brisbane. Data from JUHSD may be skewed because of its inclusion of demographics from other jurisdictions that have a different racial and economic profile than Pacifica.

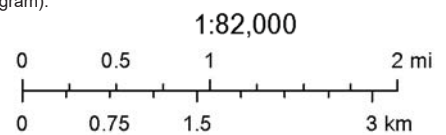
<sup>14</sup> Root Policy Report: Disparate Access to Educational Opportunities. <http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1366-disparate-access-educational-opportunities/file>

Figure D-9: Proposed RHNA Sites in Relation to TCAC Educational Outcome Score by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
  - Market Rate Housing Sites\*
  - City/Town Boundaries
  - < 0.25 (Less Positive Education Outcomes)
  - 0.25 - 0.5
  - 0.5 - 0.75
  - 0.75 - 1 (More Positive Education Outcomes)
- (R) COG Geography TCAC Opportunity Map 2022 - Education Score



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Among elementary school districts within the Jefferson Union boundaries, PSD has the lowest rate of chronic absenteeism (7%). While Jefferson Union has the lowest dropout rates in the county—just 3 percent of students—the highest dropout rates were still found among Black (7%) and Hispanic students (6%).

### *Site Inventory Analysis: TCAC Educational Outcomes Score*

#### **Concentrations of FH Factors**

Pacifica's northern census tracts have education scores between 0.5 and 0.75 in math and reading proficiency, high school graduation rates, and the student poverty rate—meaning they have poorer educational outcomes compared to the rest of the city. This area has a greater share of minority households compared to the rest of the city.

One census tract in the city, located immediately north of Sharp Park, has both lower educational scores and lower economic scores. This census tract is predominantly White, has a higher proportion of overpayment by renters, and is vulnerable to displacement according to the Urban Displacement Project. The census tract is also within the RCAA and has a mix of moderate and higher incomes.

Two census tracts located north of Sharp Park Road and predominantly White and Asian have both lower educational scores and lower environmental outcomes.

#### **Regional Comparison**

According to TCAC, Pacifica has the most positive educational outcome index in North San Mateo County with most of the city scoring more than 0.75 and no census tracts scoring below 0.5. In contrast, no census tracts in Daly City, South San Francisco or San Bruno score over 0.75 and only a few score over 0.5. Large portions of Daly City, South San Francisco and San Bruno score below 0.5 on the educational outcomes index. This indicates that there is a regional disparity to access to quality educational opportunities and educational outcomes in North San Mateo County.

#### **Distribution of Site Inventory**

Approximately 34 percent of site inventory units (716 units) are located north of Sharp Park Road where educational outcomes are lower and 66 percent of site inventory units (1,403 units) are located south of Sharp Park Road where educational outcomes are higher. The area north of Sharp Park Road will accommodate 342 lower-income units, 55 moderate-income units, and 319 above moderate-income units. The area south of Sharp Park Road will accommodate 788 lower-income units, 222 moderate-income units, and 393 above moderate-income units.

### **Employment**

The top three industries by number of jobs in Pacifica are health and educational services, arts and recreation services, and retail. Pacifica has a much lower job to household ratio compared to the county at 0.35 and 1.59 respectively. The major employers in Pacifica are the Pacifica School District (383 employees), Safeway (262 employees), and the City of Pacifica (244 employees).<sup>15</sup>

<sup>15</sup> City of Pacifica 2021 Comprehensive Annual Financial Report.

HUD's job proximity index shows the entire city of Pacifica is relatively far from jobs, with every block group in the city scoring below 40—on a scale from zero to 100 where 100 is the closest proximity to jobs. All block groups north of Sharp Park Road and Montecito Avenue have the furthest proximity from jobs (scores below 20).

Even though the job proximity index shows more favorable access to jobs in the south, regional jobs are more easily accessed in the northern part of town because this area is better connected to regional transportation networks, has less traffic congestion, and is closer to San Francisco and Silicon Valley job centers. Although the southern part of the city may be closer to local jobs, the northern area is geographically closer and more connected to regional job centers via transportation networks.

### *Site Inventory Analysis: Proximity to Jobs*

#### **Concentrations of FH Factors**

HUD's job proximity index indicates that the entire city of Pacifica is relatively far from jobs, with every block group scoring below 40—on a scale from zero to 100 where 100 is the closest proximity to jobs. All block groups north of Sharp Park Road and Montecito Avenue have the furthest proximity from jobs (scores below 20) (Figure D-10). However, the methodology used (straight line distance) does not take into account Pacifica's topography and transportation network that actually results in northern neighborhoods having better access to jobs than southern neighborhoods.

#### **Regional Comparison**

In the region, cities on the west side of the coastal mountain range along the Pacific coast have the least proximity to job centers while cities to the east including South San Francisco and San Bruno, Millbrae and Burlingame have the closest proximity to jobs. In San Bruno and South San Francisco, all tracts in the eastern portion of the city have scores above 60. San Bruno and South San Francisco have better access to employment opportunities than Pacifica.

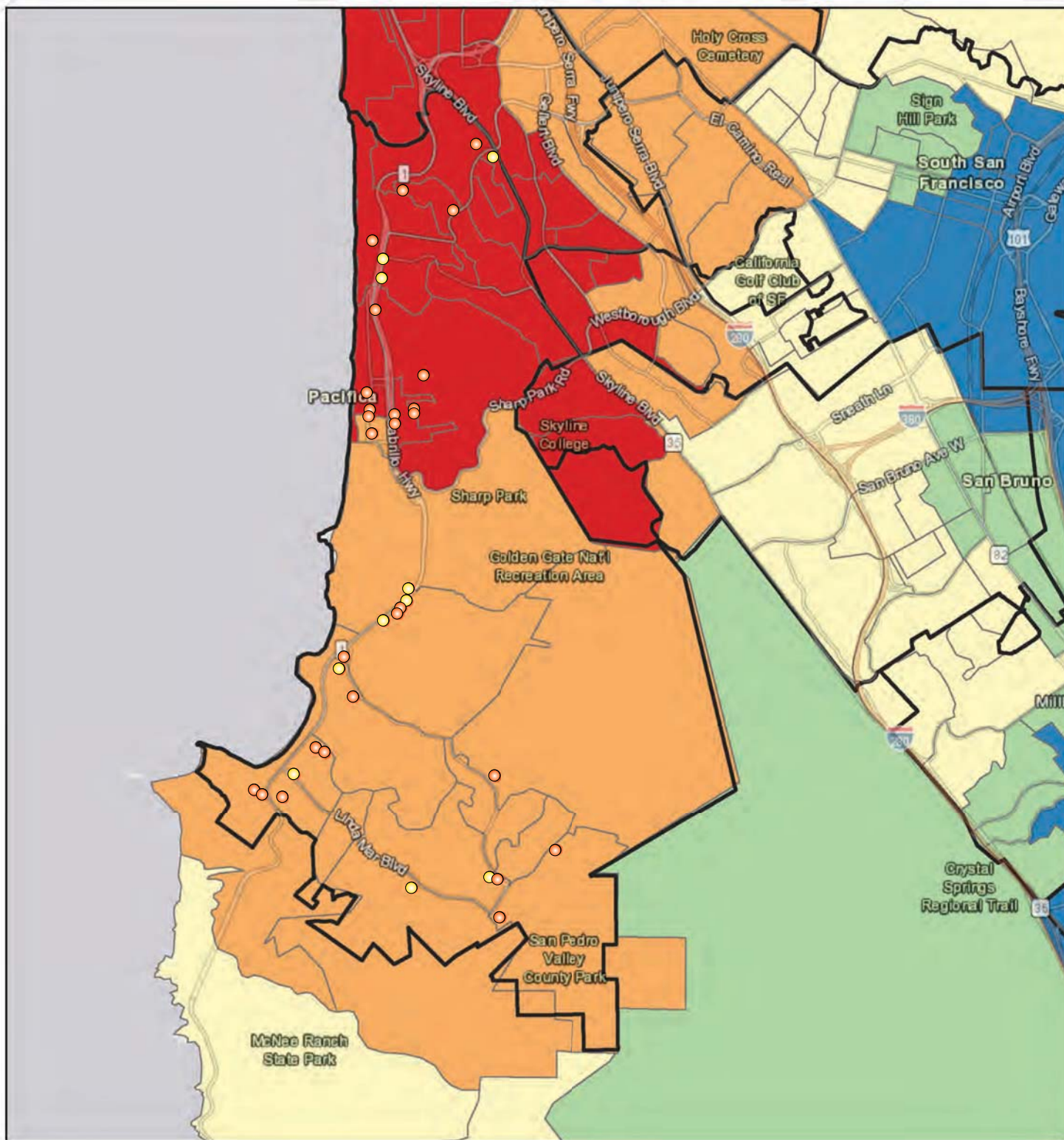
#### **Distribution of Site Inventory**

Approximately 34 percent of Pacifica's site inventory units (716 units) are located north of Sharp Park Road, which has the lowest proximity to jobs and 66 percent of the units (1,403 units) are located south of Sharp Park Road, which has slightly higher proximity to jobs. The north side of the city, however, has better access to jobs through a more accessible transportation network.

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. Most of Pacifica scores well—between 0.5 and 0.75 (see Figure D-11).



Figure D-10: Proposed RHNA Sites in Relation to Proximity to Jobs by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

● Affordable Housing Sites

● Market Rate Housing Sites\*

▬ City/Town Boundaries

(A) Jobs Proximity Index

■ ≤ 20 (Furthest Proximity)

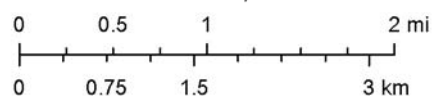
■ 20 - 40

■ 40 - 60

■ 60 - 80

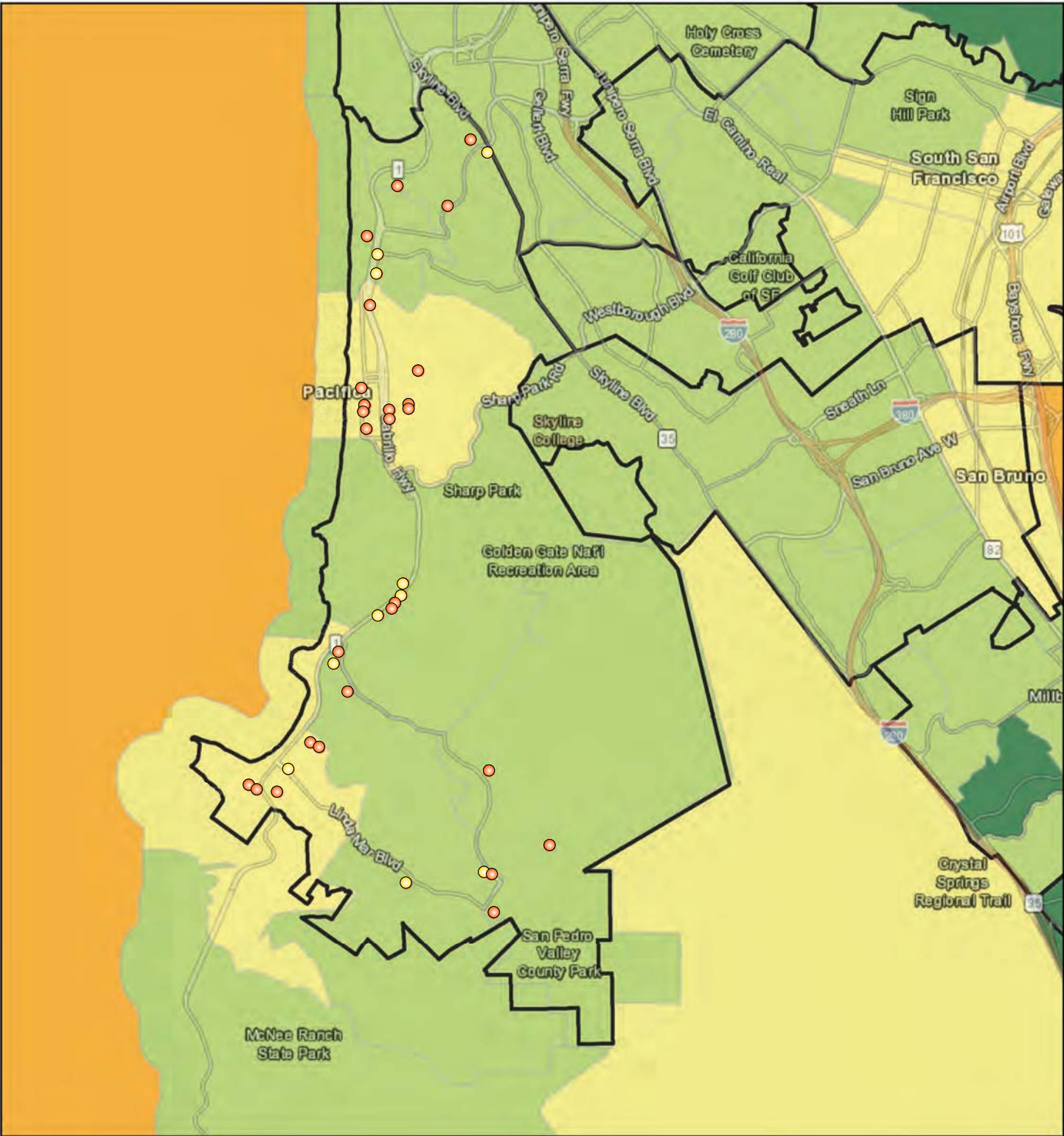
■ > 80 (Closest Proximity)

1:82,000





County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



Figure D-11: Proposed RHNA Sites in Relation to TCAC Economic Outcomes by Census Tract





\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).


-  Affordable Housing Sites

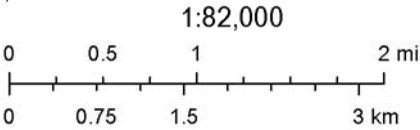
 Market Rate Housing Sites\*

 City/Town Boundaries
-  < 0.25 (Less Positive Economic Outcomes)

 0.25 - 0.5

 0.5 - 0.75

 0.75 - 1 (More Positive Economic Outcomes)
- (R) COG Geography TCAC Opportunity Map 2022 - Economic Score



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



Two Pacifica census tracts have lower economic opportunity scores (0.25-0.5). One is located in the southwest portion of the city (603200) and the second is just north of Sharp Park Road (603000). The northern census tract has one of the highest proportions of renters in the city and is also a vulnerable community according to the urban displacement project with a concentration of overpayment by renters of 40 percent to 60 percent. The census tract is predominantly White but also has 2 percent Black, 10 percent Asian, 19 percent Hispanic, and 6 percent Other residents.

### Regional Comparison

TCAC's economic opportunity score among jurisdictions in the county shows less variation than any of the other fair housing factors. TCAC's economic outcomes index is relatively similar across North San Mateo County, with the majority of census tracts in Daly City, South San Francisco, San Bruno and Millbrae scoring between 0.5 and 0.75. This pattern may be due to the inclusion of job proximity and employment in the index in addition to poverty and income.

### Distribution of Site Inventory

Census tract 603000 north of Sharp Park Road has relatively lower economic outcomes, lower educational outcomes, vulnerability to displacement, and a concentration of cost burdened renters. This census tract has 10 sites in the site inventory with the potential to produce 271 housing units including 16 lower-income units, 37 moderate-income units, and 218 above moderate-income units.

## Transportation

This section provides a summary of the transportation system that serves Pacifica and the broader region including emerging trends and data relevant to transportation access throughout the county. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in Pacifica and the county overall.<sup>16</sup> Since there are no direct trips from Pacifica to the San Francisco VA Medical Center, transit improvements recommended for Pacifica included that information should be provided to clients about temporary paratransit certification.

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project's overall goal is to, “stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system— the agencies in the region local to the San Francisco Bay, served by MTC.”<sup>17</sup>

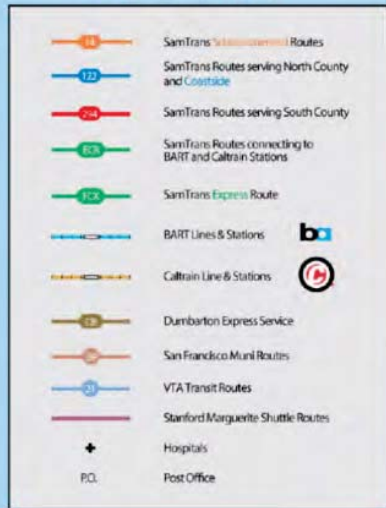
<sup>16</sup> [https://mtc.ca.gov/sites/default/files/MTC\\_Coordinated\\_Plan.pdf](https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf)

<sup>17</sup> <https://wid.org/transportation-accessibility/>

# samTrans

## BUS ROUTE MAP

### LEGEND



The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the county’s senior population is expected to grow more than 70 percent over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.<sup>18</sup>

MTC also launched Clipper START—an 18-month pilot project—in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.<sup>19</sup>

Specific to Pacifica, SamTrans serves the city with lines 110, 112, 117, and 121. School-oriented lines include 10, 12, 14, 19, 40, and 49. Free transportation is also provided to and from the City’s senior centers and seniors’ homes. Low-cost transportation services for shopping trips are also provided for senior residents. The City also operates a free on-call taxi service for seniors. Additionally, there are two BART stations in Colma and Daly City which are accessible from Pacifica bus lines.

While transit service has reasonable geographic reach in Pacifica, there is a general lack of regular transit access in the city, with many routes only running at one-hour or less frequency, which contributes to a lack of access to employment opportunities around the region. Regional jobs are more easily accessed in the northern part of town because of a more accessible transportation network. However, relative to the region, Pacifica has the fewest transportation options and lowest access to jobs. In addition, in order to access employment centers in a reasonable timeframe from the southern and eastern parts of the city, a personal vehicle may be required. This produces a cost burden for lower-income households living there. Transit access is significantly more accessible outside of the RCAA in the north. Most adults with developmental disabilities also do not drive or own a vehicle and many rely on public transit to travel in the larger community.

## Environment

TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Generally, Pacifica scores well on environmental outcomes, with most tracts scoring between 0.75 and 1. Aside from one census tract with no data, two census tracts in the northeast area of the city have the lowest scores (0.5 to 0.75) in the city. Unlike any other city in San Mateo County, the entire city scores in the highest category on the California Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California (PHASC). The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.<sup>20</sup>

<sup>18</sup> [https://www.samtrans.com/Planning/Planning\\_and\\_Research/Mobility\\_Plan\\_for\\_Older\\_Adults\\_and\\_People\\_with\\_Disabilities.html](https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html)

<sup>19</sup> <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipper-startsm>

<sup>20</sup> <https://healthyplacesindex.org/about/>

## *Site Inventory Analysis: TCAC Environmental Score*

### **Concentrations of FH Factors**

Two census tracts in the northeast of the city score slightly lower on the environmental outcomes index (Figure D-12, census tracts 602800 and 602900). These tracts coincide with slightly lower educational outcomes in other areas north of Sharp Park Road. One census tract is predominantly White and the other predominantly Asian, and both have a mix of block groups with higher and moderate median household incomes. The predominantly White census tract also overlaps with a concentration of households with a disability.

### **Regional Comparison**

Pacifica stands out among other North San Mateo jurisdictions as having the most positive environmental outcome score in contrast to South San Francisco and San Bruno which have the lowest environmental outcomes.

### **Distribution of Site Inventory**

Census Tracts 602800 and 602900 include six sites, three of which are located along the Coast Highway. When developed, these sites have the potential to include 164 lower-income units, 18 moderate-income units, and 101 above moderate-income units.

## **Disparities in Access to Opportunity**

TCAC's composite opportunity score for Pacifica indicates the city is a high resource area. The CDC Social Vulnerability Index (SVI), which ranks census tracts based on their ability to respond to a disaster, taking into account socioeconomic status, household composition, race or ethnicity, and housing and transportation, identifies the northwest area along the Pacific coast as most vulnerable.

Pacifica does not have any disadvantaged communities as defined under SB 535, which include “the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”<sup>21</sup>

### *Disparities Specific to the Population Living with a Disability*

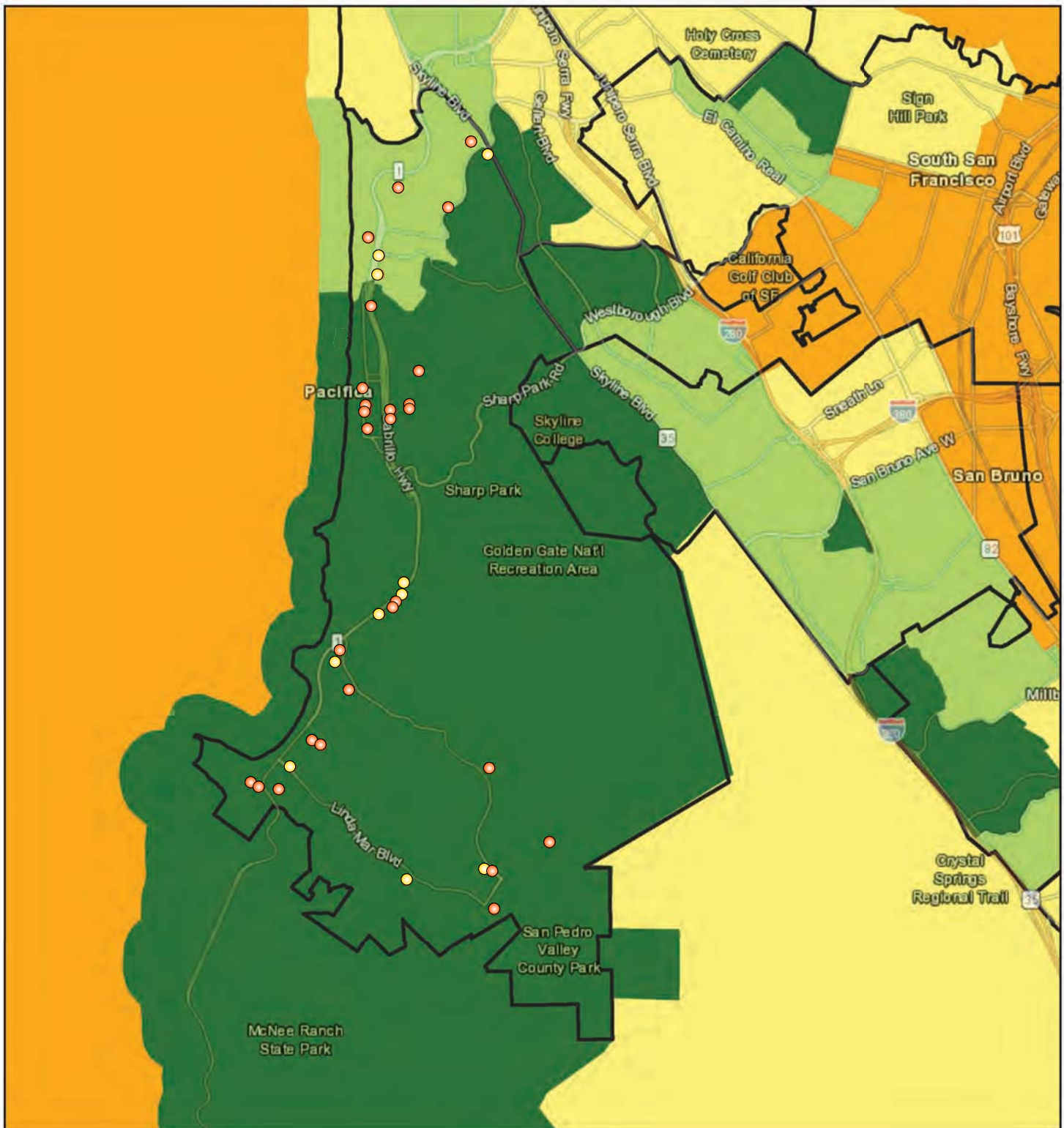
Nine percent of Pacifica's population is living with at least one disability, compared to 8 percent in the county. Residents living with a disability are concentrated in both the northern and southern portions of the city. Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. The most common disabilities in the city are ambulatory (5%), independent living (3%), and cognitive (3%). People 65 and over are more likely to have an ambulatory or independent living difficulty. Since the population of San Mateo County is rapidly aging, the number of seniors with a disability is likely to increase.

---

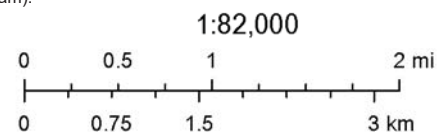
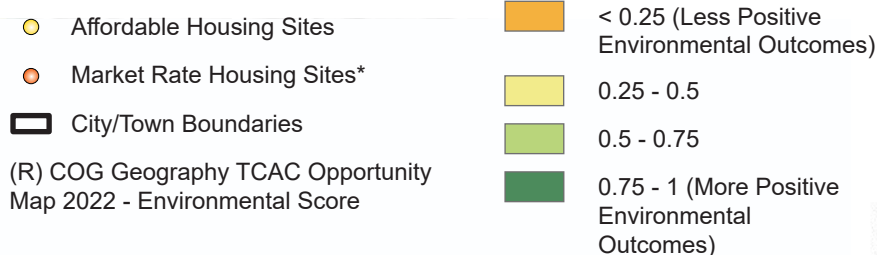
<sup>21</sup> <https://oehha.ca.gov/calenviroscreen/sb535>



Figure D-12: Proposed RHNA Sites in Relation to TCAC Environmental Score by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Unemployment is disproportionately high among residents living with a disability in Pacifica where 10 percent of people with a disability are unemployed compared with 3 percent for residents without a disability. Countywide, the unemployment rate for residents with a disability is 4 percent, compared to 3 percent for residents without a disability. However, other jurisdictions in San Mateo County also have much higher unemployment rates for residents living with a disability (Table D-3). In South San Francisco, San Mateo, Redwood City, Menlo Park, East Palo Alto, Hillsborough and Millbrae the rate is three times higher than the county rate. Three communities have rates that are almost twice the county rate (Foster City, Burlingame and Atherton). High unemployment rates among this population points to a need for increased services and resources to connect this population with employment opportunities.

**TABLE D-3: SAN MATEO COUNTY JURISDICTIONS AND UNEMPLOYMENT RATE OF PEOPLE WITH DISABILITIES**

Jurisdiction	Unemployment Rate of People with Disabilities	Unemployment Rate of People without Disabilities
Pacifica	10%	3%
San Mateo County	4%	3%
South San Francisco	13%	3%
San Bruno	1%	4%
Redwood City	9%	3%
Menlo Park	18%	3%
Foster City	6%	3%
San Mateo	12%	3%
Burlingame	7%	4%
East Palo Alto	18%	4%
Millbrae	11%	3%
Hillsborough	14%	3%
Halfmoon Bay	0%	4%
Colma	0%	1%
Brisbane	0%	3%
Atherton	11%	5%
Portola Valley	10%	8%
Woodside	0%	4%



## Access to Opportunity

### Regional Access



	City of Pacifica	San Mateo County
Jobs to Household Ratio	0.35	1.59
Unemployment Rate	6%	6%
LEP Population	2%	7%

### Share of Population by Race in Resource Areas in the City of Pacifica



High/Highest Resource Area



- American Indian or Alaska Native, NH
- Asian / API, NH
- Black or African American, NH
- White, Non-Hispanic (NH)
- Other Race or Multiple Races, NH
- Hispanic or Latinx

### Employment by Disability Status



#### City of Pacifica



#### San Mateo County



- Employed
- Unemployed

## 10. DISPARATE HOUSING NEEDS

This section discusses disparate housing needs for protected classes including cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations. The section analyzes fair housing factors at a local and regional level. It concludes with an analysis of how the income distribution of the site inventory units overlaps with concentrations of fair housing factors, and whether it would exacerbate existing patterns of segregation among protected classes or vulnerable populations.

### **Disproportionate Housing Needs**

**“Disproportionate housing needs** generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

### **Housing Needs**

Population growth in Pacifica has lagged behind the county over the last 30 years. Pacifica experienced significant population declines in 2000 and during the Great Recession. While the population slowly increased after the recession, it has declined since 2016.

From 2015 to 2021, the housing permitted to accommodate growth has largely been priced for above moderate-income households with 129 units permitted for above moderate-income households and 8 permitted for moderate-income households compared to only 22 permits for low-income households. No permits were issued for very low-income households. The Housing Needs Data Report for Pacifica indicates new construction has not kept pace with demand throughout the Bay Area, “resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness.”<sup>22</sup>

The housing types available in the city in 2020 are predominantly single-family (78%) and medium to large scale multi-family (15%). From 2010 to 2020, the single-family inventory increased more than multi-family, and the city has a greater share of detached single-family housing compared to other communities in the region.”<sup>23</sup>

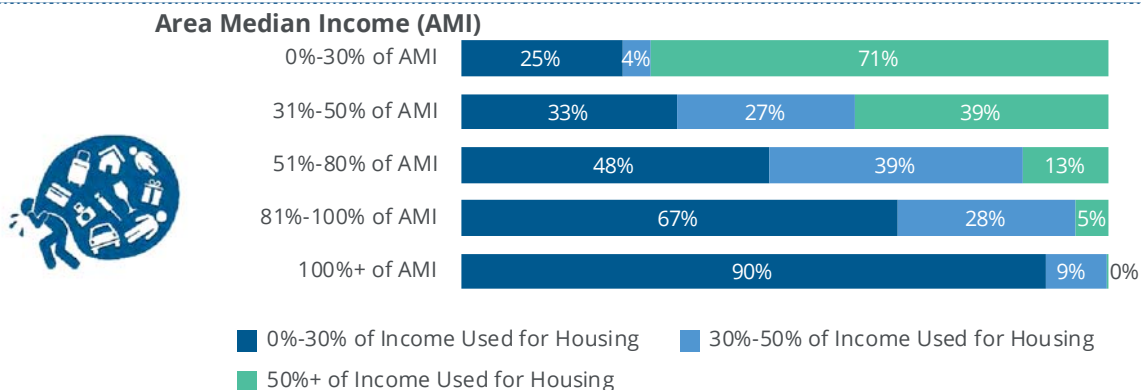
Over 80 percent of the housing inventory in Pacifica was constructed between 1940 and 1980. Thus, the city’s housing stock is older, lacks energy efficiency, could be costly to adapt for disability accessibility, and may have deferred maintenance.

<sup>22</sup> Housing Needs Data Report: Pacifica, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

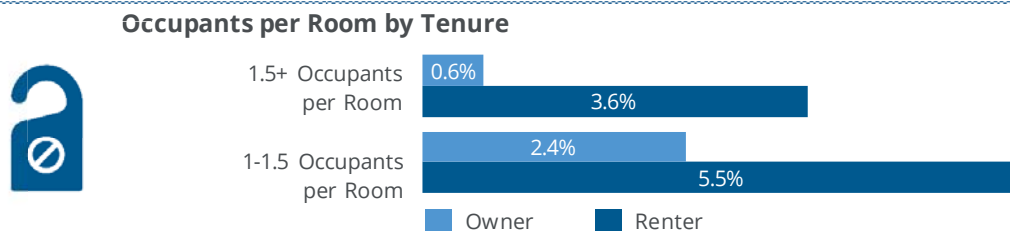
<sup>23</sup> Ibid.

## Disproportionate Housing Needs

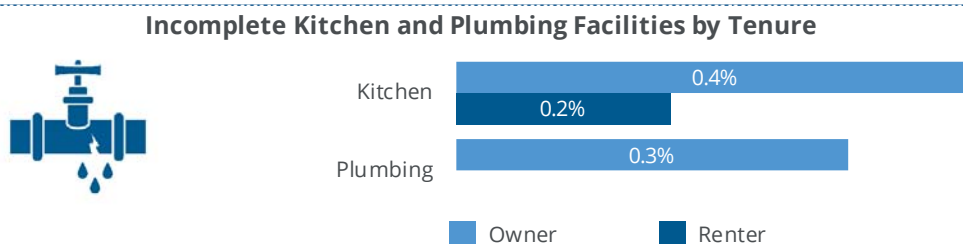
### Cost Burden, City of Pacifica, 2019



### Overcrowding, City of Pacifica, 2019



### Substandard Housing, City of Pacifica, 2019



### Homelessness, San Mateo County, 2019

Race and Ethnicity	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native	6%	0%
Asian / API	6%	30%
Black or African American	13%	2%
White	67%	51%
Other Race or Multiple Races	8%	17%

### Displacement, 2020

Assisted Units at High or Very High Risk of Displacement	City of Pacifica	San Mateo County
Number of Units	101	417
<b>% of Assisted Units</b>	<b>34%</b>	<b>8%</b>

Pacifica's owner-occupied housing sales have the same share of units priced between \$1 and \$1.5 million as the county—23 percent of units in the city and county fall within this price range. However, nearly half of the city's owner-occupied housing stock is valued between \$750,000 and \$1 million (45%)—22 percentage points higher than the county (23%). Only 4 percent of the city's housing stock is valued below \$500,000. According to the Zillow home value index, home prices have experienced remarkable growth in the city and county.

Rents have increased at a slower pace compared to for-sale housing prices—however, they have been consistently higher than both the county and Bay Area median rents. While rents increased more rapidly from 2016 to 2019, rent increases have likely been dampened by the COVID-19 pandemic. Compared to the county, Pacifica has nearly the same proportion of luxury rental units—21 percent of units rent for more than \$3,000 in the city compared to 22 percent in the county.

## **Cost Burden and Severe Cost Burden**

Approximately 40 percent of renter households in Pacifica are cost burdened, spending more than 30 percent of their gross income on housing costs, and one in five are extremely cost burdened, spending more than 50 percent of their gross income on housing costs. Cost burdened households have less money to spend on other essentials like groceries, transportation, education, healthcare, and childcare. Extremely cost burdened households are considered at risk for homelessness. Lower-income households are more likely to experience housing cost burden. In Pacifica, over 70 percent of households earning less than 30 percent AMI—considered extremely low-income households—are severely cost burdened, compared to less than 1 percent of households earning more than 100 percent of AMI. Figure D-14 shows concentrations of renter households that are cost burdened (housing costs as a percentage of household income). There are concentrations of cost burdened renters in all areas of the city, including the north and south. Pacifica renters are not as cost burdened as many of its neighboring jurisdictions.

There are disparities in housing cost burden in Pacifica by race and ethnicity and family size. Black or African American (64%), American Indian or Alaska Native (60%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Other/Multiple race (30% cost burdened), non-Hispanic White (31%), and Asian households (33%) experience the lowest cost burden. Large family households—considered households with five or more persons—experience cost burden at a rate of 38 percent compared to all other households at 32 percent.

### ***Site Inventory Analysis: Overpayment***

#### **Concentrations of FH Factors**

Two census tracts, 603100 (Sharp Park) and 602900 (northwest), have a concentration of cost burdened homeowners (40% to 60%). Census tract 602900 (northwest) also has a concentration of households with a disability.

Three census tracts, 603300 (far south), 603000 (just north of Sharp Park) and 602700 (northeast), have a concentration of cost burdened renters of at least 40 percent. These three census tracts also overlap with other fair housing factors: 603000 is predominantly White, is vulnerable to displacement, has lower educational outcomes and lower economic opportunity score; 602700 is predominantly Asian, has lower educational outcomes, and has a concentration of households with a disability; 603300 is predominantly White and has concentrations of households with a disability.

## Regional Comparison

Overall, Pacifica has fewer cost burdened households (32%) than San Mateo County (37%). Pacifica has lower concentrations of cost burdened renters compared with neighboring jurisdictions, including a census tract where less than 20 percent of renter households experience cost burden. Daly City, San Bruno, and South San Francisco have the highest concentrations (between 60%-80% of renter households) of cost burdened renters (Figure D-13). There is less variation in cost burdened homeowners among jurisdictions. While most census tracts in Daly City have higher concentrations of cost burdened homeowners (between 40%-60%), all census tracts in South San Francisco have concentrations of owner cost burden between 20 percent to 40 percent. Both San Bruno and Pacifica have two census tracts with relatively higher concentrations of cost burdened homeowners (between 40-60%).

## Distribution of Site Inventory

The site inventory includes development sites in the five census tracts with a concentration of cost burdened renter and owner households.

- Census tract 603000 north of Sharp Park includes 10 sites with the potential to produce 16 lower-income units, 37 moderate-income units, and 218 above moderate-income units.
- Census tract 602700 in the northeast includes one site with the potential to produce 162 lower-income units.
- Census tract 603300 in the south includes five sites which have the potential to produce 406 lower-income units, four above moderate-income units, and 53 above moderate-income units.
- Census tract 603100 (Sharp Park) includes six sites with the potential to produce 298 lower-income units, 79 moderate income units and 32 above moderate-income units.
- Census tract 602900 (northwest) includes three sites with the potential to produce 161 lower-income units and 65 above moderate-income units.

## Overcrowded Households

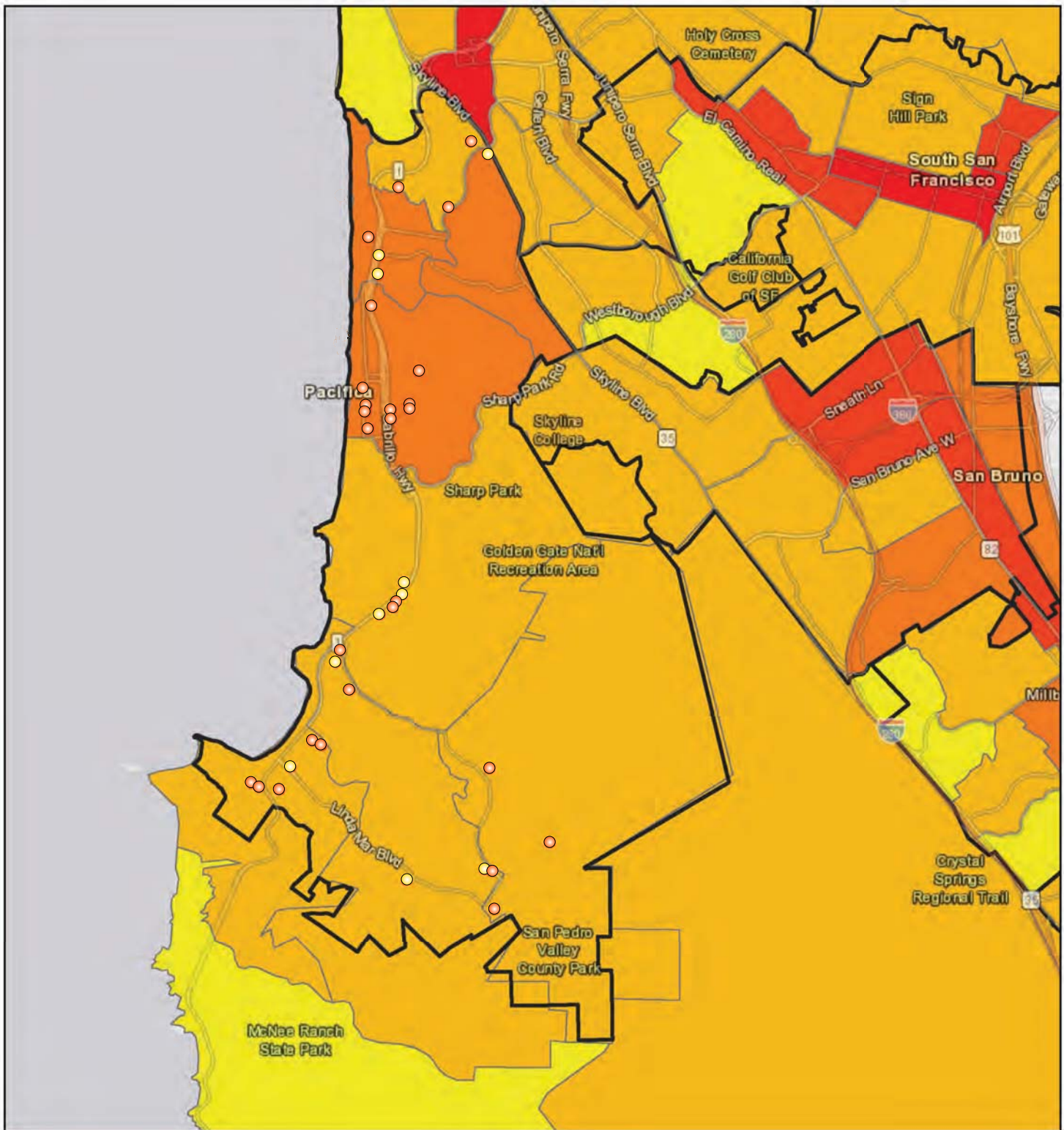
### Concentrations of FH Factors

Overcrowding is defined as more than one occupant per room. The vast majority of households (95%) in Pacifica are not overcrowded. However, renter households are more likely to be overcrowded with 9 percent of households with more than one occupant per room compared to 3 percent of owner households.

Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding: Asian (12% of households), Hispanic (7%), and Other/Multiple race households (5%) experience the highest rates of overcrowding. Households making between 80 percent and 100 percent AMI are also more likely to be overcrowded.



Figure D-13: Proposed RHNA Sites in Relation to Renter Households by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

● Affordable Housing Sites

● Market Rate Housing Sites\*

▬ City/Town Boundaries

(R) Percent of households in renter-occupied housing units

≤ 20%

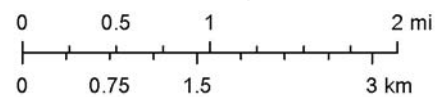
20% - 40%

40% - 60%

60% - 80%

> 80%

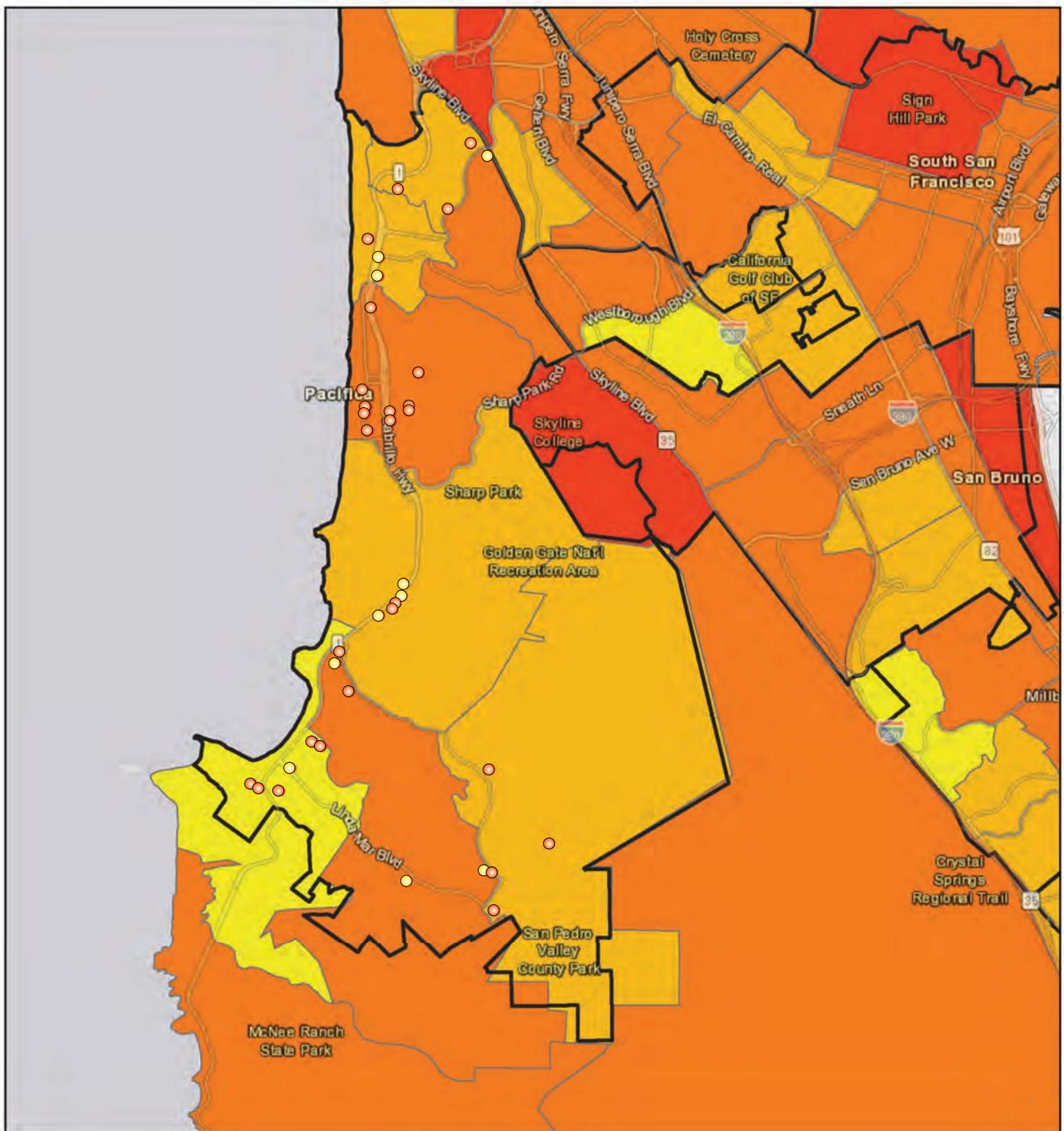
1:82,000



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

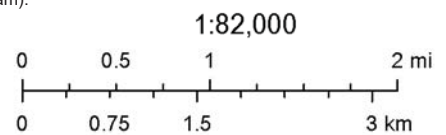


Figure D-14: Proposed RHNA Sites in Relation to Overpayment by Renter Households by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
  - Market Rate Housing Sites\*
  - City/Town Boundaries
  - (R) Overpayment by Renters
- |  |           |
|--|-----------|
|  | < 20%     |
|  | 20% - 40% |
|  | 40% - 60% |
|  | 60% - 80% |



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

## Regional Comparison

Pacifica has a lower rate of overcrowding (5%) than both San Mateo County (8%) and the Bay Area (7%). In the northern part of San Mateo County, Daly City has the greatest concentration of overcrowded households (Figure D-15). South San Francisco and San Bruno each have a handful of census tracts with overcrowded households. Both Pacifica and Brisbane have no concentrations of overcrowded households.

## Displacement

Owner-occupied households generally enjoy greater housing stability compared to renter-occupied households which tend to move more frequently. Two census tracts in the city, the Sharp Park area and the northernmost tract, are vulnerable to displacement (See Figure D-16). Additionally, areas along the waterfront and adjacent to Sharp Park Golf Course, the Vallemar neighborhood, Rockaway Beach, and the Linda Mar Shopping Center are in Special Flood Hazard Areas, determined by the Federal Emergency Management Agency (FEMA) as having a 1 percent chance of flooding annually.

### **Displacement Sensitive Communities**

“According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

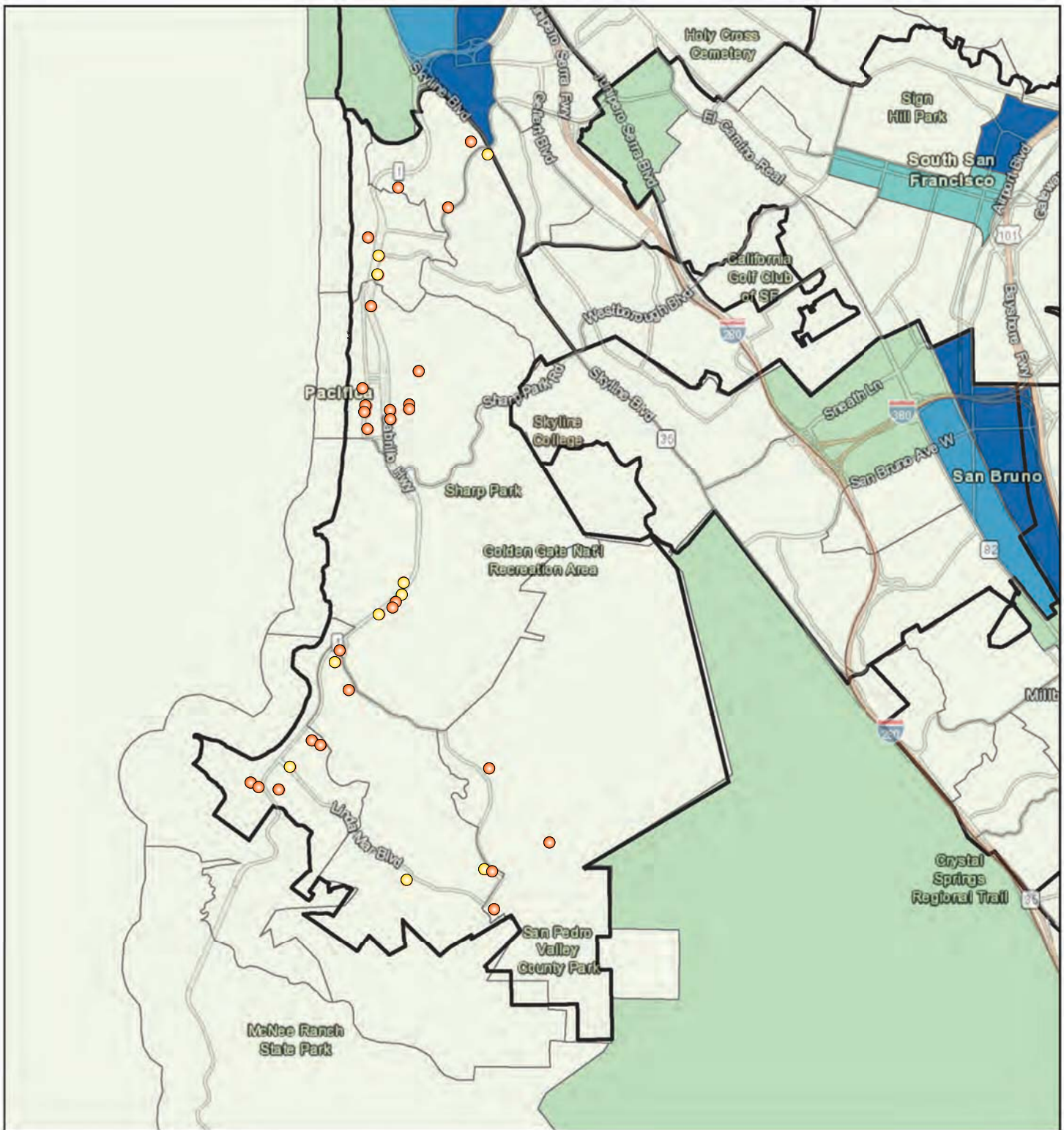
- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
  - Share of very low-income residents is above 20 percent, 2017.
  - AND
  - The tract meets two of the following criteria:
    - Share of renters is above 40 percent, 2017.
    - Share of people of color is above 50 percent, 2017.
    - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017.
    - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
      - Percent change in rent above county median for rent increases, 2012-2017.
- OR
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017.”

## Access to Mortgage Loans

Disparities by race and ethnicity are also prevalent for home mortgage applications, particularly in denial rates. In the City of Pacifica, American Indian or Alaska Native (60% denial rate), Black or African American (27%), and Hispanic households (22%) had the highest denial rates for mortgage loan applications in 2018 and 2019. Conversely, non-Hispanic White households (18%) have the lowest denial rates during the same time.

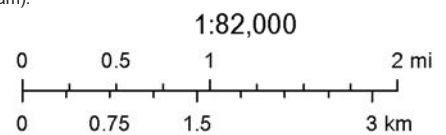
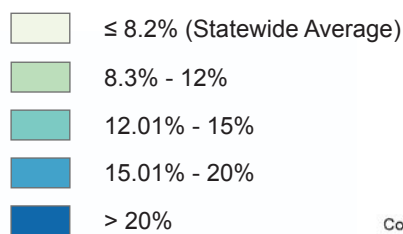


Figure D-15: Proposed RHNA Sites in Relation to Overcrowded Households by Census Tract



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
- Market Rate Housing Sites\*
- ▬ City/Town Boundaries
- (R) Overcrowded Households



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

## Site Inventory Analysis: Displacement

### Concentrations of FH Factors

Two census tracts in the northern part of the city are vulnerable to displacement (see Figure D-16). Census tract 602700 is predominantly Asian, has lower educational outcomes, and a concentration of households with a disability. Census tract 603000 is predominantly White, has lower educational outcomes and lower economic score. Both have a concentration of cost burdened renter households of more than 40 percent as well as areas with both moderate-income (between \$87,500 and 125,000) and higher-income (above \$125,000) households.

### Regional Comparison

While Pacifica has only two census tracts identified as vulnerable to displacement, many communities have a higher vulnerability to displacement in the region. All of the city of Brisbane is vulnerable to displacement as well as almost all of South San Francisco, about half of the census tracts in the cities of San Bruno, Millbrae, Daly City, Burlingame, San Mateo, Redwood City and East Palo Alto.

### Distribution of Site Inventory

The two census tracts that are vulnerable to displacement have a total of 13 development sites in the site inventory:

- Census tract 603000 north of Sharp Park has 10 sites with the potential to produce 16 lower-income units, 37 moderate-income units, and 218 above moderate-income units.
- Census tract 602800 in the northeast has three sites with the potential to produce 3 lower-income units, 18 moderate-income units, and 36 above moderate-income units.

## Substandard Housing

### Concentrations of FH Factors

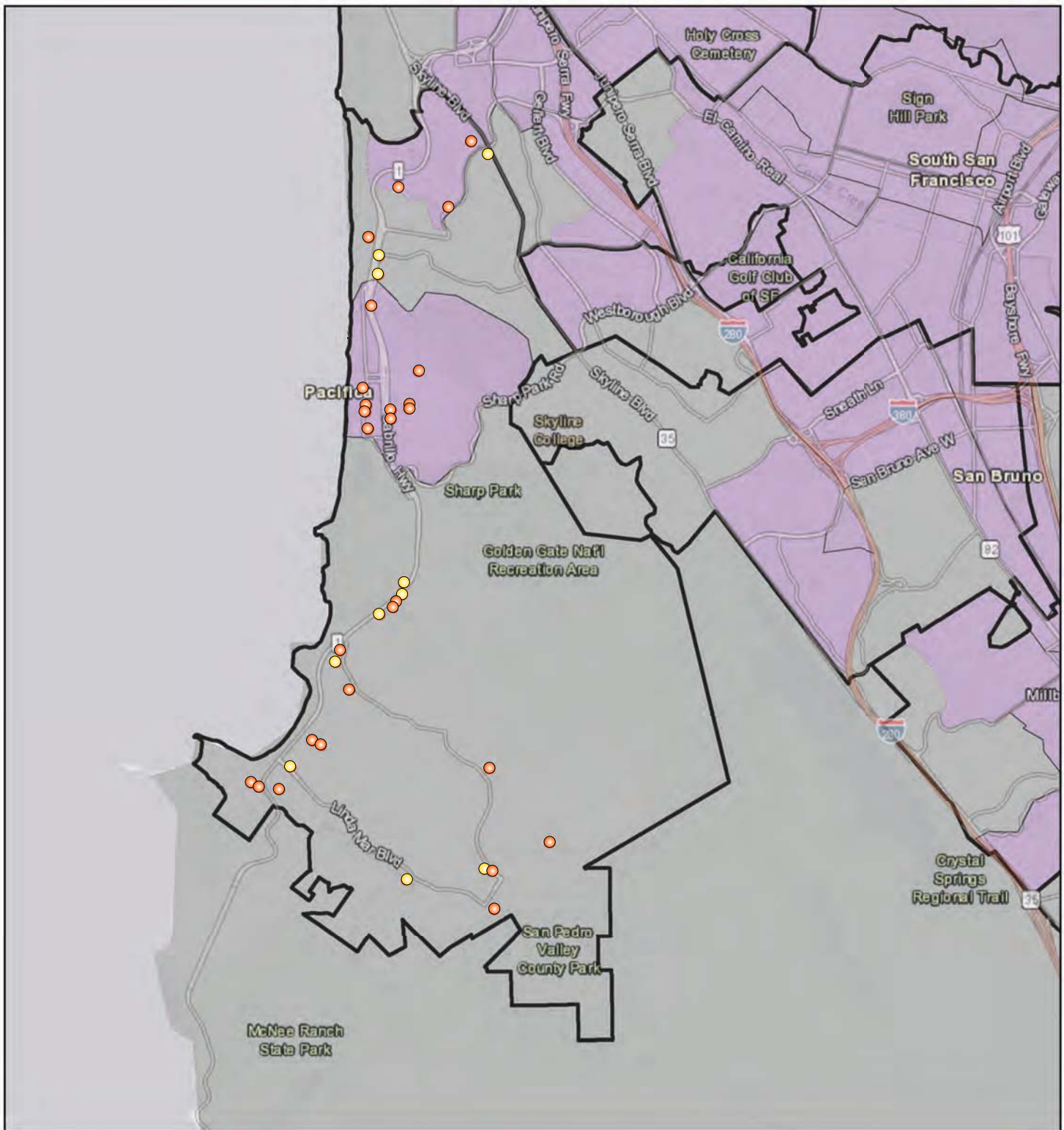
Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. In Pacifica, owner households are more likely to have substandard kitchen and plumbing facilities compared to renter households. Generally, a low share of households have inadequate kitchen or plumbing facilities. Among owners, 0.4 percent have inadequate kitchen facilities while 0.3 percent have inadequate plumbing. Less than 1 percent of renters have inadequate kitchen facilities and none have inadequate or lacking plumbing facilities.

### Regional Comparison

Figure D-18 illustrates the percent of all households in the city with any of the four severe housing problems (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened). Pacifica has one of the lowest percentage of households with any of the four severe housing problems in North San Mateo County and is similar to Hillsborough, Colma, and Brisbane. In contrast, Daly City, South San Francisco, San Bruno, Millbrae and Burlingame and San Mateo have at least 20 percent of households with any of the four severe housing problems.



Figure D-16: Proposed RHNA Sites in Relation to Sensitive Communities – Urban Displacement Project



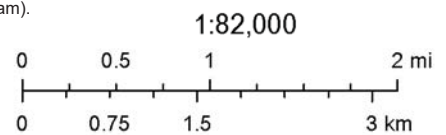
\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
- Market Rate Housing Sites\*

City/Town Boundaries

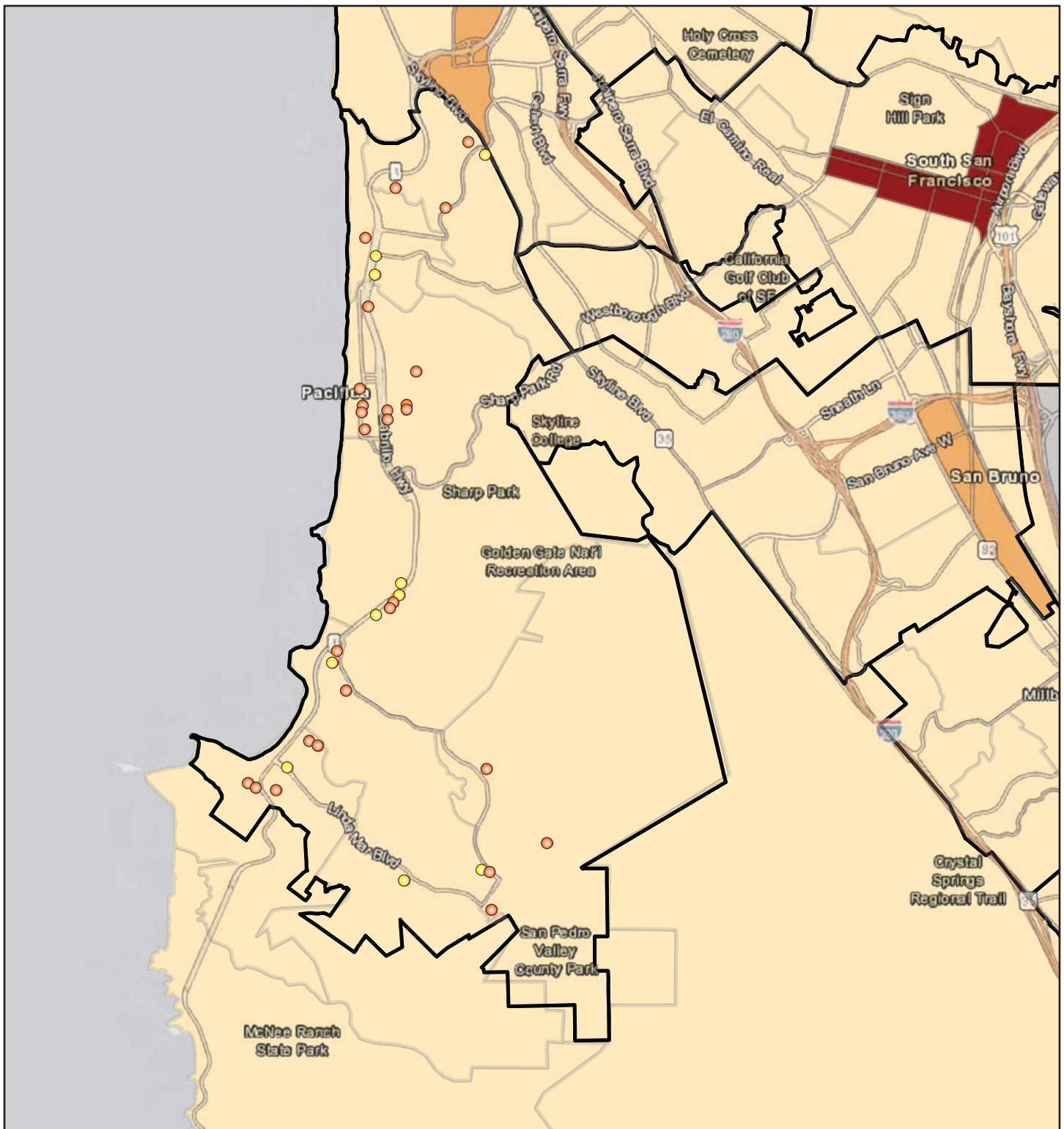
(R) Sensitive Communities

- Vulnerable
- Other



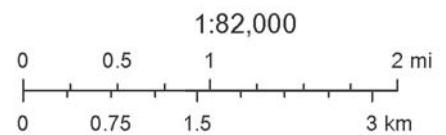
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure D-17: Proposed RHNA Sites in Relation to Overall Displacement– Urban Displacement Project



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (includi

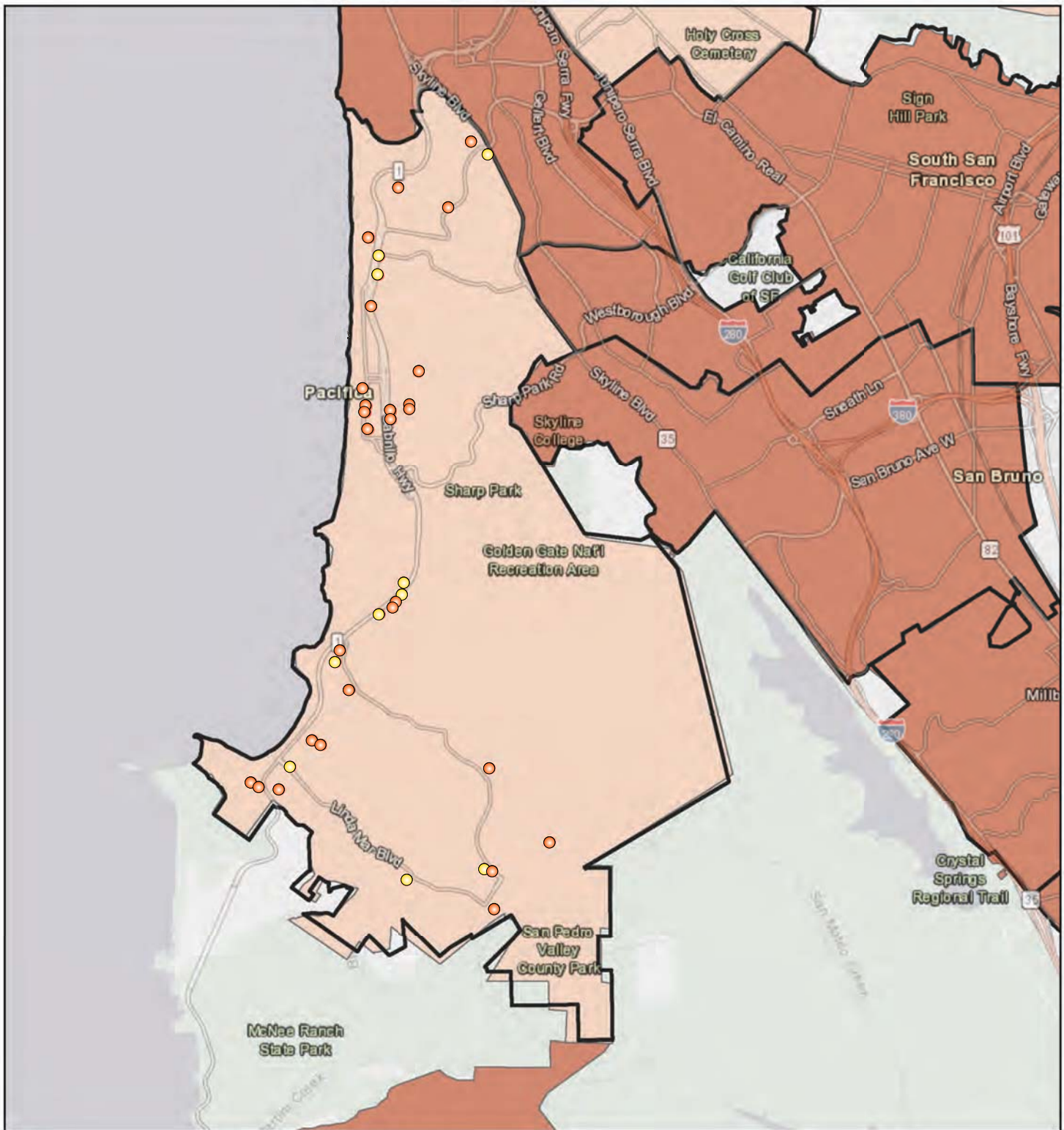
- Affordable Housing Sites
- Market Rate Housing Sites\*
- City/Town Boundaries
- (R) Estimated Displacement Risk - Overall Displacement
- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 2 Income Groups Displacement



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



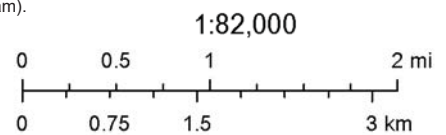
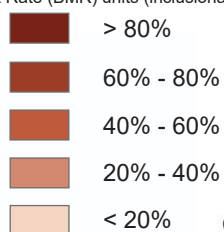
Figure D-18: Percent of All Households with Any of the 4 Severe Housing Problems



\* Market rate housing sites that have more than eight units will include Below Market Rate (BMR) units (inclusionary program).

- Affordable Housing Sites
- Market Rate Housing Sites\*
- City/Town Boundaries

Percent of all households with any of the 4 severe housing problems (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened)



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

## **11. SITE INVENTORY ANALYSIS IMPACT ON FAIR HOUSING**

AB 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing (AFFH). This section provides an analysis of the city's site inventory and findings that evaluate Pacifica's RHNA sites impact on fair housing. The analysis evaluates whether the development of the sites in the inventory will exacerbate or help reverse patterns of segregation and/or concentrations of protected classes and/or vulnerable populations. It also reviews concentrations of fair housing factors (segregation and integration, access to opportunity, and disproportionate housing need) relative to the distribution of sites in the city and the expected income levels of future housing.

### **Pacifica's Site Inventory Impact on Regional Equity**

Compared to its neighbors Daly City, South San Francisco, and San Bruno, Pacifica has no lower resource areas, fewer households living in poverty, well above average scores in environmental, educational, and economic outcomes, has no concentrations of overcrowded households, and is less impacted by some of the pronounced concentrations of fair housing issues. The proposed distribution of Pacifica's site inventory helps to open a higher resource area to a mix of housing types and will help to reverse existing patterns of regional segregation.

By facilitating housing development in a regional RCAA and encouraging lower-income housing production and a mix of housing types, this housing element strives to meet one of HCD's equity goals of reversing regional patterns of income and race segregation. Through its policies and programs and site inventory, the city will advocate for lower income production in areas of opportunity.

This housing element contributes to a regional solution to help reverse regional patterns of income and race segregation by facilitating the production of lower-income units in key sites in the city and includes 2,119 potential units in opportunity sites, which along with projected ADUs and pipeline projects, provides a 30 percent buffer over the assigned RHNA and a 52 percent buffer over the assigned lower-income RHNA. The city's goal and projected need for ELI units is 269 units or 50 percent of its Very Low Income RHNA allocation.

### **Pacifica's Site Inventory Impact on Local Housing Conditions**

Pacifica's site inventory is evenly distributed throughout available land in the city. A substantial portion of the city, approximately 40 percent, is protected parkland (Golden Gate National Recreation Area, Sharp Park, San Pedro Valley County Park, and other public open space areas), unavailable for development. The distribution of sites is focused along the city's major transportation corridors with access to services (Coast Highway, Linda Mar Boulevard, Terra Nova Boulevard, Fassler Avenue, Manor Drive and Hickey Boulevard) both in the north and south. The site inventory was designed to include all potential opportunities for development across the city.

### **Pacifica's Site Inventory Impact on Lower and Higher Resource Areas**

The city's northern census tracts are more diverse and tend to have residents with the most housing needs. Ten percent of the sites in the inventory are in these areas, comprising 219 units and including 165 lower-income units, which will provide more housing options for those neighborhoods. Most of the lower-income units in the site inventory are located in other areas, including in the RCAA.

The city's southern and central census tracts (south of Edgemark Avenue) are considered to have better access to opportunities and are less diverse. There are 30 sites and 1,674 units in these higher resource areas, including 804 lower-income units. Facilitating development of a mix of housing types including lower- and moderate-income sites, will provide housing opportunities in higher resource areas and within a regional RCAA.

### **Pacifica's Site Inventory Impact on Existing Patterns of Segregation**

Because no pronounced existing patterns of segregation have been identified in Pacifica, the site inventory is evenly distributed across the city. The distribution of the site inventory housing units will not exacerbate existing patterns of segregation among protected classes or vulnerable populations at the local level.

Pacifica exhibits lower concentrations of race and income segregation compared to other jurisdictions in the region including fewer residents that are segregated by race and income, have disproportionate housing needs, and lack of access to opportunities. Pacifica's site inventory will not exacerbate existing patterns of regional segregation because it will accommodate a mix of incomes across the city and provide housing opportunities at lower and moderate incomes in a higher resource area.

The site inventory is dispersed across the city and does not concentrate units in any one area. Pacifica is predominantly White with one area that is predominantly Asian, reflecting the regional pattern of racial segregation. In contrast, communities to the east are more racially and ethnically diverse but have higher levels of poverty and lower incomes. Both the White and Asian predominant census tracts have moderate and higher incomes, and most of the city is a Racially Concentrated Area of Affluence. Pacifica's site inventory will help to open this higher resource area and reverse existing patterns of regional segregation. It will also benefit female headed households which are predominantly White.

Table D-4, summary of segregation and integration fair housing factors, illustrates regional concentrations of race, residents with disabilities, female-headed households with children, and median household income.

Table D-5, summary of access to opportunity fair housing factors, illustrates regional concentrations of areas with access to economic, educational, and environmental opportunities. The entire city of Pacifica is a high resource area according to TCAC, and most of the city has one of the highest scores for environmental outcomes. The city also has high educational outcome scores with slightly poorer outcomes in the northern area. Pacifica has much higher outcomes than its neighbors. Pacifica is similar to its neighbors in one TCAC indicator, the economic score, although the city scores poorly in its proximity to jobs. The site inventory was designed to be evenly distributed across the city, which will improve access to opportunity across the city.

Table D-6, disproportionate housing needs fair housing factors, illustrates that Pacifica has no significant concentrations of overcrowded households. The map in Figure D-18 shows that Pacifica has fewer severe housing issues compared to its neighbors. Pacifica has households overpaying for rent or mortgages in all areas of the city. Two census tracts have residents that are vulnerable to displacement.

**TABLE D-4: PACIFICA SITE INVENTORY UNITS BY INCOME AND SUMMARY OF SEGREGATION AND INTEGRATION FAIR HOUSING FACTORS**

Fair Housing Factors for Integration and Segregation						Pacifica Site Inventory		
Census Tract	Predominant Race	Concentration of Disability	Concentration of Female Headed HH w/Child	Median Income	RCAA	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
602700	Asian 14%	11%	7%	122,400	No	162	0	0
602800	Asian 13%	9%	21%	125,600	No	3	18	36
602900	White - 37%	11%	18%	108,900	No	161	0	65
603000	White - 48%	7%	20%	110,300	Yes	16	37	218
603100	White - 56%	5%	4%	140,000	Yes	298	79	32
603200	White - 56%	8%	4%	126,800	Yes	70	103	167
603300	White - 55%	10%	8%	121,700	Yes	406	4	53
603400	White - 49%	11%	25%	115,900	Yes	14	36	141

Source: HCD AFFH Data Viewer.

**TABLE D-5: PACIFICA SITE INVENTORY UNITS BY INCOME AND ACCESS TO OPPORTUNITY FAIR HOUSING FACTORS**

Fair Housing Factors for Access to Opportunity						Pacifica Site Inventory		
Census Tract	Proximity to Jobs	Economic Opportunity	Educational Outcomes	Environmental Outcomes	Composite Opportunity Score	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
602700	8	0.66	0.55	0.84	High Resource	162	0	0
602800	9	0.62	0.54	0.70	High Resource	3	18	36
602900	8	0.60	0.54	0.73	High Resource	161	0	65
603000	18	0.49	0.71	0.90	High Resource	16	37	218
603100	26	0.53	0.83	0.80	High Resource	298	79	32
603200	30	0.47	0.83	0.88	High Resource	70	103	167
603300	27	0.53	0.82	0.95	High Resource	406	4	53
603400	33	0.54	0.82	0.94	High Resource	14	36	141

Source: HCD AFFH Data Viewer.

TABLE D-6: PACIFICA SITE INVENTORY UNITS BY INCOME AND DISPROPORTIONATE HOUSING NEED FAIR HOUSING FACTORS							
Census Tract	Fair Housing Factors for Disproportionate Housing Need				Pacifica Site Inventory		
	Overpayment Renters	Overpayment Owners	Overcrowded Households	Displacement Risk	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
602700	43%	37%	4%	Lower	162	0	0
602800	36%	39%	2%	Lower	3	18	36
602900	38%	44%	2%	Lower	161	0	65
603000	47%	24%	0%	Lower	16	37	218
603100	35%	41%	4%	Lower	298	79	32
603200	20%	31%	1%	Lower	70	103	167
603300	47%	37%	5%	Lower	406	4	53
603400	33%	22%	0%	Lower	14	36	141

Source: HCD AFFH Data Viewer.

## 12. OTHER RELEVANT FACTORS: LOCAL CONTEXT

### Residents Living in RVs

In recent years, the City of Pacifica has experienced an increase in the number of residents living in RVs or vehicles. The issue has generated safety concerns in the public right of way. City residents, voicing safety considerations, have argued that these vehicles should not be allowed to park on certain streets. The city created a Temporary Safe Parking Program (TSPP) that permits 13 parking spots inside and outside the coastal zone. The TSPP is a pilot program that is providing an option to people suffering housing insecurity and is tied to a resource component with the Pacifica Resource Center to assist with the transition from RV housing to permanent housing. Pacifica Resource Center issues the RV parking permits. Enforcement of the TSPP includes tickets and towing, and the program has been strictly enforced. RVs are allowed to park for up to 29 days providing that they receive services from the Pacifica Resource Center and apply for and receive a permit. All 13 RV parking spots are on public streets or in designated locations in the public right-of-way. Five of the 13 RV parking spots located within the Coastal Zone have been appealed to the California Coastal Commission.

### Discrimination in Housing

There are few documented examples of race and income discrimination when it comes to housing development in Pacifica. Pacifica Resource Center, Legal Aid Society of San Mateo County, and the Community Legal Services in East Palo Alto serve Pacifica residents experiencing housing issues. The Pacifica Resource Center has reported housing discrimination and certain just cause eviction issues when a landlord seeks to evict tenants. The city has reported examples of discrimination against people living in RVs including complaints by persons participating in the City's TSPP.



## Opposition to Housing Projects

Some housing projects that received local approval in Pacifica have been appealed and referred to state agencies or have undergone litigation and subsequently been delayed. While most housing projects in Pacifica are approved based on their alignment with local and state codes and regulations, some project approvals were overturned. One example includes the Vista Mar project, an 8-unit project that was the subject of litigation including a challenge to the City's CEQA determination based on geological, hydrological, and other issues. The Court determined that the City's approval was invalid because an environmental impact report (EIR) should have been prepared.

Similarly, a coastal zone appeal process administered by the California Coastal Commission (CCC) has been unfavorable to two projects in the last few years. 1567 Beach Boulevard was a 7-unit project which was denied by the CCC because of hazards related to sea level rise, coastal erosion, and site access. The criteria used to deny the project makes it hard for any project to be developed in this location in the future. 505 San Pedro Avenue is a two-unit rental apartment project as part of a larger mixed-use project of which half was in city jurisdiction and half in CCC jurisdiction, and the CCC denied the project primarily due to concerns about biological resources (rendering the City's approval ineffective). The surrounding neighborhood is opposed to development there for various reasons including sea level rise concerns and claimed impacts to the California red-legged frog.

Some formal opposition to housing development has emerged recently. Citizens for the Preparation of an Updated Plan (CPUP) organized out of an existing environmental group and filed a lawsuit over the aforementioned Vista Mar project. Protect San Pedro Mountain opposes a project proposed in the southern part of town. While an incomplete application has been submitted to the City, confirmed details of the project are not known but it is estimated that the developer will propose at least a 125-lot subdivision, comprised of a mix of 1-4 unit buildings on each lot. There is a neighborhood group, the Pedro Point Neighborhood Association, that organizes around projects proposed in the Pedro Point neighborhood.

## Displacement

There has been at least one example of displacement pressure documented in Pacifica due to natural disasters. Along the 300-block of Esplanade Avenue, there were 52 apartment units in three buildings demolished between 2016 and 2017. The units had been red-tagged for several years due to bluff erosion threatening the buildings and property owners failed to take adequate measures to protect the buildings. In addition, there were two single-family residences demolished at 528 and 532 Esplanade also due to bluff erosion.

Recent state laws related to rent control and just cause eviction have helped reduce displacement in the city. However, the growing popularity of the short-term rental market contributes to displacement pressure in Pacifica. The city is working on options for additional regulations, such as putting a cap on the number of short-term rentals, and further study of other regulations on short-term rentals. Documentation of displacement in Pacifica is not available on a widescale.

### Appendix D Attachments

- Attachment D-1: San Mateo County Fair Housing Survey Findings
- Attachment D-2: Housing Needs Data Packet (additional data not included in appendices)

Attachments D-1 and D-2 are included after Appendix G.





Photo: Stock photo of construction site

# APPENDIX E: HOUSING RESOURCES

## State Review Draft – May 10, 2023

The housing resources available to the City of Pacifica can be summarized as a combination of financial resources, a network of providers of housing and related services, existing affordable housing and an inventory of sites that have the capacity to develop to address the projected housing needs. This appendix summarizes housing resources except for the inventory of sites which is described in Appendix F. This appendix lists financial resources such as federal, state and local programs, foundations and lender consortiums that can provide means of financial assistance to build housing, and community service organizations that provide housing services, manage housing programs and provide services directly to residents experiencing housing insecurity. Lastly, this section also includes housing options for residents with special housing needs including options affordable to lower-incomes and assisted living facilities.

## 1. FINANCIAL RESOURCES

This section describes existing and potential resources for the development of affordable housing in the city. Activities that these resources may be used for include but are not limited to the following: predevelopment, acquisition, construction, rehabilitation, conversion, and preservation.

### Federal Programs

#### *Low-Income Housing Tax Credits*

Created by the 1986 Tax Reform Act, the Low-Income Housing Tax Credits (LIHTC) program has been used in combination with other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program provides investors an annual tax credit over a 10-year period, provided that the housing meets certain affordability requirements. The tax credit is typically sold to large investors at a

syndication value which provides substantial equity to help finance extremely low-, very low- and lower-income units. The State of California administers the LIHTC allocation process each year.

### *Community Development Block Grant and Home Investment Partnership*

The Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) are federal grant programs directly allocated to jurisdictions based on population and certain demographic criteria. Pacifica does not meet the threshold criteria, but the County of San Mateo receives these funding resources on behalf of the whole county except Daly City, Redwood City, and South San Francisco, which are entitlement jurisdictions that receive their own allocations. These resources can be obtained to provide housing and related services in Pacifica through the County's annual Notice of Funding Availability process.

### *San Mateo County Housing Authority*

The Housing Authority of the County of San Mateo provides administration of a number of federal rental assistance programs to low-income households. The primary programs include Housing Choice Vouchers, Project-Based Vouchers, and Veterans Affairs Supportive Housing (VASH) vouchers in cooperation with Department of Veterans Affairs.

The following is a summary of available funding sources that can support affordable housing projects:

#### **Federal Funding Summary**

- Low-Income Housing Tax Credits (LIHTC).
- Community Development Block Grant (available via County Annual Notice of Funding Availability-NOFA).
- HOME Investment Partnerships (HOME) Program (available via County Annual NOFA).
- Housing Choice Vouchers (administered by San Mateo County Housing Authority).
- Project-Based Vouchers (Section 8) (administered by San Mateo County Housing Authority).
- Veterans Affairs Supportive Housing (VASH) Vouchers (administered by San Mateo County Housing Authority).
- Community Reinvestment Act-requirement that private lenders provide funding to improve the local community.

### **State of California Programs**

The State of California has several financial programs that creates rental and homeownership opportunities for Californians from all walks of life including veterans, seniors, young families starting out, people with disabilities, farmworkers, and individuals and families who are experiencing homelessness. Also included is funding that is used for housing related activities, which provide services to residents of low-income housing.

- Affordable Housing and Sustainable Communities (AHSC)
- California Housing Finance Agency (CalHFA) Single and Multi-Family Program
- CalHome Program
- Project Homekey

- Housing-Related Parks Grant
- Infill Infrastructure Grant (IIG)
- Local Housing Trust Fund (LHTF)
- Multi-Family Housing Program (MHP)
- No Place Like Home
- Section 811 Project Rental Assistance
- Golden State Acquisition Fund (GSAF)
- Housing for a Healthy California (HHC)
- National Housing Trust Fund (Federal funds allocated to the State)
- Predevelopment Loan Program (PDLP)
- Permanent Location Housing Allocation (PLHA)
- State Low Income Tax Credits

The State also provides planning grants to support the development of housing through the Regional Early Action Planning (REAP) and Local Early Action Planning (LEAP) programs which support regional and local agency planning and policies to support development of housing.

## Local Programs

### *Bay Area Housing Finance Agency*

The Bay Area Housing Finance Authority (BAHFA), administered by the Metropolitan Transportation Commission (MTC) is the first regional housing finance authority in California. BAHFA has the potential to raise hundreds of millions of dollars to help address affordable housing and housing stability in the Bay Area. The BAHFA will have the ability to issue municipal bonds to generate funds for use to finance 100 percent affordable housing construction along with other housing stabilization tools.

### *San Mateo County*

The San Mateo County Affordable Housing Fund (AFH) was established in 2013 and is comprised of Measure K funds and other local and state housing funding sources. The County Department of Housing administers these funds and also works with the County's Human Services Agency (HSA) to coordinate homelessness response through the HSA's Center on Homelessness.

### *Housing Endowment and Regional Trust of San Mateo County*

The Housing Endowment and Regional Trust (HEART) of San Mateo County is a regional trust fund for affordable housing in San Mateo County. It has a revolving loan fund to provide financing for affordable housing developments usually in the form of short-term gap or predevelopment financing and provides down payment assistance for first time homeowners countywide.

### *Pacifica Housing Trust Fund*

There is no local housing authority operating within Pacifica. The City has limited financial resources that in some instances may support housing programs. The primary source of funding for affordable housing development or preservation in the future is expected to be the City's housing trust fund, which is funded by in-lieu housing payments as described below. The City adopted a Below Market Rate (inclusionary) program ordinance in April 2007. The ordinance includes an alternative allowing developers to make a payment "in lieu" of constructing an affordable unit. The in-lieu payment for each Below Market Rate unit (BMR) is required to reflect the estimated cost to provide the BMR unit.

## **Private For-Profit and Nonprofit Sources**

### *Community Reinvestment Act*

Several opportunities exist for partnership with local lenders via the Community Reinvestment Act (CRA). Some lenders have assisted new construction projects in the form of construction loans and permanent financing.

### *Private Developers*

For-profit developers also provide affordable units in larger-scale projects through the City's Inclusionary Zoning requirements that requires at least 15 percent of units in market rate projects containing at least 8 units to be affordable to persons with lower incomes.

### *Nonprofit Housing Developers*

The San Francisco Bay Area has a number of well qualified and experienced nonprofit housing developers, including Bridge Housing, Mercy Housing, and MidPen Housing who have built or operate affordable housing properties in Pacifica. There are several partnership opportunities with nonprofit developers that produce affordable units. Historically, affordable units have been sponsored by nonprofit developers and this trend will most likely continue since federal programs strongly encourage the use of nonprofit agencies for affordable housing production. The nonprofit housing corporations Listed below are agencies that have the ability to assist in preserving the Casa Pacifica project.

- Mercy Housing California | 1256 Market Street, San Francisco, CA 94102 | 415-355-7100 | [mercyhousing.org](http://mercyhousing.org)
- Bridge Housing Corporation | 600 California Street #900, San Francisco, CA 94108 | 415-989-1111 | [bridgehousing.com](http://bridgehousing.com)
- EAH Housing | 22 Pelican Way, San Rafael, CA 94901 | 415-258-1800 | [eahhousing.org](http://eahhousing.org)
- MidPen Housing Corporation | 303 Vintage Park Drive #250, Foster City, CA 94404 | 650-356-2900 | [midpenhousing.org](http://midpenhousing.org)
- Eden Housing Inc. | 22645 Grand Street, Hayward, CA 94541 | 510-582-1460 | [edenhousing.org](http://edenhousing.org)

### *Resources for Preservation of At-Risk Units*

In addition to the resources already mentioned, the California Department of Housing and Community Development (HCD) has listed qualified entities that may be interested in participating in California's First Right of Refusal Program to preserve affordable units at-risk of conversion to market-rate. If an owner decides to terminate a subsidy contract or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner.

HCD has identified entities that may be interested in participating in California's First Right of Refusal Program in San Mateo County:

- ROEM Development Corporation
- Northern California Land Trust, Inc.
- Housing Corporation of America
- Mid-Peninsula Housing Coalition
- Affordable Housing Foundation
- Alta Housing (previously Palo Alto Housing Corp)

## **2. HOUSING PROGRAMS AND SERVICES**

### **Community Service Providers**

Local service providers provide housing related support for residents who are seniors, low-income, at risk of homelessness, have disabilities or other special needs.

- Pacifica Resource Center (County Core Service Agency, emergency and homeless assistance).
- Puente De La Costa Sur (emergency rent/utilizes assistance).
- HIP Housing: Human Investment Project (home sharing and self-sufficiency programs).
- Mental Health Association of San Mateo County (housing and services provider).
- Project Sentinel (housing discrimination investigations).
- Housing Choices (developmental disabilities service provider).
- Abilities United (developmental and physical disabilities service provider).
- The Arc (developmental disabilities service and advocacy provider).
- Community Gatepath of Northern California (developmental disabilities service provider).
- Golden Gate Regional Center (GGRC) and Health Plan of San Mateo (HPSM).
- West Bay Housing Corporation: (supportive housing for individuals with special housing needs).
- San Mateo County Continuum of Care Steering Committee (CoC).
- San Mateo County Human Services Agency (Working Together to End Homelessness: [SMCEndingHomelessness.org](http://SMCEndingHomelessness.org)).



- Samaritan House (homeless services).
- Safe Harbor ( 24-hour homeless shelter approximately 12 miles from Pacifica).
- LifeMoves (24-hour number for the on-call caseworker serving the unhoused in San Mateo County).
- Puente Clinic: Provides mental health services for developmentally disabled clients by bridging resources from San Mateo County Behavioral Health & Recovery Services (BHRS), Golden Gate Regional Center (GGRC) and Health Plan of San Mateo (HPSM).
- West Bay Housing Corporation: Provides affordable, community-based supportive housing for individuals with developmental disabilities and other people with special housing needs.

## Pacifica Temporary Safe Parking Program

The Pacifica Temporary Safe Parking Program (TSPP) began on June 29, 2022. This program provides a permit for a period of 29 days to any unhoused person living in an eligible oversized vehicle (OSV) who enrolls in a program of services with the Pacifica Resource Center to transition to permanent housing. Permits are only assigned for the 13 dedicated TSPP spots and are required to be renewed on the day of expiration. The goal of TSPP is to develop a plan and support participants towards returning to permanent housing.

## 3. FAIR HOUSING ORGANIZATIONS

- Project Sentinel (housing discrimination and landlord/tenant support).
- Legal Aid Society of San Mateo County (housing related legal support).
- Community Legal Services in East Palo Alto (housing related legal support).

## 4. EXISTING HOUSING FOR LOWER INCOMES OR SPECIAL NEEDS

The following affordable housing properties are located in Pacifica:

- **Pacifica Oaks Apartments – 750 Oddstad Boulevard (104 Senior Units).** Constructed and managed by BRIDGE Housing, affordability restrictions are in place until 2068.
- **Casa Pacifica – 1060 Terra Nova Boulevard (101 Senior Units).** Constructed and managed by Casa Pacifica Associates, rental subsidies through Section 8 which are typically renewed every five years.
- **Ocean View Senior Apartments – 555 Crespi Drive (100 Senior Units).** BRIDGE Housing purchased and renovated this property from National Church Residences in 2015. Affordability restrictions in place until 2069.
- **Oceana Terrace Senior Housing – 901 Oceana Boulevard (42 Senior Units).** Developed and operated by Mercy Housing in partnership with the Good Shepherd Catholic Church. Affordability restrictions are in place until 2036.
- **Lakeside Apartments, AKA Pacific Pines – 2590 Francisco Boulevard (10 Family Units).** Owned and operated by Mercy Housing, these units have affordability restrictions in place through 2058.
- **Villages at Pacifica – 435 Gateway Drive (168 units).** Income-restricted based on housing regulatory agreement.

- **168 Pacific Avenue (9-Unit Apartment Complex).** MidPen acquired the property in 2016 in order help preserve naturally occurring affordable rents in Pacifica. A portion of the funding for this property comes from the San Mateo County Department of Housing's Demonstration Program for Multi-Family Acquisition and Rehabilitation.

## Senior Housing and Assisted Living Facilities

The following are senior and assisted living facilities located in the City of Pacifica:

- Pacifica Oaks Senior Apartments
- Casa Pacifica
- Ocean View Senior Apartments
- Oceana Terrace Senior Housing
- Pacifica Pines Apartments
- Pacifica Nursing and Rehab Center (Assisted Living)
- Linda Mar Rehabilitation (Assisted Living)
- Marinol Senior Care (Assisted Living)
- Sunvalley Chateau Corporation (Assisted Living)
- Cedar Lane Residential Care Home (Assisted Living)

*This page intentionally left blank*



Photo: Stock photo of wood framing

## APPENDIX F: HOUSING SITES

### State Review Draft – May 10, 2023

A key component of the Housing Element is a projection of a jurisdiction's housing supply. Government Code Section 65583.2 requires an inventory of land suitable for residential development that can be feasibly developed during the 2023-2031 period and is sufficient to provide for the regional housing need for all income levels. The Housing Element is required to include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, including analysis of the development capacity that can realistically be achieved for each site. The site inventory evaluates whether there are enough sites with appropriate zoning to meet the Regional Housing Needs Allocation (RHNA) goal. The analysis does not include the economic feasibility of specific sites, nor does it take into consideration the owner's intended use of the land now or in the future. It does not dictate where residential development will actually occur, and the decision whether to develop any particular site always remains with the owner of the property, not the City.

### 1. STATE REQUIREMENTS

Assembly Bill (AB) 1397 includes specific criteria for assessing suitability of parcels to be included on the Sites List. The City adhered to this law and other applicable laws in the development of the Sites List.

This inventory is summarized in the Affordable Housing Inventory form (Sites List). The City of Pacifica's RHNA for the eight-year period from 2023 to 2031 is 1,892 units. This allocation is further distributed by income levels based on the Area Median Income (AMI):

- Very low-income (less than 50 percent of AMI)
- Low-income (50-80 percent of AMI)
- Moderate-income (80-120 percent of AMI)
- Above-moderate income (more than 120 percent of the AMI)

The assigned RHNA does not project Extremely Low-Income (ELI) units (30% AMI), but State Law requires that the City project its ELI needs. Pacifica has used the State approved methodology of using half the Very-Low-Income (VLI) RHNA for its projected ELI needs. Table F-1 shows the City's RHNA by income category.

<b>TABLE F-1: CITY OF PACIFICA REGIONAL HOUSING NEED ALLOCATION</b>						
	<b>Extremely Low-Income</b>	<b>Very Low-Income</b>	<b>Lower-Income</b>	<b>Moderate-Income</b>	<b>Above Moderate-Income</b>	<b>Total</b>
New Housing Units	269	269	310	291	753	1,892

Note that in the Sites List, the extremely low-, very-low-, and lower-income groups are combined and represented as “lower-income” as a group.

Source: City of Pacifica,

## Sites Used in Former Housing Elements

State Government Code section 65583.2. (c) requires special handling of sites that were used in previous Housing Elements and identified as suitable for Low- and Very Low-Income in Sites List for 6th RHNA cycle. A program to rezone these sites to allow residential development “by right” is required in the following circumstances:

- Vacant sites identified in two or more consecutive past planning periods (4th and 5th RHNA cycles), and
- Non-vacant sites identified in the prior period (5th RHNA cycle).

Pacifica has seven housing sites that were included in prior Housing Elements, of which only three are listed as lower income. One site is vacant but was not listed in both 4th and 5th cycles. Two non-vacant sites were listed in the 5th Cycle and therefore subject to the provisions of this law. They are the Sanchez Library at 1111 Terra Nova Boulevard and the retail parcels at Pacific Manor Shopping Center (excluding parking lots).

Residential developments on these sites that include at least 20% of the units affordable to lower-income households shall be allowed “By Right” which means the City shall not require a conditional use permit, a planned unit development permit, or other discretionary review as long as the project complies with zoning requirements, including objective design standards. If the site does not include at least 20% lower-income units, the “By Right” streamlined processing would not apply.

A program to rezone these sites must occur no later than three years from the start of the 6th RHNA planning period (2026).

## Replacement Housing

Sites that have or have had residential units, but where the units were vacated or demolished within the last five years, do not qualify as sites available to accommodate the RHNA unless replacement housing has been developed and the units are or were:

- Subject to recorded covenants restricting rents to lower income households;
- Subject to rent control; or
- Occupied by very low- or low-income households,



Replacement housing requirements must meet the same requirements as those in Density Bonus Law (§ 65915(c)(3), which apply to developers seeking a density bonus, incentives or concession after vacating or demolishing affordable or rent controlled units. No properties on the Sites List had residential units that were vacated or demolished within the last five years.

## 2. INFRASTRUCTURE

All sites identified for housing development are already served by utilities and infrastructure and infrastructure does not pose a constraint on development for the majority of the sites listed in the inventory. The North Coast County Water District (NCCWD) provides potable water within its district boundaries which are nearly identical to the Pacifica city limits. A 20-year master plan<sup>1</sup> was prepared by NCCWD in February 2016 which included a water assessment for buildout of the 2040 General Plan based on Land Use Element assumptions. This assessment has determined that adequate water supplies exist to accommodate Pacifica's water needs for the approximately 1,000 units assumed for the General Plan buildout at that time. Solid waste, recycling, and organics collection are managed through an agreement with Recology of the Coast and gas and electricity are provided by Pacific Gas and Electric (Peninsula Clean Energy, a community choice aggregation program, also provides electricity through PG&E's distribution lines).

Wastewater conveyance and treatment is provided by the City of Pacifica. In August 2021, the City completed an update to the Collection System Master Plan.<sup>2</sup> The Master Plan included modeling to identify capacity deficiencies in the gravity sewer system. Four areas of deficiencies were found; however, none of the identified housing sites are affected.

Rainfall dependent infiltration/inflow (RDI&I) is a chronic issue that impacts the capacity of Pacifica's sewer pump stations. Old sewer laterals play a significant role in RDI&I, and the City has a program to provide incentives for homeowners to replace substandard pipe. Since 2016, 367 grants have been made to homeowners to assist with the costs to replace sewer laterals to help mitigate this issue. According to the Pacifica Public Works Department, wet weather events in recent years have also caused the capacity of the Rockaway Pump Station to be exceeded. Six of the proposed housing sites are located within the catchment area for the Rockaway Pump Station. Additional studies at the time of development will be necessary to identify the potential impacts and the most appropriate solutions.

## 3. ENVIRONMENTAL CONDITIONS

The eastern borders of the city consist of hilly regions, much of which are preserved as open space and dedicated parklands that are not available for development (approximately 40 percent of the city's land area). The city is also bounded by the Pacific Ocean. All areas west of Coast Highway and a small area east of the Coast Highway are included in the California Coastal Zone. Many of these areas are vulnerable to erosion, flooding, and sea level rise. In the past, Pacifica experienced landslides and significant coastal bluff retreat in some locations. Therefore, the City has recognized that geologic hazard mitigation will be required in many

<sup>1</sup> North Coast County Water District, *20-Year Long-Term Water Master Plan*, Stetson Engineers Inc., February 2016. <https://www.nccwd.com/projects/20-year-master-plan.html>

<sup>2</sup> City of Pacifica. *Collection System Master Plan Update*, August 2021. Woodward and Curran.

areas of Pacifica. Only three housing sites within the Coastal Zone are included in the Sites List; these are all outside of the vulnerable areas. Further details are provided in the specific site descriptions.

## 4. APPROVED PROJECTS

A number of housing units have been approved by the City of Pacifica that are under construction or soon to be constructed. Government Code Section 65588(f)(2) allows projects that have been approved, permitted, or received a certificate of occupancy from June 30, 2022, through December 15, 2030, to be credited toward meeting the RHNA allocation based on the actual affordability and unit count of the development. Table F-2 shows the approved housing units in Pacifica. There are 139 total approved units, of which 44 will be affordable to lower-income, two affordable to moderate-income, and the rest will be market rate. The affordable units are governed by Affordability Agreements. These projects are all expected to be completed within the Housing Element planning period.

Address	Assessor Parcel Number	Site Status	Lower- Income	Moderate- Income	Above Moderate- Income	Total Units
407-443 Gateway Dr	009-540-110, 120, 130, 140	BP 54579-21 Affordability Agreement	20			20
435-463 Gateway Dr	009-540-160, 009-540-170	BP 55174-22 Affordability Agreement	22			22
801 Fassler Ave	022-083-060, 022-083-040	BP 53814-21 Inclusionary Agreement	2	2	20	24
1300 Danmann Ave	023-013-010	Reso 2019-025			6	6
1335 Adobe Dr	023-222-080	Reso 2019-077			7	7
2105 Beach Blvd	016-182-010	Reso 2019-004			2	2
327 Beaumont Blvd	009-037-470	Reso 2019-006, SFD			1	1
TBD Farallon Ave	009-085-430	Reso 2019-14, SFD			1	1
2100 Palmetto Ave	016-182-370	Reso 2019-17, Condos			3	3
389 Buckingham Way	016-304-140	BP 53530-21, SFD			1	1
44 Salada Ave	016-050-400	BP 53929-21, SFD			1	1
1693 Higgins Way	023-341-080	Reso 2019-036, SFD			1	1
170 Winona Ave	018-053-050	BP 51242-19, SFD			1	1
1120 Sheila Way	023-640-020	BP 51378-1120, SFD			1	1
21 Ohlone Ct	022-150-030	BP 51891-19, SFD			1	1
25 Point Reyes Way	023-603-300	BP 51049-19, ADU			1	1
427 Manor Dr	009-213-080	BP 51245-19, ADU			1	1
1165 Manzanita Dr	023-461-210	BP 51330-19, ADU			1	1
340 Farallon Ave	009-069-210	BP 51524-19, ADU			1	1

**TABLE F-2: APPROVED HOUSING UNITS**

Address	Assessor Parcel Number	Site Status	Lower-Income	Moderate-Income	Above Moderate-Income	Total Units
505 San Pedro Ave	023-072-010	Reso 2011-11			2	2
510 San Pedro Ave	023-073-200	BP 49802-18, SFD			1	1
300 Coral Ridge Dr	009-037-430	BP 49113-18, SFD			1	1
1512 Valdez Way	023-422-170	BP 50120-18, ADU			1	1
277 Kent Rd	023-013-030	Reso 2019-030 SFD			1	1
Lots 4-12 Oddstad Way	022-056-080	Reso 2020-12, SFD			1	1
1416 Flores Dr	023-064-010	BP 52437-20, ADU			1	1
475 Manor Dr	009-221-120	BP 52462-20, ADU			1	1
322 Channing Way	009-114-150	BP 52586-20, ADU			1	1
710 Prairie Creek Dr	022-370-220	BP 52767-20, ADU			1	1
575 Inverness Dr	009-360-090	BP 52932-20, ADU			1	1
924 Corona Dr	022-222-090	BP 53135-20, ADU			1	1
428 San Pablo Terrace Rd	016-112-020	BP 52269-20, SFD			1	1
3 Celia Ct	023-530-430	BP 52902-20, ADU			1	1
314 Channing Way	009-114-140	BP 53218-20, ADU			1	1
520 Edgemar Ave	009-164-050	BP 52436-20, ADU			1	1
251 Kavanaugh Way	009-332-020	BP 52543-20, ADU			1	1
652 Alta Vista Dr	022-241-230	BP 52608-20, ADU			1	1
255 Reichling Ave	018-074-060	BP 52605-20, ADU			1	1
333 Brighton Rd	016-351-030	BP 52645-20, ADU			1	1
1016 Escalero Ave	022-244-060	BP 52754-20, ADU			1	1
120 Birch Ln	016-294-530	BP 52765-20, ADU			1	1
146 Pacific Ave	016-303-070	BP 52635-20, ADU			1	1
7 Spring St	022-062-110	BP 53086-20, ADU			1	1
250 Sunshine Dr	009-431-120	BP 53167-20, ADU			1	1
660 Heather Ct	009-303-240	BP 53945-21, ADU			1	1
1667 Higgins Way	023-341-210	BP 54253-21, SFD			1	1
412 Glasgow Dr	009-343-030	BP 53546-21, ADU			1	1
1683 Toledo Ct	023-301-030	BP 54005-21, ADU			1	1
1484 Madeira Dr	023-333-110	BP 53967-21, ADU			1	1

**TABLE F-2: APPROVED HOUSING UNITS**

Address	Assessor Parcel Number	Site Status	Lower-Income	Moderate-Income	Above Moderate-Income	Total Units
483 Glasgow Dr	009-334-150	BP 54412-21, ADU			1	1
110 Paradise Dr	009-605-010	BP 54692-21, ADU			1	1
430 Monterey Rd	009-124-200	BP 54762-21, ADU			1	1
884 Montezuma Dr	023-123-100	BP 54425-21, ADU			1	1
432 Fremont Ave	009-143-080	BP 54719-21, ADU			1	1
1419 Madera Way	023-332-380	BP 54418-21, ADU			1	1
TBD Talbot Ave	016-270-110	Reso 16-2022			1	1
340 Waterford St	009-058-040	Reso 2020-21			5	5
<b>Approved Project Total</b>			<b>44</b>	<b>2</b>	<b>93</b>	<b>139</b>

Note: BP =Building Permit, Reso = Council Resolution, ADU = Accessory Dwelling Unit  
Source: City of Pacifica

## 5. ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) are a housing type that can meet the needs of middle- and lower-income individuals and households. Based on increased documentation and State guidance, jurisdictions are allowed to count projected development of ADUs based on prior year production averages. As outlined in Table F-3, the City has issued an average of 23.4 building permits for ADUs annually since 2018 up through September 2022. Consistent with this five-year average, the Sites List includes a projection of 23.4 new ADUs annually, resulting in 187 new ADUs over the eight-year cycle. The City believes this is conservative since legislative changes to facilitate construction occurred in 2017, and the trend has been increasing each year as other revisions have been enacted to eliminate barriers to construct ADU's (the three-year average from 2020 through 2022 was 32.7 ADUs per year, a roughly 40% increase). This trend is further supported by Pacifica's proactive efforts to assist the creation of ADU's. In 2020, Pacifica joined the "Bright in Your Own Backyard" program administered by Hello Housing, a local nonprofit, which provides a One Stop Shop providing information and advice to homeowners who are interested in adding ADU's to their homes. "Symbium Build," an online tool that provides owners with ADU feasibility information such as site-specific zoning, was launched to further assist owners to evaluate the suitability of their property for ADU construction.

**TABLE F-3: PACIFICA ANNUAL ADU PERMIT DATA**

	2018	2019	2020	2021	2022*	5-Year Average
Permitted ADUs	8	11	25	37	36	23.4

\* Estimated 12-month totals, based on January to September 2022 permitting data (xx permits issued).  
Source: City of Pacifica.

A study conducted by the Association of Bay Area Governments (ABAG) in September 2021 found that ADUs are rented at a variety of rates and often meet lower-income affordability requirements based on the incomes

of the occupants and/or their rental rates. Based on these findings, local jurisdictions are justified in using certain percentages to meet their affordable housing allocations. The study's recommended affordability breakdown by income group that a Bay Area jurisdiction can use for ADUs, which is noted as being conservative, is 30 percent very-low-, 30 percent low-, 30 percent moderate- and 10 percent above moderate-income. Thus, the Sites List uses the affordability mix of 60 percent very-low- and low- combined, 30 percent moderate-, and 10 percent above moderate-income to estimate ADU affordability in Pacifica.

## 6. LAND CAPACITY IN RESIDENTIAL ZONING DISTRICTS

The City of Pacifica consists primarily of residential homes, 72 percent of the dwelling units in the city are single-family homes. The eastern borders of the city consist of hilly regions, much of which are preserved as open space and dedicated parklands that are not available for development. Approximately 40 percent of the City's land area is publicly owned open space area. The city is also bounded by the Pacific Ocean and many sections of the coastline are considered vulnerable to erosion, flooding, and sea level rising and therefore also not appropriate for dense new housing development.

### *Zoned Versus Realistic Capacity*

When establishing the realistic unit capacity for parcels on the Sites List, the jurisdiction must consider current development trends of existing or approved residential developments at a similar affordability level in that jurisdiction, as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and floor area ratios (FARs). Table F-4 shows the multi-family developments (five units or more) approved by the City from 2015-2022. The average density of Dwelling Units per Acre (DU/A) as a percent of the maximum allowed by the zoning code is 81 percent. Therefore, this percentage will be used to estimate the realistic density for future multi-family development on sites in Pacifica.

**TABLE F-4: ACTUAL APPROVED DENSITIES 2015-2022**

Year	Project Address	Commercial Space	GP Designation	Maximum DU/A Density Allowed	No. Units Approved	DU/A Density Approved	Percent of Allowable Maximum Density
2018	801 Fassler Ave	N/A	Open Space/LDR	9	24	2.14	24%
2020	Monterey Rd & Hickey Blvd	N/A	LDR	9	8	6.57	73%
2015	15 & 29 Montecito Ave	N/A	HDR	21	5	19.4	92%
2019	1335 Adobe Dr	N/A	HDR	21	7	16.26	77%
2019	1567 Beach Blvd	N/A	HDR	21	7	15.66	75%
2015	Monterey Rd & Waterford St	1,613 sf	Mixed-Use	22	5	22.7	103%
2020	340 Waterford St	1,324 sf	Mixed-Use	22	5	22.75	103%
2020	1300 Danmann Ave	3,050 sf	Commercial	22	6	17.96	82%
2022	570 Crespi Dr, portion of 540 Crespi Dr	3,165 sf	Commercial	22	19	11.34	103%
<b>Average</b>							<b>81%</b>

Source: City of Pacifica.



In order to identify appropriate sites for inclusion on the RHNA Sites List, parcels that currently allow residential were first evaluated. The City's residential zones include a range of densities from Very Low Density Residential (VLDR) at 2 DU/A to High Density Residential Density (HDR) at 21 DU/A. Sites that are greater than 0.5 -acres in HDR are allowed to be built at 30 DU/A. In addition, Mixed-Use Neighborhood (MUN) and Mixed-Use Center (MUC) land use designations allow residential at 30 DU/A (for sites 0.5 acre or larger) and 50 DU/A, respectively.

## Vacant Sites

Vacant sites provide the greatest opportunity for development and historically have provided most of the new housing units in Pacifica. Below are the assumptions used to estimate future development on vacant sites that are zoned for residential uses.

**Single-Family (1-4 Units).** A City survey of vacant residential sites was conducted. Vacant parcels in single-family subdivisions zoned VLDR and LDR are scattered citywide and generally sized 2,000 to 5,000 square feet (less than 0.10 acre). The passage of Senate Bill (SB) 9 and SB 10 which became effective in January 2022, allows certain lot splits and the construction of 1-4 units by right in single-family neighborhoods. There have been six SB 9 applications to request approval of two-residential unit projects and/or urban lot splits on single-family parcels, indicating interest in utilizing these laws to increase capacity in single-family zoning districts. However, due to the newness of the legislation, it is difficult to project how many units can be built during the Housing Element planning period. Therefore, to be conservative, these small single-family parcels are not included in the Sites List. The potential housing units for parcels greater than 0.10 acre, or small parcels zoned at higher densities, are calculated by using the maximum density identified by its General Plan Land Use designation. Downward adjustments were further made for steep or hilly sites, based on the surrounding buildout. For sites where an application has been submitted by the owner to the City for review, the actual number of units is used. Pending applications consist of five sites providing eight units, all of which are designated as above moderate-income, listed in the Sites List. It is estimated the submitted projects will be approved in 2023 and constructed in 2024 based on typical processing times.

**Multi-Family or Mixed-Use (5+ Units).** A number of vacant sites in Pacifica that are zoned for multi-family or mixed-use were evaluated. For each site, the maximum density was calculated based on its land use designation and size of the parcel. Then each site was adjusted to its realistic capacity using 81 percent, based on historical averages as described above in Table F-4. Downward adjustments were further made to address physical constraints. For sites that have existing planning applications, the actual proposed units and income targets are used for this analysis. While the City is not obligated to approve a project on a housing site, proposed projects demonstrate the City's capacity to accommodate new housing. Applications that have been submitted but do not conform with City zoning requirements are not listed. The following vacant sites are summarized in Table F-5.

- **751 Oceana Boulevard (Sites Map Site #2).** The owner initially proposed two hotels on two parcels totaling 4.98 acres directly adjacent to Coast Highway. The owner is now proposing a mixed use of hotel and 80 units of market rate housing at the rear portion of the site which includes six lower-income units and six moderate-income units to meet the City's inclusionary requirement. The current maximum density on the residential parcel (2.5 acres) is 75 units, so this site will be included on the Sites List that need to be rezoned (see Table F-9) A formal planning application has not yet been submitted and will likely require an EIR. However, the estimated entitlement approval is 2025 and completion by 2027.

**TABLE F-5: VACANT RESIDENTIAL SITES FOR 5+ UNITS**

Site # on Sites Map	Address/ Intersection	APN	General Plan Land Use	Maximum Density (DU/A)	Parcel Size (Acres)	Allowed Maximum	Realistic Capacity (81%)	Lower-Income	Moderate-Income	Above Moderate-Income	Total Capacity
2	751 Oceana Blvd	009-245-010, 009-245-030	HDR	30	2.5	75	61	6	6	68	80*
6	Talbot Ave/ Goodman Rd	016-232-080, 016-232-090, 016-232-100, 016-232-110, 016-232-120, 016-232-140, 016-252-140, 016-252-150, 016-252-160, 016-252-170	HDR	30	0.9	27	22		21		21
3	Santa Maria Ave/ Palmetto Ave	016-032-310	MUN	26	0.36	9	8			8	8
4	2107 Palmetto Ave	016-192-320	MUC	30	0.3	9	7			7	7
14	570 Crespi Dr	022-162-310	MUC	50	1.74	87	70	1	1	13	15
17	930 Oddstad Blvd	023-672-600	LDR	9	12.57	113	92	6	5	59	70
38	Coast Hwy, north of Lutheran Church	018-140-660, 018-140-300	MUN	30	1.26	38	31	3	2	26	31
<b>Multi-Family Vacant Residential Subtotal</b>								<b>16</b>	<b>35</b>	<b>181</b>	<b>232</b>

\* Site #2 Owner proposal of 80 units exceeds existing maximum density. This site is proposed to be rezoned to accommodate the request.

Source: City of Pacifica.

- **Talbot Avenue/Goodman Road (Sites Map Site #6).** A single owner owns ten adjacent parcels for a total of 0.9 acres zoned HDR in the Sharp Park Specific Plan, which is surrounded by existing multi-family units. An adjacent City-owned parcel and easement for an unbuilt road could add an estimated extra 0.33 -acres to this parcel. A conservative estimate of 21 units is used based on existing density and site assembly, but this could increase if the City increases the allowed density in HDR zones, or if the owner acquires the City-owned parcel and easement. It is estimated that this could occur within the first two years of the HE planning period and construction completed by 2028.
- **Santa Maria Avenue/Palmetto Avenue (Sites Map Site #3).** This is a small vacant parcel zoned Mixed-Use Neighborhood which allows 26 DU/A. It is identified as an Opportunity Site in the Sharp Park Specific Plan and has good walkability to services and beaches. Due to its size, it can accommodate eight above moderate units in a mixed-use development. Development of this site is estimated by 2030.
- **2107 Palmetto Avenue (Sites Map Site #4).** A mixed-use proposal for this site consisting of seven market rate residential units over 3,200 square feet of commercial space and a parking garage was submitted. This project is identified as an Opportunity Site and conforms to the vision of the Sharp Park Specific Plan by providing mixed-use on a site that has good walkability to services and beaches. The project is close to getting entitlements and it is estimated that it will be constructed by 2025.
- **570 Crespi Drive (Sites Map Site #14).** A planning application was approved for 15 multi-family rental units on 1.75 acres. Two affordable units consisting of one low-income and one moderate-income would be restricted through an affordability agreement in conformance with the City's Inclusionary Zoning requirements. The project was appealed and an Environmental Impact Report (EIR) is now being completed. In addition, the project includes property owned by the City; therefore, the City will have to follow the procedures for disposition of property under the Surplus Lands Act prior to disposition of the property. This proposed project has property owner interest; this site is likely to redevelop within the planning period.
- **930 Oddstad Boulevard (Sites Map Site #17).** The Pacifica School District has submitted an application to construct 70 rental units on a vacant portion of the Oddstad Elementary School with six low-income units and five moderate-income units. The project will include 45 units dedicated to school district employees and 25 units will be available on the open market. The application is undergoing environmental review, and construction is estimated to begin in 2024 with completion in 2025.
- **Coast Hwy, northside of Lutheran Church (Sites Map Site #38).** The owner of two parcels measuring 1.26 acres has provided City with written requests to include this land on the Sites List for a market rate housing development. Under current zoning and inclusionary requirements, the site can accommodate a total of 31 units, including 3 low income and 2 moderate income units.

## Assembly Bill 2011 Eligible Sites

California passed AB 2011 which will be effective July 1, 2023. AB 2011 allows for ministerial, by-right approval for affordable housing on sites zoned for commercial and mixed uses along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria. This law will streamline approvals and allow increased density for two key vacant sites in Pacifica (as well as several non-vacant sites discussed below) located on the eastside of Coast Highway between San Marlo Way and Reina del Mar Avenue. This new legislation is anticipated to be highly attractive to affordable housing developers, who routinely comply with the requirements of the legislation. The two vacant sites zoned as MUN listed below meet the qualifying criteria.

Utilizing AB 2011 these sites can be built at a density of 60 DU/A, but 48.6 DU/A (81% x 60) is considered more realistic and used for RHNA purposes to match historic development experience. These sites are prime for development given their size, shape, topography and vehicular access. Since the City encourages these mixed-use sites to include commercial uses, the residential density is further reduced to achieve a ratio of two-third residential and one-third commercial.

**Site A – Coast Highway, between 4300-4400 Coast Highway (Sites Map Site # 12).** This site was recently transferred from Caltrans to a private owner. It measures 3.5 acres and is slightly sloped throughout. During the General Plan update process, the owner submitted a letter requesting the zoning of this site to MUN to accommodate residential uses, indicating their interest in residential development at this location.

**Site B – Coast Highway, northside of former lumber yard (Sites Map Site #11).** This site consists of two parcels owned by the same person, is mostly flat and located just north of the existing lumberyard located at 4275 Coast Highway. This 1.43-acre site is mostly flat, has good transportation access and is prime for development of ownership housing.

The above vacant sites result in 23 percent of RHNA and 19 percent of the low-income; therefore, Pacifica will need to rely primarily on non-vacant sites to achieve its lower-income RHNA goals.

## 7. LAND CAPACITY IN NON-RESIDENTIAL AND NON-VACANT MIXED-USE SITES

Pacifica has a number of housing opportunities on underutilized sites, most of which require rezoning in order to encourage residential development. The following discussion assumes that programs and policies to revise current zoning requirements are adopted to allow residential and or increase density for housing, simplify the development and lot consolidation processes, utilize publicly owned lands, and comply with new State laws. These actions are included in the following Housing Element Programs:

- HE-I-1. General Plan and Zoning Amendments to Achieve RHNA
- HE-I-2. Zoning Modernization and Streamlining
- HE-I-3. Public and Semi-Public Land Master Planning and Implementation
- HE-I-14. State and Federal Law Conformance

In all cases the proposed new base density is adjusted by 81 percent to calculate a realistic potential based on historical development patterns as shown in Table F-4. Because the City needs to rely on non-vacant sites to meet over 50 percent of its Low Income RHNA allocation, further details are provided below to justify the assumptions used on the Sites List.

### Shopping Centers

Pacifica has several neighborhood shopping centers anchored by grocery stores that range in physical condition and economic vitality. According to developer input in San Mateo County, shopping center redevelopment primarily depends on status of the leases, noting that national chains are especially difficult to negotiate with. Centers with vacancies, local businesses, alternative locations for businesses to relocate to, and declining physical condition have a better likelihood of redevelopment. All of Pacifica's shopping centers listed below are serving neighborhood needs and are not likely to discontinue current uses. However, in general, portions

of the sites have redevelopment potential for residential development to be added, resulting in mixed-use properties.

**Linda Mar Shopping Center, 500 Linda Mar Blvd (Sites Map Site #29).** This is the largest shopping center in Pacifica consisting of several major tenants including Safeway, Rite Aid, Ross, Pet Food Express and several national food chains. In addition, about half of the spaces are leased by local-based retail businesses. The center is experiencing about a 15 percent vacancy rate scattered throughout. The site measures 12.5 acres with retail spaces ringing a central parking lot. A large portion of the shopping center is thriving and not likely to change its uses. However, at the rear of the site is a little-used surface parking area. A portion of the rear or side retail spaces could be removed, and tenants relocated to other spaces within the more active part of the shopping center, freeing up adjacent land. It is estimated that approximately 4.5 acres could be redeveloped with housing leaving 8 acres of retail in place (see HE-I-1, HE-I-2).

**Park Mall, (Sites Map Site # 16).** This is a neighborhood shopping center with no national retail chain tenants. The buildings have no noticeable recent physical improvements. The site consists of four parcels, one of which is a former gas station which is currently vacant. The site was remediated and achieved site cleanup clearance in 2002, so it is available for development and the owner has approached the City with the desire to build residential. The retailers are primarily local businesses and provide services to the neighborhood that will likely continue. That said, the vacant parcel plus adjacent retail and/or parking area has potential to add residential, while maintaining a retail core. The entire site is 6 acres, 1.5 of which could add residential leaving 4.5 for neighborhood services and retail. This site is currently zoned MUN which allows residential without any rezoning at 30 DU/A, however 60 DU/A is assumed due to rezoning (see HE-I-1, HE-I-2)

**Fairmont Shopping Center, 777 Hickey Blvd (Sites Map Site #28).** This 7.4-acre shopping center is well maintained, has several national chains and serves the northeastern hilly neighborhoods in Pacifica which are removed from the Coast Highway core of the city. There is potential for adding residential on 1 acre of the site through reconfiguring of current uses, leaving it mostly a retail use at essentially the same levels. This owner has been open to exploring residential development opportunities once rezoning is completed, most likely at the end of this planning period (see HE-I-1, HE-I-2),

**Pacific Manor Shopping Center, 440 Manor Pl (Sites Map Site #27).** This small neighborhood shopping strip is aging and located directly on the transit corridor served by Coast Highway. Although Safeway is the anchor tenant, the remaining retail spaces are small local independent merchants. The site consists of 10 parcels, requiring site consolidation. The total site is 4.5 acres, of which 2.35 acres is underutilized surface parking. If the site retains Safeway and the local merchants, it is estimated that the surface parking lot could accommodate residential in a mixed-use development and is eligible to utilize AB 2011 for 60 DU/A. Assuming a mixed-use building with two-third residential units results in 76 units on the parking lot areas of the site. If the site is redeveloped to include residential units on the existing retail parcels, and at least 20% of the units are affordable to Lower income households, the application is eligible for by-right streamline approvals since these parcels were listed in the prior RHNA 5<sup>th</sup> Cycle Housing Element. (see HE-I-1, HE-I-2, HE-I-14). This site's location in the Coastal Zone could complicate the City's ability to implement this by-right approval requirement because of the Coastal Act mandate that all new development obtain a Coastal Development Permit (a discretionary permit, and subject to CEQA).



## Public and Semi-Public Sites

Several sites owned by public agencies and religious organizations in Pacifica have potential to accommodate housing.

### City-Owned Sites

City-owned housing sites provide unique opportunities to maximize the affordability of new housing. This is especially important when considering how to accomplish development of housing for ELI individuals and families. Development of ELI housing is challenging given the lower financial return to developers. Without appropriate incentives, developers typically target affordable units to very-low- or low-income categories.

When it owns a development site, the City may offer additional incentives if a development proposal satisfies a special housing need or a special affordable housing need. The City's leverage may include an appropriate array of development incentives, contributions from the housing trust fund, fee waivers, or other incentives.

In order to utilize City owned sites for housing, the City must comply with the provisions of the Surplus Lands Act (SLA), which encourages the development of affordable housing on surplus public lands. The City's intent to follow the provisions of SLA is identified in Program HE-I-3.

**Sanchez Art Center, 1220 Linda Mar Boulevard (Sites Map Site #23).** This 8.8-acre- site consists of a former school that houses the Sanchez Art Center, a theater, and ball fields. Keeping the playing fields in place, preserving the creek setback area, and redeveloping the existing buildings on 4 acres could accommodate a mixed-use development incorporating the Art Center and adding residential units (see HE-I-1, HE-I-3),

**Sanchez Library, 1111 Terra Nova Boulevard (Sites Map Site #24).** This site is 2.86 acres and houses the neighborhood serving library, surface parking and open space. Keeping the library and creek setbacks in place results in 1.5 acres available to add residential to create a mixed-use site. A City evaluation report has determined that an expansion of the library footprint is not needed at this location although the City is in the process of adding a library vending machine to expand services. Therefore, the existing footprint can be sufficient to keep current library services intact to the neighborhood and allow additional development for residential on this site. It was listed as a site in the prior RHNA 5<sup>th</sup> Cycle Housing Element so will be eligible for by-right streamline approvals with a minimum of 20 percent Lower Income units (see HE-I-1, HE-I -3, HE-I -14).

**Public Works Corp Yard, 155 Milagra Drive (Sites Map Site #20).** Discussions are underway with the Pacifica Elementary School District to collaborate on a property swap between the existing school district administration site at 375 Reina Del Mar and the City's Corporation Yard. The Corporation Yard site is located along Coast Highway, providing a better location for the School District offices that can be developed as a mixed-use project adding residential units on the site. The site is about 0.8 acres and is flat, however a major storm drain line runs through the site and will need to be addressed in the site design phase. Pacifica City Council approved a preliminary concept that the Corporation Yard site could be suitable for a 100 percent affordable residential development and directed staff to continue working with the School District on feasibility. The School District Board has agreed to pursue a "Fit Study" as the next step of due diligence (see HE-I -1, HE-I -3).

## School District Sites

Both the Pacifica School District (PSD) and Jefferson Union High School District (JUHSD), which operates high schools in Pacifica and Daly City, have experience in developing vacant district owned property for residential uses. The City has a strong track record allowing residential on property owned by School Districts. In the past, both Crespi and Westview elementary schools were closed and redeveloped as housing, and vacant land at the Oddstad Elementary school is going through the entitlement process for 70 units. Although there are no current public discussions of further school district site development, these agencies own large parcels in key locations in Pacifica. AB 2295, passed in 2022, will allow school districts to develop housing on their properties regardless of local zoning designations if certain criteria are met from January 2024 to January 2033 (see HE-I-1, HE-I-2, HE-I-3).

**Terra Nova HS, 1450 Terra Nova Boulevard (Sites Map Site #22).** The Terra Nova High School campus is over 43 acres and consists of school buildings, playing fields and parking lots. A vacant parcel that measures over 5 acres is just west of the developed campus property which could be used for housing leaving existing uses intact. Due to its hilliness at the rear and one side of the parcel, about 4 acres are flat and prime for development.

**Oceana HS, 401 Paloma Avenue (Sites Map Site #21).** The Oceana High School campus consists of 51 acres including school buildings, playing fields, parking lots, and undeveloped open space nestled against hills with sweeping views of the Ocean. About 5.5 acres of undeveloped, relatively flat land exists along Paloma Avenue, that can accommodate housing, leaving the existing campus intact.

## Caltrans Sites

Three vacant sites in Pacifica are owned by Caltrans which have not been declared surplus by the State of California but are suitable for affordable housing. Staff at Caltrans provided information on the process to “decertify” sites, which allows a public agency to acquire the land to be used for a public purpose, such as affordable housing. First, an initial deposit of funds is provided to Caltrans to conduct a site review. If the site is cleared for decertification, an excess land parcel will be created and appraised. The City of Pacifica will need to pass a resolution stating that the excess land parcel will be used for the public purpose (and the deed may be restricted for such a public purpose). The parties then enter into a purchase agreement which needs to be approved by the California Transportation Commission. The process typically takes 18 to 24 months. The City will consider decertification of the following sites (see HE-I-1, HE-I-2, HE-I-3).

**Caltrans Right-of-Way (ROW), Skyline Boulevard (Sites Map Site #25).** Caltrans owns a right-of-way strip of approximately 20 acres along Skyline Boulevard from Hickey Boulevard to Glencourt Way. The northern 5-acre portion of this site is adjacent to an existing affordable housing project. The owner of the existing housing project has contacted staff, indicating interest in starting the decertification process with Caltrans to construct another phase of affordable housing in this location.

**Caltrans ROW, Coast Highway/Linda Mar Boulevard (Sites Map Site #18) (2.1 acres), Caltrans ROW, Coast Highway/Quarry (Sites Map Site #26) (2.5 acres).** Both sites are well suited residential locations close to transportation and services and could utilize AB 2011 for increased density.

## Places of Public Assembly with Adjoining Parking

Feedback from community input has included interest in working with faith-based organizations to construct housing on properties that have low floor-area-ratios on their sites. Pacifica has prior experience with this model with Oceana Terrace, which was developed in a partnership with The Good Shepherd Catholic Church and Mercy Housing to develop 42 affordable senior apartments in 1995. The following sites have the best potential for adding housing to existing uses (see HE-I-1, HE-I-2).

**7<sup>th</sup> Day Adventist, 533 Hickey Boulevard (Sites Map Site #19).** This site is 1.65 acres and includes a church building and extensive surface parking and open space. The building only covers 6.5 percent of the site, so the majority of the site is vacant. It is flat and surrounded by residential and is zoned MDR. If the church building and surface parking stay intact, about 0.6 -acre at the rear of the property is available to add residential units.

**St. Peters Catholic Church, 700 Oddstad Boulevard (Sites Map Site #37).** This is a large site consisting of a church and related buildings, surface parking and open space totaling 8.1 acres. There is sufficient open space to allow the addition of residential on 1 acre and leave the remaining church uses in place. The A (Agriculture) zoning of the site supports this as a farmworker housing site. In addition, the site's Open Space/Agriculture/Residential (OSAR) land use designation in the General Plan exempts farmworker housing from maximum density limits. While there is little demonstrated need for farmworker housing in Pacifica due to limited active agricultural activity, farmworker housing is in high need in nearby Half Moon Bay. The Good Shepherd Catholic Church in Pacifica built affordable senior housing on its site in 1995, so there is a track record of support of the archdiocese that controls land uses of church sites. Vacant Non-Residential Sites

## Vacant Non-Residential Sites

**Coast Highway/Sea Bowl Lane (Sites Map Site #35).** This is a 3.19-acre vacant site. It has a flat area on top of a steep hill that renders part of the site unbuildable yet creates a desirable location for housing with ocean views. Due to its physical constraints, it is assumed that 2 acres is buildable at 20 DU/A of market rate housing. (see HE-I-1, HE-I-2, HE-I-14).

## Other Commercial Opportunity Sites

Pacifica has no prior history of commercial sites converting to residential since residential is not currently allowed in commercial zones except for the MUN and MUC designations. Therefore, it is difficult to predict the likelihood that commercial sites will indeed redevelop into residential uses. That said, a number of sites designated as retail and various commercial designations are attractive as residential uses, primarily those in the flatter areas along the Coast Highway corridor. Developers in San Mateo County, who were interviewed and participated in a countywide workshop, have identified a number of useful criteria when evaluating the financial feasibility of converting an existing commercial use to residential:

1. The site is greater than 1 acre.
2. Current built-out FAR is less than 60 percent.
3. Existing use was built at least 30 years ago and not recently remodeled, upgraded.
4. For Office, existing offices are designated class B or C.
5. Existing vacancies.
6. Existing retail uses do not include national chains.
7. Allowable density 30-50 DU/A.

Other factors include ownership patterns for site consolidation. Site consolidation, or merging of parcels for one redevelopment project, is only assumed when the same owner owns all the parcels. See “Consolidated Sites” column on Sites List.

These criteria were used in selecting sites for the Sites List. In order to facilitate this redevelopment, the City has identified zoning revisions and process streamlining in Housing Element programs HE-I-1 and HE-I-2, to encourage such development. These programs greatly increase the development potential of these sites, but since there is no certainty in the effectiveness of these programs, the City has included a 52 percent buffer over its Lower-Income RHNA requirement and a buffer of 30 percent over its total RHNA requirement to be conservative in the actual development trends in the next eight years.

## Coastal Sites

All areas west of Coast Highway and a small area east of Coast Highway are included in the California Coastal Zone. Development in this zone must comply with the Coastal Act and Pacifica’s certified Local Coastal Program to ensure new development is environmentally sound. The first several blocks bordering the beaches and coastline are considered vulnerable to erosion, flooding, and sea level rise in many areas. These areas are mapped in Appendix B in Pacifica’s Local Coastal Land Use Plan Update which is pending certification by the California Coastal Commission. Areas within the Vulnerability Zones are not included in the Sites List. There are three locations outside of the Vulnerability Zones that have redevelopment potential for housing that are located along the Coast Highway corridor and are essentially flat. These sites are also ideal in furthering the goal of distributing housing citywide. Residential development will be encouraged through the following programs: HE-I-1, HE-I-2.

**Builders Exchange, 520 San Pedro Avenue (Sites Map Site #30).** The site is 0.96 acres, flat, located near Coast Highway, and is adjacent to existing residential and neighborhood serving retail uses. Existing use is one-story warehouse space for six construction-related companies. The site is underutilized in that existing buildings cover about one-quarter of the site; and the balance of the site is parking.

**Ace Hardware, 560 San Pedro Avenue (Sites Map Site #31).** This site is flat, close to existing residential, and easy access to Coast Highway. It consists of two parcels totaling 1.24 acres that are underutilized. The older building shows signs of its age and has excess surface parking, and outdoor garden/building supplies areas.

**Caltrans ROW, Coast Highway/Quarry (Sites Map Site # 26).** See description above under Caltrans Sites section.

## Coast Highway Sites

A number of large sites along the Coast Highway corridor are prime residential sites since they are close to transit, adjacent to existing single-family neighborhoods, and largely consist of existing retail in older buildings. These sites are all eligible to take advantage of AB 2011 densities of 60 DU/A, adjusted to 48.6 DU/A to reflect historical densities.

**Brentwood Shopping Center, Oceana/Manor (Sites Map Site #32).** This site includes three parcels that total 3.1 acres and are owned by one entity. Existing uses include a cluster of buildings including 24 Hour Fitness, plus smaller local retail uses including a taqueria, insurance company and Starbucks. Most of the site is flat surface parking. The central building on the site that contains 24 Hour Fitness and Andersen’s Swim &

Dive School is in the best condition and least likely to redevelop in the planning period. Other portions of the site consisting of surface parking area and buildings in poorer condition are assumed for redevelopment. This is an excellent location close to services, school, transportation, and a drug store. The residential density is further reduced based on the assumption that this site will be redeveloped as mixed-use with two-third residential and one-third commercial uses allowing the more viable businesses to stay in place (see HE-I-1, HE-I-2).

**Vallemar Station, 2125 Coast Highway (Sites Map Site #34).** This site measures 2.5 acres and consists of a number of small retail and restaurants in five small buildings surrounded by surface parking and undeveloped areas in the rear. It includes a historic train station; however, the entire site is underutilized given the size and current uses. The owner expressed interest in residential development during the General Plan update process. The site is assumed to be redeveloped as mixed-use, preserving the historic building in place and 2 acres split two-third residential and one-third commercial. (see HE-I-1, HE-I-2).

**4275 Coast Highway (Sites Map Site #10).** This 1.95-acre site has been identified for future mixed-use in the General Plan with its MUN designation. It is currently used as a lumber yard and is largely surrounded by parking and outdoor material storage. The hillside at the rear of the property prohibits construction, but it is assumed that 1 acre is suitable for a mixed-use development with two-third residential ownership units and one-third commercial (see HE-I-1, HE-I-2).

**Sea Bowl, 4625 Coast Highway (Sites Map Site #36).** The existing use is underutilized as a bowling alley and large surface parking measuring about 4.5 acres of flat area. The parking area is largely unused. The owner has announced that the bowling alley will permanently close in spring 2023 and indicated that discussions with a housing developer have been initiated for redevelopment of the site. The total site is 9.46 acres which includes steep terrain at the eastern and southern sides of site which are assumed to be not buildable (see HE-I-1, HE-I-2).

**Crespi Mini Storage, 610 Crespi Drive (Sites Map Site #15).** The existing use on this flat 1.37 acres is one-story storage units and surface parking. There are several self-storage facilities in Pacifica and this one is older and has an inefficient site layout for storage. It is zoned MUC in the General Plan which anticipated residential being provided here at 50 DU/A. The MUC designation requires redevelopment to be mixed-use, assuming two-thirds residential and one-third commercial. (see HE-I-1, HE-I-2).





# Site-specific Diagrams

The varying nature of housing opportunity sites identified in the Housing Element requires more particular diagrams for certain sites to clearly indicate where housing is appropriate. For most sites mapped in Figures 1 through 5 and Figure F-1, the housing opportunity site is the entire Assessor Parcel. For the sites included in Figures F-2 through F-11, below, only those areas specifically designated are considered parts of the Housing Element site inventory.

Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
53.7 ac	5.5 ac	30 du/ac	134



Figure F-2: Site 21 – Oceana High School

Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
43.5 ac	4.0 ac	30 du/ac	97



**Figure F-3: Site 22 – Terra Nova High School**



Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
9.1 ac	4.0 ac	40 du/ac	130



Figure F-4: Site 23 – Sanchez Art Center

Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
2.77 ac	1.6 ac	40 du/ac	52

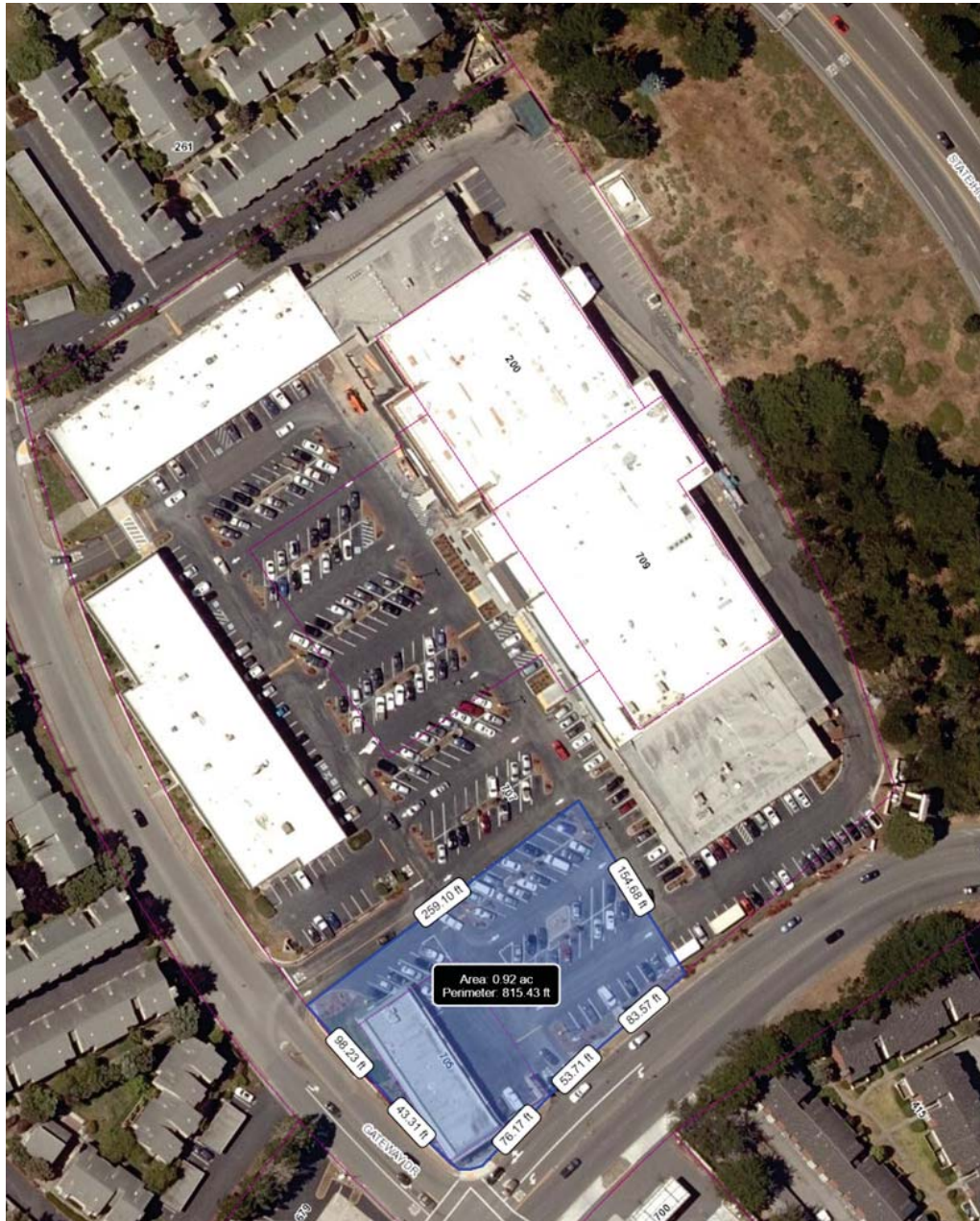


**Figure F-5: Site 24 – Sanchez Library**





Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
7.3 ac	1.0 ac	50 du/ac	41



**Figure F-7: Site 28 – Fairmont Shopping Center**



Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
12.9 ac	4.5 ac	50 du/ac	182



Figure F-8: Site 29 – Linda Mar Shopping Center

Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
7.3 ac	1.0 ac	50 du/ac	41



**Figure F-9: Site 32 – Brentwood Shopping Center**



Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
2.45 ac	1.58 ac	50 du/ac	64



Figure F-10: Site 34 – Vallemar Station

Total Site Area	Area Assumed for Housing (in blue shading)	Density	Total Units
8.8 ac	4.5 ac	60 du/ac	219



**Figure F-1 I: Site 36 – Sea Bowl**

## 8. INCOME ASSUMPTIONS ON RHNA SITES LIST

Sites that are listed on the Sites List are sorted as to suitability for the various income categories of lower-income, moderate-income and above moderate-income based on a variety of assumptions as described below. For sites that have planning applications submitted, the actual proposed income mix is used.

### Lower-Income

Sites are assumed to have the capacity for lower-income units if they are at least 1 acre in size and have a maximum base zoning of 30 DU/A or more. This is generally the minimum size needed to realistically compete for various affordable housing funding programs. Sites that generate at least 50 units are assumed to be 100 percent affordable to lower-income households based on this suitability criteria.

Jurisdictions must provide an analysis of sites identified to accommodate Lower Income RHNA that are less than one-half acre or larger than 10 acres in order to establish they are adequate to accommodate the development of affordable units. However, the City of Pacifica does not have any lower income units included as a part of its RHNA that are on small or large sites.

The State indicates that jurisdictions also consider the following factors when determining the best locations for affordable housing.

- **Proximity to Transit:** All sites that are listed as Lower Income are located on, or within 0.25 -miles of SamTrans bus lines.
- **Locational Scoring Criteria for Low-Income Housing Tax Credit by the California Tax Credit Allocation Committee (CTCAC) Program Funding:** There are no low resource locations in Pacifica. All housing sites are either moderate or high resource areas as noted.
- **Proximity to Available Infrastructure and Utilities:** All sites listed as lower income have existing infrastructure in place.
- **Sites that do not Require Environmental Mitigation.** Sites that require special environmental attention are noted.
- **Access to High Performing Schools and Jobs:** Amenities noted for each site.
- **Access to Amenities, such as Parks and Services:** Amenities noted for each site.
- **Access to Health Care Facilities and Grocery Stores:** Amenities noted for each site.

There are a total of 10 sites that have the capacity to accommodate 50 or more units in good locations identified in the site list and in Table F-6 below. Six of these sites, representing 54 percent of the prospective units, are public sites, owned by the City or Caltrans, whose properties have the potential to be declared surplus and then made available for a public purpose such as affordable housing. The public control of these opportunity sites greatly increases the probability that affordable housing could be built on these sites.

**TABLE F-6: LOWER INCOME SITE AMENITIES**

Site # on Sites Map	Site	No. of Units	Public	Access to Amenities <sup>a</sup>
25	Caltrans ROW, Skyline Blvd	162	162	1, 2, 3
32	Brentwood Shopping Center, Oceana /Manor	100		2, 3
20	Public Works Corp Yard, 155 Milagra Dr	50	50	2, 3
34	Valleamar Station, 2125 Coast Hwy	64		1, 2, 3
26	Caltrans ROW, Coast Hwy/Quarry	122	122	1, 3
12	Coast Hwy, between 4300-4400 Coast Hwy	112		1, 3
36	Sea Bowl, 4625 Coast Hwy	219		1, 2
18	Caltrans ROW, Coast Hwy/Linda Mar Blvd	54	54	1, 2, 3
24	Sanchez Library, 1111 Terra Nova Blvd	52	52	1, 2, 3
23	Sanchez Art Center, 1220 Linda Mar Blvd	130	130	1, 2
	<b>Total Lower-Income Units</b>	<b>1,065</b>	<b>570</b>	

<sup>a</sup> 1. High Performing Schools, 2. Parks and Community Services, 3. Grocery Stores; 4. High Performing Jobs; 5. Health Care Facilities.  
Source: City of Pacifica.

## Moderate Income

All sites that result in 15 to 50 units that do not fit lower-income criteria described above are assumed suitable for moderate-income housing. Except as noted below, these sites are assumed to be 100 percent affordable to moderate-income based on this suitability criteria.

## Above Moderate-Income

All other sites that do not qualify for lower- or moderate-income suitability criteria are in the above moderate-income category. This largely includes small sites and those with physical constraints.

## School District Sites

The past history of the PSD and JUHSD (in other cities) is to construct mixed income developments, so 8 percent low-income, 7 percent moderate-income, and 85 percent above moderate-income is used which reflects Pacifica's basic inclusionary requirements.

## Mixed-Use Shopping Centers

Since all the shopping centers assume retention of the majority of retail combined with the addition of residential, it is assumed that these will attract mixed income developments. Therefore, the City's inclusionary requirements of 8 percent lower-income, 7 percent moderate-income, and 85 percent above moderate-income are used.



## AB 2011 Sites

The affordability requirements are assumed as follows for sites identified as eligible for approvals under AB 2011: 15 percent low-income rentals for sites that can accommodate over 50 units and 15 percent moderate-income ownership units for sites that have capacity of less than 50 units.

## No Net Loss

The assumed income categories in the Sites List may or may not result in the actual income levels of housing built in the future. The income categories reflect the *ability* for housing for those income groups based on zoning and economic factors. For example, 100 percent affordable developments rely on various subsidies that may or may not be available, so a site designated Lower Income may be built out in the future with the minimum affordability required by the City's inclusionary requirements.

Each jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period (Government Code Section 65863). If the City approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must determine whether there is sufficient capacity to meet the remaining unmet need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. Therefore, the Sites List includes the required RHNA plus a sizable surplus to address the no-net loss provision and act as a buffer to backfill sites that may not produce the assumed units in the Sites List.

## Capacity to Accommodate RHNA

The residential units that are already approved and anticipated ADU construction based on historical trends are subtracted from Pacifica's RHNA, which leaves the remaining allocation to be achieved through development of the opportunity sites. The opportunity sites for future residential production are summarized in the Sites List. Table A includes parcels that are currently zoned for residential development at densities allowed for under the current General Plan. Table B includes the opportunity sites that require rezoning to allow for residential development. Table F-7 below summarizes the capacity of various affordable housing opportunities identified in the Sites List. The total capacity shows a surplus of the required RHNA as a buffer against uncertainty in future actual development. The overall buffer is 31 percent, which is recommended by the State. The City has placed an emphasis on providing a very large buffer for lower-income units (52 percent) which significantly exceeds Pacifica's RHNA for this income category and helps mitigate the difficulty in financing affordable housing for lower income groups.

**TABLE F-7: RHNA CAPACITY ANALYSIS**

	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity
<b>RHNA</b>	<b>848</b>	<b>291</b>	<b>753</b>	<b>1,892</b>
Approved Projects	44	2	93	139
Projected ADU's	112	56	19	187
<b>Sites Inventory List</b>				
Opportunity Sites that Allow Residential (HCD Table A)	182	172	173	527
Opportunity Sites That Need Rezoning (HCD Table B)	951	107	565	1,623
<b>Grand Total</b>	<b>1,289</b>	<b>337</b>	<b>850</b>	<b>2,476</b>
RHNA Buffer (Surplus)	441	46	97	584
RHNA Buffer (Surplus Percent)	52%	16%	13%	31%

Source: City of Pacifica.

## 9. PACIFICA SITES LIST

Tables F-8 and F-9 are a complete list of the Pacifica site inventory. Table F-8 includes sites that have existing capacity under existing zoning regulations to meet the associated RHNA. Table F-9 includes sites that will require rezoning to meet the RHNA projections. There are 38 sites in the inventory, but many sites include multiple parcels that are part of one consolidated site. In the tables below, parcels that are part of the same site are noted with the same site number.

Tables F-8 and Table F-9 also include a column (“Lower Income Amenities”) indicating the amenities available for lower income sites. Sites that will accommodate lower-income RHNA were evaluated based on the following criteria:

Amenity	Criteria
1. High Performing Schools	TCAC Opportunity Area Education score 50 or higher
2. Parks and Community Services	1/2 mi of beach, park, library , community center
3. Grocery Stores	1/2 mi of grocery store
4. High Performing Jobs	HCD AFFH Job Proximity Index 40 or higher (none in Pacifica)
5. Health Care Facilities	No Hospital or General Health care clinics in Pacifica (specialty offices only)

TABLE F-8: SITES THAT HAVE ALLOWED DENSITY UNDER EXISTING ZONING (TABLE A HCD SITES LIST)

Site No.	Site Address/ Intersection	Assessor Parcel Number	General Plan Designation	Zoning Designation	Minimum Density Allowed (Units/Acre)	Max Density Allowed (Units/Acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Publicly Owned	Site Status Available or Project Pending	Identified in Last/ Last Two Planning Cycle(s)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Resource Level	Lower Income Amenities	Notes	Additional Notes
<b>Residential</b>																			
1	323 Beaumont	009-037-450	LDR	R-1	0	9	0.13	Vacant	Private	Project Pending				1	1	Moderate Resource		2019-037 new SFD	
3	Santa Maria/ Palmetto	016-032-310	MUN	C-1	0	26	0.36	Vacant	Private	Available	Used in 4th and 5th RHNA Cycles			8	8	High Resource		Assume mixed use /Res above 1st floor commercial per Sharp Park Specific Plan.	
4	2107 Palmetto	016-192-320	MUC	C-1	0	50	0.3	Vacant	Private	Project Pending	Used in 4th and 5th RHNA Cycles			7	7	High Resource		2015-007, PA pending. Mixed Use – 7 apartments over commercial and parking garage.	Opportunity Site identified in Sharp Park Specific Plan.
5	2205 Palmetto	016-211-210	MUC	C-1	0	50	0.12	Vacant	Private	Project Pending				1	1	High Resource		2019-017 MU Condo.	
6	Talbot/ Goodman	016-232-080	HDR	R-3	0	21	0.09	Vacant	Private	Available			21		21	High Resource		Same owner of 10 adjacent parcels with views. Assume HDR 30 dua reduced by 81%.	
7	Talbot/ Goodman	016-232-090	HDR	R-3	0	21	0.07	Vacant	Private	Available						High Resource		"	
		016-232-100	HDR	R-3	0	21	0.06	Vacant	Private	Available						High Resource		"	
		016-232-110	HDR	R-3	0	21	0.05	Vacant	Private	Available						High Resource		"	
		016-232-120	HDR	R-3	0	21	0.05	Vacant	Private	Available						High Resource		"	
		016-232-140	HDR	R-3	0	21	0.08	Vacant	Private	Available						High Resource		"	
		016-252-140	HDR	R-3	0	21	0.2	Vacant	Private	Available						High Resource		"	
		016-252-150	HDR	R-3	0	21	0.08	Vacant	Private	Available						High Resource		"	
		016-252-160	HDR	R-3	0	21	0.1	Vacant	Private	Available						High Resource		"	
		016-252-170	HDR	R-3	0	21	0.09	Vacant	Private	Available						High Resource		"	
		016-251-010	HDR	R-3	0	21	0.12	Vacant	City	Available				1	1	High Resource		City parcel adjacent to privately owned parcels consolidated above. Good opportunity to incorporate into total project.	City road easement 10,700 SF could be added to site consolidation – not included in calculation.
8	2251 Oceana Blvd	016-242-090	MDR	R-2	0	15	0.26	Vacant	Private	Available	Used in 4th RHNA Cycle			4	4	High Resource		Prime location vacant residential parcel close to transportation and services.	
9	131 Brighton Rd	016-301-060	LDR	R-1	0	9	0.13	SF	Private	Project Pending				1	1	High Resource		2022-10 new ADU.	

**TABLE F-8: SITES THAT HAVE ALLOWED DENSITY UNDER EXISTING ZONING (TABLE A HCD SITES LIST)**

Site No.	Site Address/ Intersection	Assessor Parcel Number	General Plan Designation	Zoning Designation	Minimum Density Allowed (Units/Acre)	Max Density Allowed (Units/Acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Publicly Owned	Site Status Available or Project Pending	Identified in Last/ Last Two Planning Cycle(s)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Resource Level	Lower Income Amenities	Notes	Additional Notes
10	4275 Coast Hwy	018-140-050	MUN	C-2	0	30	1.95	Lumberyard, Building Materials	Private	Available			33		33	High Resource		Assume 1 acre is available to redevelop at 60 dua utilizing AB 2011. Base density reduced by 0.81% and 2/3 assuming mixed use with 2/3 ownership units and 1/3 commercial use.	
11	Coast Hwy	018-140-460	MUN	C-2	0	30	1.12	Vacant	Private	Available			46		46	High Resource		Two parcels total 1.43 acres, same owner. Base density at 60 dua, reduced by 0.81% and 2/3, assuming mixed use with 2/3 res and 1/3 commercial.	
	Coast Hwy	018-140-470	MUN	C-2	0	26	0.31	Vacant	Private	Available						High Resource		"	
12	Coast Hwy	018-140-700	MUN	C-2	0	30	3.48	Vacant	Private	Available		112			112	High Resource	1, 3	Former Caltrans site, transferred to private owner.	Base density 60 dua using AB 2011. Reduced by 81% and 2/3 assuming mixed-use with 2/3 residential and 1/3 commercial.
13	5 Ohlone Dr	022-150-470	VLDR	R-1	0		1.49	Vacant	Private	Project Pending				1	1	High Resource		2021-005 new SFD.	
14	570 Crespi Dr	022-162-310	MUC	M-1	0	50	1.74	Vacant	Private	Project Pending		2	1	12	15	High Resource		2016-004, PA pending.	Mixed-Use – 19 condos and commercial. Approved application approved and appealed pending prep of EIR.
15	610 Crespi	022-162-350	MUC	C-3	0	50	0.39	Crespi Storage	Private	Available			36		36	High Resource		Total 1.37 acres targeted for Mixed-Use, excellent location near services. Base density at 50 dua, reduced by 81% and 2/3 assuming mixed use with 2/3 res and 1/3 commercial.	
		022-162-380	MUC	C-3	0	50	0.98	Crespi Storage	Private	Available						High Resource		"	
16	1055 Terra Nova Blvd	023-593-070	MUN	C-1	0	26	0.41	Neighborhood Shopping Park Mall- Vacant	Private	Available		5	4	52	61	High Resource		Former gas station – remediated and closed case. Available for redevelopment. Owner interested in residential use.	Entire shopping center – 4 parcels totaling 5.94 acres. Assume vacant parcel plus portions of adjacent parcels, parking result in 1.5 acres available to redevelop, leaving most retail in place. Assume 50 dua base density (MUN) reduced by 81%.
	1015 Terra Nova Blvd	023-593-040	MUN	C-1	0	30	1.88	Neighborhood Shopping Park Mall	Private	Available						High Resource		"	"
	1005 Terra Nova Blvd	023-593-110	MUN	C-1	0	30	0.68	Neighborhood Shopping Park Mall	Private	Available						High Resource		"	"
	1035 Terra Nova Blvd	023-593-130	MUN	C-1	0	30	2.97	Neighborhood Shopping Park Mall	Private	Available						High Resource		"	"
17	930 Oddstad Blvd	023-672-600	LDR	R-1	0	9	12.57	Oddstad School	School District	Project Pending		6	5	59	70	High Resource		Planning application pending for Pacifica School District Workforce Housing Project, includes rezoning to Planned Development.	Development Agreement will be executed.

TABLE F-8: SITES THAT HAVE ALLOWED DENSITY UNDER EXISTING ZONING (TABLE A HCD SITES LIST)

Site No.	Site Address/ Intersection	Assessor Parcel Number	General Plan Designation	Zoning Designation	Minimum Density Allowed (Units/Acre)	Max Density Allowed (Units/Acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Publicly Owned	Site Status Available or Project Pending	Identified in Last/ Last Two Planning Cycle(s)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Resource Level	Lower Income Amenities	Notes	Additional Notes
18	Linda Mar/ Coast Hwy	N/A	MUN	C-1	0	30	2.1	Cal Trans Park n Ride surface parking lot	State	Available		54			54	High Resource	1, 2, 3	Assume need for parking to continue but 1.1 acres available for residential development. Assume base 60 dua using AB 2011, reduced by 81%.	
38	Coast Hwy	018-140-660	MUN	C-1	0	30	1.2	Vacant	Private	Available		3	2	26	31	High Resource		Assume market rate residential based on owner written communication. Base density 30 dua times 81%. Affordability based on inclusionary requirements.	
		018-140-330	MUN	C-1	0	30	.06	Vacant	Private	Available						High Resource			
<b>Non-Residential</b>																			
37	700 Oddstad Blvd	023-450-100	Open Space/ Ag/Res	A/B-S	0	N/A for Farmworker Housing	8.12	St Peter Catholic	Private	Available			24		24	High Resource		Assume 1 acre available to add residential (farmworker housing) to existing church uses. Residential at 30 dua, reduced by 81%.	General Plan OSAR land use designation excludes farmworker housing from density limitation (i.e., no maximum density limit).
<b>Existing Capacity Subtotal</b>												182	172	173	527				

Notes: dua = dwelling units per acre  
Source: City of Pacifica.



**TABLE F-9: SITES THAT NEED REZONING (TABLE B HCD SITES LIST)**

Site No.	Site Address/ Intersection	Assessor Parcel Number	General Plan Designation	Zoning Designation	Minimum Density Allowed (Units/Acre)	Max Density Allowed (Units/Acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Publicly Owned	Site Status	Identified in Last/ Last Two Planning Cycle(s)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Resource Level	Lower Income Amenities	Notes	Additional Notes
<b>Residential</b>																			
2	751 Oceana	009-245-030	HDR	R-3	0	30	2.5	Vacant	Private	Available		6	6	68	80	High Resource		Owner has revised original hotel proposal on two parcels to mixed use with hotel and 80 market rate units on parcel zoned residential.	Base density to be upzoned to 40 dua reduced by .81%. Affordability levels based on City inclusionary requirements
19	533 Hickey Blvd	009-502-290	MDR	R-1	0	15	1.65	Filipino 7th Day Adventist	Private	Available			15		15	High Resource		Large site with significant open space. Assume 0.6-acre is available to add residential and keep worship use. Base density to be upzoned to at 30 dua, reduced by 81%.	
<b>Non-Residential</b>																			
<b>Public</b>																			
20	104 Avalon Dr	009-166-010	Retail	C-2	0	0	0.13	Pacifica Public Works Corp Yard	Public	Available		50			50	Moderate Resource	2, 3	City Council directed staff to work with school district on feasibility of site swap. Assume mixed-use with school district offices and 100% affordable residential. Rezone to allow residential at 40 dua reduced by 81%	
	155 Milagra Dr	009-252-040	Retail	C-2	0	0	0.16	PW Corp Yard	Public	Available						Moderate Resource		"	
	151 Milagra Dr	009-252-050	Retail	C-2	0	0	0.52	PW Corp Yard	Public	Available						Moderate Resource		"	
21	401 Paloma	009-293-070	Public	R-1	0	0	51.31	Oceana High School	Public	Available		10	10	114	134	High Resource		Assume school and playing fields stay intact. Assume 5.5 acres of lower parking/vacant land available to add residential. Assume rezone to allow residential at 30 dua; actual capacity reduced by 81%.	Assume affordability using City Inclusionary requirements (8%/7%/85%) to match past experience and district desire for cash flow from market rate housing.
22	1450 Terra Nova Blvd	022-310-300	Public and Semi Public	R-1	0	0	43.33	Terra Nova High School	Public	Available		8	7	82	97	High Resource		Assume school and playing fields stay in place. 4 acres – undeveloped portion of site available to add residential. Assume rezoning to allow res at 30 dua reduced by 81%.	Assume affordability using City Inclusionary requirements (8%/7%/85%) to match past experience and district desire for cash flow from market rate housing.
23	1220 Linda Mar Blvd	023-281-130	Public and Semi-Public + Park	PF	0	0	8.84	Sanchez Art Center	Public	Available		130			130	High Resource	1, 2	Former school used for community art center and recreational ball fields. Assume ball fields remain in place and building redeveloped as mixed use, keeping community use and adding residential.	Creek set back required at rear of property and keeping ball fields in place leaves 4 acres of site available for redevelopment. Assume rezoning to allow at 40 dua reduced by 81%.
24	1111 Tera Nova	023-593-140	Public and Semi-Public	C-1	0	0	2.86	Sanchez Library	Public	Available	Used in 5th RHNA Cycle	52			52	High Resource	1, 2, 3	Assume Library service level can be maintained with less square feet in building, leaving 1.6 acres available for adding residential . Assume rezoning to allow at 40 dua, reduced by 81%.	
25	Skyline Blvd	N/A	N/A	N/A	0	0	5	Vacant –Caltrans Skyline ROW	Public	Available		162			162	High Resource	1, 2, 3	Adjacent property owner of affordable housing interested in requesting a portion of Caltrans ROW be declared surplus.	Assume rezoning to add parcel to General Plan at 40 dua, reduced by 81%.

TABLE F-9: SITES THAT NEED REZONING (TABLE B HCD SITES LIST)

Site No.	Site Address/ Intersection	Assessor Parcel Number	General Plan Designation	Zoning Designation	Minimum Density Allowed (Units/Acre)	Max Density Allowed (Units/Acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Publicly Owned	Site Status	Identified in Last/ Last Two Planning Cycle(s)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Resource Level	Lower Income Amenities	Notes	Additional Notes
26	Highway I	N/A	N/A	C-3	0	0	2.5	Vacant – Quarry Caltrans	Public	Available		122			122	High Resource	1, 3	Unused Cal Trans ROW along Hwy I – excellent access to transportation and services.	Assume rezoning to allow 60 dua, reduced by 81%.
Shopping Center																			
27	Palmetto Ave	009-134-130	Retail	C-1	0	0	0.76	Pacific Manor Shopping-parking lot	Private	Available		11		65	76	Moderate Resource		Total shopping center is 4.5 acres, including 2.6 acres surface parking. Assume 2.36 acres available for mixed use for redevelopment.	Assume 60 dua using AB 2011, reduced by 81%, and further reduced to assume 2/3 residential and 1/3 commercial use in redeveloped area. Assume mixed income/market rate project subject to 15% Low Income to comply with AB 2011.
	Palmetto Ave	009-134-150	Retail	C-1	0	0	1.6	Pacific Manor Shopping – parking lot	Private	Available						Moderate Resource		"	"
	440 Manor Plaza	009-134-330	MUN	C-1	0	30	0.23	Pacific Manor Shopping – retail	Private	Available	Used in 5th RHNA Cycle					Moderate Resource		"	"
	450 Manor Plaza	009-134-340	MUN	C-1	0	30	0.18	Pacific Manor Shopping – retail	Private	Available	Used in 5th RHNA Cycle					Moderate Resource		"	"
	452 Manor Plaza	009-134-350	MUN	C-1	0	30	0.18	Pacific Manor Shopping – retail	Private	Available	Used in 5th RHNA Cycle					Moderate Resource		"	"
	460 Manor Plaza	009-134-360	MUN	C-1	0	30	0.18	Pacific Manor Shopping – retail	Private	Available	Used in 5th RHNA Cycle					Moderate Resource		"	"
	482 Manor Plaza	009-134-390	MUN	C-1	0	30	0.18	Pacific Manor Shopping – retail	Private	Available	Used in 5th RHNA Cycle					Moderate Resource		"	"
	484 Manor Plaza	009-134-400	MUN	C-1	0	30	0.18	Pacific Manor Shopping – retail	Private	Available	Used in 5th RHNA Cycle					Moderate Resource		"	"
	494 Manor Plaza	009-134-410	MUN	C-1	0	30	0.25	Pacific Manor Shopping – retail	Private	Available	Used in 5th RHNA Cycle					Moderate Resource		"	"
	470 Manor Plaza	009-134-520	MUN	C-1	0	30	0.75	Pacific Manor Shopping – retail	Private	Available	Used in 5th RHNA Cycle					Moderate Resource		"	"
28	777 Hickey Blvd	009-440-080	Retail	P-D	0	0	0.77	Fairmont Shopping Center, Mall Parking Lot	Private	Available		3	3	35	41	High Resource		Strong retail neighborhood shopping center – owner has expressed interest in residential opportunities.	Total site is 7.4 acres, assume 1-acre of shop center available to redevelop to housing. Rezone to 50 dua, reduced by 81% and assume mixed income housing.
	791 Hickey Blvd	009-440-090	Retail	P-D	0	0	0.63	Fairmont Shopping Center, Mall Safeway	Private	Available						High Resource		"	"

**TABLE F-9: SITES THAT NEED REZONING (TABLE B HCD SITES LIST)**

Site No.	Site Address/ Intersection	Assessor Parcel Number	General Plan Designation	Zoning Designation	Minimum Density Allowed (Units/Acre)	Max Density Allowed (Units/Acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Publicly Owned	Site Status	Identified in Last Two Planning Cycle(s)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Resource Level	Lower Income Amenities	Notes	Additional Notes
	707 Hickey Blvd	009-440-110	Retail	P-D	0	0	0.26	Fairmont Shopping Center – Bridgestone	Private	Available						High Resource		"	"
	Gateway Dr	009-440-120	Retail	P-D	0	0	5.24	Fairmont Shopping Center, Mall Misc. retail	Private	Available						High Resource		"	"
	200 Hickey	009-440-070	Retail	P-D	0	0	0.52	Fairmont Shopping Center, Mall Rite Aid	Private	Available						High Resource		"	"
29	De Solo Dr	023-041-190	LDR	C-1	0	9	0.19	Linda Mar Shopping Center Rear Parking	Private	Available		14	13	155	182	High Resource		Large 12.5-acre shopping center with 15% retail vacancies. Large, underutilized surface parking at rear of property.	Assume 4.5 acres available to add residential to shopping. Rezone to 50 du, reduced by 81%. Assume mixed income housing.
	De Solo Dr	203-041-200	LDR	C-1	0	9	0.25	Linda Mar Shopping Center Rear Parking	Private	Available						High Resource		"	"
	1380 Linda Mar	023-041-260	Retail	C-2	0	0	0.5	Linda Mar Shopping Center – Safeway	Private	Available						High Resource		"	"
	500 Linda Mar	023-041-270	Retail	C-1	0	0	11.6	Linda Mar Shopping Center	Private	Available						High Resource		"	"
<b>Coastal Zone</b>																			
30	520 San Pedro Ave	023-073-090	Retail	C-2	0	0	0.96	Builders Exchange com	Private	Available			23		23	High Resource		Rezone to 30 du, reduced by 81%.	
31	560 San Pedro Ave	023-073-100	Retail	C-2	0	0	0.52	Ace Hardware/surface parking	Private	Available			30		30	High Resource		Rezone to 30 du, reduced by 81%.	
	560 San Pedro Ave	023-073-110	Retail	C-2	0	0	0.72	Ace Hardware	Private	Available						High Resource		"	
<b>Other Commercial Sites</b>																			
32	Oceana /Manor	009-164-200	Retail	C-1	0	0	0.11	Retail – Insurance/ Taqueria	Private	Available		100			100	Moderate Resource	2, 3	Same Owner – total site 3.1 acres. Rezone to allow residential. Assume 60 du, 81% per AB 2011. Further reduced to assume mixed use at 2/3 residential and 1/3 commercial.	
	555 Oceana Blvd	009-164-210	Retail	C-2	0	0	2.59	Brentwood Shopping Center, parking and older buildings	Private	Available						Moderate Resource		"	
	549 Oceana Blvd	009-164-220	Retail	C-2	0	0	0.4	Restaurant/ Starbucks	Private	Available						Moderate Resource		"	
33	1655 Oceana Blvd	016-220-150	MUC	C-1	0	30	0.35	Financial Bldg US Bank	Private	Available				14	14	High Resource		Designated Opportunity Site in Sharp Park Specific Plan. Rezone higher density. Assume 50 du, reduced by 81%.	

**TABLE F-9: SITES THAT NEED REZONING (TABLE B HCD SITES LIST)**

Site No.	Site Address/ Intersection	Assessor Parcel Number	General Plan Designation	Zoning Designation	Minimum Density Allowed (Units/Acre)	Max Density Allowed (Units/Acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Publicly Owned	Site Status	Identified in Last/ Last Two Planning Cycle(s)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Resource Level	Lower Income Amenities	Notes	Additional Notes
34	2125 Coast Hwy	018-041-010	Retail	C-1	0	0	2.5	Restaurants – Vallemar Station, Gorilla BBQ, Hair Salon	Private	Available		64			64	High Resource	1, 2, 3	Total site is 2.5 acres, but include historic building, so assume 2 acres are available to redevelop as mixed use. Rezone to allow residential. Assume 60 dua using AB2011 reduced by 81% and further reduced to assume mix of 2/3 residential and 1/3 commercial.	
35	Coast Hwy/Sea Bowl Lane	022-012-020	Visitor Serving Commercial	C-1	0	0	3.19	Vacant – Big Rock	Private	Available	Used in 4th and 5th RHNA Cycles			32	32	High Resource		Steep site reduces developability. Rezone to allow residential. Assume 2 acres available at 20 dua, further reduced to assume 2/3 residential and 1/3 commercial use.	
36	4625 Coast Hwy	022-150-440	Visitor Serving Commercial	C-1	0	0	9.56	Bowling Alley	Private	Available		219			219	High Resource	1, 2	Rear of property is very steep so assume 4.5 acres of existing surface parking is usable for residential.	Assume 60 dua using AB 2011 reduced by 81%.
<b>Rezoning Subtotal</b>												<b>951</b>	<b>107</b>	<b>565</b>	<b>1,623</b>				

Notes: dua = dwelling units per acre  
Source: City of Pacifica.

*This page intentionally left blank*





Photo: Coastline along Pacific Manor neighborhood (2019)

# APPENDIX G: HOUSING CONSTRAINTS

## State Review Draft – May 10, 2023

State housing element law requires local agencies to analyze actual and potential constraints upon the maintenance, improvement, or development of housing for all income levels. The following section discusses governmental, nongovernmental, and environmental constraints affecting housing in Pacifica.

This appendix is organized as follows:

- Non-Governmental Constraints
- Governmental Constraints
- Environmental and Infrastructure Constraints

## 1. NONGOVERNMENTAL CONSTRAINTS

Many nongovernmental factors can constrain the maintenance, improvement, and construction of housing for all income levels. Factors include costs of land and construction, access to financing, and community opposition.

### Land Costs

The cost of land is a significant determinant of the feasibility of building housing and contributes to the affordability of housing. The Federal Housing Finance Agency authored a working paper titled *The Price of*

*Residential Land for Counties, ZIP Codes, and Census Tracts in the United States*<sup>1</sup> which includes data from millions of appraisals for the years 2012 through 2019. Information was available for California, San Mateo County, and Zip Code 94044 (comprising most of incorporated Pacifica) as shown in Table G-1, below, and provides insights into how the cost of land has impacted local housing values.

**TABLE G-1: STANDARDIZED LAND VALUE AND SHARE OF PROPERTY VALUE FOR ZIP CODE 94044 AND SAN MATEO COUNTY (2020) FROM THE PRICE OF RESIDENTIAL LAND FOR COUNTIES, ZIP CODES, AND CENSUS TRACTS IN THE UNITED STATES**

Year	Land Value (¼ -Acre Lot, Standardized) <sup>a</sup>	Land Value (Per Acre, As-Is) <sup>b</sup>	Property Value (Standardized)	Property Value (As-is)	Land Share of Property Value
<b>All Single-Family Parcels for Zip Code 94044</b>					
2012	\$678,600	\$2,796,600	\$1,086,000	\$840,400	67%
2013	\$769,100	\$3,103,000	\$1,192,700	\$919,100	70%
2014	\$932,500	\$3,666,800	\$1,416,100	\$1,081,900	72%
2015	\$1,101,400	\$4,428,800	\$1,583,400	\$1,214,800	76%
2016	\$1,240,700	\$4,998,300	\$1,736,200	\$1,328,600	78%
2017	\$1,368,900	\$5,455,500	\$1,890,700	\$1,441,300	79%
2018	\$1,512,100	\$5,982,700	\$2,111,500	\$1,599,000	79%
2019	\$1,445,700	\$5,773,700	\$2,077,000	\$1,574,700	77%
<b>Percentage Increase</b>	<b>113%</b>	<b>106%</b>	<b>91%</b>	<b>87%</b>	<b>14%</b>
<b>All Single-Family Parcels for San Mateo County</b>					
2012	\$627,000	\$2,889,400	\$1,020,500	\$859,200	68%
2013	\$709,500	\$3,260,000	\$1,134,000	\$945,900	69%
2014	\$844,000	\$3,848,800	\$1,320,900	\$1,097,700	71%
2015	\$982,100	\$4,513,900	\$1,479,700	\$1,227,400	74%
2016	\$1,108,200	\$5,101,700	\$1,614,500	\$1,336,900	76%
2017	\$1,191,900	\$5,415,100	\$1,740,800	\$1,431,200	76%
2018	\$1,345,800	\$6,098,600	\$1,951,300	\$1,593,700	77%
2019	\$1,373,300	\$6,239,800	\$1,974,400	\$1,624,400	78%
<b>Percentage Increase</b>	<b>119%</b>	<b>116%</b>	<b>93%</b>	<b>89%</b>	<b>14%</b>

<sup>a</sup> Standardized estimates report the price of land per quarter-acre, roughly the median sized lot in our data, after adjusting for the fact that the price of land per acre tends to fall as acreage increases, the so-called “plattage effect.”

<sup>b</sup> As-is estimates report the value of land per-acre, without any adjustments or corrections.

Source: *The Price of Residential Land for Counties, ZIP Codes, and Census Tracts in the United States*, Morris A. Davis, William D. Larson, Stephen D. Oliner, Jessica Shui, FHFA Staff Working Paper 19-01, October 2020 (revised), January 2019 (original). <https://www.fhfa.gov/PolicyProgramsResearch/Research/Pages/wp1901.aspx>

<sup>1</sup> Morris A. Davis, William D. Larson, Stephen D. Oliner, Jessica Shui, *The Price of Residential Land for Counties, ZIP Codes, and Census Tracts in the United States*. FHFA Staff Working Paper 19-01, October 2020 (Revised), January 2019 (Original). *The Price of Residential Land for Counties, ZIP Codes, and Census Tracts in the United States* (fhfa.gov).

Traditionally, land has comprised 20 to 30 percent of total residential project costs. However, as available land becomes scarcer, the share of land cost compared to total property value is approaching 80 percent in Pacifica. This underscores the impact of land costs on the total cost of creating new housing. Overall, the value of existing residential properties in Pacifica almost doubled between 2012 and 2019, and land values have risen even faster by 113 percent. These figures were slightly higher for San Mateo County.

Century Urban LLC conducted their own research of land costs, analyzed residential development costs for San Mateo and Santa Clara Counties, and examined unit mixes for San Mateo County<sup>2</sup> on behalf of 21 Elements (a collaborative of all 21 jurisdictions in San Mateo County providing support and resources for housing policy and programs). Due to the smaller sample size and the fact that the study was looking at new rather than existing construction, Century Urban concluded that the ratio of land to total development costs is approximately 40 percent. More importantly, they estimate that the cost for a new single-family dwelling is \$2,487,000 for a smaller (2,600-square-foot) home and \$4,430,000 for a larger (5,000-square-foot) home.

A similar analysis was conducted where multi-family land sales were analyzed, and representative 10-unit (small) and 100-unit (large) projects were modeled. Land sales data was reported as cost per unit. Only two data points were available for Pacifica, resulting in an average land cost of \$117,800 per unit. There were 28 data points available for San Mateo County, and this resulted in a weighted land cost average of \$96,000 per unit. For the purpose of the multi-family development models, a per unit land cost of \$100,000 was used for both the small and large projects. The projected costs for a small multi-family development are the most applicable to Pacifica as many potential development sites are smaller and not able to accommodate larger multi-family developments. The cost of developing a typical 850 square foot apartment was estimated to be \$786,500.

## Construction Costs

In 2014, the cost of developing a 2,000-square-foot single-family residence in Pacifica ranged from \$180 to \$220 per square foot, including the price of land. According to the analysis by Century Urban LLC those costs for San Mateo County have risen to \$949 per square foot, including land costs. Multi-family construction costs were very similar to those for single-family construction in 2014, ranging between \$150 to \$200 per square foot. The Century Urban LLC model determined that these costs are now \$795 per square foot, including land costs.

The Turner Center for Housing Innovation at University of California Berkeley produced two reports in March 2020 related to the cost of housing. The first report, *The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California*,<sup>3</sup> looked closely at the materials and labor cost components of developing new housing. After analyzing 240 multi-family projects built in California between 2009 and 2018, they made the following findings.

Hard costs increased 25 percent on a per square foot basis during this time span. Costs for certain materials, specifically wood, plastics, and composites, rose by 110 percent since 2010 after controlling for inflation. Prevailing wage requirements are associated with higher construction costs; however, they also provide public

<sup>2</sup> *San Mateo and Santa Clara Counties Development Costs & San Mateo County Unit Mix Research*, Century Urban LLC, April 2022. <http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1380-b-d-dvpt-cost-and-unit-mix-2022-4-7-draft-updated/file>

<sup>3</sup> Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, 2020. *The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California*, The Turner Center for Housing Innovation, University of California Berkeley, March, p. 3. [http://te-rnecenter.berkeley.edu/uploads/Hard\\_Construction\\_Costs\\_March\\_2020.pdf](http://te-rnecenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf)

benefits. Concrete and steel construction required for high-rise buildings is much more expensive than wood frame, meaning that these types of buildings are limited to markets where proven high rents make them financially feasible. Costs in the Los Angeles region were higher than the statewide average by \$35 per square foot. However, the Bay Area was even higher than the statewide average by \$81 per square foot.

The second report from the Turner Center, *The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program*,<sup>4</sup> researched the cost to develop new affordable housing specifically funded under the Low-Income Housing Tax Credit (LIHTC) program. Costs per unit have risen 13 percent (after controlling for inflation) between 2016 and 2019, reaching \$480,000 per unit. The per square foot costs have increased by 30 percent, with a cost of \$700 per square foot in 2019. Affordable housing developments are subject to the same drivers of cost increases cited above; however, the complexity of financing, including additional requirements imposed by various sources, differing funding cycles, and the uncertainty of being awarded funding, adds additional burdens, delays, risk, and cost. Of the projects studied, 80 percent had four to eight sources of funding compared to market rate housing which usually consists of equity from an investment partner and debt in the form of a bank loan.

## Financing

After ranging between 3.5 percent and 5 percent for the last decade, starting in November 2018 the weekly average interest rates for 30-year mortgages began trending steadily downward hitting an all-time low of 2.77 percent in August 2021. This decline was due to the Federal Reserve reducing Federal Funds rates in 2019 in response to concerns about the impact of trade conflicts between the United States and China.<sup>5</sup> More significant cuts took place in March 2020 in response to the COVID-19 recession. However, from March 17, 2022 through February 2, 2023 the Federal Reserve reversed course and raised the Federal Funds rates eight times resulting in the rate increasing from 0.25 percent to 4.75 percent.

Incremental Federal Funds rate increases throughout 2022 were intended to address the overheated economy and high inflation. The influence of these increases on mortgage interest rates took effect very quickly while housing prices were continuing to escalate, albeit at a slower rate. The Joint Center for Housing Studies at Harvard University analyzed the impact of mortgage interest rate hikes on housing affordability by comparing various factors including interest rates, home price, and the annual income required to qualify.<sup>6</sup> The analysis compared year over year from April 2021 to April 2022 and found that the change in interest rates from 3.06 percent to 4.98 percent combined with an increase in U.S. median home price from \$340,700 to \$391,200 resulted in a minimum household income of \$107,600 being required in order to qualify, an increase of \$28,000. In the San Francisco-Oakland-Berkeley Core Based Statistical Area (CBSA), these numbers are much higher. In this area the median home price was \$1,507,182 in April 2022 and the income needed to qualify was \$414,439. It should be noted that the U.S. Department of Housing and Urban Development (HUD) Median Family

---

<sup>4</sup> Carolina Reid, 2020. *The Cost of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program*, The Turner Center for Housing Innovation, University of California Berkeley, March. [https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC\\_Construction\\_Costs\\_2020.pdf](https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf)

<sup>5</sup> Taylor Tepper, Benjamin Curry, 2022. *Federal Funds Rate History 1990 to 2022*, Forbes Advisor, updated December 14. <https://www.forbes.com/advisor/investing/fed-funds-rate-history/>

<sup>6</sup> Daniel McCue, *Across the Nation, Rising Prices and Increased Interest Rates Limits Access to Ownership*, Joint Center for Housing Studies of Harvard University, August 10, 2022. <https://www.jchs.harvard.edu/blog/across-nation-rising-prices-and-increased-interest-rates-limit-access-homeownership>

Income (MFI) for Fiscal Year 2022 in the San Francisco Metro Area, which includes Pacifica and San Mateo County, was determined to be \$166,000.<sup>7</sup>

Since April 2022, average mortgage interest rates have continued to climb from 4.98 percent to a high of 7.08 percent for the week ending October 27, 2022 (see Figure G-1).<sup>8</sup> While average mortgage interest rates have reduced slightly to 6.12 percent for the week ending February 9, 2023, the future remains uncertain. The rate at which mortgage rates might decline depends on how quickly the rate of inflation moderates. However, there is agreement among the banking industry that rates are unlikely to reach the unprecedented lows of less than 3 percent for the foreseeable future.<sup>9</sup>

**Figure G-1: Primary Mortgage Market Survey, U.S. Weekly Average Mortgage Rates from February 9, 2013 to February 9, 2023**



Source: Freddie Mac, 2023. <https://www.freddiemac.com/pmms>

## Requests to Develop Less Than Allowed

The City is required to evaluate the actual development of sites listed in the previous Housing Element and determine if developers consistently request projects at densities lower than is allowed by the zoning designation. The following summary includes the required analysis.

### Salada Avenue (Prior Site No. 15)

The site on Salada Avenue had a Medium Density Residential designation at time of Housing Element adoption that allowed up to three units on this 0.207-acre site. At time of Housing Element adoption, the site was owned by a single owner. However, subsequently, the four underlying lots were sold to three different owners and no contiguous ownership of the lots remained. The owner of one of the lots, Lot 37 (2,250 square feet) obtained City approval of a rezoning to High Density Residential and approval of one unit (the remaining three lots still

<sup>7</sup> HUD User, FY 2022 Median Family Income Documentation System, accessed January 8, 2023. [https://www.huduser.gov/portal/datasets/il/il2022/2022MedCalc.odn?inputname=METRO41860MM7360\\*San+Francisco%2C+CA+HUD+Metro+FMR+Area&selection\\_type=hmfa&year=2022&wherefrom=mfi&incpath=%24incpath%24](https://www.huduser.gov/portal/datasets/il/il2022/2022MedCalc.odn?inputname=METRO41860MM7360*San+Francisco%2C+CA+HUD+Metro+FMR+Area&selection_type=hmfa&year=2022&wherefrom=mfi&incpath=%24incpath%24)

<sup>8</sup> Freddie Mac, Primary Mortgage Market Survey, U.S. Weekly Average Mortgage Rates as of January 5, 2023. <https://www.freddiemac.com/pmms>, accessed January 7, 2023.

<sup>9</sup> Robin Rothstein, Mortgage Rate Predictions for 2023, Forbes Advisor, updated January 6, 2023. <https://www.forbes.com/advisor/mortgages/mortgage-interest-rates-forecast/>



have a Medium Density Residential designation). If the remainder of the site were to also be rezoned to High Density Residential, a total of four dwelling units could be constructed on the site, an increase from the three units assumed in the prior Housing Element.

#### Clarendon Road (Prior Site No. 22)

The site on Clarendon Road has a Low-Density Residential designation that allows up to 12 units on the 1.35-acre site. Subsequent to Housing Element adoption, the property owner applied for a subdivision of the single parcel. The City's subdivision standards resulted in three lots due to the steep slope of the site. The project was approved with three single-family residences.

#### 1335 Adobe (Prior Site No. 26)

The site at 1335 Adobe has a High-Density Residential designation that allows up to nine units on this small, 0.42-acre site. The project was approved with seven units.

Table F-5 shows that over the last five years, the approved density of multi-family projects has averaged 81 percent of the capacity allowed by the zoning designation. This is primarily due to the fact that the majority of sites are less than 1/2-acre which restricts the ability to maximize the allowable density.

## **2. GOVERNMENTAL CONSTRAINTS**

Several actual and potential constraints upon housing maintenance, improvement, and development exist in Pacifica as a result of City regulations and procedures. They include:

- Land Use Controls
- Building Codes and Enforcement
- Fees and Exactions
- Processing and Permitting Procedures
- Findings
- SB 330
- SB 35

### **Land Use Controls**

The City of Pacifica mostly relies on two sources of authority to regulate all development, including housing – the General Plan and Zoning Regulations. The Land Use Element of the General Plan provides overarching guidelines for land categories and includes a map of assigned land uses. The Local Coastal Land Use Plan is a companion to the General Plan and contains additional provisions for land uses in the Coastal Zone. The Zoning Regulations (available on the City's website in accordance with Gov. Code 65940.1 subd. (a)(1)(A)) also includes a map and contains detailed standards for development, regulating specific uses and imposing physical development standards. These development standards can impact the type and intensity of development, which can directly translate into the cost to maintain, improve, and develop housing units. In the event of any conflict, the provisions of the General Plan control.

## General Plan

On July 11, 2022, the Pacifica City Council approved Resolution 45-2022, certifying an Environmental Impact Report (EIR), and adopting findings of fact, and statement of overriding consideration pursuant to the California Environmental Quality Act (CEQA) and adopting the City of Pacifica General Plan 2040. This action was the culmination of a process which began in 2009 and included the simultaneous update of the Local Coastal Land Use Plan and Sharp Park Specific plan. The previous General Plan was approved in 1980.

While there had been a draft General Plan Update ready for adoption in 2015, the Council determined that additional community engagement was needed. Other community priorities postponed the effort until 2019 when staff convened a General Plan Outreach Committee, conducted multiple stakeholder interviews, and held community forums attended by 225 community members.

Land Use Designations determine the development capacity, allowed uses, and design expectations. A summary of the Pacifica Land Use Designations is found in Table G-2, below. The Land Use Diagram, Figure 4-3, from the City of Pacifica General Plan 2040 indicates where these designations are applied to land within the Planning Area.

**TABLE G-2: LAND USE DESIGNATIONS**

Land Use Designation		Development Capacity	General Uses
Transitional Open Space/ Residential	TOSR	0.1 du/gross acre	Residential and recreation uses. Existing legal lots less than 10 acres are allowed to develop one dwelling unit consistent with all other applicable zoning and development standard.
Open Space/Agriculture/ Residential	OSAR	0.2 du/gross acre	Residential, agriculture, and recreation uses. Farm worker housing may be permitted on sites zoned for agriculture uses and shall not be included in density calculations for a site.
Very Low Density Residential	VLDR	0.2 to 2 du/gross acre	Residential, residential care facilities, schools and community uses.
Low Density Residential	LDR	3 to 9 du/gross acre	Residential, residential care facilities, schools and community uses. Cluster or small-lot development and standard subdivisions are allowed.
Medium Density Residential	MDR	10 to 15 du/gross acre	Mix of housing types, including small-lot and attached single-family, apartments, duplexes, townhomes, and mobile home parks. Residential care facilities, schools, and community uses.
High Density Residential	HDR	16 to 21 du/gross acre	Multi-family apartments, stacked flats and townhomes. Sites of 5,000 sf or more are allowed 16 to 21 du/gross acre. Sites of 0.5 acre or more may develop up to 30 du/gross acre. Residential care facilities, schools, and community uses.
Coastal Residential Mixed Use	CRMU	Up to 15 du/gross acre 0.5 FAR non-residential 1.0 FAR Total	Vertical or horizontal residential mixed use within Coastal Zone, including residential and retail, and small-scale visitor-oriented commercial uses such as retail, vacation rentals or time-share units. Hotels prohibited. Coastal access and public open space required.

**TABLE G-2: LAND USE DESIGNATIONS**

Land Use Designation		Development Capacity	General Uses
Mixed Use Neighborhood	MUN	<5,000 sf: 10 to 15 du/gross acre, 0.5 FAR non-residential, 1.0 FAR Total ≥5,000sf: up to 30 du/gross acre, 1.0 FAR non-residential, 2.0 FAR Total	Vertical or horizontal residential mixed use, including multi-family with ground-floor retail, restaurant, personal service, office or housing. Public or community uses and hotels allowed. Sites 0.5 acre or more may develop up to 30 du/gross acre.
Mixed Use Center	MUC	< 5,000sf: 16 to 26 du/gross acre, 0.5 FAR non-residential, 1.0 FAR Total ≥5,000sf: 30 to 50 du/gross acre, 2.5 FAR non-residential 2.5 FAR Total	High density mixed use, including public or community uses and hotels. Ground floor retail, restaurants, personal service, office or housing.
Retail Commercial	RC	1.0 FAR	Retail, restaurant and service uses. Office allowed on second floor.
Office/Commercial	OC	1.5 FAR	Office with retail and service uses.
Service Commercial	SC	0.6 FAR	Industrial and heavy commercial uses, such as auto repair, equipment rental, storage, materials salvage.
Visitor Serving Commercial	VC	3.0 FAR	Hotels, visitor attractions, interpretative or conference centers, restaurants, retail, services, commercial recreation. Sites 2 acres or greater must include hotel, lower-cost overnight accommodation or visitor attraction.
Low Intensity Visitor Serving Commercial	LIVC	0.2 FAR	Uses that create public access to the coastal setting, and adapt to changing environmental conditions, such as campgrounds, rustic lodging, concession stands, warming huts, outdoor event sites.
Public and Semi-Public	PSP	1.0 FAR	Public or private schools, libraries, police and fire stations, other civic and community uses.
Beach and Commuter Parking	BCP	---	Public parking serving beach visitors and/or transit riders.
Utilities	U	1.0 FAR	Water tanks, communication facilities (including cellular), and other utilities serving the City.
Park	P	---	Public land for active recreation.
Conservation	C	---	Publicly- or privately-owned open areas not intended for development.
Urban Reserve	UR	0.1 du/gross acre	Lands outside the City limits, but within the Planning Area. Agriculture and residential development on minimum 10-acre sites. Lots less than 10 acres may develop one dwelling unit.

Source: City of Pacifica 2040 General Plan 2040.

### Zoning Development Standards

The city's main residential zoning districts are the R-1 (Single-Family Residential), R-1-H (Single-Family Hillside), R-2 (Two-Family Residential), R-3 (Multiple-Family Residential), R-3/L.D. (Multiple-Family Density Residential), R-3-G (Multiple-Family Residential Garden) and R-5 (High Rise Apartment) districts. The City's zoning regulations also permit residential development in the C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zoning districts as part of mixed-use commercial-residential projects. The Planned

Development (P-D) district is also prevalent throughout Pacifica and allows for more flexibility in site design, including the relationship between buildings and open space. Uses are approved as part of a development plan, and the development standards are determined by the zoning district(s) most similar in nature to the proposed uses.

Table G-3 summarizes Pacifica’s residential development standards. The table includes standards for minimum lot size, minimum site area per unit, minimum setbacks, maximum height, maximum lot coverage, minimum landscaping, minimum open space, and minimum parking. The allowable densities for residential development are determined by the applicable Land Use Designation as set forth in the General Plan. The standards apply to each of the city’s residential zoning districts; different standards apply to mixed-use developments within commercial zones.

Listed below are various types of residential uses allowed in the city and a description of the zoning districts in which they are permitted. The lower the density of development, the higher the per-unit cost of housing.

**Single-Family Residential** – The Zoning Regulations allows single-family residential development by-right in the R-1 and R-2 districts and subject to a conditional use permit in the R-3 and R-3-G districts.

The R-1 district includes most of the city’s established neighborhoods. It allows detached single-family residential development on lots of 5,000 square feet or greater. It is also possible to develop housing on lots of less than 5,000 square feet, subject to more restrictive regulations. The purpose of the R-1 district is to retain the low-density character of these areas and its development standards are structured accordingly.

The R-2 district encourages the development of slightly denser, attached single-family housing that blends easily with single-family neighborhoods. The minimum lot size is 5,000 square feet and the minimum lot area per dwelling unit is 2,900 square feet. It permits single-family detached housing on lots of 5,800 square feet or less.

In both the R-1 and R-2 districts, a Coastal Development Permit is necessary if a development is within the Coastal Zone (CZ) Combining District.

**Multiple-Family Residential** – The Zoning Code allows multiple-family residential development in the R-3, R-3/L.D., R-3-G, and R-5 districts subject to a Site Development Permit and in the C-1 and C-2 districts subject to a Conditional Use Permit. A Coastal Development Permit is necessary if a development is within the CZ.

Pacifica’s multi-family residential districts vary only slightly. In each one, duplexes and multi-family dwellings are permitted, while single-family detached houses are permitted with approval of a Conditional Use Permit. Multi-family residential zoning covers a significant area between the coastal bluff and Coast Highway at the north end of the city, sections of West Sharp Park, and other pockets of the city such as the Fairmont neighborhood near Hickey Boulevard and Gateway Drive.

**TABLE G-3: DEVELOPMENT STANDARDS BY RESIDENTIAL ZONING DISTRICT**

Standard	Zoning District <sup>a</sup>						
	R-1	R-1-H	R-2	R-3	R-3/L.D.	R-3-G	R-5
Lot Area (min.)	5,000 sf	5,000 sf	5,000 sf	5,000 sf	7,500 sf	7,500 sf	5,000 sf
Lot Area Per Dwelling Unit (min.) <sup>b</sup>	5,000 sf	5,000 sf	2,900 sf	2,075 sf	4,840 sf	2,300 sf	2,075 sf
Lot Width (min.)	50 ft	50 ft	50 ft	50 ft	50 ft	60 ft	50 ft
Front Setback (min.)	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Front Setback to Garage (min.)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Side Setback – Interior (min.)	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Side Setback – Exterior (min.)	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Rear Setback (min.)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Maximum Lot Coverage	40%	40%	50%	60%	50%	50%	60%
Landscaped Area (min.)	20%	20%	20%	20%	25%	25%	20%
Usable Open Space Per Unit (min.)	N/A	N/A	N/A	400 sf	450 sf	450 sf	400 sf
Height (max.)	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Parking Spaces (min.)	2 garage spaces	2 garage spaces	2 garage spaces	1/studio 1.5/1 BR 2/2+ BR 1 guest/ 4 units	Same as R-3	Same as R-3	Same as R-3

<sup>a</sup> Regulations for area, coverage, density, yards, parking, height and open space for P-D District shall be guided by the regulations of the most similar zoning district(s).

<sup>b</sup> Densities are controlled by the applicable Land Use Designation as shown on Figure 4-3, Land Use Diagram, in the Pacifica General Plan 2040.

Source: Title 9, Chapter 4, Pacifica Municipal Code.

Most of the recent large developments in Pacifica have been within the Planned Development (P-D) zoning district which is available to development sites of at least five contiguous acres (projects within the HPD (Hillside Preservation District) overlay zoning district are exempt from the 5-acre area requirement). The purpose of the P-D district is to allow diversification of the relationships of various buildings, structures, and open spaces in planned building groups, while ensuring substantial compliance with the district regulations and other provisions. The P-D section of the Zoning Code states that development standards shall be guided by the regulations of the zoning district most similar in nature to the proposed use. The benefit of this district is that the flexibility can allow more creative design and, in some cases, has resulted in new parks and open space.

### Parking Standards

Parking can account for a substantial share of residential development expenses. Surface parking, the least expensive parking option, can occupy substantial portions of a development site, rendering the underlying areas unsuitable for other development. Covered parking, especially garage parking, is more expensive to construct and to incorporate into the architecture of the associated structure. Parking structures, the most expensive



parking option, can allow development above or below the parking area, but require substantial engineering and construction resources.

The Zoning Regulations set different parking requirements depending on the type of housing development. Single- and two-family structures have a parking requirement of two garage spaces per unit. Attached or detached garages satisfy this requirement. Multi-family structures, including apartments, townhouses, and condominiums, have parking standards that vary by the size of the units. Standards range from one parking space per studio unit to two spaces for units with two or more bedrooms. Every four units require a guest parking space. At least one of the required spaces for each unit must be in a garage or carport. A carport is less expensive to construct than a garage space, which can make a housing unit more affordable.

The Zoning Regulations do not allow tandem parking to satisfy parking requirements except for Accessory Dwelling Units (ADUs) and mobile home parks, which can further add to development costs on smaller lots or those with unique design challenges. The Zoning Regulations do, however, reduce parking requirements for housing especially designed for occupancy by persons of 62 years of age or more (one space for every two units, and one guest parking space for each five units). This reduction can reduce the cost of senior housing development. Less restrictive parking requirements also exist for mobile home parks, lodging and boarding houses, and projects with affordable units which help to reduce the housing unit development costs.

### *Clustered Housing Standards*

The Zoning Regulations' Residential Clustered Housing Development Standards apply to condominiums, community apartments, stock cooperatives, zero lot line projects, and similar developments. Clustered housing standards impose additional requirements on such developments to ensure high-quality site design and resident amenities. Additional requirements imposed on clustered housing, but which do not automatically apply to multi-family rental housing, include minimum amounts of usable open space, private open space, building separation, laundry facilities private storage, and individual utility metering. Furthermore, every clustered housing development must undergo a discretionary review process for a Conditional Use Permit and Site Development Permit, unless the site is within the P-D zoning district (which has its own process for discretionary review). The elevated level of design and lengthy processing required by the clustered housing standards result in greater development costs per housing unit.

### *Typical Densities for Development*

Appendix F – Sites Inventory, includes a detailed description of actual approved densities for recent residential projects in the City of Pacifica (Table F-4). Overall, these projects have not developed at maximum density allowed but on average, develop at 81 percent of maximum density. This was incorporated into the assumptions and methodology used to calculate future potential development in the site inventory, which estimates development capacity at 81 percent of actual allowed density under the new zoning program. Market feasibility, especially for higher density sites in the inventory have not been tested in the City of Pacifica.

### *Park Dedication Fees*

On April 25, 2022, the Pacifica City Council approved Resolution 19-2022 setting updated charges for the Park Facilities Impact Fee and the Quimby Act Parkland dedication requirements and in lieu fees imposed on new development. The new fees were codified by Ordinance 878-C.S. adopted on May 9, 2022. These fees had not been updated since 2012, and the increase in the cost of land as well as the cost of providing public facilities to serve new development have increased significantly. To illustrate, the combined park land and improvement

fee for a two-bedroom dwelling went from the 2012 rate of \$5,181 to a 2021 rate of \$36,842. The City Council did approve a reduction in fees for affordable housing with moderate-income units being subject to 75 percent of the maximum fee, low-income units subject to 25 percent of the maximum fee, and very low-income units being completely exempt from the fee.

### *Inclusionary Zoning Ordinance*

The City's Below Market Rate (Inclusionary) Program (i.e., Inclusionary Ordinance) codified in Pacifica Municipal Code Title 9, Article 47 establishes requirements for housing developers to provide housing units affordable to a range of income levels under certain circumstances. The Inclusionary Ordinance applies to all residential developments of eight or more units, lots, or parcels, including those in which eight or more units will be added to existing projects. Projects subject to the requirement must ensure at least 15 percent of all units, lots, or parcels are affordable to households with very low, lower, or moderate incomes.

The Inclusionary Ordinance establishes affordability as follows:

- The first required below-market rate (BMR) unit and at least 50 percent of the required BMR units shall be restricted to occupancy by lower income households and the remaining required BMR units shall be restricted to occupancy by moderate income households. The developer has the right but is not required to increase the percentage of lower income household BMR units.

The City approves sales prices and rental rates to ensure their affordability to low-, lower-, or moderate-income individuals and families. The Inclusionary Ordinance also establishes minimum periods of affordability of 45 years for ownership units and 55 years for rental units, in addition to other use restrictions. In lieu of constructing affordable units, a developer may pay a fee to the City's housing trust fund to enable housing construction by another developer at a different site. Developers providing affordable housing on-site can qualify for a density bonus and other development incentives.

### *Variety of Housing Opportunities*

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Table G-4 summarizes the permitted housing types by zone.

### *Manufactured and Factory-Built Housing*

Gov. Code Section 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems on lots zoned for conventional single-family residences, and Gov. Code Section 65852.4 generally requires that manufactured homes be subject to the same land use regulations as conventional homes. In addition, Gov. Code Section 65852.7 deems mobile home parks a permitted use on all land planned and zoned for residential use; but does allow local jurisdictions to require a use permit.

**TABLE G-4: HOUSING TYPES PERMITTED BY ZONE**

Land Use	R-1	R-1-H	R-2	R-3	R-3/ L.D.	R-3-G	R-5	A
Accessory Dwelling Units	P*	P*	P*	P*	P*	P*	P*	NP
Single-Family	P	P	P*	C	C	C	C	P*/C
Multi-Family <sup>a</sup>	NP	NP	P	P	P	P	P	NP
Transitional and Supportive Housing <sup>a</sup>	--	--	--	--	--	--	--	--
Employee Housing (6 or fewer persons) <sup>a</sup>	--	--	--	--	--	--	--	C
Special Care Facilities (6 or fewer persons)	P	P	P	P	P	P	P	NP
Special Care Facilities (7 or more persons)	C	C	C	C	C	C	C	NP
Emergency Shelters <sup>a</sup>	--	--	--	--	--	--	--	--
Low-Barrier Navigation Centers <sup>a</sup>	--	--	--	--	--	--	--	--
Child Daycare Home (12 or fewer)	P	P	P	P	P	P	P	NP
Child Daycare Home (more than 12)	NP	NP	C	C	C	C	C	NP
Single-room Occupancy Units	NP	NP	NP	C	NP	C	C	NP

KEY: P=Permitted, P\*=Permitted with Specific Standards, C=Conditional Use, NP=Not Permitted

<sup>a</sup> See Program HE-I-14.

Source: Title 9, Chapter 4, Pacifica Municipal Code.

The City enacted its Manufactured Housing Ordinance in January 1982. A manufactured house is a structure comprising two or more modules, including mobile homes, which are manufactured off-site and later assembled or installed on a property. Manufactured housing, by virtue of being mass-produced, can be significantly less expensive to develop and to purchase than traditional single-family structures. The design of manufactured housing has improved greatly in recent years and is a viable option for many lower-income residents. The City's main requirement for manufactured housing is that it meets all CBC requirements so that the housing is safe.

The City's development standards allow construction of manufactured housing in any zoning district that permits single-family dwellings. The R-1 (Single-Family Residential) zoning district, and the R-2 (Two-Family Residential) on parcels less than 5,800 square feet in area, single-family dwellings are permitted by-right, and a property owner or developer may construct manufactured housing without undergoing discretionary review. In the R-3 (Multiple-Family Residential) zoning district, single-family dwellings—including manufactured housing—require a Conditional Use Permit.

### Accessory Dwelling Units

Pacifica has adopted zoning regulations for Accessory Dwelling Units (ADUs) and Junior ADUs in compliance with Gov. Code Sections 65852.2 and 65842.22. ADUs are permitted, subject to development standards, on any site zoned for residential use as a permitted use, or any site zoned for commercial use which allows residential use as a permitted use or for which a permit has been issued to authorize a residential use. ADUs are accessory to a primary dwelling unit and may not be granted a certificate of occupancy before the primary dwelling unit. While either the primary dwelling unit or ADU may be rented, the minimum rental term for an

ADU is thirty (30) consecutive days. Detached ADUs are limited to a maximum floor area of 1,200 square feet, and generally may not exceed 25 feet in height or the height of the primary dwelling unit, whichever is less. An attached studio or one-bedroom ADU is limited to a maximum floor area of 850 square feet or not more than 50 percent of the floor area of the primary dwelling unit. For a two-bedroom ADU, the maximum floor area is 1,000 square feet or not more than 50 percent of the primary dwelling unit. Junior ADUs are contained entirely within the primary dwelling unit, and while they can function independently of the primary dwelling unit by providing provisions for sleeping, eating, cooking and sanitation, they are allowed to share sanitation facilities with the primary dwelling unit.

### *Transitional and Supportive Housing*

Gov. Code Section 65651 requires that Transitional and Supportive Housing be a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development satisfies certain requirements, including:

- (1) Units within the development are subject to a recorded affordability restriction for 55 years.
- (2) One hundred percent of the units, excluding managers' units, within the development are restricted to lower income households and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development.
- (3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
- (4) The developer provides the planning agency with the information required by Section 65652.
- (5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:
  - (A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
  - (B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
- (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
- (7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

The Pacifica Zoning Regulations do not currently address Transitional or Supportive Housing uses. Program HE-I-14 will amend the Zoning Regulations in compliance with Gov. Code Section 65651 and the City will apply the Code directly in the interim.

### *Employee Housing*

Currently, the Pacifica Zoning Regulations only allow employee housing in the Agricultural District subject to obtaining a Conditional Use Permit. Program HE-I-14 will amend the Zoning Regulations in compliance with Health and Safety Code Sections 17021.5 and 17021.6. However, Section 9-5.07 of the Pacifica Municipal Code (PMC) requires that any amendments to the Agricultural District be approved by a vote of the people, in addition to the procedure set forth in PMC Title 9, Chapter 4, Article 35, before they become effective. In the interim, the City of Pacific will apply Health and Safety Code Sections 17021.5 and 17021.6 directly to allow ministerial (“by right”) approval of employee housing for six or fewer employees in the same manner as single-family dwellings in the same zone; and will treat employee housing with more than 36 beds or 12 units/spaces as an agricultural use.

### *Special Care Facilities*

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. Pacifica’s Zoning Regulations define “Special Care Facility” to mean a State-authorized certified or licensed family care home, foster home, or group home serving mentally disordered or otherwise handicapped persons, dependent and neglected children, or elderly persons on a 24-hour-per-day basis. “Special care facility” shall also include 24-hour shelters for victims of family violence, homeless persons, or other need categories.

Special Care Facilities serving six or fewer persons are permitted in all zoning districts that permit single-family dwellings and are not subject to any additional standards. For those facilities serving more than six persons, a use permit is required, in addition to meeting the following criteria:

- Separation of 500 radial feet from the perimeter of the property to any other Special Care Facility. If other facilities are located within 500 radial feet, the Planning Commission may determine facility overconcentration if impacts in the area are considered significant.
- Compliance with Federal, State and local law.
- Submission of written notice to the City Manager within seven days of any suspension or revocation of State license.
- Inclusion of common dining and living areas.
- Provision of a minimum of 100 square feet of usable open space per resident. Indoor common living areas and amenities may comprise up to 75 percent of the required open space area.
- Provision of outdoor areas designed to provide amenities and recreational areas compatible with the needs of the residents.



## *Emergency Shelters*

An emergency shelter is defined by the California Health and Safety Code (Section 50801[e]) as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” Gov. Code Section 65583(a)(4)(A) requires the identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses.

The Pacifica Zoning Regulations do not currently address emergency shelters. Program H-I-14 will amend the Zoning Regulations to come into compliance with Gov. Code Section 65583(a)(4)(A) through (J), and the City will apply these provisions directly during the interim.

## *Low Barrier Navigation Centers*

Gov. Code Section 65660 defines “Low Barrier Navigation Center” as a Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practice to reduce barriers to entry. A Low Barrier Navigation Center is a use by right in areas zoned for mixed use and non-residential zones permitting multi-family uses, provided the development complies with the requirements set forth in Gov. Code Section 65662.

At this time, the Pacific Zoning Regulations do not address Low Barrier Navigation Centers. Program HE-I-14 will amend the Zoning Regulations in conformance with Gov. Code Sections 65660 through 65666 and apply these provisions directly during the interim.

## *Single-Room Occupancy Units*

A single-room occupancy unit falls within the definition of “boardinghouse” as defined in the Pacifica Zoning Regulations. “Boardinghouse” is defined as a dwelling other than a hotel where lodging and meals for five or more persons are provided for compensation and is permitted as a conditional use in the R-3, R-3-G, and R-5 zoning districts.

## *Housing for Persons with Disabilities*

In August 2019 the city amended Chapter 4 (Zoning) of Title 9 (Planning and Zoning) of the Pacifica Municipal Code to establish a procedure for requesting reasonable accommodation in the City’s land use and zoning regulations for persons with disabilities as protected by Fair Housing Laws. The new regulations were prepared based in part on the California Department of Housing and Community Development’s “model ordinance” and reasonable accommodation ordinances adopted in other California jurisdictions. Staff then tailored the proposed ordinance to meet Pacifica’s particular needs. The amendments provide a process to address regulatory barriers that would otherwise prevent an individual with a disability from accessing equal housing opportunities. A reasonable accommodation would allow for modifications that would provide a suitable housing environment for disabled residents.

## Definition of Family

The Pacifica Zoning Regulations currently define “family” as “one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, or fraternity or sorority house. A family shall be deemed to include necessary servants.” Program HE-I-2 would remove the reference to “family” for purposes of use descriptions and calculating density and replace it with the more neutral term “single housekeeping unit.”

## Conformance with the Requirements of SB 330

SB 330 prohibits local jurisdictions from enacting new laws that would have the effect of reducing the legal limit on new housing within their borders or delaying new housing via administrative or other regulatory barriers. The City of Pacifica is consistent in its application of SB 330, and housing developments for which a preliminary application is submitted in compliance with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal.

## Conformance with the Requirements of SB 9

The Pacifica City Council approved Resolution 11-2022 on February 28, 2022 adopting interim guidance, rules and regulations to implement SB 9, and directing the preparation of an ordinance implementing SB 9. Program H-I-14 includes the preparation of the implementing ordinance.

## Conformance with the Requirements of SB 35

Currently, the City of Pacifica has not approved a process to accommodate SB 35 streamline application. Program H-I-14 includes the adoption of an ordinance and administrative procedures to implement SB 35.

## Growth Control Ordinance

In January 1982, the Pacifica City Council adopted Ordinance No. 322-C.S., an initiative ordinance known as the “Growth Control Ordinance” (GCO) which provided for controlled residential growth through 1992. A series of ordinances have extended growth control policies to the present day. Most recently, Ordinance 880-C.S. was adopted by the Pacifica City Council on May 23, 2022, extending the GCO through June 30, 2027. However, it was acknowledged that SB 330, the Housing Crisis Act of 2019, prohibits cities from adopting or implementing any provisions that would limit the number or require some sort of numerical allocation for housing development permits. Therefore, while the GCO technically remains in effect, it is preempted by SB 330 until its expiration or repeal (currently January 1, 2025) and may not be implemented.

## Building Codes and Enforcement

### Building Codes

State law requires local agencies, including the City of Pacifica, to enforce the California Building Code (CBC) and other construction-related codes when reviewing and inspecting new developments and modifications to existing developments. On November 14, 2022, the Pacifica City Council adopted the 2022 California Building Standards Code (Building Code, Mechanical Code, Plumbing Code, Electrical Code, International Property Maintenance Code, Energy Code, Green Building Code, Residential Code, Historical Buildings Code, Existing Buildings Code, Reference Standards Code of the Pacifica Municipal Code) and 2022 California Fire Code with

Local Amendments, including amendments to require building electrification, underground utility installation, and expanded geotechnical hazard evaluation. The factors unique to Pacifica which were used to justify the adoption of the local amendments include: the circulation pattern which consists largely of dead-end local streets connecting to Coast Highway and steep topography limiting access during emergencies, seismic impacts from the San Andreas, Loma Prieta, and Seal Cove faults, risk of wildfire due to overhead utility lines, and climate change which has modified rainfall patterns, increased the frequency and severity of localized flooding, and amplified coastal wave action leading to more erosion.

The local amendments modify the CBC and California Residential Code (CRC) to require underground utilities in all new buildings and when an existing line is upgraded. Exceptions are allowed if the undergrounding would require: 1) trenching and repaving of a street with paving less than one-year-old, 2) trenching more than 500 feet (only the first 500 feet from the building must be underground), or 3) the servicing utility has issued a notice that undergrounding is impractical or impossible and they refuse to provide service. The local amendments also require an expanded geotechnical hazard assessment for any site located within a geologic or seismic hazard zone mapped by the California Geologic Survey or adopted in the Pacifica General Plan. It is possible for a registered design professional to seek a waiver from the requirement to construct project design features that would minimize potential off-site geotechnical hazards if the construction costs of these features would be disproportionate to the cost of the overall project.

The Green Building Code was also modified to eliminate the exception from all-electric building construction for cooking appliances and fireplaces in residential buildings, public agency owned and operated emergency centers, and accessory dwelling units. In addition, the installation or use of natural gas for any purpose in an all-electric building constructed after January 1, 2023, is prohibited, except for for-profit restaurants. Standards for the installation of Electric Vehicle (EV) parking circuits for single-family, multi-family and non-residential uses were also established.

## Code Enforcement

Code enforcement is accomplished through the review of proposed building plans to assure compliance with adopted building and energy codes, as well as periodic inspections conducted throughout the construction process. Title 8, Chapter 5, of the Pacifica Municipal Code (PMC), adopts the International Property Maintenance code by reference, in order to assure properties are maintained in a sanitary and safe condition. In addition, Pacifica has adopted public nuisance provisions as PMC Title 4, Chapter 25, to establish guidelines and procedures for the correction of property maintenance violations and nuisances.

Enforcement is conducted on a complaint-driven basis. Complaints may be submitted by email, facsimile or by calling designated staff. City staff prioritize resolution of code violations by educating the respondent regarding the applicable regulations and providing options for resolution. When out in the field conducting inspections, code enforcement staff do not proactively seek out violations. However, if conditions are noted which could result in a potential life safety impact, the violations are documented, and the case is prioritized for additional action.

## Planning and Development Fees

The Planning Department assesses fees for its review of entitlement applications, which generally precede building permit reviews and fees. The Master Fee Schedule is posted on the City's website (<https://www.cityofpacific.org/departments/administrative-services/finance/2022-2023-adopted-budget>)

pursuant to Gov. Code 65940.1 subd. (a)(1)(A). Entitlement applications include major efforts, like amending the City's General Plan to allow housing or processing a subdivision or condominium map for a new housing project. Entitlements can also be smaller, such as a Use Permit to allow an addition to a house that does not conform to the City's current zoning standards. A common entitlement in Pacifica is a Coastal Development Permit, mandated by the California Coastal Act of 1976 for many types of work within the Coastal Zone. In some areas of the Coastal Zone (the Coastal Zone Appeals Zone), additions exceeding 10 percent of existing floor area require a Coastal Development Permit.

In addition to fees for entitlement application review and basic permit review and inspection fees, the City commonly assesses fees for infrastructure or other improvements associated with development. These fees are generally described as "impact fees." Frequently, these come in the form of off-site improvements, although sometimes developers pay fees in lieu of physical improvements. The City's requirements regarding off-site improvements vary, depending on the scale of the project or its relative location within the city. Of the fees described in Table G-6, below, impact fees comprise 4 percent of the total project cost for single-family developments, 5.5 percent for small multi-family developments, and 6.6 percent for large multi-family developments.

Table G-5 summarizes the total development fees typically levied on residential developments including, planning entitlement related fees, building permit fees and impact fees. Typical fees for a single-family residence (2,600 square feet), a small 10-unit multi-family project (10,000 gross square feet (GSF)) and a larger 100-unit multi-family project (93,750 GSF) are summarized below and then compared to the total residential development costs displayed as both cost per unit and cost per square foot. Total development costs, including land, range from \$738 to \$857 per square foot depending on the size of the project. The total City development fees represent 5 percent of total development costs for a single-family home, and 9 percent and 7 percent for small multi-family and large multi-family projects, respectively. Development costs are based on the report dated April 7, 2022, prepared by Century Urban LLC, which surveyed development costs for residential projects in San Mateo and Santa Clara Counties. Average land values for the City of Pacifica from the report are used in Table G-5.

In order to get a sense of how jurisdictions in San Mateo County compare with each other regarding planning and development fees, 21 Elements conducted a survey of their member jurisdictions. The results of the survey were used to calculate entitlement, building permit, impact and other fees for hypothetical single-family, small (10-unit) multi-family and large (100-unit) multi-family developments.<sup>10</sup> The total fees for each type of development are shown in Table G-6, below.

Pacifica is above median in terms of total planning and development fees for single-family development, a small multi-family development, and large multi-family development. City staff believes that Pacifica's planning and development fees exceed median values primarily due to a recent parkland fee update adopted in 2022, and notes that other jurisdictions in San Mateo County have not recently updated this fee to reflect significantly increased land costs for parkland acquisition in recent years. Importantly, the parkland fees include fee reductions for affordable housing units ranging from a 25 percent reduction for moderate income units, 75 percent reduction for lower-income units, and a full exemption for very low-income units (City Council Resolution No. 19-2022). Maintaining up-to-date development impact fees is essential to ensure Pacifica recovers actual costs of providing services to the community.

<sup>10</sup> *Summary of Constraints for San Mateo*, July 10, 2022. <http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1381-summary-of-constraints-san-mateo-v2/file>

**TABLE G-5: RESIDENTIAL PROJECT DEVELOPMENT COSTS-SAN MATEO COUNTY  
(UNIT & SQUARE FOOT)**

	Single-Family (2,6700 GSF)			Small Multi-Family (10 Units/10,000 GSF)			Large Multi-Family (100 Units/93,750 GSF)		
	Cost per Unit	Cost per SF	% of Dev. Cost	Cost per Unit	Cost per SF	% of Dev. Cost	Cost per Unit	Cost per SF	% of Dev. Cost
<b>Hard Costs</b>									
Construction Hard Costs	\$1,040,000	\$400	54%	\$440,000	\$440	51%	\$421,500	\$450	54%
Site Work/Utilities/ Parking				\$81,500	\$82	10%	\$63,000	\$67	8%
<i>Hard Cost Subtotal</i>	<i>\$1,040,000</i>	<i>\$400</i>	<i>54%</i>	<i>\$521,500</i>	<i>\$522</i>	<i>61%</i>	<i>\$484,500</i>	<i>\$517</i>	<i>62%</i>
<b>City Fees</b>									
Entitlement Fees	\$11,000	\$4	1%	\$7,500	\$8	1%	\$2,750	\$3	0%
Building Fees	\$10,803	\$4	1%	\$26,150	\$26	3%	\$3,000	\$3	0%
Impact Fees	\$67,340	\$26	4%	\$46,845	\$47	6%	\$46,195	\$49	6%
<i>City Fees Subtotal</i>	<i>\$89,143</i>	<i>\$34</i>	<i>5%</i>	<i>\$80,495</i>	<i>\$80</i>	<i>9%</i>	<i>\$51,945</i>	<i>\$55</i>	<i>7%</i>
<b>Soft Costs</b>	<b>\$290,000</b>	<b>\$112</b>	<b>15%</b>	<b>\$138,000</b>	<b>\$138</b>	<b>16%</b>	<b>\$128,600</b>	<b>\$137</b>	<b>16%</b>
<b>Land</b>	<b>\$500,000</b>	<b>\$192</b>	<b>26%</b>	<b>\$117,000</b>	<b>\$117</b>	<b>14%</b>	<b>\$117,000</b>	<b>\$125</b>	<b>15%</b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$1,919,143</b>	<b>\$738</b>	<b>100%</b>	<b>\$856,995</b>	<b>\$857</b>	<b>100%</b>	<b>\$782,045</b>	<b>\$834</b>	<b>100%</b>

Source: City of Pacifica.

## Processing and Permitting Procedures

Special processing and permitting procedures required for certain types of housing projects may increase the costs of development and delay the start of construction. Even projects that may otherwise meet zoning development standards and General Plan development guidelines still must undergo special processing due to requirements established in the Zoning Regulations. For example, all projects within the R-3 (Multiple-Family Residential) or any commercial zone require issuance of a Site Development Permit prior to authorizing construction. Furthermore, housing developments within any commercial zone require approval of a Use Permit. Typical processing times for projects of this sort are between 3 and 8 months, and potentially longer if environmental review pursuant to the California Environmental Quality Act (CEQA) is required. Appeals to the City Council or Coastal Commission can extend that timeline further (Table G-7). Delays and uncertainty complicate the investment decisions of developers. For those that choose to proceed, they often must price housing units higher to account for the delays and risks they incurred to reach the construction phase.



**TABLE G-6: TOTAL FEES (INCLUDES ENTITLEMENT, BUILDING PERMITS, AND IMPACT FEES) PER UNIT**

Jurisdiction	Single-Family	Small Multi-Family (10 units)	Large Multi-Family (100 units)
Atherton	\$15,941	No data provided	No data provided
Brisbane	\$24,940	\$11,678	No data provided
Burlingame	\$69,425	\$30,345	\$23,229
Colma	\$6,760	\$36,590	\$17,030
Daly City	\$24,202	\$32,558	\$12,271
East Palo Alto	\$80,867	\$30,812	\$19,184
Foster City	\$67,886	\$47,179	\$11,288
Half Moon Bay	\$52,569	\$16,974	No data provided
Hillsborough	\$71,092	No data provided	No data provided
Millbrae	\$97,756	\$68,237	\$55,186
<b>Pacifica</b>	<b>\$89,143</b>	<b>\$80,495</b>	<b>\$51,945</b>
Portola Valley	\$52,923	No data provided	No data provided
Redwood City	\$20,795	\$18,537	\$17,913
San Bruno	\$58,209	\$72,148	\$39,412
San Carlos	\$72,046	\$29,137	\$18,182
San Mateo	\$89,003	\$60,728	\$41,547
South San Francisco	\$81,366	\$76,156	\$32,471
Uninc. San Mateo Co.	\$36,429	\$15,088	\$3,344
Woodside	\$70,957	\$82,764	No data provided
<b>Median</b>	<b>\$67,886</b>	<b>\$34,574</b>	<b>\$19,184</b>

Source: City of Pacifica.

**TABLE G-7: TIMELINES FOR DISCRETIONARY PERMIT PROCESSING**

Permit/Approval Type	Typical Processing Time	Approval Body
Site Development Permit, Conditional Use Permit, Variance, Coastal Development Permit, Parking Exception	3-6 months	Planning Commission
Zone Change (i.e., Rezoning)	4-7 months	Planning Commission/City Council
General Plan Amendment	5-8 months	Planning Commission/City Council
Tentative Subdivision Map	3-6 months	Planning Commission/City Council
Final Subdivision Map	6-8 weeks	City Council
Negative Declaration	3-6 months	Planning Commission/City Council
Environmental Impact Report	6-18 months	Planning Commission/City Council

Source: City of Pacifica.

Projects within the P-D (Planned Development) district also receive scrutiny through the discretionary review process. Review and approval of an overarching Development Plan is necessary for any project within the P-D (Planned Development) zone as a pre-requisite to considering more detailed plans for each parcel. After Development Plan approval, a developer must then seek approval of a Specific Plan for each structure or parcel within the Development Plan area. The only housing projects in the city that may avoid discretionary review in most cases are single-family homes and duplexes outside of the Coastal Zone. These types of housing developments are unlikely to meet the total housing demand in Pacifica given the scarcity of buildable land for these housing types and their relatively high per-unit development costs. Therefore, the bulk of the city's future housing development will undergo lengthy development processing and permitting prior to receiving construction approvals.

After project approval by the Planning Commission or City Council, permitting and processing continues during the Building Permit stage. The Building Division of the Planning Department performs plan checks and issues building permits. Throughout construction, the Building Division performs building inspections to monitor the progress of the project. Corrections needed during the plan review portion of the building permit stage, or failed inspections during the construction phase, can delay project completion. State law requires local agencies to implement plan reviews and construction site inspections to ensure compliance with the California Building Code, limiting Pacifica's ability to mitigate this constraint.

Table G-8 lists the typical discretionary permits required for the sample developments presented in Table G-7. Certain discretionary permit requirements tend to be site specific, and will depend on site location, topography, zoning, and other factors. Thus, as with the fee estimates for these sample developments, determining the discretionary permits required for the sample developments relied on certain assumptions that may be different for an actual project.

<b>TABLE G-8: DISCRETIONARY PERMIT REQUIREMENTS FOR SAMPLE DEVELOPMENTS</b>		
<b>Permit Type</b>	<b>5-Unit Detached Single-Family Residential (R-1 Zone)</b>	<b>20-Unit Attached Multiple-Family Residential (R-3 Zone)</b>
Site Development Permit		X
Conditional Use Permit		Required for Condominium/ Townhome Projects Only
Coastal Development Permit	Only within Coastal Zone	Only within Coastal Zone
Tentative Subdivision Map	X	
Final Subdivision Map	X	
Negative Declaration	X	
Environmental Impact Report		X
Total Review Time	6-12 months	9-24 months

Source: City of Pacifica.

## Findings

The City's Zoning Regulations vest the Planning Commission with authority to approve, deny, or approve with conditions most developments in Pacifica. Decisions of the Planning Commission are subject to appeal to the City Council. The Planning Commission must make certain findings in order to approve each permit type. A summary of these findings for the most common permit types is below. In addition to these findings, in most cases the Planning Commission must also affirm environmental findings unique to each development site.

*Site Development Permit Findings* – A permit shall not be issued if the Commission finds:

1. That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;
2. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses;
3. That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas;
4. That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;
5. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area;
6. That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code;
7. That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;
8. That the proposed development is inconsistent with the City's adopted Design Guidelines; or
9. That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City. If the proposal, however, does not have any of the impacts listed above, the Site Development Permit may be granted.

*Conditional Use Permit Findings* – A permit shall be issued only if the Commission finds:

1. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City;
2. That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the local Coastal Plan; and
3. Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.

*Development Plan Findings* (P-D District) – Approval shall be granted only if the Commission finds that:

1. The proposed P-D District can be substantially completed within the time schedule submitted by the applicant;
2. Each unit of the development, as well as the total development, can exist as an independent development capable of creating an environment of sustained desirability and stability or adequate assurance that such objective will be attained;
3. The land uses proposed will not be detrimental to the present or potential surrounding uses but will have a beneficial effect which would not be achieved through other districts;
4. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P-D District;
5. Any proposed commercial development can be justified economically at the location proposed and will provide adequate commercial facilities for the area;
6. Any exception from the standard district requirement is warranted by the design of the project and amenities incorporated in the development plan;
7. The area surrounding the development can be planned and zoned in coordination and substantial compatibility with the proposed development, and the P-D District uses proposed are in conformance with the General Plan and, where applicable, the Local Coastal Plan, or that changes in the General Plan or Local Coastal Plan are justified;
8. The project is consistent with the City's adopted Design Guidelines; and
9. The project is consistent with the City's General Plan and, if applicable, Local Coastal Plan.

*Specific Plan Findings* (P-D District) – Approval shall be granted only if the Commission finds:

1. That the specific plan is consistent with the approved development plan; and
2. That the specific plan is consistent with the City's adopted Design Guidelines.

### **Exemptions from Standards**

Pacifica's Zoning Code contains provisions that allow relief from the strict application of development standards. Allowing flexibility for developers can result in lower project costs or higher densities, which lead to more housing units affordable to persons with extremely low, very low, and low incomes. In extreme cases, relaxing a particular requirement can mean the difference between pursuing project approvals and abandoning a housing development altogether. The Planning Director, acting as the Zoning Administrator, may grant Minor Modifications to standards governing area, yard requirements, distance between buildings, lot coverage, fence/wall height, and off-street parking. Modifications approved by the Zoning Administrator may not exceed 20 percent of the respective standards, except in the case of off-street parking, where a reduction of one space is allowable.

When circumstances warrant a greater departure from development standards, the City may grant a permit known as a Variance. A Variance authorizes any deviation from zoning regulations the Planning Commission finds is necessary to allow a property owner to enjoy the same privileges enjoyed by other owners with similarly situated property. The main limitation to a Variance is that it may not authorize a use not permitted by the zoning of the subject site.

The Planning Commission may grant a Variance only if it finds:

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
2. That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area;
3. Where applicable, that the application is consistent with the City's adopted Design Guidelines; and
4. If located in the Coastal Zone, the application is consistent with the applicable provisions of the Local Coastal Plan.

### *Allowances for Residential Uses in Commercial Zoning Districts*

Most of the city's future housing development potential lays in commercially zoned sites. Large tract housing development on vacant sites are not likely to occur in Pacifica due to a lack of large, undeveloped parcels in private ownership. Many remaining vacant sites zoned for residential development are small, fragmented, and often have environmental challenges to development. Therefore, it is important to consider commercial sites for their ability to meet Pacifica's future housing need.

The City permits housing development in several commercial zones, most notably the C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zones. Residential development in commercial districts must have a mixed-use configuration with residential uses above ground floor commercial spaces or in separate buildings on the same site (horizontal mixed-use). Approval of mixed-use housing developments is not by-right but is subject to approval of a Conditional Use Permit and Site Development Permit. Table G-9 indicates the development standards for residential uses in the city's main commercial zones. For clarity in presentation below, the table will only display standards for the C-1 and C-2 districts. The Zoning Code applies standards from the C-1 district to developments in the C-1-A district and from the C-2 district to developments within the C-R and O districts.

**TABLE G-9: ALLOWANCES FOR HOUSING IN COMMERCIAL DISTRICTS  
(C-1 & C-2)**

Lot Area (min.)	5,000 sf
Lot Area Per Dwelling Unit (min.)	2,000 sf
Lot Width (min.)	50 ft
Setbacks (min.)	None, unless required by Site Development Permit
Maximum Lot Coverage	None
Landscaped Area (min.)	10%
Usable Open Space Per Unit (min.)	450 sf
Height (max.)	35 ft
Parking Spaces (min.)	1 per studio; 1.5 per 1 BR; 2 per 2+ BR; and 1 guest per 4 units

Source: Pacifica Municipal Code, Title 9, Chapter 4 "Zoning".



Development standards in commercial zones are generally favorable to mixed-use (residential and commercial) development. These commercial zones have no front, side, or rear setbacks, no floor area ratio limitations, and no lot coverage limits. The flexibility inherent in these regulations create larger developable areas than comparably sized residential sites, which helps to mitigate land costs, construction costs, and delays associated with processing and permitting. Larger developable sites result in greater density, which in turn reduces the per-unit cost of development and ultimately can make housing more affordable to persons with extremely low, very low, and low incomes.

In terms of parking, multi-family units in mixed use projects are subject to the same requirements that apply to other multi-family dwellings. The requirements are cumulatively added to the requirements for the commercial portions of the project to determine the total number of spaces needed. In certain cases, the Planning Commission can grant a lower parking requirement if a developer can show the characteristics of uses within a development can offset parking demands from one another. For instance, certain commercial uses may have large parking requirements during business hours when many residents are away from the site at work. Correspondingly, during evening hours the residential use has a large parking demand while most businesses are closed.

Combined, the favorable treatment of mixed-use housing developments in commercial zones mitigates the constraints of land and construction costs. Given that the City is relying on commercial sites to accommodate housing, the City will encourage and facilitate residential development on commercial sites (mixed-use) for lower-income households.

### *Density Bonus Ordinance*

The Density Bonus Ordinance, adopted in April 1984, offers the incentive of increased density and flexibility in development standards in exchange for housing which will meet the City's need to provide ownership and rental housing affordable to persons with extremely low, very low, and low incomes. Multi-family residential projects can exceed the maximum density, reduce unit floor area, or provide less parking, if provision is made for rental housing, affordable housing, or housing for the elderly or persons with disabilities. The amount of the density bonus ranges from 15 percent for rental housing (including market rate projects) to 50 percent for housing affordable to persons with extremely low, very low, and low incomes, elderly persons, or persons with disabilities. The Density Bonus Ordinance ensures the continued availability of housing granted a density bonus by requiring deed restrictions or other legal arrangements on properties so developed.

Higher housing density combined with relaxed floor area and parking requirements allows developers to mitigate the constraints imposed by land and construction costs. Lower per-unit costs of construction can result in lower per-unit sales costs or rental rates, making housing more affordable to persons with extremely low, very low, and low incomes. An added advantage of the Density Bonus Ordinance is that it provides the greatest bonus for providing housing to the neediest groups: those with extremely low, very low, and low incomes, and seniors or persons with disabilities.

Pacifica's Density Bonus Ordinance requires certain revisions to remain consistent with state law, and the City will undertake an action program to initiate the amendment.

## California Coastal Act

In 1976, the California Coastal Act was passed to protect coastal resources and maximize public access to the shoreline. Local governments may prepare and implement Local Coastal Programs (LCPs), which can be certified by the California Coastal Commission. The Coastal Commission then delegates responsibility for issuing coastal permits for most new development to the local jurisdiction, subject to the standards established in the certified LCP.

There are two components of the LCP, the Land Use Plan, and the Implementation Program. The Local Coastal Land Use Plan (LCLUP) specifies the kinds, locations, and intensities of land uses; the applicable resource protection and development policies; and where necessary, a listing of implementing actions. The Implementation Program consists of zoning ordinances, zoning district maps, and other legal instruments to implement the Land Use Plan. The current planning process does not include the development of an Implementation Program.

The Local Coastal Land Use Plan currently in effect in Pacifica was adopted in 1980. With the support of a grant from the California Coastal Commission, an update was included as part of the General Plan Update starting in Spring 2019. Following consultation with the community and the Coastal Commission staff, an updated plan was recommended for approval by the Planning Commission February 3, 2020, and was approved by the City Council on February 24, 2020, for transmittal to the Coastal Commission for certification. After working for over two years to respond to requests for additional information, the City received notice from the Coastal Commission in December 2022 that it will take up to another year to certify the plan.

For properties affected by the California Coastal Act there can be a significant degree of uncertainty regarding the development process which can be a deterrent to creating new housing. The California Coastal Commission is exempt from the permit streamlining requirements that apply to most local jurisdictions, and the application requirements are often unclear and typically require multiple iterations of resubmittals and revisions in order to be accepted. There are also unique environmental analyses specific to coastal hazards and access that apply in addition to CEQA, and often the project modifications necessary to meet the “least impactful” coastal protection requirements result in the project being financially infeasible.

The Coastal Zone in Pacifica is the area west of Coast Highway, as well as the Sheldance Nursery property and some additional land located east of Coast Highway. It includes approximately 1,286 acres and is divided into seven subareas to better address these unique geographies. The LCLUP includes guiding policies and implementing policies for land use and development, public access and recreation, environmental and scenic resources, natural hazards, and coastal resilience.

### Coastal Zone Housing

State law includes several requirements for housing in the Coastal Zone. Specifically, Gov. Code Section 65588(d) calls for jurisdictions to include in their housing elements information on the following:

- The number of new housing units approved for construction within the coastal zone after January 1, 1982;
- The number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the Coastal Zone;

- The number of existing residential dwelling units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982, in the coastal zone; and
- The number of residential dwelling units for persons and families of low or moderate income that have been required for replacement or authorized to be converted or demolished as identified in paragraph (3). The location of the replacement units, either onsite, elsewhere within the locality's jurisdiction within the Coastal Zone, or within three miles of the Coastal Zone within the locality's jurisdiction, shall be designated in the review.

State law calls for replacement of demolished units, if determined to be feasible. In addition, all new development in the Coastal Zone is required to include low- and moderate-income units if feasible. Due to the small size of all new development in Pacifica's coastal zone, only one project approved since 1982 has included affordable units. Future projects within the coastal zone are also unlikely to yield affordable units unless they develop eight or more housing units, at which point they become subject to the City's Inclusionary Zoning Ordinance.

### *Housing Unit Construction, Demolition, and Replacement*

Housing activity in the coastal zone is summarized in Table G-10, below. Between 2015 and 2022, 38 new housing units were approved for construction in the coastal zone. During this same period, 57 housing units were demolished within the coastal zone. Of these units, 54 were demolished as a result of natural hazards and coastal bluff emergencies. Due to these circumstances, income documentation was not required nor obtained. The remaining three units were demolished in conjunction with new development but were not occupied by low- or moderate-income households and therefore not subject to replacement.

<b>TABLE G-10: HOUSING IN THE COASTAL ZONE</b>	
<b>Housing Activities</b>	<b>Number of Units</b>
Number of New Housing Units Approved for Construction Within the Coastal Zone between 2015 and 2022	38
Number of Low- or Moderate-Income Housing Units Required to be Provided Within the Coastal Zone or Within 3 Miles of the Coastal Zone	30
Number of Occupied Low- or Moderate-Income Housing Units Authorized to be Demolished or Converted Since January 1, 1982	57
Number of Low- or Moderate-Income Housing Units Required for Replacement of Authorized Demolished or Converted Housing Units	
– Within Coastal Zone	0
– Within 3 Miles of Coastal Zone	0

Source: City of Pacifica.

## **3. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS**

### **Environmental Constraints**

Environmental constraints to housing development in Pacifica include sensitive and critical habitat, hillside erosion, coastal erosion, and seismic hazards. Landslides and slope failures have presented serious problems in

the past. The City is unaware of any immediate or direct threat to any of the identified housing sites from these constraints, but further environmental analysis as part of a development review process could identify issues that threaten the feasibility of proposed new housing.

### *Sensitive and Critical Habitat*

The southern and eastern portions of the Pacifica Planning Boundary have been designated as Critical Habitat for the California red-legged frog (CRLF). In 2010, the most recent designation by the United States Fish and Wildlife Service (WSFWS) identified approximately 2,900 acres of CRLF Critical Habitat in Pacifica. Currently, there is no critical habitat designated for the San Francisco garter snake (SFGS).<sup>11</sup> However, these species may be present in various locations throughout Pacifica, and only site-specific biological analysis can confirm their presence.

When biological investigations for earlier developments have located populations of these species, the City has worked with developers to provide mitigation by protecting potentially affected areas of habitat for these species. Mitigation has included altering development plans so as not to disturb site areas comprising habitat and requiring on-site monitoring during the construction phase to avoid unpermitted taking of the species. Although the City does not consider the presence of these species a significant constraint to the accommodation of the city's share of regional housing needs, identification of these species at any given housing development site could be quite impactful on an individual project basis.

### *Geological Hazards*

In January 1982, Pacifica experienced widespread and severe landslides and flooding which caused loss of life and significant property damage. These events caused Pacifica to undertake a different approach to development, including instituting a new geological review process and retaining an independent engineering and geology firm to review all hillside projects. According to Pacifica's geotechnical consultant, slope stability has been overrated in the past in Pacifica, and standards used to evaluate hillside development must be reassessed and strengthened.

Pacifica also experienced coastal bluff retreat of approximately 75 feet in some areas because of winter storms during 1983 and 2009. Areas previously considered stable were undercut, houses and trailers were damaged, destroyed, or had to be relocated further inland. Coastal bluff retreat continued throughout 2014 in the northwest section of the city west of Esplanade Avenue. Several apartment buildings, 310, 320, and 330 Esplanade, have been deemed uninhabitable and were demolished. More recently, the entire state of California was subject to a series of atmospheric rivers in January 2023 bringing high winds and successive waves of heavy rain. The storms resulted in sink holes, landslides, extended power outages, toppled trees, and extensive flooding throughout the region. In Pacifica, waves caused additional erosion to coastal bluffs, and closures of Coast Highway. Scientific research suggested that similar weather events are likely to occur on a more regular basis due to climate change.<sup>12</sup>

<sup>11</sup> City of Pacifica, 2022. *General Plan Update and Sharp Park Specific Plan Final Environmental Impact Report – Appendix B*, May 25, page 3.7-18. <https://cityofpacifica.egnyte.com/dl/sbYOEeSNef>

<sup>12</sup> X. Huang, D.L. Swain, 2022. *Climate Change Is Increasing the Risk of a California Megaflood*, Science Advances, 8(32), August 12. <https://www.science.org/doi/10.1126/sciadv.abq0995>

The City now recognizes that geologic hazard mitigation will be required in many areas of Pacifica. This may affect the timing, location, and intensity of future development. For example, geologic studies of some bluff top properties may result in lowered densities by reducing the amount of net developable acreage. Additionally, densities on inland sloping properties may be affected where geologic studies indicate that the revenue produced by locating units to achieve maximum densities does not justify the cost of providing engineering solutions sufficient to achieve those densities. In these cases, hazard avoidance may be the only acceptable mitigation measure because mitigation of both on- and off-site geotechnical hazards is a requirement of project approval or building permit issuance.

Pacifica expects that mitigation of existing and potential geologic hazards will, to some extent, reduce its growth rate; however, this effect cannot be quantified at this time, since these constraints are to some extent site specific. It is possible that land use designations may be revised to reflect changed conditions and policies, and this, too, may constrain Pacifica's future housing development potential.

Seven of the selected housing sites are identified in the Open Space Task Force report as candidates for preservation. These parcels include the Calson, Fish, Hacienda Court/Place, Lower Gypsy Hill, Rock, San Pedro Road, and Zeebros properties. Although these properties have been identified in the Open Space Task Force report as candidates for preservation, they have not been designated as open space and there are no development limitations imposed on these properties.

## **Infrastructure Constraints**

All sites identified for residential development are within existing service areas for water, sewer, and electrical utilities. The City is unaware of any service limitations that would affect any of the residential development sites. Nearly all of the housing sites and densities are identified in this Housing Element are among the most efficient in terms of water, sewer, and electrical demand and consumption. However, there are two areas which require further analysis and are highly dependent on the timing and design of the development.

### **Coast Highway**

The primary north-south traffic corridor to, from, and through Pacifica is Coast Highway. Many of the City's local streets intersect with the Coast Highway and have no outlet, essentially a network of dead-end cul-de-sacs. Given the lack of opportunities to distribute traffic, recent traffic studies associated with proposed development have concluded that without mitigation, roadway operation would drop to Level of Service (LOS) E and possibly LOS F (unacceptable and intolerable congestion and delays). However, the City Council adopted Ordinance 813 on March 13, 2017, which prohibits the City Council or other legislative bodies of the City from taking formal action to support or authorize the construction and/or development of additional through-lanes on any portion of the Coast Highway without first obtaining a majority approval from the electorate of the City of Pacifica. As a result, any mitigation that would result in additional through lanes is prohibited until and unless this ordinance is repealed.

### **Water and Wastewater**

Rainfall dependent infiltration/inflow (RDI&I) is a chronic issue that impacts the capacity of Pacifica's sewer pump stations. Old sewer laterals play a significant role in RDI&I, and the City has a program to provide incentives for homeowners to replace substandard pipe. Since 2016, 367 grants have been made to homeowners to assist with the costs to replace sewer laterals to help mitigate this issue. In addition, the City has a scheduled



capital improvement project to replace the sewer main in the Vallemar neighborhood which is also expected reduce RDI&I. It should be noted that according to staff from the Pacifica Public Works Department, wet weather events in recent years have caused the capacity of the Rockaway Pump Station to be exceeded. Six of the proposed housing sites are located within the catchment area for the Rockaway Pump Station. The effectiveness of the Vallemar main replacement and sewer lateral replacement program in terms of improving the capacity of the Rockaway Pump Station will need to be evaluated at the actual time of development.

*This page intentionally left blank*

**Attachment A-1**  
**Community Consultation**

*This page intentionally left blank*

# Community Consultation – Attachments

---

## Contents

---

WEBSITE, SOCIAL MEDIA, AND PRINT .....	2
Graphics for Social and Print Media .....	2
Press Release .....	7
Email Campaigns.....	9
COMMUNITY MEETINGS.....	24
Equity-Focused Engagement Stakeholder Interviews .....	24
Virtual Workshop = 40 attendees.....	32
Community Workshops = 130 attendees.....	37
OUTREACH ACTIVITIES .....	47
FlashVote Survey: Housing Feedback = 439 respondents.....	47
Launch Survey = 50 respondents .....	55
Community Survey = 380 respondents.....	57
PUBLIC COMMENTS .....	87
Written Comments Received Prior to Release of Public Draft.....	87
Written Comments Received During Public Review and Comment Period.....	158



# WEBSITE, SOCIAL MEDIA, AND PRINT

## Graphics for Social and Print Media



# HOUSING ELEMENT *UPDATE*

## CITY OF PACIFICA

A *once in a decade chance* to shape future housing in Pacifica

SECRET'S OUT - EVERYONE WANTS IN  
PACIFICA IS **THE** PLACE TO LIVE

### BUT HOW WILL WE ALL FIT AND STILL MAINTAIN WHAT WE LOVE ABOUT PACIFICA?

It's not just in Pacifica. Our region's population is growing rapidly and the housing shortage impacts us all. Every Bay Area community is working to make space for our growing population. NOW is the time we must plan together for current and future housing needs in Pacifica.

The **UPDATE** is our chance to examine policies and plan for what is needed, based on what our community needs and values.

### WHAT IS THE HOUSING ELEMENT?



The Housing Element is a chapter of the General Plan and will help guide housing development in Pacifica.

Figure 1 Citywide mailer sent to 15,060 homes and businesses on September 14, 2022 – front

### WHY IT MATTERS

An update is required every eight years by the State of California. It must plan for assigned quantities and types of housing. The Update doesn't build housing, but ensures that rules are updated and programs are created so housing can be built.

### HOW IT WORKS

Community engagement is an essential part of the process and City staff will be seeking a wide range of community input this Fall before preparing a draft. Once a Draft Housing Element is ready, it will be released for public comments and discussed further at community, Commission, and Council meetings in early spring.



CITY OF PACIFICA  
540 CRESPI DRIVE  
PACIFICA, CA 94044

PRSR STD  
ECRWSS  
U.S. POSTAGE  
**PAID**  
EDDM RETAIL

LOCAL POSTAL CUSTOMER

## THE *UPDATE* PROCESS



WE ARE HERE:



### LEARN MORE



#### FOR UPDATES BY MAIL OR EMAIL

- text [PacificaHousing](sms:22828) to 22828
- email [housing@pacificaca.gov](mailto:housing@pacificaca.gov)
- call (650) 501-6025
- write 540 Crespi Drive  
Attn: Planning Dept.



#### FIND US ONLINE

- [cityofpacificaca](https://www.facebook.com/cityofpacificaca)
- [City of Pacifica](https://twitter.com/cityofpacificaca)
- [thecityofpacificaca](https://www.instagram.com/cityofpacificaca)
- [@Pacifica](https://twitter.com/Pacifica)


scan to visit  
our webpage



#### JOIN US AT ONE OF OUR COMMUNITY MEETINGS!

**Meeting #1 (online)**  
6PM Wednesday, September 28  
**Meeting #2 & #3 (in-person)**  
We are holding 2 meetings in October.  
Details will be announced soon!

Figure 2 Citywide mailer sent to 15,060 homes and businesses on September 14, 2022 - back



# HOUSING ELEMENT *UPDATE*

CITY OF PACIFICA

*A once in a decade chance to shape future housing in Pacifica*

SECRET'S OUT - EVERYONE WANTS IN  
PACIFICA IS **THE** PLACE TO LIVE

**BUT HOW WILL WE ALL FIT AND STILL MAINTAIN  
WHAT WE LOVE ABOUT PACIFICA?**

It's not just in Pacifica. Our region's population is growing rapidly and the housing shortage impacts us all. Every Bay Area community is working to make space for our growing population. NOW is the time we must plan together for current and future housing needs in Pacifica.

The **UPDATE** is our chance to examine policies and plan for what is needed, based on what our community needs and values.

## WHAT IS THE HOUSING ELEMENT? >>>

The Housing Element is a chapter of the General Plan and will help guide housing development in Pacifica.

### HOUSING ELEMENT *UPDATE* PROCESS

WE ARE HERE:

- AUGUST 2022 launch**
  - Confirmation of Community Engagement plan
  - Initial outreach to build awareness
- SEPTEMBER 2022 vision**
  - Citywide introductory virtual meeting
  - Pop-up outreach
  - Stakeholder info updates
- OCTOBER 2022 concepts**
  - In-person community meetings
  - Community survey
  - Online engagement
- EARLY SPRING 2023 draft**
  - Draft 2023-2031 Housing Element shared online
  - Public comment period opens
  - City Council Study Session
- LATE SPRING 2023 adopt**
  - Planning Commission Public Hearing
  - City Council Public Hearing

## HOW TO GET INVOLVED

**PROVIDE YOUR INPUT**

scan to take a quick survey

**JOIN US AT ONE OF OUR COMMUNITY MEETINGS!**

**Meeting #1 (online)**  
6PM Wednesday, September 28  
details at [planpacifica.org/housing-element](https://planpacifica.org/housing-element)

**Meeting #2 & #3 (in-person)**  
2 meetings will be held in October  
more details coming soon

**FIND US ONLINE**

[cityofpacifica](https://www.facebook.com/cityofpacifica)
[thecityofpacifica](https://www.instagram.com/thecityofpacifica)  
[City of Pacifica](https://www.linkedin.com/company/city-of-pacifica)
[@Pacifica](https://twitter.com/Pacifica)

**FOR UPDATES BY MAIL OR EMAIL**

- text [PacificaHousing](https://www.pacificahousing.org) to 22828
- email [housing@pacifica.gov](mailto:housing@pacifica.gov)
- call (650) 501-6025
- write 540 Crespi Drive  
Attn: Planning Dept.

Figure 3 Informational graphic for social media and events

## HOW TO GET INVOLVED

**PROVIDE YOUR INPUT**

scan to take a quick survey

**JOIN US AT ONE OF OUR COMMUNITY MEETINGS!**

**Meeting #1 (online)**  
6PM Wednesday, September 28  
details at [planpacifica.org/housing-element](https://planpacifica.org/housing-element)

**Meeting #2 & #3 (in-person)**  
2 meetings will be held in October  
more details coming soon

**FIND US ONLINE**

[cityofpacifica](https://www.facebook.com/cityofpacifica)
[thecityofpacifica](https://www.instagram.com/thecityofpacifica)  
[City of Pacifica](https://www.linkedin.com/company/city-of-pacifica)
[@Pacifica](https://twitter.com/Pacifica)

**FOR UPDATES BY MAIL OR EMAIL**

- text [PacificaHousing](https://www.pacificahousing.org) to 22828
- email [housing@pacifica.gov](mailto:housing@pacifica.gov)
- call (650) 501-6025
- write 540 Crespi Drive  
Attn: Planning Dept.

Figure 4 Informational graphic for social media and events

## HOUSING ELEMENT *UPDATE*

CITY OF PACIFICA

*A once in a decade chance to shape future housing in Pacifica*



**SCAN HERE**  
subscribe for news & updates

[planpacifica.org/housing-element](https://planpacifica.org/housing-element)

Figure 5 Informational graphic for social media and events





Figure 6 Informational graphic for social media and events



Figure 7 Informational graphic for social media



Figure 8 Informational graphic for social media and canvassing



Figure 9 Informational graphic for social media and canvassing

# ELEMENTO DE VIVIENDA DE LA CIUDAD DE PACIFICA

## *Encuesta a la comunidad*

La Ciudad de Pacifica está preparando su plan de vivienda a 8 años, conocido formalmente como el Elemento de Vivienda del Plan General para 2023-2031. El Elemento de Vivienda trata las necesidades de vivienda de todos los segmentos de la población mediante una gama de diferentes políticas y programas. Considere compartir su perspectiva en esta breve encuesta. Sus comentarios son importantes para dar forma a las políticas y los programas futuros de vivienda de Pacifica.





### ÚNASE A LA CONVERSACIÓN

para actualizaciones de proyectos  
enviar texto PacificaHousing to 22828



escanéame  
para encuesta

Figure 10 Informational graphic for social media

# 市住房要素 PACIFICA

## 社区问卷调查

Pacifica市正在制定其8年住房计划，正式称为2023-2031年总体规划的住房要素。住房要素通过各种政策和方案满足所有人群的住房需求。请您考虑在这个简短的问卷调查中分享看法，您的反馈意见对于制定Pacifica未来的住房政策和计划非常重要。





### 参与对话

对于项目更新文本 PacificaHousing 至 22828



扫码调查



Figure 11 Informational graphic for social media




## ELEMENTO DE VIVIENDA NG LUNGSOD NG PACIFICA

# Survey sa Komunidad

Inihahanda ng Lungsod ng Pacifica ang 8-taon na plano ng pabahay nito, na pormal na kilala bilang Elemento ng Pabahay ng Pangkalahatang Plano (Housing Element of the General Plan) para sa 2023-2031. Tinutugunan ng Elemento ng Pabahay (Housing Element) ang mga pangangailangan sa pabahay ng lahat ng bahagi ng populasyon sa pamamagitan ng iba't ibang polisiya at programa. Mangyaring isaalang-alang ang pagbabahagi ng inyong pananaw sa maikling survey na ito. Mahalaga ang inyong feedback sa paghubog ng mga hinaharap na mga polisiya at programa ng Pacifica ukol sa pabahay.

scan mo ako  
para sa survey



## SUMAMA SA USAPAN

para sa mga update sa proyekto, i-text ang PacificaHousing sa 22828

Figure 12 Informational graphic for social media

## HOUSING SITES & STRATEGIES

# Community Survey

The City of Pacifica is preparing its 8-year housing plan, formally known as the Housing Element of the General Plan for 2023-2031. The update of the Housing Element is a chance to examine the City's housing policies and plan how to meet housing needs of all segments of Pacifica's population, based on the community's values and priorities. Consider sharing your thoughts in this brief survey. Your feedback will help shape Pacifica's housing future.




SCAN CODE  
for survey



## JOIN THE CONVERSATION

for project updates text PacificaHousing to 22828

Figure 13 Informational graphic for social media





---

**CITY OF PACIFICA**  
540 Crespi Drive • Pacifica, California 94044-3422  
[www.cityofpacifica.org](http://www.cityofpacifica.org)

---

**MAYOR**  
Mary Bier

**MAYOR PRO TEM**  
Tygarjas Bigstyk

**COUNCIL**  
Mike O'Neill  
Sue Vaterlaus  
Sue Beckmeyer

## PRESS RELEASE

October 17, 2022

### Housing Element Update Community Workshops

**FOR IMMEDIATE RELEASE (Pacifica, CA) –**

The City of Pacifica is updating the Housing Element, a chapter of the General Plan that guides housing development in the City. An update is required every eight years by the State of California. The Element must plan for assigned quantities and types of housing. It doesn't build housing but ensures that rules are updated, and programs are created so housing can be built.

The City of Pacifica invites all members of the community to join an in-person Housing Element Update community workshop. In small-group conversations with fellow Pacificans, we will discuss policies and programs for our Housing Element Update, which will help guide Pacifica's housing future.

Now is the time we must plan together for current and future housing needs in Pacifica. Your input is essential, and this is our chance to examine policies and plan for what is needed, based on what our community needs and values.

**Event Details:**

***NOTE: To provide opportunity for more folks to participate, the workshop is being held two separate times. Workshop Option A and Option B will cover the SAME information.***

**Workshop Option A**

**When:** 6-8:30pm, Tue, October 25

**Where:** Cabrillo School  
601 Crespi Drive, Pacifica

**Workshop Option B**

**When:** 6-8:30pm, Tue, November 1

**Where:** Sunset Ridge Elementary  
340 Inverness Drive, Pacifica

**For Both Workshops:**

- Doors open and dinner available at 6:00pm.
- Workshop from 6:30 pm to 8:30 pm.
- Free dinner and childcare services (ages 3+) available to attendees.

**Staff Contact:**

Elizabeth Brooks, Management Analyst II  
Planning Department/City Manager's Office  
Email: [ebrooks@pacifica.gov](mailto:ebrooks@pacifica.gov) Phone: 650-501-6025  
540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044

**Attached:** graphic

# SAVE THE DATES!

## OCTOBER 25 & NOVEMBER 1

### *Housing Workshops*

Community members, we hope you can join one of our two upcoming workshops. In small-group conversations, we will discuss policies and programs to help guide Pacifica's housing future.

**NOTE: To provide opportunity for more folks to participate, each workshop will cover the SAME information.**

**TIME: 6:00-8:30 pm**  
**OPTION A: Oct 25 @ Cabrillo School**  
**OPTION B: Nov 1 @ Sunset Ridge School**

**Free dinner and childcare (ages 3+) for attendees. Space is limited. RSVP strongly encouraged.**

**650-501-6025    [planpacifica.org/housing-element](https://planpacifica.org/housing-element)**



SCAN HERE  
to RSVP



Figure 15: Press Release, page 2

## Email Campaigns



**HOUSING ELEMENT *UPDATE***  
CITY OF PACIFICA

A **once in a decade chance** to shape future housing in Pacifica

SECRET'S OUT - EVERYONE WANTS IN  
PACIFICA IS **THE** PLACE TO LIVE

**BUT HOW WILL WE ALL FIT AND STILL MAINTAIN  
WHAT WE LOVE ABOUT PACIFICA?**

*It's not just in Pacifica. Our region's population is growing rapidly and the housing shortage impacts us all. Every Bay Area community is working to make space for our growing population. NOW is the time we must plan together for current and future housing needs in Pacifica.*

The **UPDATE** is our chance to examine policies and plan for what is needed, based on what our community needs and values.

**WHAT IS THE HOUSING ELEMENT?** >>>> The Housing Element is a chapter of the General Plan and will help guide housing development in Pacifica.

Greetings!

The City is preparing the first community workshop to connect with residents for input on the Housing Element and we hope you can join us!

**Purpose of this Meeting**

To learn more about:

- A Housing Element - what it is and what an update includes
- Local housing trends
- Pacifica's Regional Housing Needs Allocation

To hear from you about:

- Your vision of housing in Pacifica now and going forward
- What matters to you
- How you want to be involved

**When to Join:**

- **Date:** Wednesday, September 28
- **Time:** 6PM
- **Location:** online via Zoom

[Join Meeting Here](#)

For More Information About the Housing Element

Figure 16: Email sent September 20 & 26, 2022, page 1

EMAIL CAMPAIGNS CONTINUED

- visit [planpacifica.org/housing-element](https://planpacifica.org/housing-element)
- email [housing@pacifica.gov](mailto:housing@pacifica.gov)
- call (650) 501-6025
- write ATTN: Planning Department  
540 Crespi Drive  
Pacifica, CA 94044



Figure 17: Email sent September 20 & 26, 2022, page 2



Greetings!

The City's first community workshop for the Housing Element Update starts soon. We hope you can join us!

*(The meeting link will work at 6PM)*



**Workshop Agenda\*:**

1. Welcome/Meeting Logistics
2. Why We Are Here
3. Why It Matters – Introduction to Housing Element
4. Needs and Trends
5. Sites and Policies Overview (No Specific Sites Discussion)
6. Small Group /Talk with Your Community
7. What's Next

\*agenda subject to change

**When to Join:**

- **Date:** Wednesday, September 28
- **Time:** 6PM
- **Location:** online via Zoom

[Join Meeting Here](#)

Remember, if you can't join online or by phone, we have alternate ways to watch:

- Watch on TV on Comcast channel 26

Figure 18: Email sent September 28, 2022, page 1



- Watch a Live Stream of the meeting by following <https://cityofpacificca.org/LiveStream> or on [www.pacificcoast.tv](http://www.pacificcoast.tv)

**For More Information About the Housing Element**

- visit [planpacificca.org/housing-element](http://planpacificca.org/housing-element)
- email [housing@pacificca.gov](mailto:housing@pacificca.gov)
- call (650) 501-6025
- write ATTN: Planning Department  
540 Crespi Drive  
Pacifica, CA 94044





Greetings!

As you may have heard, the City is holding two community workshops to invite all members of the community to lend their voice to the update of the City's Housing Element. In small-group conversations with fellow Pacificans, we will discuss policies and programs for our Housing Element Update, which will help guide Pacifica's housing future. We hope you can join! Free dinner and childcare (ages 3+) for attendees. (*Can't make it? see other options to view below.*)

Event Details (workshop A & B will cover the same information):

**Workshop Option A**

**When:** 6-8:30pm, Tue, October 25

**Where:** Cabrillo School  
601 Crespi Drive

**Workshop Option B**

**When:** 6-8:30pm, Tue, November 1

**Where:** Sunset Ridge Elementary  
340 Inverness Drive

**For Both Workshops:**

- Doors open and dinner available at 6:00pm
- Workshop from 6:30 pm to 8:30 pm
- Free dinner and childcare (ages 3+)

**Can't make it to a workshop?**

- Watch on TV on Comcast channel 26
- Watch a Live Stream of the meeting at [pacificcoast.tv](https://www.pacificcoast.tv)

The event is FREE, but space is limited. RSVP is strongly encouraged.  
(*contact staff to RSVP by phone*)

Please help us spread the word!

Figure 20: Email sent October 15, 21, and 27, 2022, page 1

**It's not too late - RSVP Here!**

The input opportunities don't stop here! Soon the City will be launching a survey with the hopes of providing even more people to share their input for the update. The survey will be available online and by mail (upon request).

To receive notice when the survey is launched and other project updates, [please subscribe to our email list here](#) or contact staff directly.

**Staff Contact:**

Elizabeth Brooks, Management Analyst II  
Planning Department/City Manager's Office

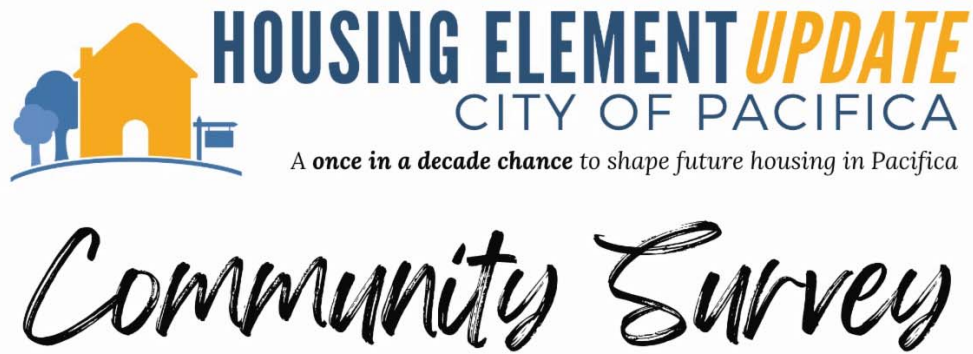
Email: [ebrooks@pacificacounty.gov](mailto:ebrooks@pacificacounty.gov)

Phone: 650-501-6025

Mail: 540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044



Figure 21: Email sent October 15, 21, and 27, 2022, page 2



Greetings!

Thank you to all who joined our Housing Element workshops! We received so much valuable input for the City's Housing Element Update. If you weren't able to join, the meeting presentation is available to [view online here](#)\*.

The input opportunities continue! As mentioned at the workshops, the input opportunities don't stop here. While staff continue their work on drafting the Housing Element 2023-2031, we are still seeking input on housing site strategies for our community.

We have launched a survey with the hopes of providing even more people an opportunity to share their input. The survey is available online and by mail (upon request). Click a link below to get started.

- [City of Pacifica Community Survey \(English\)](#)
- [Ciudad de Pacifica Encuesta a la comunidad \(Español\)](#)
- [Pacifica ڤاسيفيكا ڤاسيفيكا \(Filipino\)](#)
- [Survey sa Komunidad \(Filipino\)](#)

*\*The information provided in the presentation is for example purposes only and does not present final strategy decisions or an exhaustive list of sites. That information will be available for review and comment when the Draft Housing Element document is released (anticipated to be available in January 2023).*

---

**Staff Contact:**

Elizabeth Brooks, Management Analyst II  
Planning Department/City Manager's Office  
Email: [ebrooks@pacifica.gov](mailto:ebrooks@pacifica.gov)

Phone: 650-501-6025  
Mail: 540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044

Figure 22: Email sent November 3, 2022



Hello!

## JOIN THE CONVERSATION

It's not too late, but the survey closes soon! If you haven't had a chance yet, please take a few minutes to respond.

*Encuesta a la comunidad*  
*Survey sa Komunidad*  
社区问卷调查

**PACIFICA**

ALOJAMIENTO  
PABAHAY  
城市住房  
HOUSING

参与对话  
SUMAMA SA USAPAN  
JOIN THE CONVERSATION  
ÚNASE A LA CONVERSACIÓN



The input opportunities continue!

Thank you to those of you who have already responded. Even

Figure 23: Email sent November 29 & December 8, 2022, page 1



now, survey responses are guiding our City Planners as they draft the City's 2023-2031 Housing Element, which identifies sites, policies, and programs that will shape Pacifica's housing future.

We hope you take a few minutes to reply and share the survey with others. We hope to hear from as many of you as possible before the survey closes Friday, December 16.

-----

**The survey is available online and by mail (upon request) in Spanish, Filipino, Simplified Chinese, and English.**  
**Click a link below to get started.**

[Ciudad de Pacífica Encuesta a la comunidad \(Español\)](#)

[City of Pacifica Community Survey \(English\)](#)

[Survey sa Komunidad \(Filipino\)](#)

[Pacifica \( \)](#)

**THANK YOU!**

-----

*Do you have a neighborhood chat?  
Are you in a local social media group?*

*Do you work with other Pacificans?  
Please help us reach them by sharing this survey!*

The policies and programs we write for our beautiful City will be a result of what we hear from you. We hope all Pacificans take this chance to  
*join the conversation.*



-----

Thank you to all who came to our Housing Element workshops! We

Figure 24: Email sent November 29 & December 8, 2022, page 2

received so much valuable input for the City's Housing Element Update. If you weren't able to join, the meeting presentation is available to [view online here](#)\*.

*\* The information provided in the presentation is for example purposes only and does not present final strategy decisions or an exhaustive list of sites. That information will be available for review and comment when the Draft Housing Element document is released (anticipated to be available in January 2023).*

---

**Staff Contact:**

Elizabeth Brooks, Management Analyst II  
Planning Department/City Manager's Office

Email: [ebrooks@pacificacounty.gov](mailto:ebrooks@pacificacounty.gov)

Phone: 650-501-6025

Mail: 540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044

---



Hello!

## JOIN THE CONVERSATION

It's not too late, but the survey closes soon! If you haven't had a chance yet, please take a few minutes to respond.

*Encuesta a la comunidad*  
*Survey sa Komunidad*  
社区问卷调查

**PACIFICA**

ALOJAMIENTO  
PABAHAY  
城市住房  
HOUSING

参与对话  
SUMAMA SA USAPAN  
JOIN THE CONVERSATION  
ÚNASE A LA CONVERSACIÓN



Thank you to those of you who have already responded. Even now, survey responses are guiding our City Planners as they

Figure 26: Email sent December 14, 2022, page 1

draft the City's 2023-2031 Housing Element, which identifies sites, policies, and programs that will shape Pacifica's housing future.

**We hope you take a moment to reply.  
The survey closes Friday!**

-----  
The survey is available online and by mail (upon request)  
in Spanish, Filipino, Simplified Chinese, and English.  
Click a link below to get started.

[Ciudad de Pacífica Encuesta a la comunidad \(Español\)](#)

[City of Pacifica Community Survey \(English\)](#)

[Survey sa Komunidad \(Filipino\)](#)

[Pacifica \( \)](#)

**THANK YOU!**

-----  
*Do you have a neighborhood chat?  
Are you in a local social media group?  
Do you work with other Pacificans?  
Please help us reach them by sharing this survey!*

The policies and programs we write for our beautiful  
City will be a result of what we hear from you. We  
hope all Pacificans take this chance to  
*join the conversation.*



-----  
Thank you to all who came to our Housing Element workshops! We  
received so much valuable input for the City's Housing Element Update.

Figure 27: Email sent December 14, 2022, page 2

If you weren't able to join, the meeting presentation is available to [view online here](#)\*.

*\* The information provided in the presentation is for **example purposes only** and does not present final strategy decisions or an exhaustive list of sites. That information will be available for review and comment when the Draft Housing Element document is released (anticipated to be available in January 2023).*

---

**Staff Contact:**

Elizabeth Brooks, Management Analyst II  
Planning Department/City Manager's Office

Email: [ebrooks@pacificacalifornia.gov](mailto:ebrooks@pacificacalifornia.gov)

Phone: 650-501-6025

Mail: 540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044







Greetings!

Happy Holidays from the City of Pacifica! This message is a brief update on the ongoing work to update the Housing Element of the General Plan for the 2023 through 2031 planning period. Since the City Council's approval of the public engagement plan on August 8, which marked the official start of the Housing Element update process, the City has undertaken a number of community engagement activities including:

- Sending a citywide mailer
- Hosting booths at multiple Coastside Farmers' Market days
- Conducting one online and two in-person community meetings
- Launching two online surveys
- Making presentations to community groups

The City's efforts have been focused on undertaking an inclusive Housing Element update process.



We have learned a great deal from the community as a result of these efforts. The community feedback is being used by the City to guide the strategies we are preparing in the Housing Element to address a broad range of housing needs for persons and families at all income levels and with a variety of individual

circumstances, such as persons with disabilities, seniors, and others.

Community engagement is an essential and foundational step in preparing the Housing Element update. However, the update process also includes significant technical analysis to comply with requirements in state law, such as determining appropriate sites where new housing

Figure 29: Email sent December 23, 2022, page 1

could be constructed, and identifying what measures should be undertaken to [Affirmatively Further Fair Housing](#) (AFFH). In simple terms, AFFH requires the City to ensure new housing is planned throughout Pacifica including in areas where access to affordable housing may currently be limited.

The work required to prepare a Housing Element update is significant. To assist with the work, the City's efforts are being augmented by an expert consultant who is also assisting other San Mateo County jurisdictions with their Housing Element updates. Both City staff and the consultant are pushing forward as aggressively as possible to prepare a draft Housing Element for public review and comment in mid-January 2023.



The public review and comment period will last 30 days. Within that time, the City will also hold a study session with the City Council to provide an additional public input opportunity and to allow the Council to make any adjustments to the draft document before sending it to the California Department of Housing and Community Development (HCD). By law, HCD is afforded up to 90 days to review and comment on draft housing elements. Following HCD review, the City will address any recommended changes to the Housing Element and then hold public hearings at the Planning Commission and City Council for adoption.

The City continues to invite your input and participation in the Housing Element update process. Visit the [Housing Element webpage](#) for project updates and summaries of feedback received to date. Send comments to [housing@pacifica.gov](mailto:housing@pacifica.gov).



Figure 30: Email sent December 23, 2022, page 2

# COMMUNITY MEETINGS

## Equity-Focused Engagement Stakeholder Interviews

*Implementation Plan – Submitted by Kearns & West*

### City of Pacifica: Equity-Focused Engagement & Implementation Plan

Updated Thursday, November 10, 2022

*Submitted by Kearns & West*

Table of Contents

Introduction..... 1

    Purpose .....1

    Outreach Objectives.....1

Stakeholder Interviews ..... 1

    Finding Themes..... Error! Bookmark not defined.

Recommendations: Communication Strategies, Tactics, and Timing ..... 2

    Outreach Techniques/Tools/Activities.....3

        Outreach Activities .....3

        Notification Material Preparation Schedule ..... Error! Bookmark not defined.

Stakeholder Identification ..... 6



## Introduction

The City of Pacifica (City) is preparing its 8-year housing plan, formally known as the Housing Element of the General Plan for 2023-2031. The Housing Element addresses the housing needs of all population segments through various policies and programs. The City plans to adopt the Housing Element Update in late Spring 2023. As part of the update process, community outreach and engagement will be conducted in Winter 2022 as part of the Concepts phase. The Housing Element Update's success relies on community members, organizations, and other stakeholders shaping the vision and goals for future planning.

## Purpose

This document provides an implementation plan for equity-focused community engagement, including an overview of stakeholder interviews and findings, outreach techniques, timing recommendations, and proposed outreach events (e.g., public workshops and pop-up events). Community engagement for the Housing Element Update will support the project team's understanding of community members' perspectives, the identity and culture of the City, and community needs and priorities.

## Equity-Focused Outreach Objectives

The City of Pacifica specific objectives for conducting equity-focused community engagement during the Housing Element Update are to:

- Adapt to effective outreach strategies to bring the voices that are often not found in city planning efforts.
- Enhance the way the City does outreach to historically marginalized communities with virtual or in-person engagement best practices.

## Stakeholder Interviews

The project team interviewed key community stakeholders with City staff's support to inform the development of this equity-focused implementation plan. The project team prepared a list of recommended stakeholders to interview, and City staff provided review and prioritization feedback. The project team coordinated and facilitated interviews with the identified stakeholders.

During these interviews, the project team informed stakeholders that their input would guide recommendations for the City on engagement strategies and identification of communities who have previously not been a part of housing discussions in Pacifica. The table below identifies stakeholders interviewed as part of the stakeholder interviews. The following questions were used as discussion guides during stakeholder interviews:

- Introduction and what are the communities that you serve in Pacifica?
- What are your strategies for outreach and engagement with under resourced or underserved communities in Pacifica? What do you find is the most effective way to reach them?
- What places in Pacifica can the City use to be effective in their outreach and engagement efforts?
- Regarding what you may know about housing-related challenges facing this community right now, do you have any recommendations for the City to help guide their housing goals we explained earlier?

The following table identifies parties as part of the stakeholder interviews.

Table 1. Stakeholders Interviewed

Stakeholders	Agency
Stephanie Saba, Library Manager	San Mateo County Libraries
Heather Olsen, Superintendent of Pacifica School District Nicole Ortega, Administrative Secretary of Student Services Department and long-term resident Yolanda Pranza, Administrative Secretary of Student Services Department and long-term resident	Pacifica School District



Stakeholders	Agency
Anita M. Rees, Executive Director	Pacifica Resource Center

## Conversations on Housing

The following section provides an overview of the housing concerns that the interviewees shared

- Capacity of existing infrastructure and traffic: Concerns about the existing infrastructure, e.g., many of the roads in the city are one way in one way out.
- Families getting priced out: there are property buyers in Pacifica for VRBO and Airbnb are taking viable housing, homes are staying vacant.
- Families forced to live together multi-generationally: Younger families are unable to afford property and have to live with their older relatives, leading to overcrowding in homes.
- Families forced to move out of Pacifica:
- Many families are moving out of Pacifica, especially Spanish-speaking population.
- Families are unable to relocate within Pacifica due to high rental prices.

## Recommendations: Strategies, Considerations, and Activities

The following section provides an overview of the process and notification methods for community engagement, including the timeline (Table 6). The project team will clarify the logistics associated with workshops in a logistics plan developed for each event. Logistics plans will describe tasks associated with the preparation, digital engagement/promotion, and facilitation of each community workshop.

This section identifies strategies, connection considerations, and activities that were recommended from the stakeholder interviews.

### Strategies

- Go to the Community: Conduct outreach activities located in the community, consider utilizing pop-up events in well attended community spaces.
- Connect with Community Groups: Reach out to community groups who are already meeting. Community groups can help reach out to community members.
- Prepare Inclusive Meetings: Consider providing childcare, food, and in-language materials/presentations when having workshops.

### Cultural Considerations

Servicers that work with diverse communities strongly recommend outreach staff be representative members of that community or at a minimum speak the language. This enables receptivity from community members, instills a sense of belonging, and builds trust regarding the topic at hand.

In the Chinese community, seniors consider themselves independent from their households, even if they are dependent on their children/the household income. The cultural definition of a "household" therefore differs from the legal definition designated by the City or the State.

Additionally, Pacifica's Filipino community has been historically difficult to reach by organizations like the Pacifica Resource Center. Many Filipino residents live in the Northeast/Fairmont area of the city, which is a neighborhood the Pacifica Resource Center is considering as an ideal location to open a satellite center. Rather than waiting for the Filipino community to come to the center of town to seek resources or provide input, it would be more effective to bring the conversation to these neighborhoods.

In recent years, there has been increasing families from different places, including Portuguese-speaking, from Ukraine, Russia, China, and Afghanistan. Relatedly, it is important to be cognizant of families whose migratory status may impact

their willingness to participate in official City activities; working with community-based organizations who serve said families helps bring in those voices.

The interviews illuminated aspects about different communities in Pacifica. Due to its status as a “bedroom community,” as well as its geographic location tucked among the hillsides along the coast, some Pacifica residents want to maintain the isolated, private quality of the city. This local sentiment to preserve Pacifica’s small-town feel might arise during the Housing Element Update public engagement process.

## Outreach Techniques & Activities

The team recommends a use of a variety of notification methods to reach a broad spectrum of the community. Generally, all outreach and notification materials, responsibilities, and timing should be updated through logistics plans for each outreach activity.

### Outreach Activities

The section below identifies general and specific outreach activities to be used for outreach purposes (Table 2), virtual outreach (Table 3), immediate virtual outreach (Table 4), and stakeholder identification & outreach methods (Table 5).

General list of activities:

- Co-hosted Workshops with CBOs: Workshops conducted in partnership with CBOs. City staff would help facilitate activities, breakout groups, and roundtable discussions.
- Community Presentations: Presentation at standing community meetings. Presentations should be brief and primarily focused on sharing upcoming activities and engagement opportunities.
- Pop-up: Events do not need to rely on other events. Pop-up events should include participatory activities (prioritization activities), handouts, and information on the update process.
- Tabling at Community Events: Coordinated participation in scheduled community events. This activity can have similar activities as those in Pop-ups.

Table 2. Specific Activities

Activity	Event or Location	Date & Type of Activity	Materials* *Assume all materials are available multi-language
Tabling	Arts and Crafts Event in Pacifica	October 21 – November 20	Multi-language materials Digital/Paper survey
	64th Annual Members Exhibit		
	Holiday Boutique at St. Peters Catholic Church	November 13	Multi-language materials Digital/Paper survey
	Small Business Saturday in Pacifica	November 26	Multi-language materials Digital/Paper survey
	Tree Lighting Ceremony at Pacifica Community Center	December 3, 4-7 pm	Multi-language materials
Pop-up	Grocery Outlet Shopping Center	During weekday afternoon	Multi-language materials Interpreters
	Linda Mar Beach	<ul style="list-style-type: none"> <li>• During weekday afternoon</li> <li>• Turkey Trot Fundraiser</li> </ul>	Multi-language materials Interpreters

Activity	Event or Location	Date & Type of Activity	Materials* *Assume all materials are available multi-language
Pop-up	Linda Mar Shopping Center	During a weekday afternoon	Multi-language materials Interpreters
	Pacifica Pier	On a weekday afternoon	Multi-language materials Digital/Paper survey
	Pacifica Resource Center Grocery Distribution	American Legion Hall – Nov 16, Dec 14	Multi-language materials Paper survey In-language outreach staff/Interpreters
	Schools <ul style="list-style-type: none"> <li>Afterschool Events</li> <li>Parent Pick-Up near the gates</li> </ul>	Different schools through Pacifica School District <ul style="list-style-type: none"> <li>Ingrid B. Lacy MS</li> <li>Linda Mar Montessori</li> <li>Pacific Bay Christian</li> <li>Sunset Ridge ES <i>*Filipino families</i></li> <li>Jefferson Union HS</li> </ul>	Multi-language materials Paper survey In-language outreach staff/Interpreters
Community Presentation	Senior Center/Pacifica Community Center	Presentation during senior lunch	Multi-language materials Interpreters or in-language
	Schools	Identify schools through school district for meeting at school facilities	Multi-language materials Interpreters
	Pacifica Collaborative Meeting	Presentation during meeting to attendees	Communication Packages for distribution (Flyers, Social Media images)
Post Flyers	SRV Park Main Office	Ongoing	Multi-language flyers Paper surveys
	Starbucks locations, including the ones at the grocery stores	Ongoing	Multi-language flyers Paper surveys
	Libraries – Community boards	Ongoing	Multi-language flyers Paper surveys



**Virtual Engagement***Table 3. Virtual Engagement Activities*

Virtual Platform	Notes
ParentSquare (School District)	<ul style="list-style-type: none"> <li>Electronic newsletter distributed on Wednesdays every two weeks; the last one was on Wednesday 11/9/22</li> <li>Ability to send announcements on an as-needed basis, separate from the newsletter. This is the better option for specific topics/projects</li> <li>Users can receive information in the language they prefer</li> </ul>
Pacifica Resource Center	<ul style="list-style-type: none"> <li>Newsletter (2,500 people)</li> <li>Call Multiplier, client-facing messaging</li> </ul>
The Patch	<ul style="list-style-type: none"> <li>Pacifica November events <a href="#">calendar here</a></li> <li>City of Pacifica has an account</li> </ul>
The Tribune	<ul style="list-style-type: none"> <li>Print and virtual</li> </ul>

**Immediate Outreach**

SurveyMonkey reports that as of November 10, 2022, all 74 responses received are in response to the English-language survey. The recommendation is for the City to send out in-language invitation-notifications to the interviewees immediately for the platforms or ways they each offered to do so.

*Table 4. Immediate Virtual Outreach Activities*

Agency	Platform
School District	<ul style="list-style-type: none"> <li>ParentSquare, Survey announcement with link</li> </ul>
Libraries	<ul style="list-style-type: none"> <li>Print survey, digital flyers with QR code for survey</li> </ul>
Pacifica Resource Center	<ul style="list-style-type: none"> <li>Print survey, digital flyers with QR code for survey</li> <li>Call Multiplier (text message), Survey announcement with link</li> <li>Newsletter, Survey announcement with link</li> </ul>

## Engagement Type by Organization

This section provides an overview of the types of engagement, be they outreach events or ways to get information out to the public, based on the organization or agency in Pacifica. Additional methods can be identified by City staff.

Table 5. Engagement Type by Organization

Organization	Outreach Activities				Communication Methods			
	Co-hosted Workshops with CBOs	Community Presentation	Pop-up Events	Tabling (event)	Website	Emails	City Newsletter	Social Media
Pacifica Collaborative	X	X	X	X		X	X	X
Social Unity Project	X	X	X	X		X	X	X
Pacifica Mothers Club		X			X	X	X	X
Pacifica Resource Center	X	X				X	X	
Community Center	X	X	X	X	X		X	X
Jefferson Union High School District		X			X		X	X
Pacifica Moose Lodge Family Center		X		X		X		
Skyline Community College		X	X	X	X	X	X	
The Senior Center	X	X	X	X			X	X
St. Peters Church		X	X				X	X

## Example Notification Material Preparation Schedule

This section provides a template for a notification schedule leading up to an event.

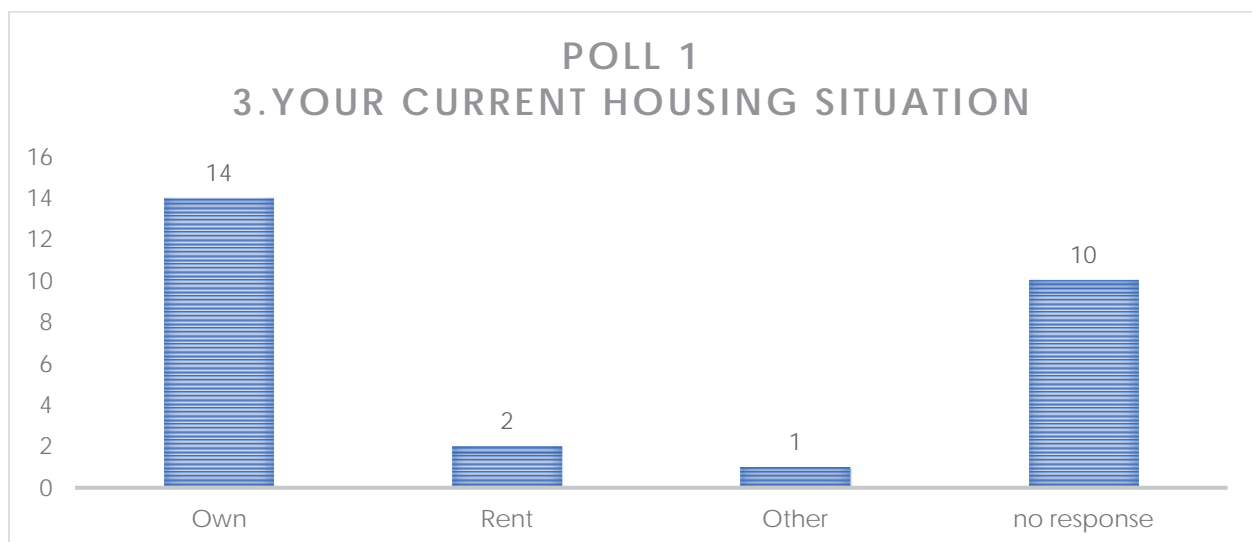
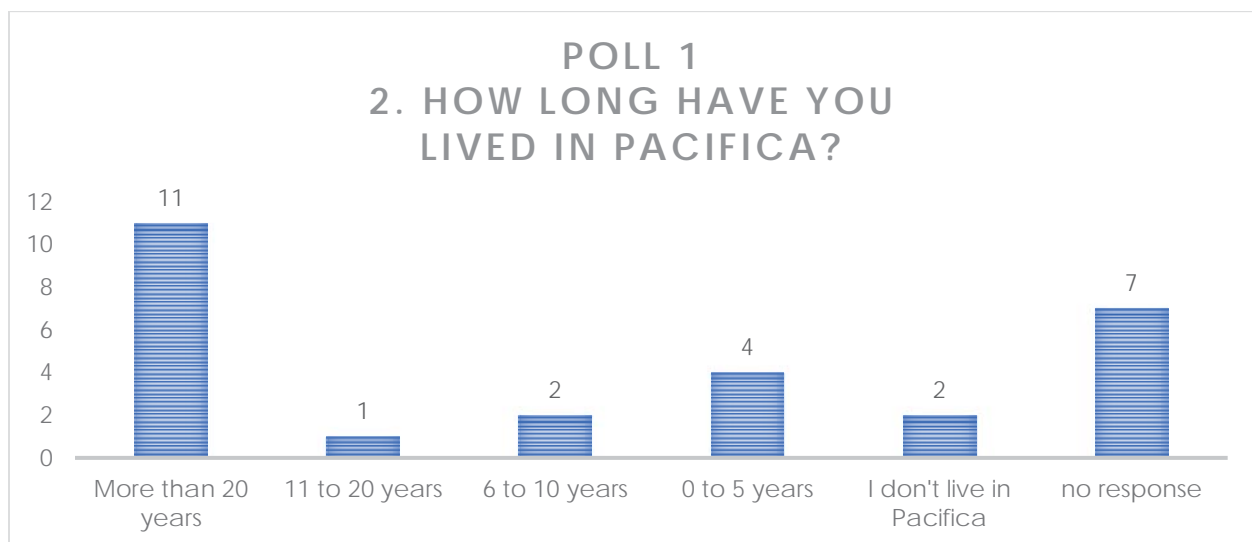
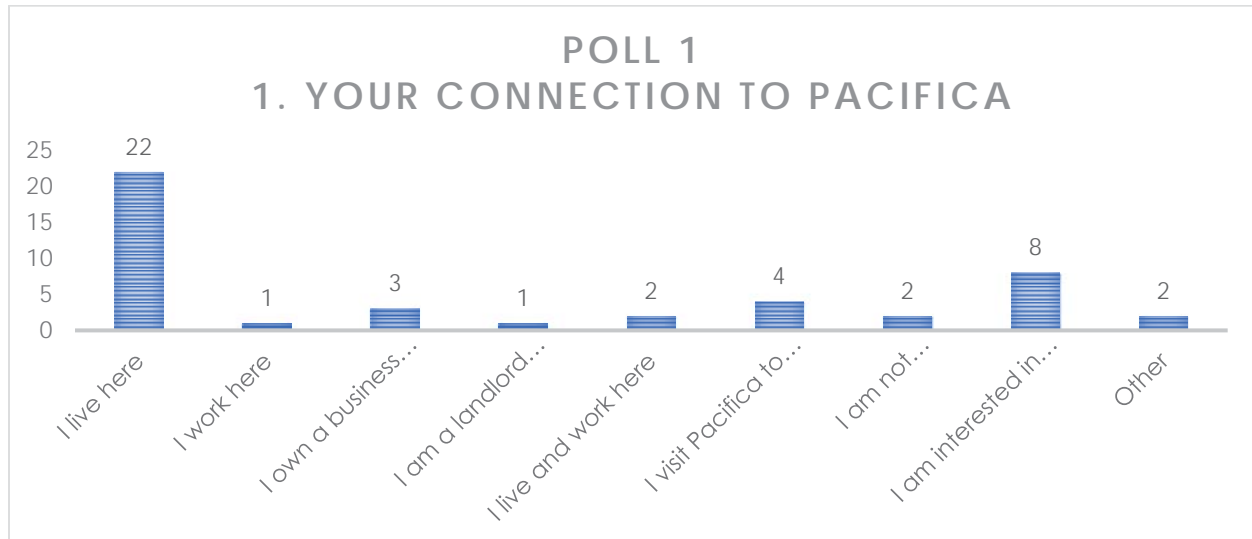
Table 6. Notification Material Preparation Schedule

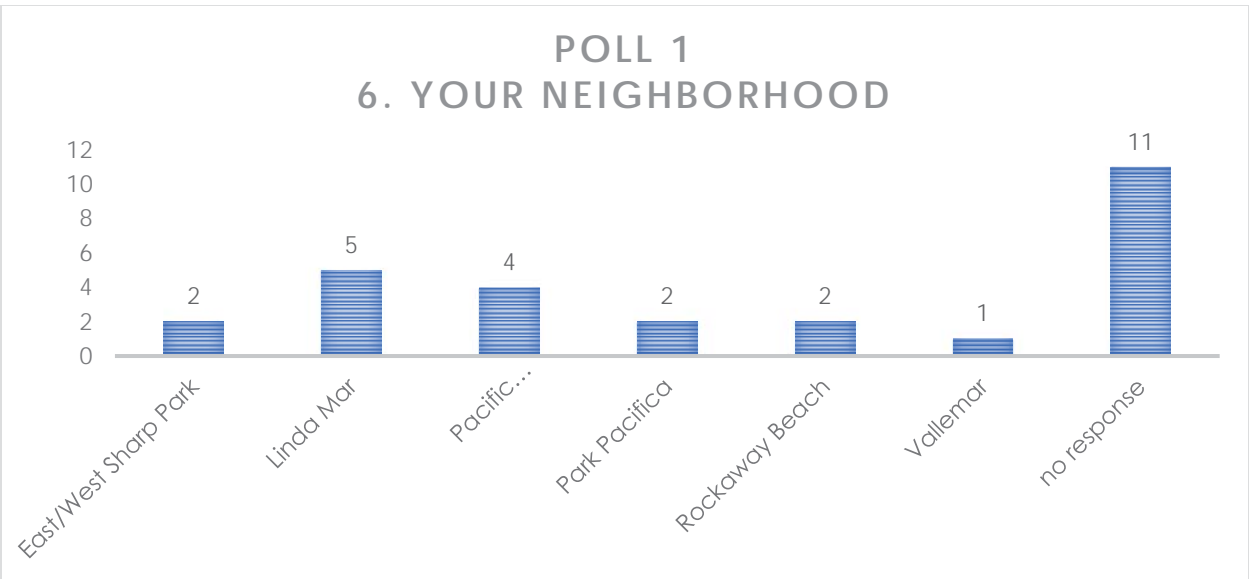
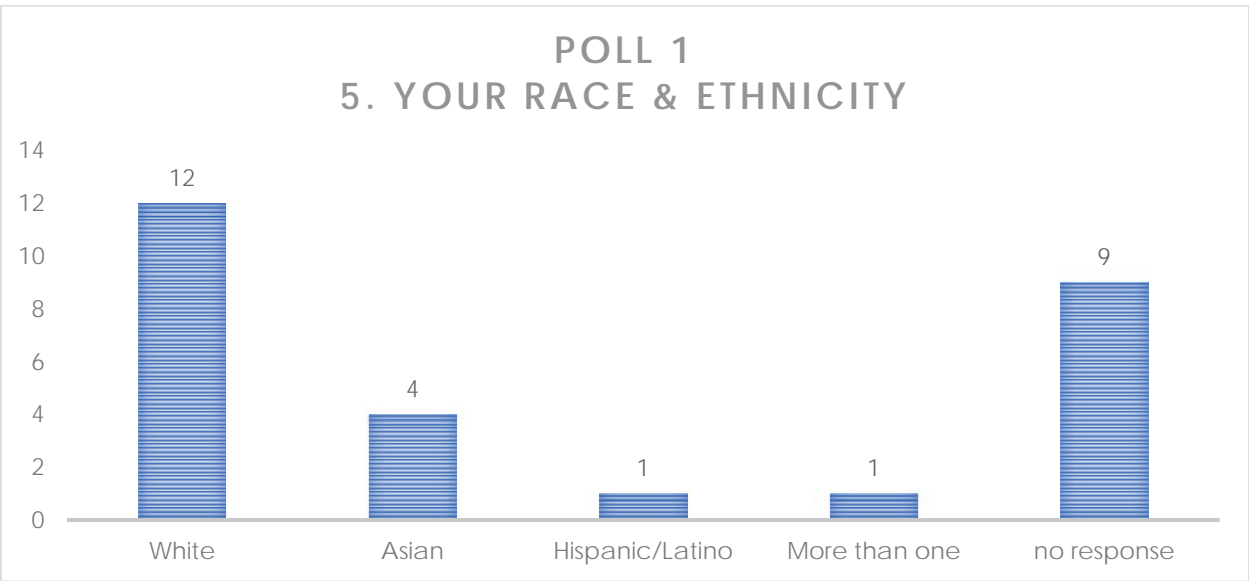
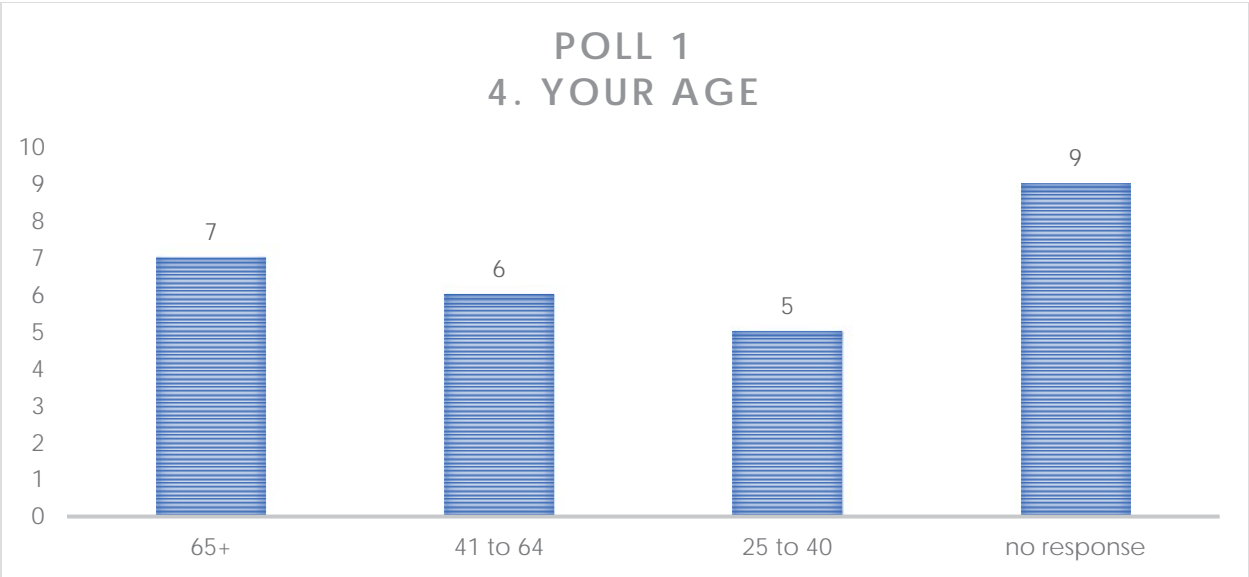
Task	Date
Identify Event/Activity	6 Weeks Before
Draft Website Content Announcement	6 Weeks Before
Draft Flyer & Social Media Language	5 Weeks Before
Materials Finalized by Project Team for activity	5 Weeks Before
Materials Shared by PIO and City	4 Weeks Before
Advertising Materials Shared with Stakeholder Organizations	4 Weeks Before
Three Week Advertising Social Media	3 Weeks Before
Two Week Advertising Social Media	2 Weeks Before
One Week Advertising Social Media	1 Week Before
24 Hour Advertising Social Media	1 Day Before
Day Of Advertising Social Media	Day of Event
Event Date	-



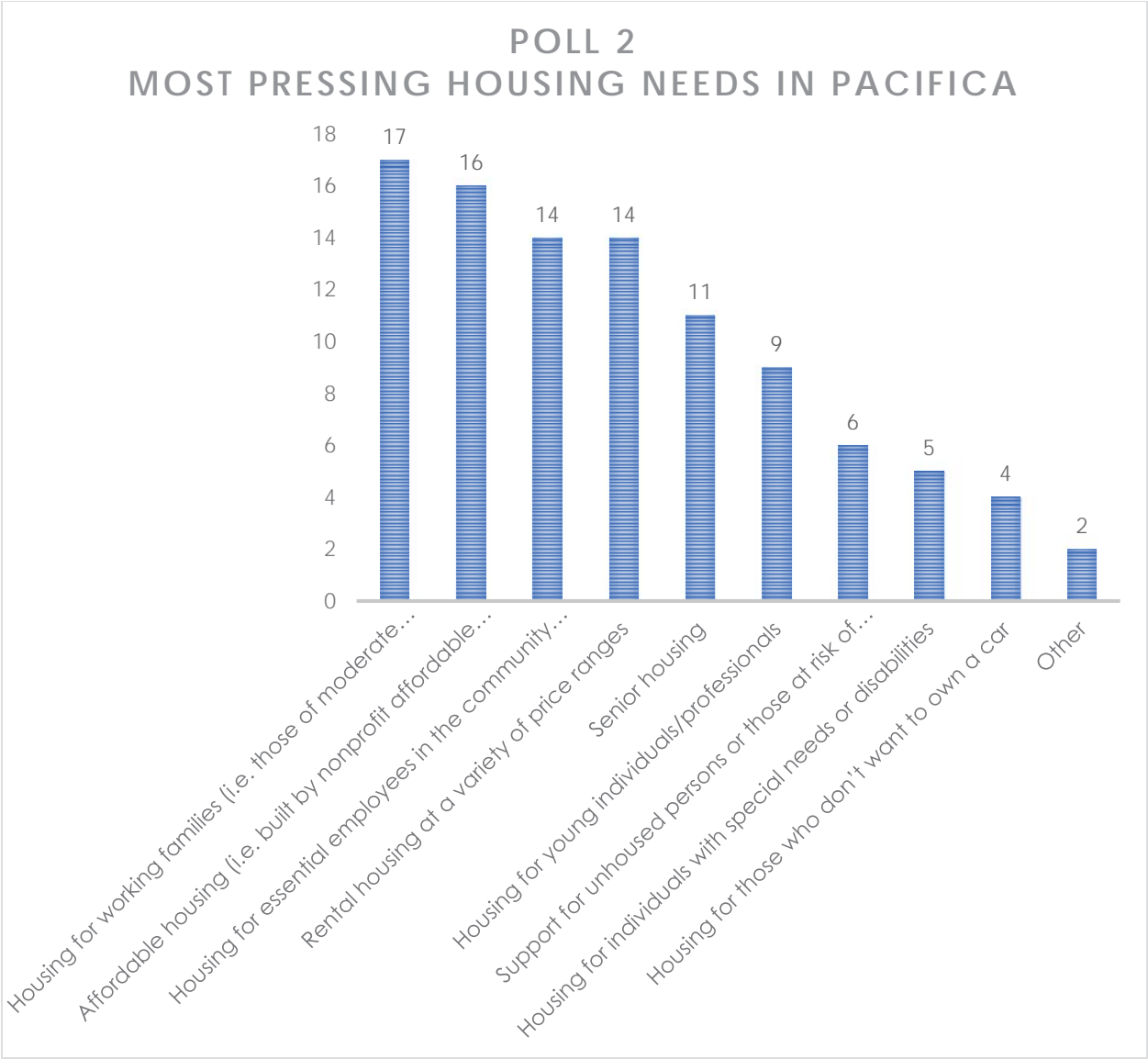
## Virtual Workshop = 40 attendees

Poll 1 – 27 responses





Poll 2 – 33 responses



## *Breakout Sessions*

### **BREAKOUT SESSION: As we look to rezone, what are your concerns?**

- 7 Hillside preservation
- 4 Traffic
- 3 protect open space
- 2 Build at shopping centers
- 2 focus on developed areas
- 2 no changes for single family zones
- 1 Safety
- 1 Build near transit
- 1 not sufficient affordable housing
- 1 focus on city
- 1 raise heights
- 1 keeping Pacifica's small city feel
- 1 barriers to ADUs
- 1 mixed use would be good
- 1 ADUs preferable
- 1 no new building
- 1 environmental impacts
- 1 entice developers to build low
- 1 hillside ordinance may hamper development
- 1 rezone where needed to meet RHNA

### **BREAKOUT SESSION: What values or priorities should drive our rezoning decisions?**

- 8 prioritize low-income housing
- 2 preserve hillsides
- 2 protect environment
- 1 protect existing housing
- 1 promote growth (anti-nimby)
- 1 alternative housing rather than just single-family
- 1 light pollution

### **BREAKOUT SESSION: What do you think is standing in the way of new housing? How do we address those challenges?**

#### **Barriers:**

- 3 City is under-staffed
- 1 Too focused on single family housing
- 1 failing infrastructure
- 2 construction costs
- 1 Cost of land
- 1 lack of funding
- 3 local opposition
- 1 lack of transit
- 1 traffic
- 1 poor streets
- 1 lengthy approval process

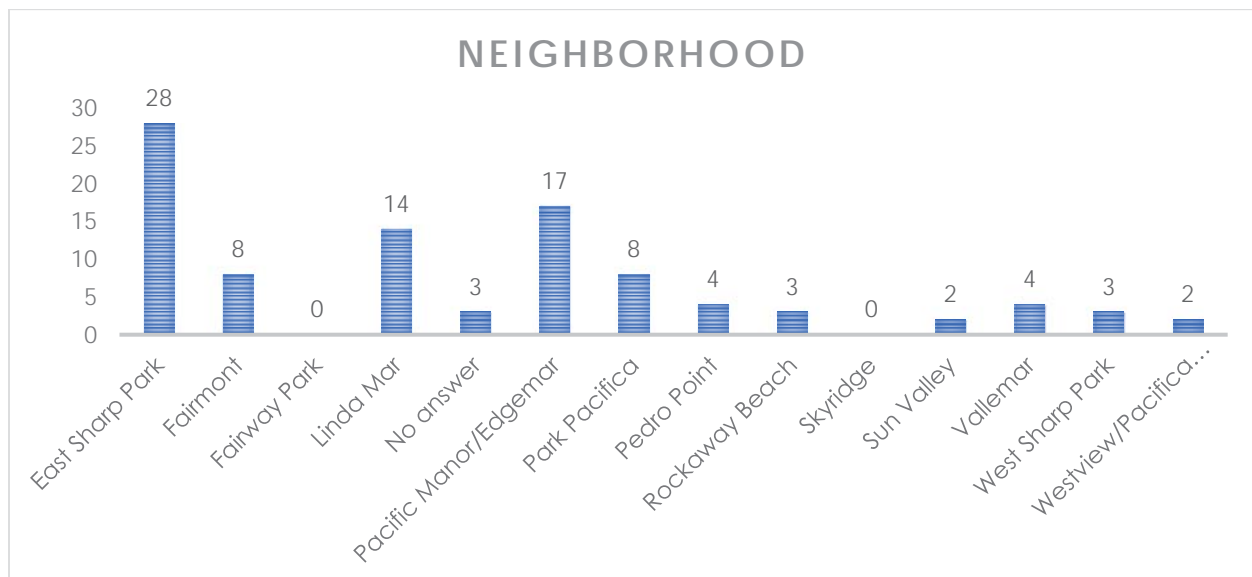
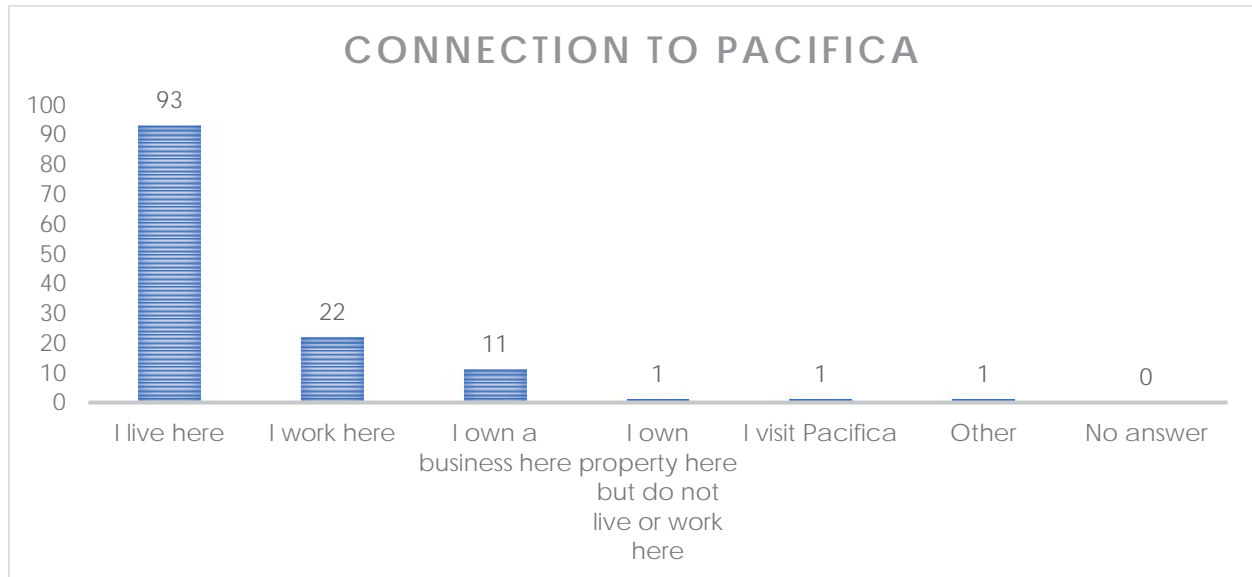
**Solutions:**

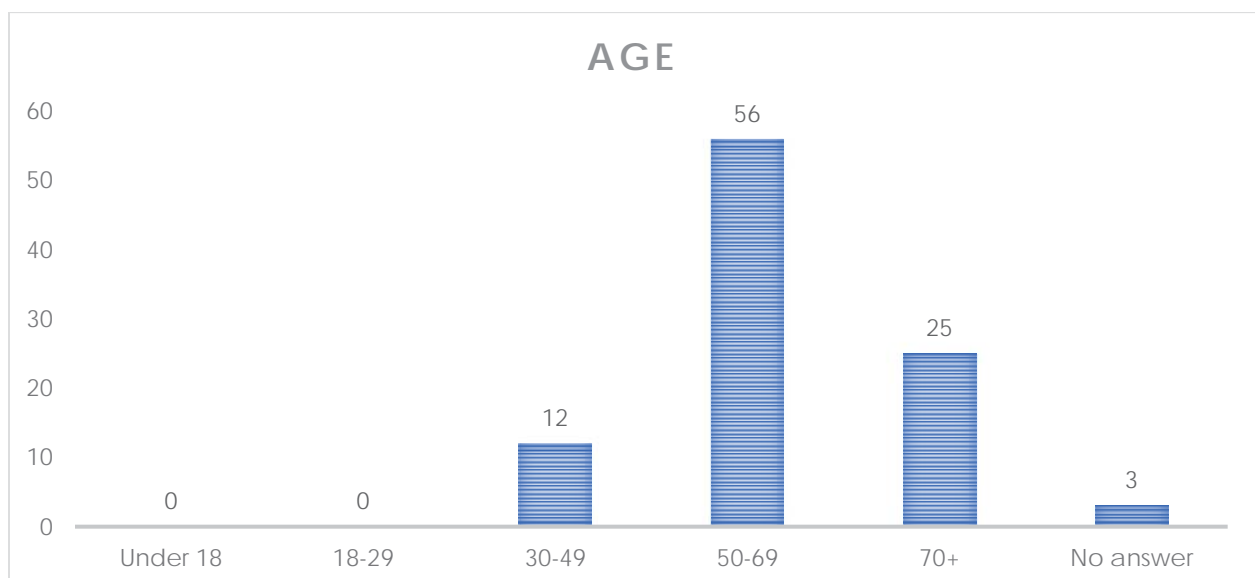
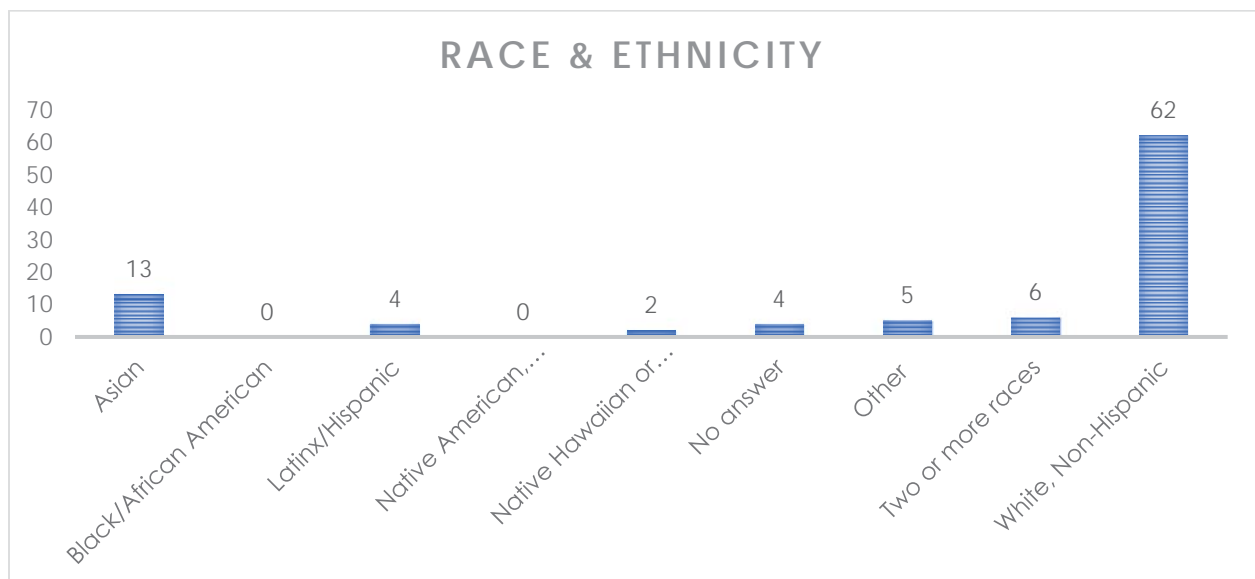
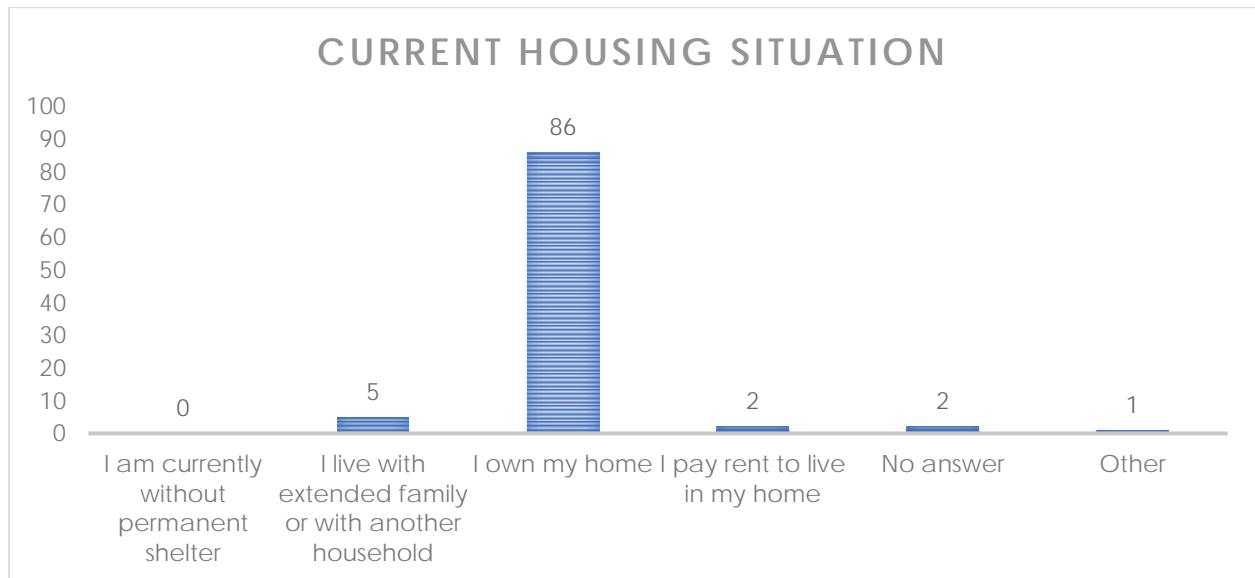
- 2 More face-to-face time between city staff & developers
- 1 Diversify types of housing More mixed use
- 1 More ADUs
- 1 Redevelop underutilized commercial areas
- 1 Raise height limits
- 1 Focus on projects that support the community
- 1 partner with CBOs
- 1 work with SamTrans to improve transit
- 1 seek grants to improve streets
- 1 improve approving process
- 1 build housing fund
- 1 include planning commission in every approval

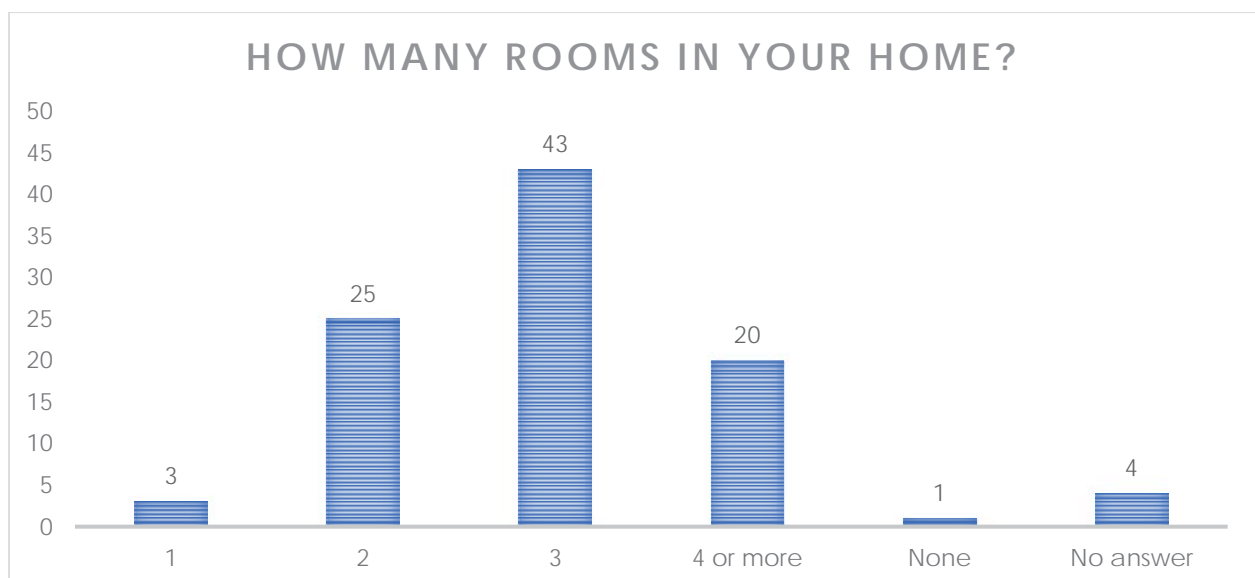
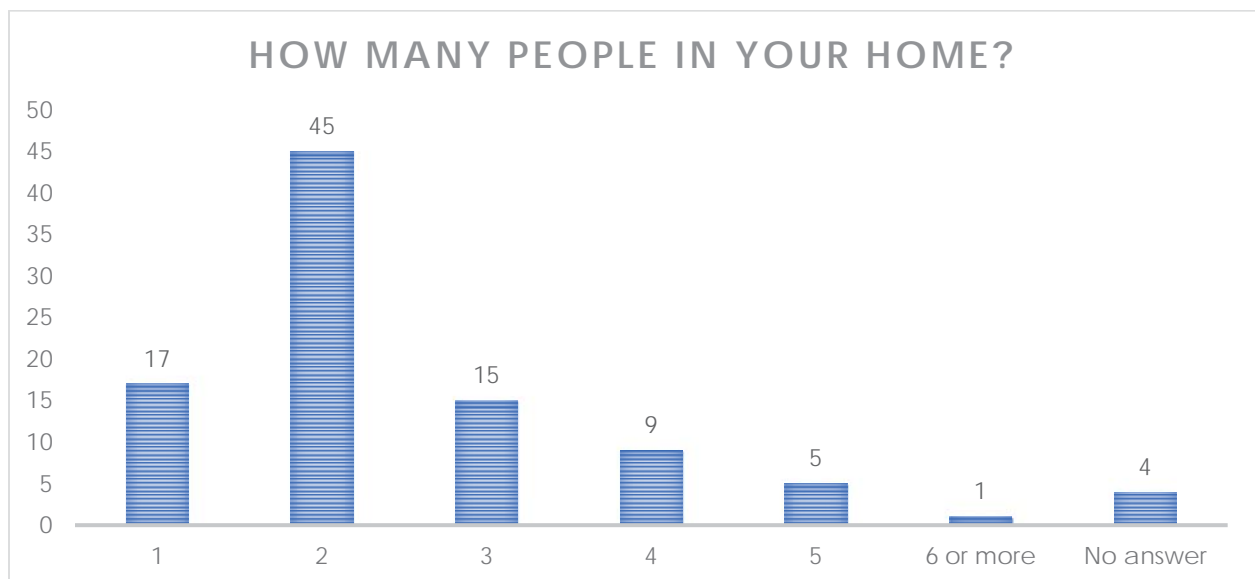
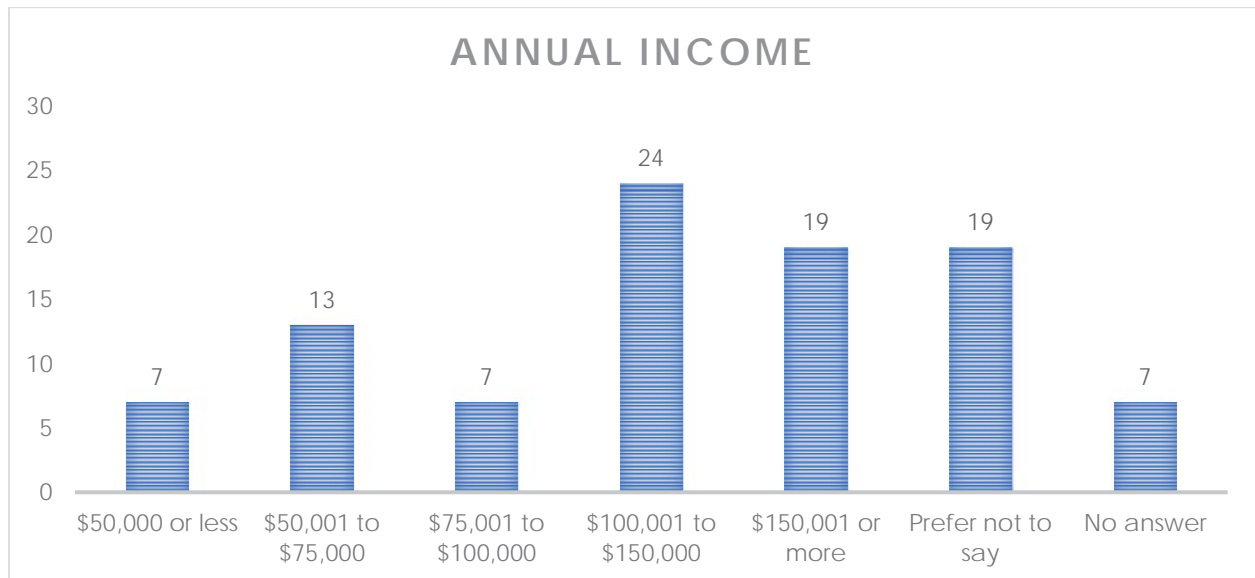


## Community Workshops = 130 attendees

*Attendee Responses to Surveys – 96 responses*







*Small Group Discussion Notes*

SITE STRATEGIES		
2040 General Plan Sites		
5	Park Mall is a good site for housing. This property is poorly used.	
	Increase to 40/acre	
	Good options	
Accessory Dwelling Units		
4	Emphasize more; stronger push for more credit	
2	Good option	
	Will not solve the problem	
	Strictly limit	
	ADUs will create a parking nightmare	
	Get more from SB9 properties - they are not being counted	
	Only allow where streets are wide enough. NOT on Pedro Point	
	Good option for Fairmont	
	Need financial incentives	
	Excuse to build numbers higher except families use this to have extra places to rent out	
	Need more	
	Can tiny homes be ADUs?	
	Essential	
Shopping Centers/Commercial		
6	Very supportive of highest density here	
2	Fully redevelop shopping sites	
2	Turn every shopping area into mixed use to add housing	
2	Build it up	
	Good possibilities	
	Linda Mar Shopping Center is a good option. Near all shopping and transportation.	
	We would lose business with redevelopment	
	Fire service?	
	Concern is where would parking go	
	Two-layer parking structures would not be valuable. Pacifica isn't there yet.	
	Don't take our parking spaces to turn into housing.	
Public Property Sites		
11	Oceana HS:	Not a good area/do not build/remove from consideration
		To put in this large apartment building would totally disrupt the parking situation.
2		Traffic would be horrible as the school traffic is awful now.
2		Not good for housing as it would impact traffic and wildlife
2		Parking is already horrible during swim meets and soccer
		Streets in area have already been damaged from when field was redone.
		Area is needed for Paloma residents to park because of area

		This is a unique neighborhood with dire parking needs NOW.
		When did these lots become public and not school property?
		No ADUs in this area
		Development here will ruin charm of area, increase traffic, and limit possibility of future school expansion.
		Do the kids or parents get a say so in the future? Would they want this?
		This site is a feeding ground for the Heron, coyotes, and owls. This will disrupt their ecosystem along with the ecosystem of the neighborhood.
		workforce housing overlay that gives incentives for growth in appropriate areas
	prioritize affordability	
	prioritize workforce housing	
	increase density here	
	recreation facility impacts should be considered	
	future school needs need to be considered	
	Corp Yard:	Great site!
		Concerns about traffic.
	Don't use schools that are in use.	
	Fairmont school is near an earthquake line and gas line	
Caltrans Opportunity Sites		
2	Skyline:	Good site!
2		Provides access to transportation
	Linda Mar:	Ideal location
		Concern about additional traffic
	Would development of SamTrans lot impact traffic?	
Coastal Zone		
2	do not develop	
2	do not build west of hwy 1	
2	Should be considered more	
	challenging area	
	keep as is - we will need it	
	considering state regulations, won't be feasible	
	open game	
	concerns for litigation	
	no armoring	
	500-560 San Pedro Ave is a good site as it is poorly used currently.	
	Need protection for housing	
	Cost concerns re: wall along Esplanade	
	Eliminate strategy. We all love the ocean.	
	Don't focus on these areas	



Other		
6	Density:	Increase density in suitable parts of City
		Increase density at shopping centers, storage areas, Pedro Point, San Pedro Ave, Park Mall, Sheldance
		Don't increase density
6	Spare our hillsides/	Appreciate that hillsides are being protected
5	Quarry:	Should be an option
		Develop this land into "human" sized, 3-story units like in BC, Canada, which have the added benefit of being able to withstand flooding.
		The quarry should be an option. We are in a different place now than we were in the past when we voted on it. The current proposal does not account for all units and when thinking of future proofing for housing units. We are talking about voting for a community drafted plan versus a developer's plan. With community education, hard work, and planning, it is possible to pass a housing plan there and it seems lazy to not include that in the plan based on previous note outcomes.
4	Private Sites:	Private should be considered.
		Tri-plex and quad-plexes should be emphasized more for the privately owned sites, rather than ADUs.
		Ask every church/religious facility in Pacifica if they would sell land to a developer. Many are not using all of their land.
		Buy private property. Safeway site is a good location.
		Buy private property. Use the abandoned area near the beach where we vote (the public works condemned area?) and the golf course.
		Negotiate with Good Shepard for property for low-income housing
		Sharp Park Rd properties
		Tall building over storage
		Look at churches
		Convert R1 sites to SB9 units (use SF as an example)
		We are an R1 community
3	How will City/schools support additional demands for their services?	
3	Don't like any of the strategies	
2	Hazard Areas:	should be included
		not enough planned in hazard zones
		Avoid archery range
2	Where else can we build? We need to build up.	
	Stay away from back of the valley for emergency access	
	Eliminate infill strategy	

	Build over highway
	Consider high rise buildings and apartments - better than building on hillsides
	Spread out units to not impact East Sharp Park
	Build where infrastructure will already support it.
	Concern about adding more units in north end and diversity map
	Not enough planned for low income
	Build more in the protected open spaces. They have become fire hazards.
	Concerns re: infrastructure and emergency services in Manor area if over dense
	Mixed use will create parking and traffic concerns.
	Liked the overall strategies and tactics behind each one
	Use housing preservation as strategy
	Low-income housing should be near transit, shopping, and school
<b>Policy/Values</b>	
12	Traffic and safety concerns/ evacuation routes
5	Remove constraints
4	This will increase need for schools, infrastructure, traffic concerns, road maintenance, sidewalks, and safety concerns.
2	Increase density for all shopping centers
2	Keep small town feel
2	Zoning regulations need to be addressed
	Reduce parking requirements for properties located on major roads that have walkable transit.
	Incentivize developers to buy decrepit/empty lots and build tri-plex or quad-plex. The sites are less than 1/2 acre, but with increased density, it could help.
	Incentivize public transit for ADUs
	Supportive of brownfield development
	Tax second home homeowners
	Senior housing should be high priority
	Increase density of Harmony One
	go up to 8-10 stories
	maximize density and height in shopping centers and other places it's possible to reach RHNA
	don't sacrifice density for open space
	build where there's already buildings
	increasing density would maybe incentivize SamTrans to offer more service
	We will not find all the RHNA units in large projects, small units throughout town should be included.
	Take under consideration the fires in the Oceana Hills
	Stop short term rentals (Air BnB's)
	Infrastructure on Paloma Ave
	Echoed the community values as listed in presentation.
	All of our views will be gone (again decreasing property value)

	Consider the charm of a neighborhood and how "new" housing will ruin that charm/quaintness
	People like myself chose to live here because of the small-town feel.
	Protect SFR, greenway, animal migration, and green space
	General Plan zoning needs to be updated
	Missing sites that have access to public transportation. Are we talking about adding buses?
	Concentrate growth along hwy 1
	Quality of life decreases as density increases
	Keep age diversity/families in mind
	Keep valuation of schools in mind
	Keep nature
	Need more middle-income strategies
	Put housing near schools
	Where is our town center?
	Need Policies: no in lieu feed for affordable housing, development impact fees increase,
	developing relationships with nonprofit builders,
	urban sprawl overlay that prohibits growth in unsustainable areas,
<b>General</b>	
	Oceana site would cause issues at Sunset Ridge and Ocean Short schools with the influx of units.
2	These are the highest diversity areas and would exacerbate equity issues.
	Mail the people involved or the whole city, if need be, to let us know early on.
2	Not word of mouth last minute.
	The pandemic changed everything, and people are migrating out to less expensive area.
2	Housing needs are ever evolving.
	Build cluster housing where it is less conspicuous
	Take advantage of the citizens and utilize their knowledge of the micro-geography. They would like to be allowed in to develop their housing
	Air BnBs should provide tax
	The feedback on strategies is flawed because we are limiting the public's ability to comment
	Prioritize what programs we can get done in the short run.
	Recommend City gives feedback to HCD that shared housing should be considered
	Traffic would improve if stoplights were removed on hwy 1
	Build over hwy 1 at manor shopping center
	Need to also plan for the 3,000 additional cars this will bring
	Lowers property values
	PARKING - minimum 2 cars per unit, 1 spot per apt., average 360-400 more cars on street
	Noise, noise, noise (trucks coming way too early)
	Trucks, dirt, and noise for years
	Obtain any grant from county and state
	Reach out to low-income developers

	These plans were done prior to Covid and much has changed.
	We should protest to HCD

Questions	
	What is the basis for the limitation for SHE size for affordable housing?
	Why is there a max size for the assumptions?
	Why aren't there any exclusions for the limitations our community is faced with?
	Why aren't private, vacant lots being considered?
	Why weren't any R1 sites talked about for above moderate housing?
	Are large, private properties possible to explore for developments? i.e., the quarry
	How to control cost of rent?
	If this goes through - are you going to eliminate all RVs from living on our streets?
	Why are people directly affected always the last to know?
	If the 2,000 units don't get built, what is going to happen? Someone gets fired from their job? Big deal! Causing the landscape to change and having neighbors adjust to a new living situation property value declination, peace, serenity of the area all disrupted - I believe someone should just simply lose their job.
	Why are the city council mostly real estate professionals?
	How many of the officials that want this project to happen live in this immediate area (near Oceana high)? This is a unique area compared to the rest of Pacifica.
	How can pipeline status be checked?
	Is building above hwy being considered?
	Can we increase tax revenue for housing?
	How easily can people access hwy 1 for evacuation?
	Is there talk about building another road over the hill? If there was another road, more units could be put in the back of the valley.
	Is the buffer required?
	How are owner vs. renter units counted?
	Daycare is already hard for families to find.
	What is the definition of low/moderate income?
	How will new infrastructure needs be maintained?

Site	Positive Mentions	Negative Mentions
Quarry	18	
Linda Mar Park 'n' Ride	10	
Park Mall	10	
2212 Beach Blvd	8	
Gun Range	8	1
Manor Shopping Center	8	
Linda Mar School	7	
Oceana High School	7	15
Terra Nova High School	7	
Fairmont Shopping Center	6	
Harmony One	6	
Dominos To Tripp Distillery Strip Mall	5	
Sanchez Art Center	5	
Seabowl	5	
Eureka Square	4	

COMMUNITY WORKSHOPS CONTINUED

Golf Course	4	
Linda Mar Shopping Center	4	
Lumber Yard	4	
Pacifica Corp Yard	4	
Across From Pacific Bay School	3	
By Police Station/Valleamar School	3	
Calson Field	3	
Caltrans North Of Shelldance	3	
Fish And Bowl	3	
Pedro Point Firehouse	3	
Behind The Golf Course, Near The Archery Area	2	
Caltrans Adjacent To Quarry	2	
Crespi Center	2	
Lutheran Church Hwy 1	2	
Lutheran Church On Seville	2	
Mussel Rock	2	
Oceana Pet Hospital	2	
Open Space Across From Terra Nova High School	2	
Safeway	2	
Sanchez Field	2	
Shamrock Ranch	2	
St Peters	2	
500-560 San Pedro	1	
Across From New Library	1	
Adobe	1	
Areas Off Fassler	1	
Back Of Rockaway	1	
Caltrans At Skyline	1	
City Hall	1	
Corner Of Francisco And Monterey	1	
Episcopal Church	1	
Fairmont West	1	
Good Shepherd	1	
Gypsy Hill	1	
Imperial Park	1	
Library	1	
North Of Golf Course	1	
Ocean Shore	1	
Oddstad	1	
Parkland In East Fairway	1	
Picardo Ranch	1	
Roberts (Harmony 1) The Woods	1	
Roberts Rd	1	
Rockaway	1	
Rockaway Ave/Lower Cattle Hill (Highlands Project)	1	1
San Pedro Creek	1	
Undeveloped Area on San Pedro Ave behind fire house	1	
Coastal Zone (All West Of Hwy 1)		3
Oceana Upper Parking Lot		1
Pedro Point		1



# OUTREACH ACTIVITIES

## FlashVote Survey: Housing Feedback = 439 respondents



### Survey Results: Housing Feedback

Survey Info - This survey was sent on behalf of the City of Pacifica to the FlashVote community for Pacifica, CA.

These FlashVote results are shared with local officials

439

Total Participants

334 of 681 initially invited (49%)

105 others

Margin of error: ± 5%

Applied Filter:

Member Panel

Response Time (hours)

Started:

Jul 27, 2022 2:10pm PDT

Ended:

Jul 29, 2022 2:16pm PDT

Target Participants:

All Pacifica

Q1

The City of Pacifica is updating the "Housing Element" of the General Plan which will guide new and existing housing for all income levels over the next eight years (2023-2031). Your input will help identify challenges and strategies related to housing production and preservation.

About how long have you lived in Pacifica?

(438 responses by invited)

Options	Panel members (333)	Other (105)
0 to 5 years	8.7% (29)	20.0% (21)
6 to 10 years	13.8% (46)	16.2% (17)
11 to 20 years	21.9% (73)	15.2% (16)
More than 20 years	54.7% (182)	46.7% (49)
Don't live in Pacifica	0.9% (3)	1.9% (2)
Not Sure	0.0% (0)	0.0% (0)

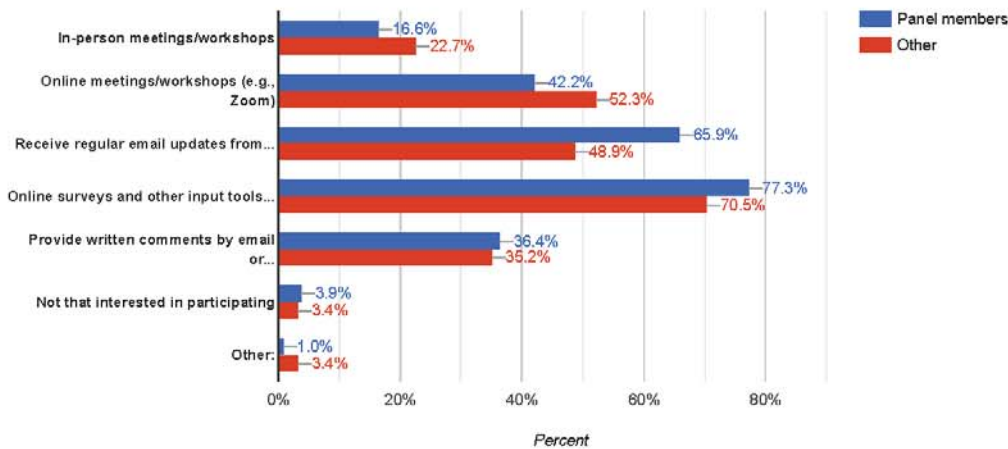
Options	Panel members	Other
0 to 5 years	8.7%	20.0%
6 to 10 years	13.8%	16.2%
11 to 20 years	21.9%	15.2%
More than 20 years	54.7%	46.7%
Don't live in Pacifica	0.9%	1.9%
Not Sure	0.0%	0.0%

Q2

How would you prefer to participate and provide input for the Pacifica Housing Element update? (You can choose up to THREE)

(396 responses by invited)

Options	Panel members (308)	Other (88)
In-person meetings/workshops	16.6% (51)	22.7% (20)
Online meetings/workshops (e.g., Zoom)	42.2% (130)	52.3% (46)
Receive regular email updates from the City	65.9% (203)	48.9% (43)
Online surveys and other input tools (e.g., mapping tools)	77.3% (238)	70.5% (62)
Provide written comments by email or on a website during a comment period	36.4% (112)	35.2% (31)
Not that interested in participating	3.9% (12)	3.4% (3)
Other:	1.0% (3)	3.4% (3)



considered guided want pacificans rec  
public aspects  
free participate except input  
demonstrated survey actually city  
time need interest line quite  
little still mail realize council  
lot health option comment opt  
administration

All except "not that interested in participating". Health aspects still need to be considered

I realize many Pacificans cannot participate on line. Mail may be an option.

The City Council/administration have demonstrated little interest in being guided by citizen input

Am quite interested but don't have a lot of free time....

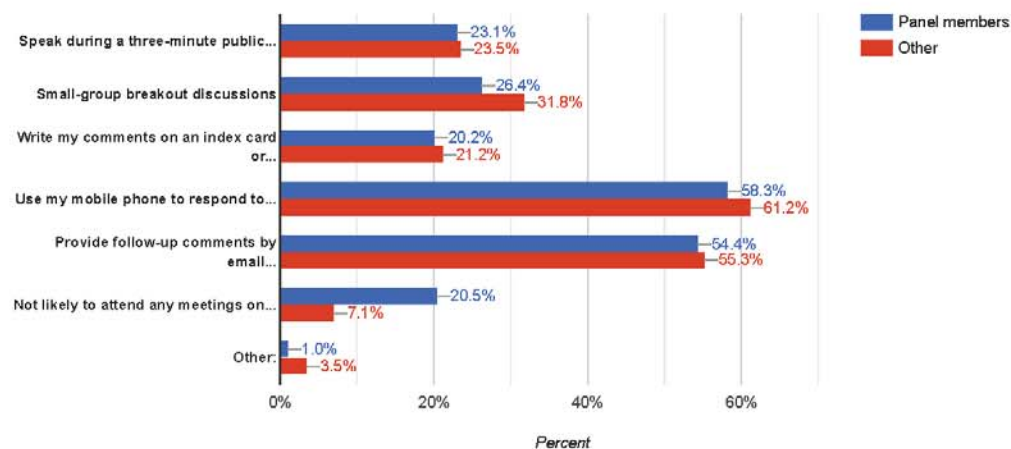
Mail survey

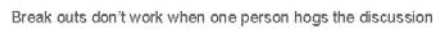
Realizing you actually don't want public comment I will opt get comments on rec

**Q3** Which of the following ways are you MOST likely to provide your input during a meeting? (You can choose up to THREE)

(392 responses by invited)

Options	Panel members (307)	Other (85)
Speak during a three-minute public comment period	23.1% (71)	23.5% (20)
Small-group breakout discussions	26.4% (81)	31.8% (27)
Write my comments on an index card or Post-It note	20.2% (62)	21.2% (18)
Use my mobile phone to respond to live survey questions	58.3% (179)	61.2% (52)
Provide follow-up comments by email within 24 hours after a meeting	54.4% (167)	55.3% (47)
Not likely to attend any meetings on the Housing Element update	20.5% (63)	7.1% (6)
Other:	1.0% (3)	3.5% (3)





I prefer to identify areas of concerns. 3 minutes is insufficient, small group summary insufficient

City of Pacifica seems unwilling to respond to citizen input, so why bother?

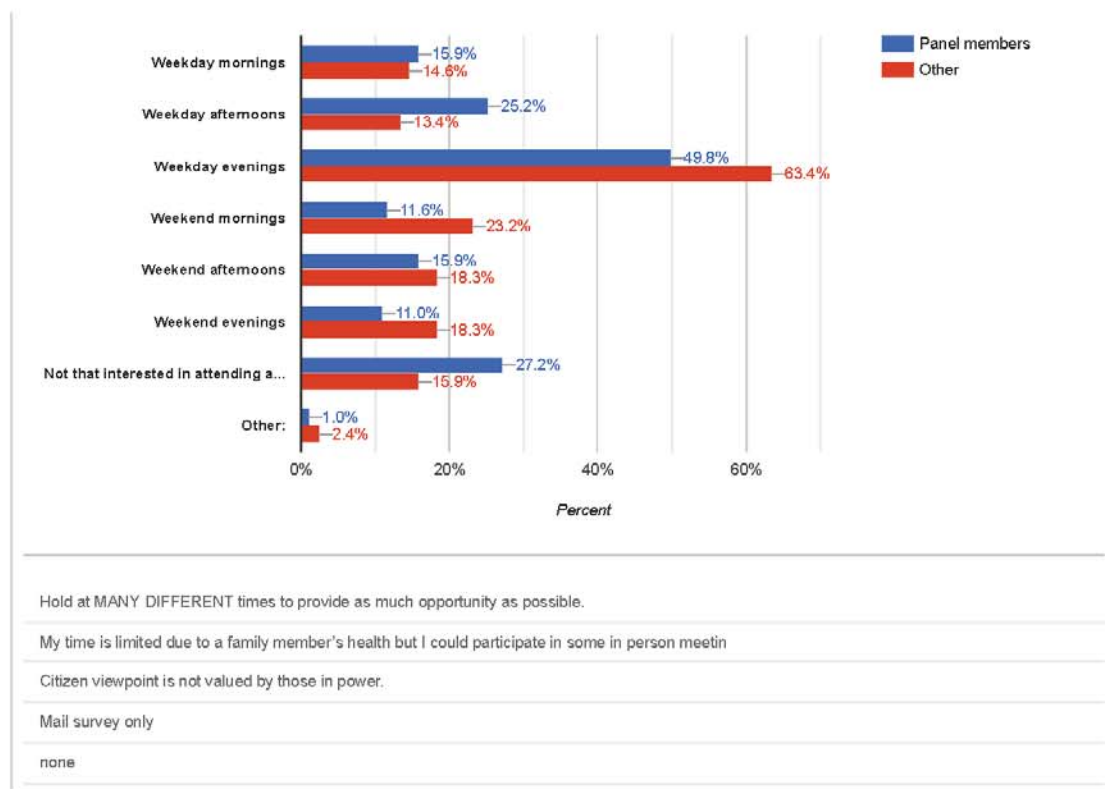
Submit survey by mail

Funny how SAMCAR tries to pretend they listen to public input

3 minutes at meetings via zoom

(383 responses by invited)

4/8



**Q5** Any other comments or suggestions about how to make it convenient and easy for you to give your input to the City?

(69 responses by invited)

opinions neighborhood available thank facebook  
 send like public work email without  
 developers provide meeting access person  
 best option house want need please  
 go issue input address specific participate  
 pacifica city survey well tax  
 element important online time people plans  
 engage comment way better take process

more FlashVote

All meetings should be hybrid (both on-site and online).

Have an option to give live feedback (on zoom meeting) and feedback in our own time (not dependent on meeting attendance)

this works well.

The people that show up at meetings are very likely going to be a poor sample to represent most people in the city. People coming home from long days at work, dealing with dinner, kids' homework, etc.; people who are turned off by gatherings of all humanity expressing their political opinions, etc.... in other words, most "normal" people won't go. On housing for example, the reality is there is probably 100 to 1 people in the city that want the



## HOUSING FEEDBACK SURVEY RESULTS CONTINUED

RVs gone, the laws that tell us we need to take tax dollars from schools, etc. to provide handouts repealed, etc.; however, in the meetings you'll see the 1, and all of his or her friends who have nothing better to do but fight causes.
Housing Element is another bad law by legislators, developers, and unions without the public's input. Pacifica 's infrastructure is already overloaded and poorly maintained. Local residential streets are being forced to take on more and more vehicular traffic. Proposed developments will tax already overtaxed streets, sewers, water, and other utilities and there is no more excess utilities without negatively impacting existing homeowners and renters! NO
make meetings short
Past surveys have seemed contrived to push for specific pre-determined outcomes. Need opportunity to provide indepth and detailed ideas; this isn't a simple "check the box" exercise. Don't use obvious phrases such as "do you support housing". Focus on AFFORDABLE housing. Need to be able to adequately present and receive input about safety (fire, landslide, coastal erosion/sea level rise); environmental (ESHA, not encroaching on wildlife areas, hillside preservation, protecting coastal viewsheds, etc.); neighborhood character; and traffic/transportation concerns.
Thank you for the survey.
Please be clear with the public early and often, in easy to understand language/bullet points, about what's important in the housing element and why they should care. Thanks!
Just want to know written comments are taken seriously. Parking has become a major neighborhood issue with multiple car households.
Not at this point in time.
Just email everyone who lives here and respond to email. We all work and group meetings are not productive.
Communication, Communication, Communication!!! The City as well as City Council is horrible in informing it's residents of changes that directly impact them (like housing RV's in it's neighborhoods vs. in a central location to house and monitor them/provide services.) Also, get out of the dark ages posting in a newspaper or posting to the city website just doesn't cut it.
Set up a phone number people can call to leave a recorded message regarding their comments.
Thanks you for being as inclusive as possible.
I am engaged and am paying attention and want to participate, and I appreciate this survey. I would also like to get more information on how the city plans to engage with people who are not online and who may not have access to technology. I would hope that a mailer would be sent to all residents with clear explanations of the purpose of the housing element and the various ways that input will be sought. I also understand that this cycle of the housing element update requires outreach to the disabled, people of color, tenants and others groups that are not often represented in city meetings and that are more difficult to engage because of other life burdens they face, and I'd like to hear how the city plans to pursue this required engagement so we can work together to hear from the most voices possible.
Send us flash votes like this is wonderful and you will get the most diverse responses. In person meetings will only be attended by people who are against any form of housing or those that have very strong feelings about any other particular things involving the whole entire City. I've been to quite a few and that's exactly how it works, everyone there has the same agenda and wants the same things. There is no diversity in the crowd.
City should provide the process of follow-up on the comments and questions. How will the City respond? Is the intention on being a dialogue?
Mail a survey - this could be an option for many who have computer access challenges, mobility difficulties, or do not want to participate in person due to COVID.
Provide assurances that online communications, including votes by text messages, are recorded and available for audit.
Do not have flash surveys. Especially during summer vacation time .think about better access / Equity . Don't build housing in Pacifica. No one wants to commute from Pacifica. The locals don't want more housing , density and congestion but you will just ignore that feedback won't you .
In exchange for our time and sincere evaluation of the issues at hand, we have the right to expect clear and detailed explanations of the reasoning applied by the City for their final decision. Without that happening, please don't waste our time.
It would be great if the proposal(s) are presented in an email with attached voting options available. That way I can do it without having to adjust my schedule.
Hate to say it but.. Facebook comments
Send me a survey, I have crippling social anxiety that prevents me from joining in on meetings
None
The key areas that have been lacking in the past are housing for the low, very low and extremely low income housing. Below market rate housing seems to be the only one that is ever addressed.
I would also like to read updates in the Pacifica Tribune that include an email address where I can send comments.
Please ensure there is an online or computer-based option available. In-person participation skews participation towards retirees. Those invested in Pacifica's future should have an accessible option for participation.
This is good.
survey
These flash votes work nicely
I would like a public assurance by the mayor and the remainder of the council that if a substantial number of citizens responding to an issue are in favor of one solution, that the city council or planning commission doesn't immediately decide in favor of the opposite position. I am very tired of

'sham' meetings, where citizens are asked for opinions but whatever they say is immediately discounted. Insufficient time is allowed for reading, digestion, and suggestions about dense written plans, when administration has an agenda they want to say has been approved.
Via text
Thanks for this surgery!
It would be great to be able to access old meeting minutes/recordings and to find specific sections that are of interest. I don't know if there is money available for organizing all the information and making it easy to find and access, but that would be a really great way to get up to speed if your schedule doesn't allow real time participation....
Online!!!
no
Streamline and speed up the process for housing construction permits/plans.
Better social media outreach via Facebook
Not all people have access to online or the skills needed (elderly) to do in person or online . We should consider the opinions of the community members who have more experience and include their knowledge and input by doing a mail in .
The online survey and email comments options on the first question could easily be combined.
I hope the city sends mailers to citizens. I hope the city provides multiple avenues for input and education.
I like the Flashvote surveys. Engagement is important. I do feel that communication from the city is lacking.
N/A
Zoom - emails - surveys -
Appreciate the effort to get more people involved in the process
Review periods should be proportional to the volume of material, degree of organization, ease or difficulty.
Use homeowners association
In general it would be good to provide easy ways to comment without having to attend meetings
online surveys are best for me
I understand your motivation to pretend to take in public input but pretending to put all that housing in the coastal zone without working with the CCC is a joke; trying to vilify CCC is such a simpleton play
Appreciate this process! Very citizen centered governance 🙏
The main issue I have when viewing other high density housing is that the developers under provide on-site parking and therefore additional vehicles spill over into existing neighborhoods.
email or survey is the best!
Online input and participation remains the best and most flexible option for anyone with work or family commitments, who can't afford to travel to and spend time at in person meetings.
Nope
Looking forward to participating
Suggestion box physical and/or on-line
Pacific population count has remained essentially unchanged for about 50 years. The NIMBYS and BANANAS are well entrenched in city politics. Adding more desperately needed housing is such a long shot. I'll pass on getting involved in this situation.
Publish specific details in the newsletter. Seniors and handicapped people can't easily get to council mtgs.
It's important to publicize this widely — next door? Facebook?
Don't build on dangerous gear hillsides. New housing closer to public transportation. Tax people who have vacant homes...tons of those!!
No
Email survey would be best.
Thank you for this communication.
It was really nice was dinner was provided at a past meeting. Thank you.
Constructive forums on Nextdoor or Facebook might provide other ways to gather input. More importantly, it would be ideal for the city to summarize the input and track how its being addressed. No point in asking Pacificans for input if we can't track how the city is going to address them.

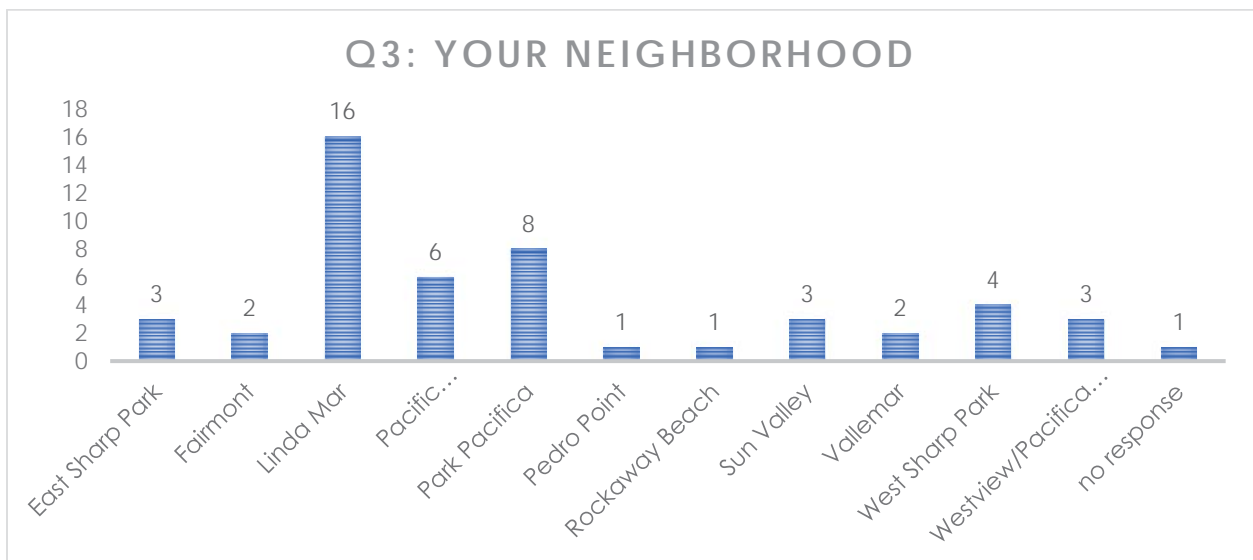
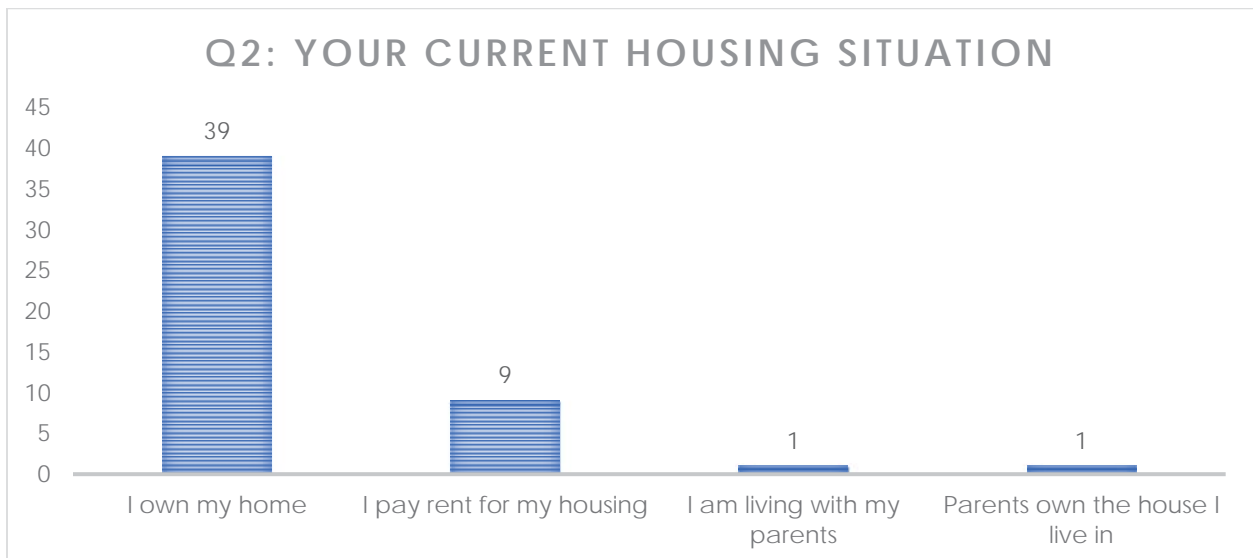
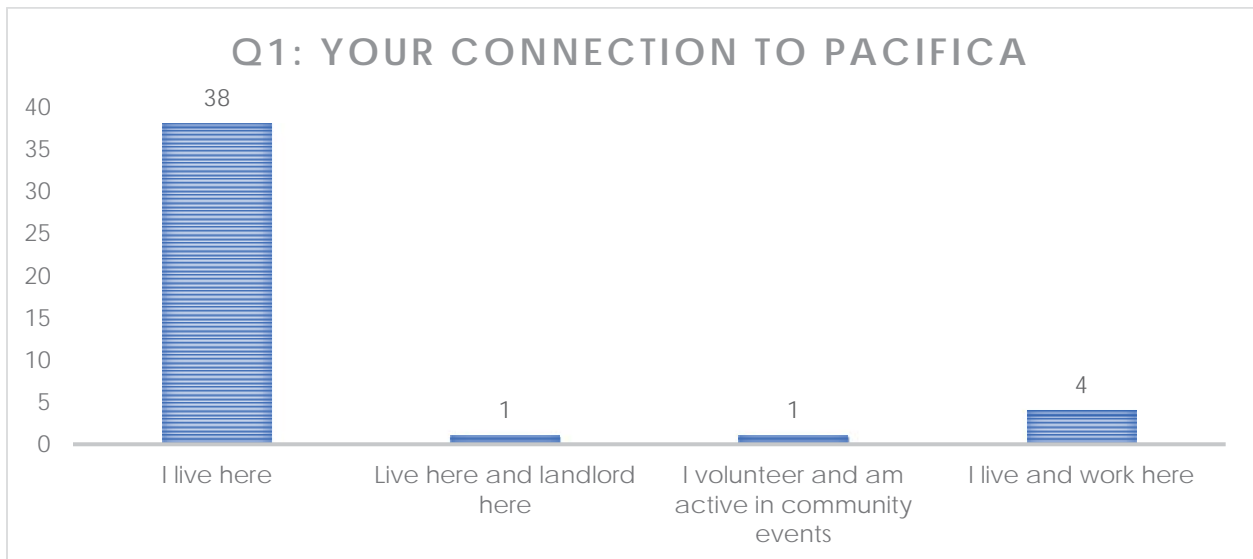
[Additional survey reports](#)

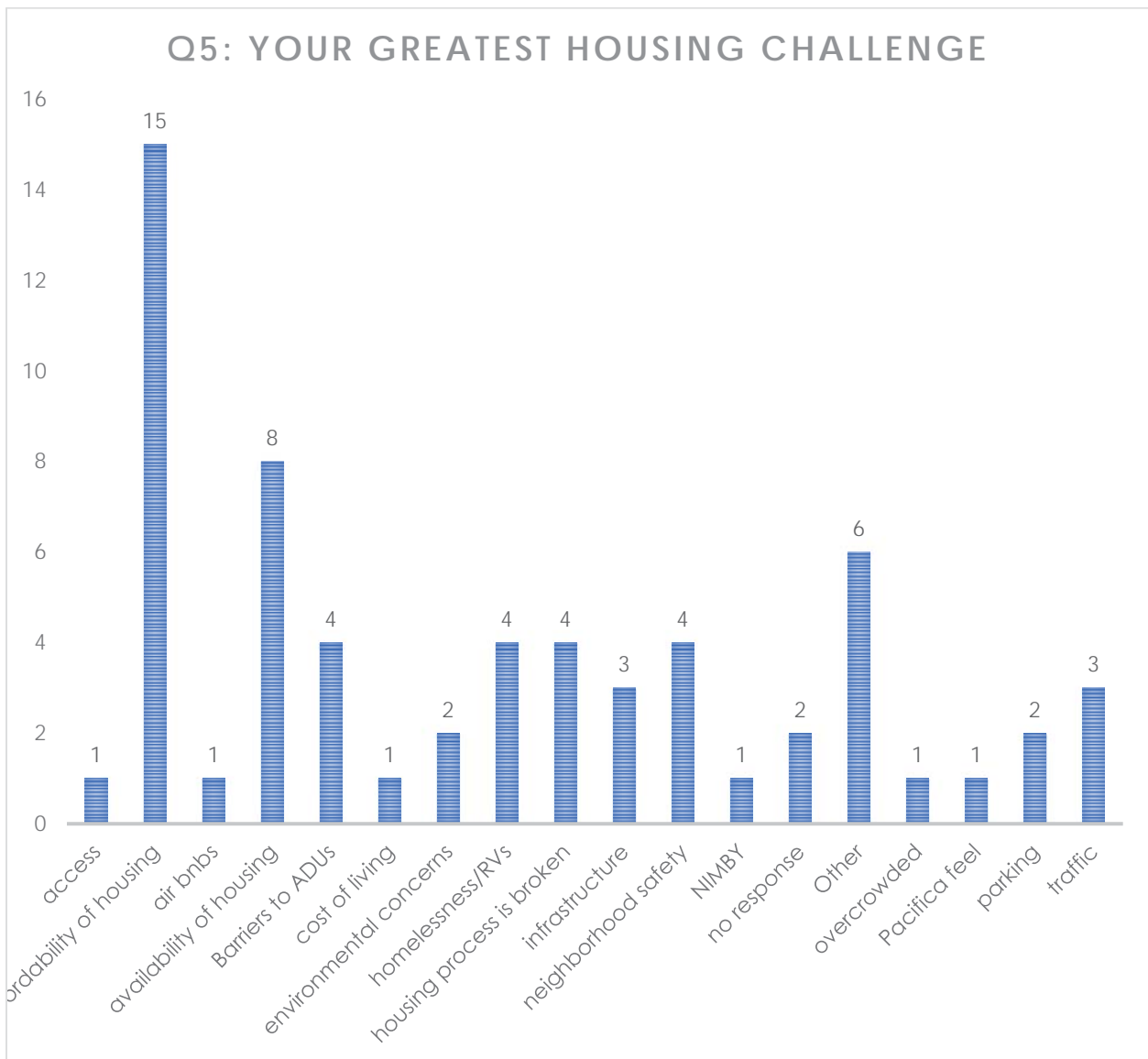
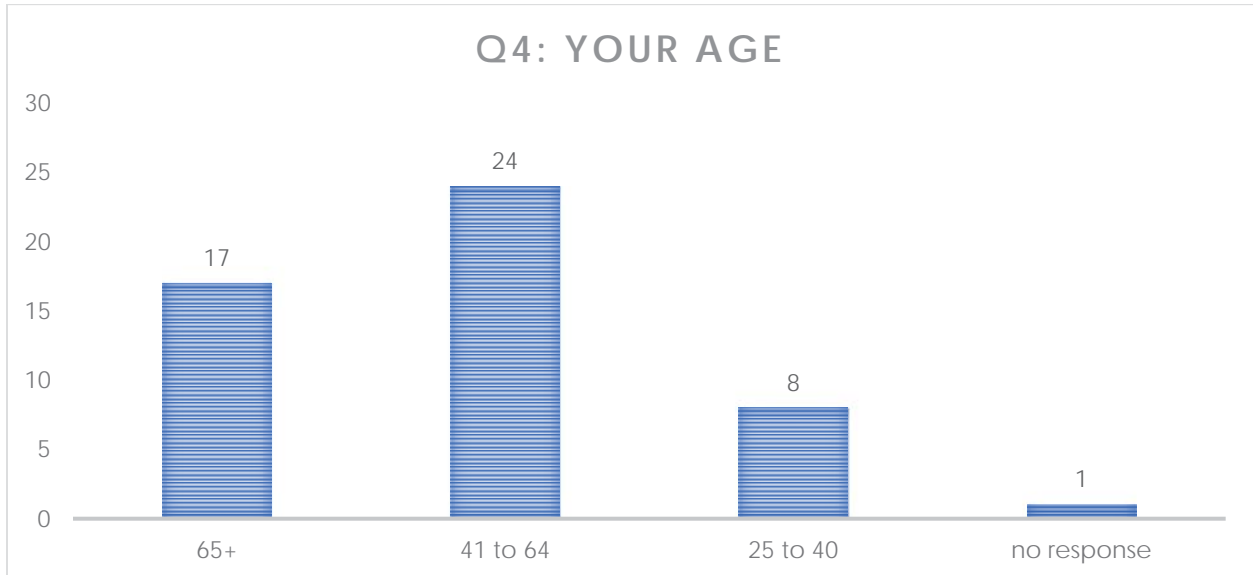


(c) Copyright 2013-2022 Governance Sciences Group, Inc., Patent pending



## Launch Survey = 50 respondents









# HOUSING *SITES & STRATEGIES* COMMUNITY SURVEY

Some high-level findings from survey responses are found below:

- Survey was open from 11/1/22 to 12/16/22
- Survey was available in 4 languages, including English, Spanish, Chinese, and Filipino
- There were 380 total responses

## Housing types considered most important



Housing that meets safety standards and is safe from natural hazards (fire, landslides, sea-level rise)



Housing affordable to working families, teachers, and first responders



Energy efficient housing



Walkable Development

## Most important ways to better serve the housing needs of all residents of Pacifica



Encourage the private sector to construct more affordable housing



Help homeowners add rentable units, such as accessory dwelling units (sometimes known as mother-in-law units)



Build affordable housing near transit and jobs

## Best strategies to guide new housing



Redevelop existing developed properties that have potential to incorporate housing or more housing units



Build more housing near transit, jobs, and schools

## Best way to address the living and housing needs of vulnerable communities who may need more support



Locate housing where services are within walking distance



Locate housing where transit is within walking distance



Encourage developers to contribute to affordable housing



Provide retrofitting assistance to make homes more friendly to people with limited mobility

## TOP BARRIERS TO AFFORDABLE HOUSING



Income is not enough to pay for housing



The cost of quality housing is too high



Low supply of housing

## RESPONDENT DEMOGRAPHIC HIGHLIGHTS



Most live in Pacifica



Most are homeowners



Most identify as white

## 50-70

Most are between the ages of 50-70

## >\$150K



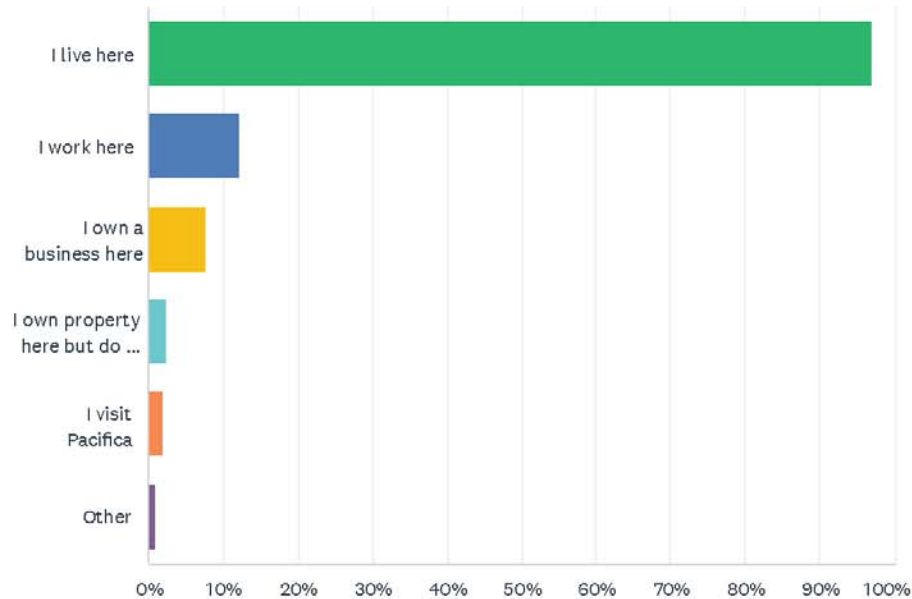
Most make more than \$150k/year



Most are 2-person households

## Q1 Which of the following best describes your connection to the City of Pacifica? Select all that apply.

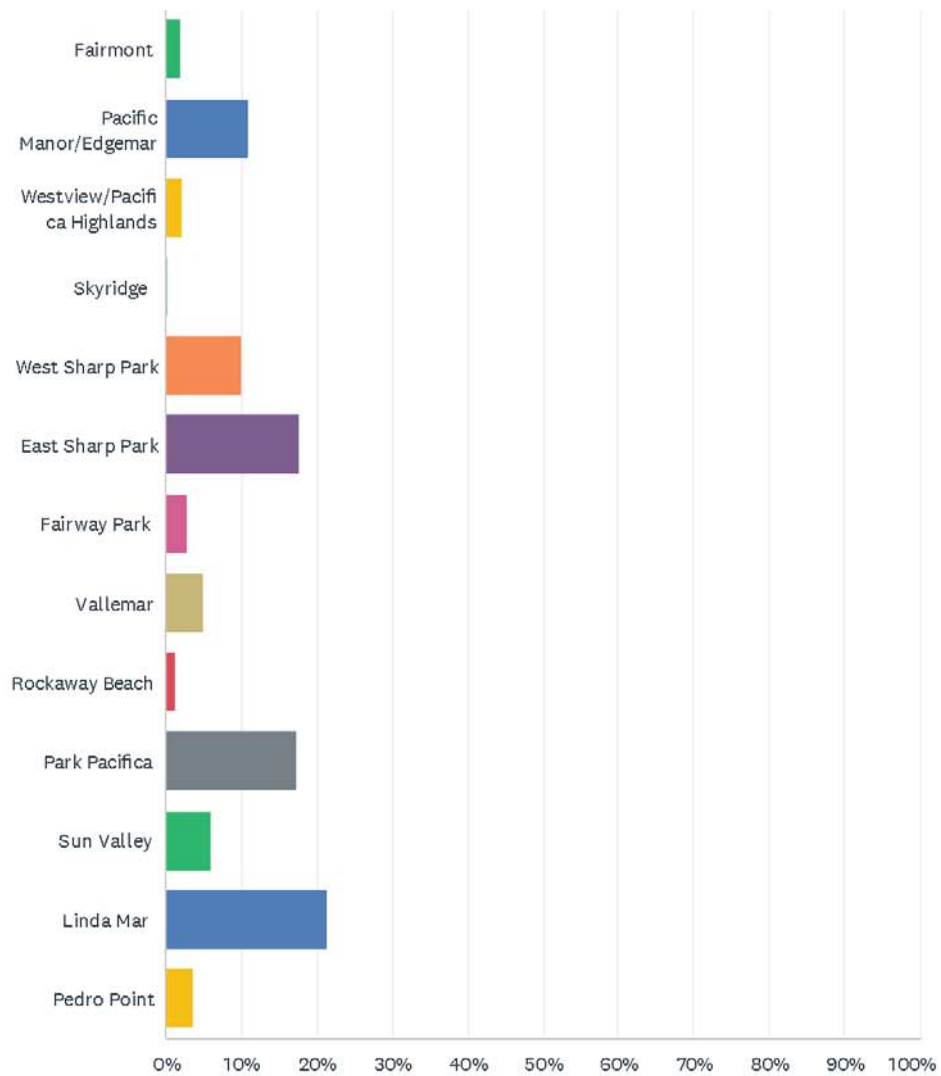
Answered: 376 Skipped: 1



ANSWER CHOICES	RESPONSES	
I live here	97.07%	365
I work here	12.23%	46
I own a business here	7.71%	29
I own property here but do not live or work here	2.39%	9
I visit Pacifica	1.86%	7
Other	0.80%	3
Total Respondents: 376		

## Q2 If you live in Pacifica, what neighborhood do you live in?

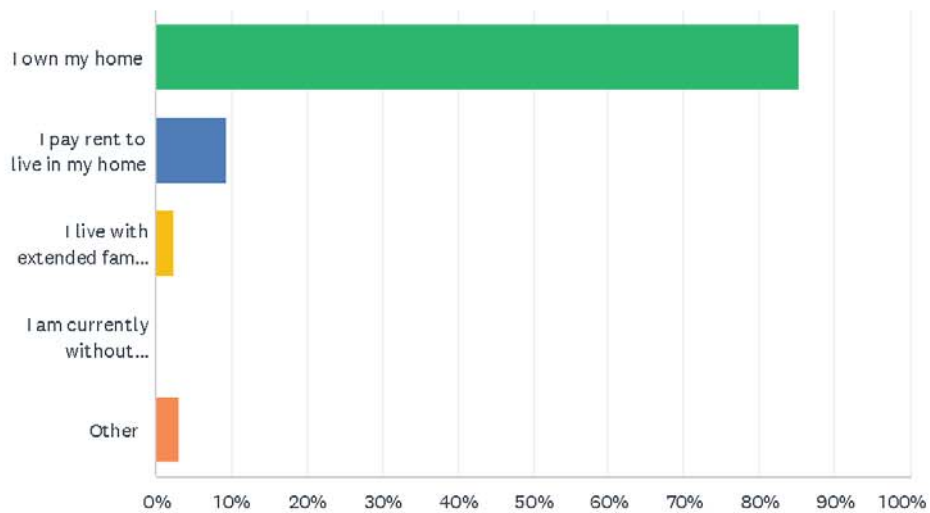
Answered: 367 Skipped: 10



ANSWER CHOICES	RESPONSES	
Fairmont	1.91%	7
Pacific Manor/Edgemar	10.90%	40
Westview/Pacifica Highlands	2.18%	8
Skyridge	0.27%	1
West Sharp Park	10.08%	37
East Sharp Park	17.71%	65
Fairway Park	2.72%	10
Valleamar	4.90%	18
Rockaway Beach	1.36%	5
Park Pacifica	17.17%	63
Sun Valley	5.99%	22
Linda Mar	21.25%	78
Pedro Point	3.54%	13
TOTAL		367

### Q3 What best describes your current housing situation in Pacifica?

Answered: 375 Skipped: 2

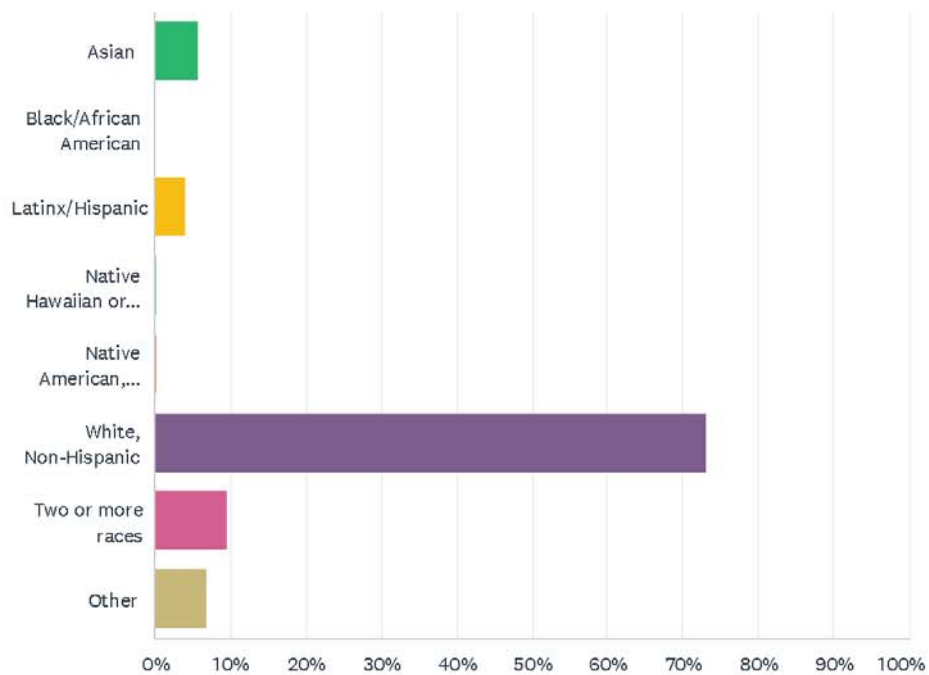


ANSWER CHOICES	RESPONSES	
I own my home	85.33%	320
I pay rent to live in my home	9.33%	35
I live with extended family or with another household	2.40%	9
I am currently without permanent shelter	0.00%	0
Other	2.93%	11
TOTAL		375



## Q4 What is your race or ethnicity?

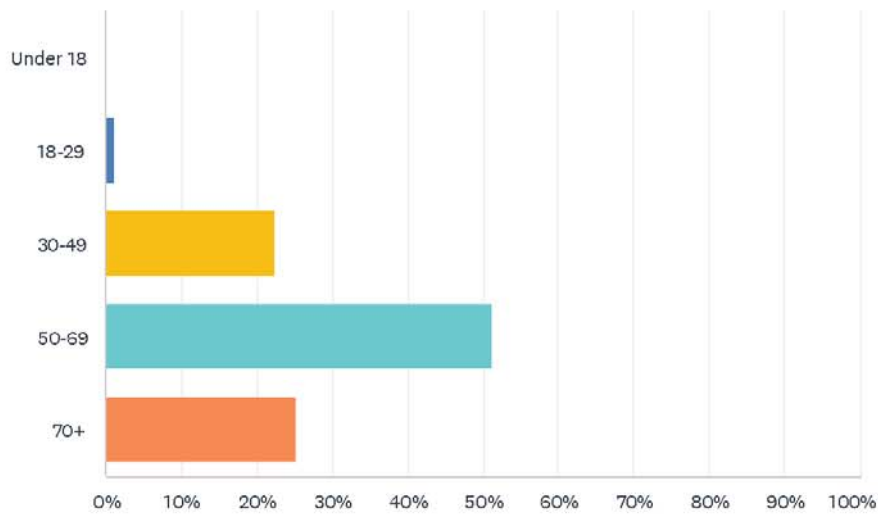
Answered: 366 Skipped: 11



ANSWER CHOICES	RESPONSES	
Asian	5.74%	21
Black/African American	0.00%	0
Latinx/Hispanic	4.10%	15
Native Hawaiian or Pacific Islander	0.27%	1
Native American, American Indian or Alaskan Native	0.27%	1
White, Non-Hispanic	73.22%	268
Two or more races	9.56%	35
Other	6.83%	25
TOTAL		366

Q5 What is your age group?

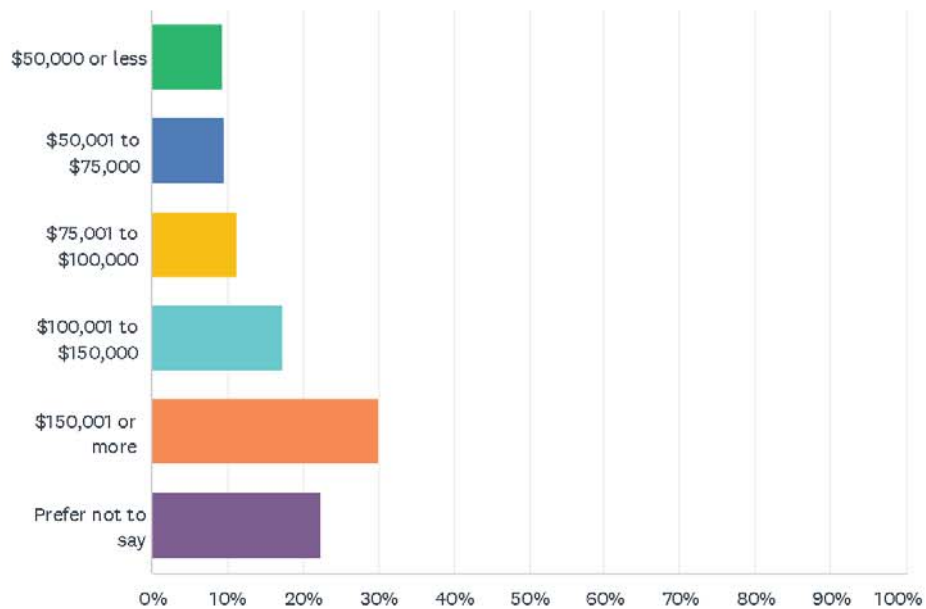
Answered: 369    Skipped: 8



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	1.08%	4
30-49	22.49%	83
50-69	51.22%	189
70+	25.20%	93
TOTAL		369

## Q6 What is your annual household income?

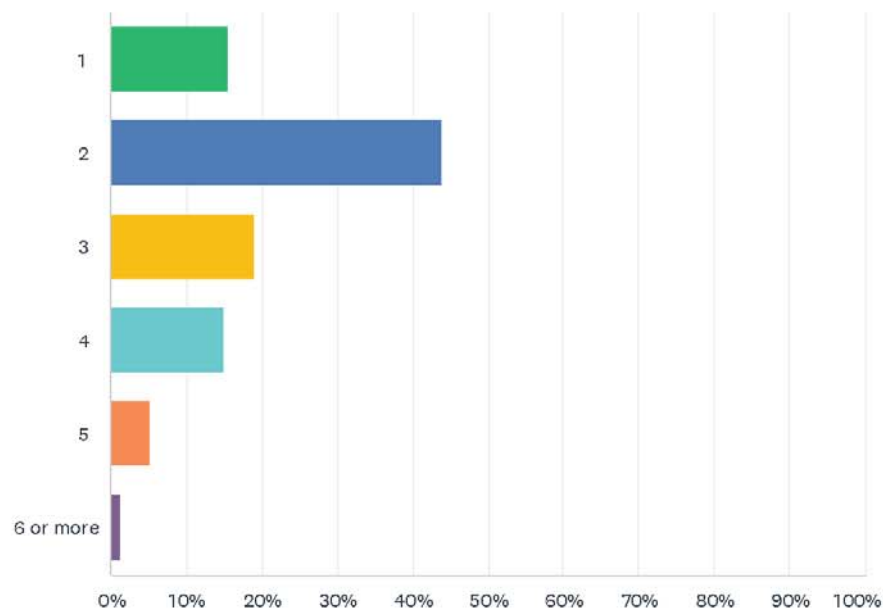
Answered: 372 Skipped: 5



ANSWER CHOICES	RESPONSES	
\$50,000 or less	9.41%	35
\$50,001 to \$75,000	9.68%	36
\$75,001 to \$100,000	11.29%	42
\$100,001 to \$150,000	17.20%	64
\$150,001 or more	30.11%	112
Prefer not to say	22.31%	83
TOTAL		372

Q7 How many people live in your home?

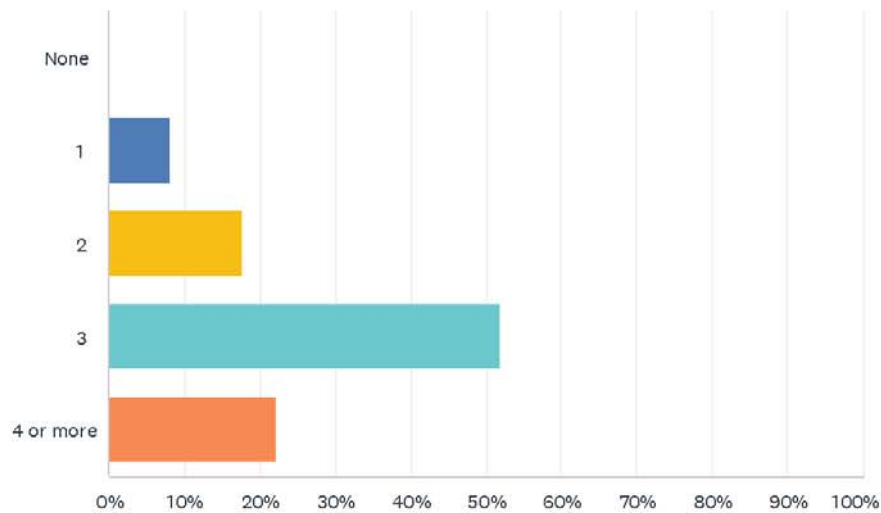
Answered: 367    Skipped: 10



ANSWER CHOICES	RESPONSES	
1	15.53%	57
2	43.87%	161
3	19.07%	70
4	14.99%	55
5	5.18%	19
6 or more	1.36%	5
TOTAL		367

Q8 How many bedrooms are in your home?

Answered: 366    Skipped: 11

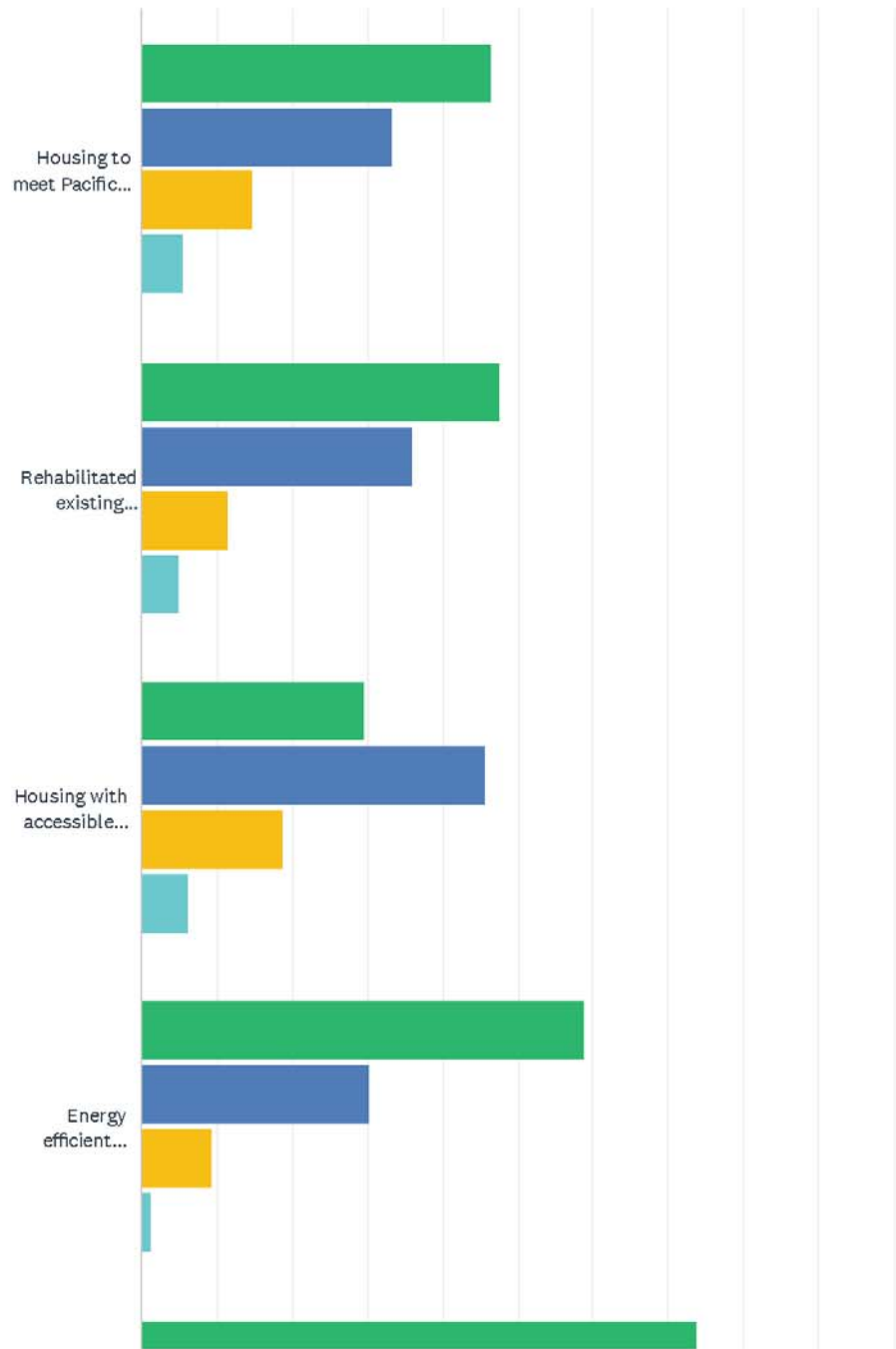


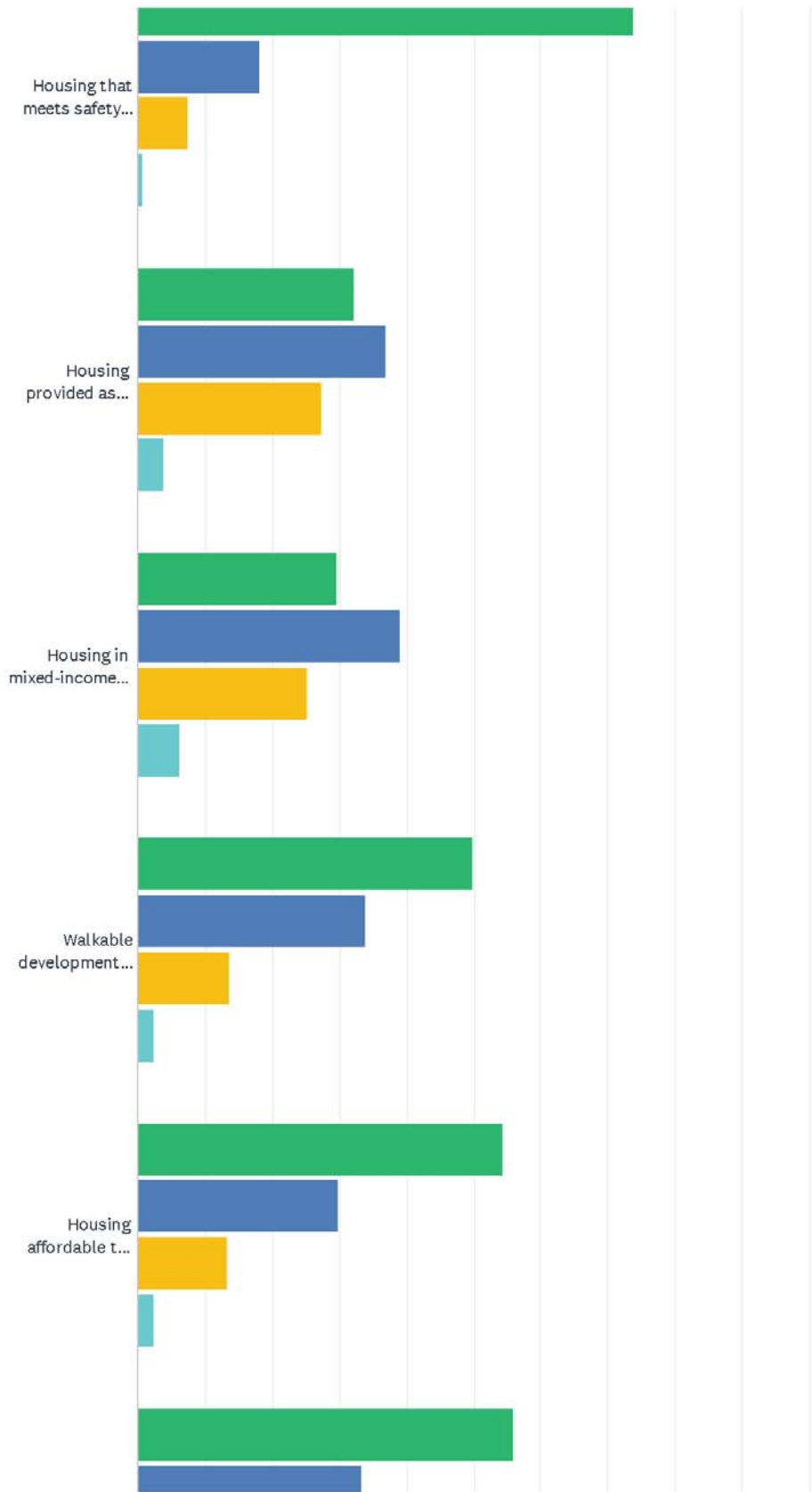
ANSWER CHOICES	RESPONSES	
None	0.00%	0
1	8.20%	30
2	17.76%	65
3	51.91%	190
4 or more	22.13%	81
TOTAL		366

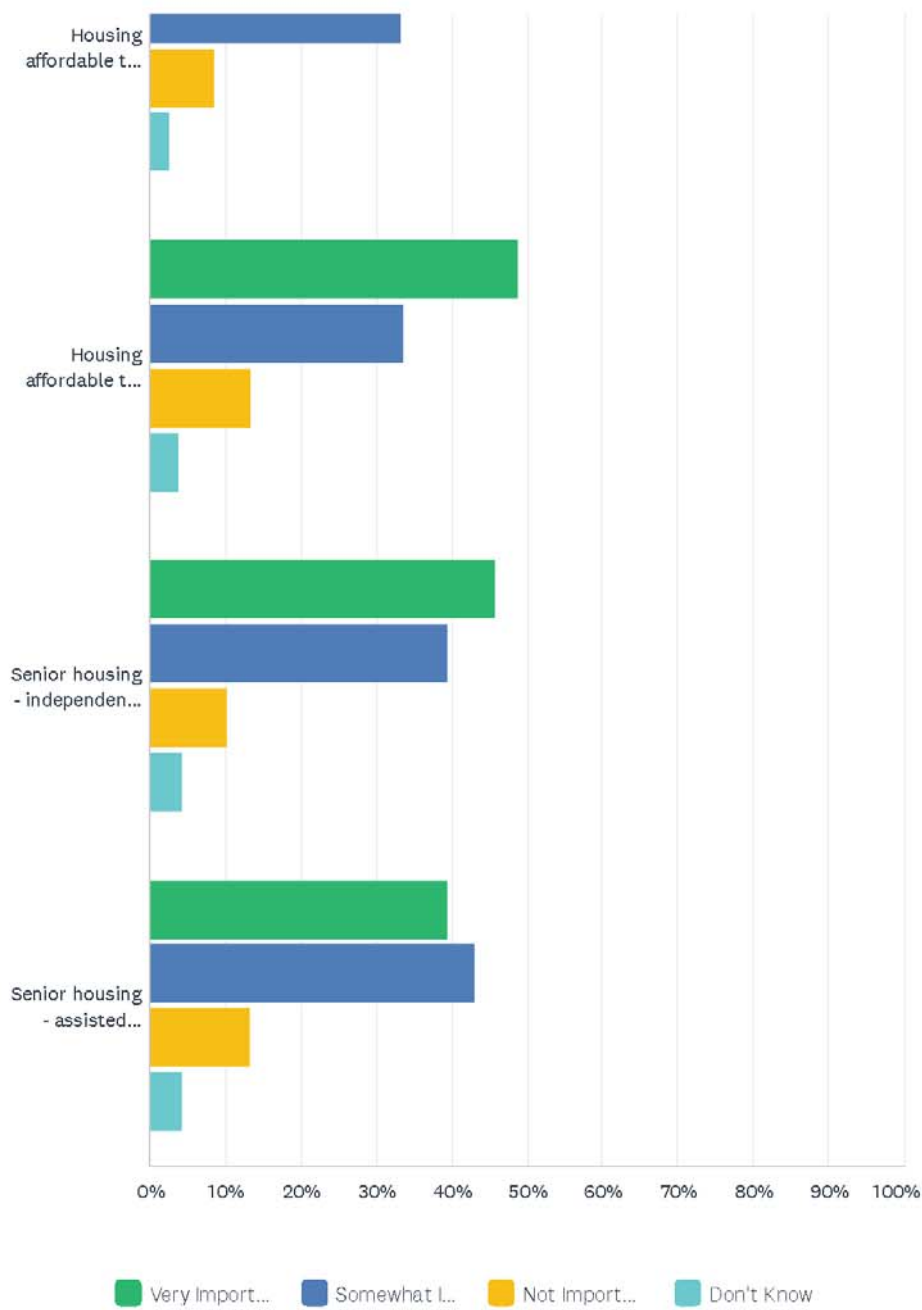


Q9 As the economy and population grow, more housing must be produced —and planning for more housing is required by state law. Considering that the landscape in Pacifica is challenging for construction, how important are the following types of housing to you?

Answered: 375    Skipped: 2



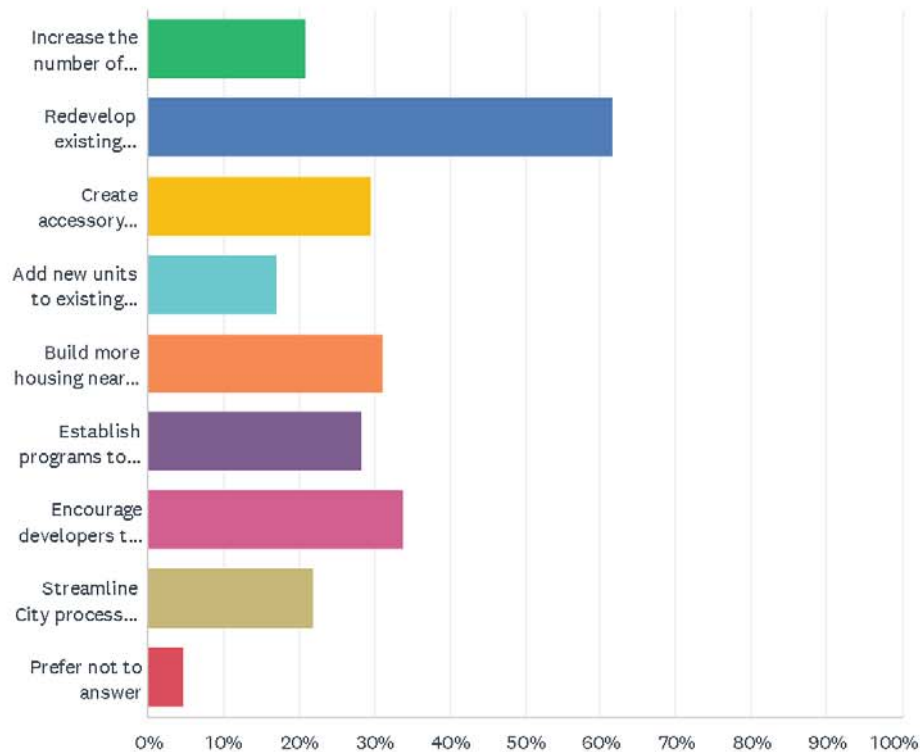




	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Housing to meet Pacifica's social and economic needs, including both existing and future residents	46.45% 170	33.33% 122	14.75% 54	5.46% 20	366
Rehabilitated existing housing	47.53% 173	35.99% 131	11.54% 42	4.95% 18	364
Housing with accessible features	29.56% 107	45.58% 165	18.78% 68	6.08% 22	362
Energy efficient housing	58.81% 217	30.35% 112	9.49% 35	1.36% 5	369
Housing that meets safety standards and is safe from natural hazards (fire, landslides, sea-level rise)	73.85% 274	18.06% 67	7.55% 28	0.54% 2	371
Housing provided as part of mixed-use (commercial/office and residential) projects	32.15% 118	36.78% 135	27.25% 100	3.81% 14	367
Housing in mixed-income neighborhoods	29.70% 109	38.96% 143	25.07% 92	6.27% 23	367
Walkable development (housing within walking distance to transit, stores, school, or services)	49.87% 185	33.96% 126	13.75% 51	2.43% 9	371
Housing affordable to teachers and first responders	54.35% 200	29.89% 110	13.32% 49	2.45% 9	368
Housing affordable to working families	55.86% 205	33.24% 122	8.45% 31	2.45% 9	367
Housing affordable to services workers	48.90% 178	33.79% 123	13.46% 49	3.85% 14	364
Senior housing - independent housing	45.92% 169	39.40% 145	10.33% 38	4.35% 16	368
Senior housing - assisted living	39.35% 146	43.13% 160	13.21% 49	4.31% 16	371

### Q10 What do you think are best strategies to guide production of new housing? Select up to three.

Answered: 377 Skipped: 0

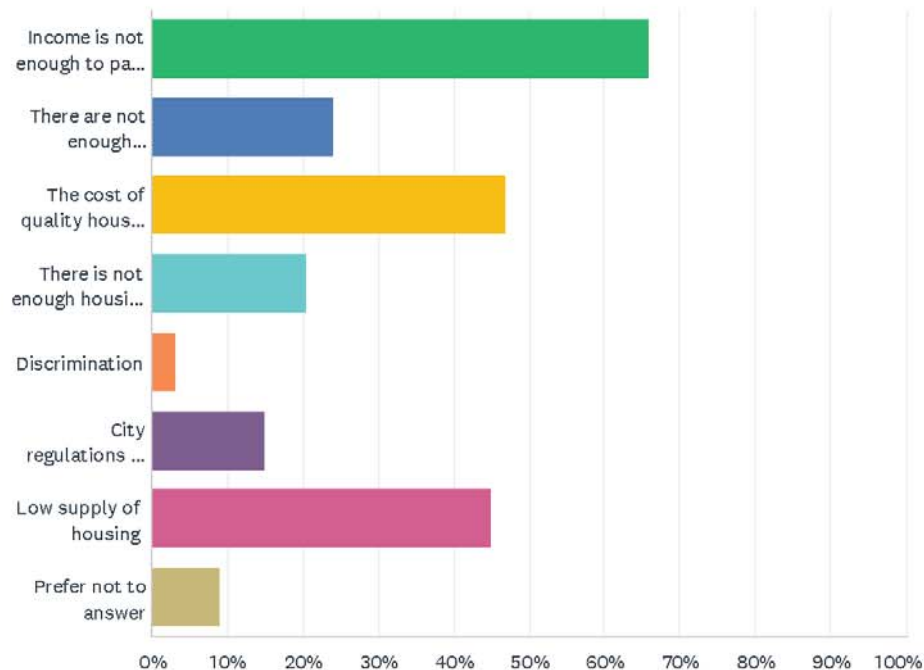


ANSWER CHOICES	RESPONSES	
Increase the number of housing units allowed in new developments	20.95%	79
Redevelop existing developed properties that have potential to incorporate housing or more housing units	61.54%	232
Create accessory dwelling units on existing single-family properties	29.71%	112
Add new units to existing single-family properties, such as duplexes or triplexes	16.98%	64
Build more housing near transit, jobs, and schools	31.03%	117
Establish programs to help at-risk homeowners keep their homes	28.38%	107
Encourage developers to contribute to affordable housing	33.95%	128
Streamline City processes for development	22.02%	83
Prefer not to answer	4.77%	18
Total Respondents: 377		



### Q11 What do you believe are the top three barriers to finding affordable housing in Pacifica? Select up to three.

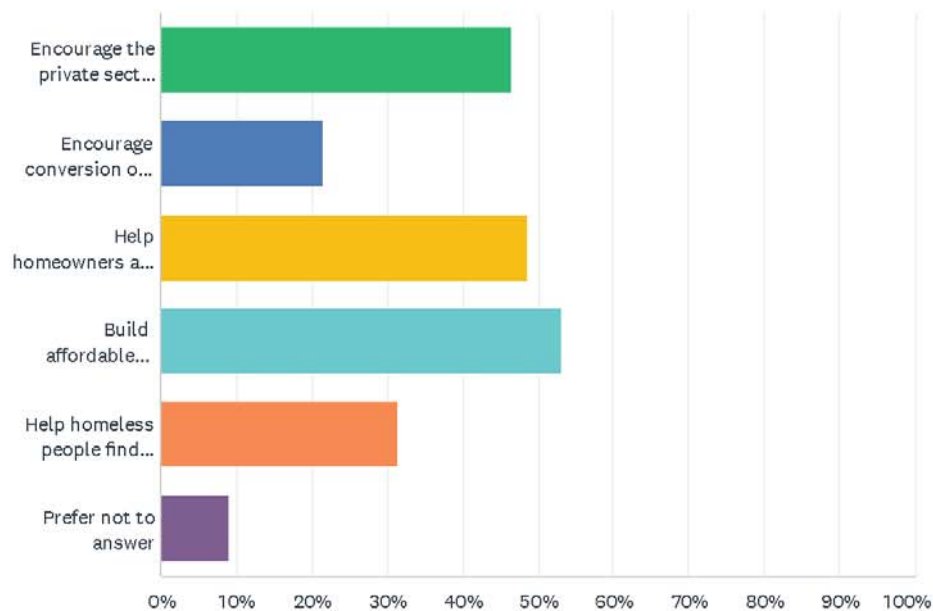
Answered: 377 Skipped: 0



ANSWER CHOICES	RESPONSES	
Income is not enough to pay for housing	65.78%	248
There are not enough cost-restricted affordable units	24.14%	91
The cost of quality housing is too high	46.95%	177
There is not enough housing available in areas with higher-paying jobs and services	20.42%	77
Discrimination	3.18%	12
City regulations for new housing are too restrictive	14.85%	56
Low supply of housing	45.09%	170
Prefer not to answer	9.02%	34
Total Respondents: 377		

## Q12 What do you think are the most important ways to better serve the housing needs of all residents of Pacifica? Select up to three.

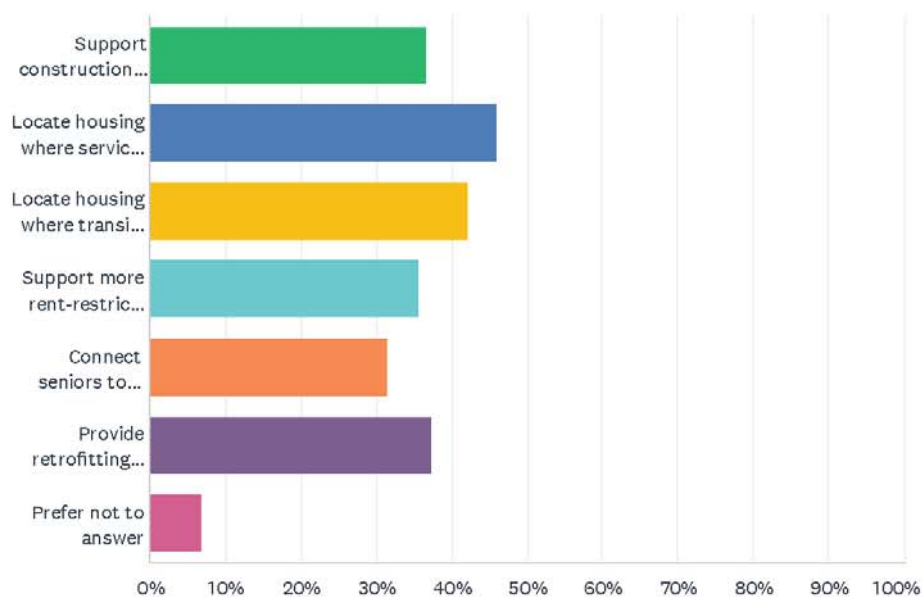
Answered: 377 Skipped: 0



ANSWER CHOICES	RESPONSES	
Encourage the private sector to construct more affordable housing	46.42%	175
Encourage conversion of single-family units to duplexes	21.49%	81
Help homeowners add rentable units, such as accessory dwelling units (sometimes known as mother-in-law units)	48.54%	183
Build affordable housing near transit and jobs	53.05%	200
Help homeless people find housing	31.30%	118
Prefer not to answer	9.02%	34
Total Respondents: 377		

**Q13** The housing element requires that special attention be paid to vulnerable communities, including: people with disabilities, seniors, farm workers, large households, people experiencing homelessness, single female heads of households, non-English speakers, renters, and people who have low incomes. What do you believe is the best way to address the living and housing needs of these specific communities who may need more support? Select up to three.

Answered: 377 Skipped: 0



ANSWER CHOICES	RESPONSES	
Support construction of more senior housing	36.60%	138
Locate housing where services are within walking distance	46.15%	174
Locate housing where transit is within walking distance	42.18%	159
Support more rent-restricted, affordable housing	35.54%	134
Connect seniors to creative living scenarios (e.g., shared living spaces)	31.56%	119
Provide retrofitting assistance to make homes more friendly to people with limited mobility	37.40%	141
Prefer not to answer	6.90%	26
Total Respondents: 377		

## Q14 Do you have any additional thoughts or suggestions that may guide the City's housing plan? If so, please share them here. Please keep your response to 1-3 sentences long.

Answered: 221 Skipped: 156

### ANSWERS

If you want to build more, we need wider freeways and a Bart track that runs down the middle of the new freeway to Linda Mar help with the bad traffic we already have in the afternoons and weekends.

I like to move to Pacifica

I'm against development at Oceana HS and will be sending an email detailing that. It's a bad idea for several reasons and would have a far greater negative impact than other possible sites in the city.

Don't build in existing green space already used by community

We as local residents will oppose development on Oceana high school campus. It will decrease our property value. Adding apartments on school grounds is a recipe for disaster and danger to the children. Save our open, community spaces and keep residents safe

Development of the fields at Oceans High School is not supported as it would make that area too dense and lose open space. For example, where would all the new cars park?

To many airBNB's. one host (guy) alone owns 13 homes in Pacifica. He will own all homes soon. How many Airbnb's will there be until we reach a breaking point because there not occupied everyday and business will over time suffer especially winter when these homes are empty more often.

Education program(s) to help buyers think "outside the box" for home ownership. Many ways to buy a home if the buyers are more flexible.

We need senior housing with graduated levels of care - assisted living, not just independent living. We also need family-oriented affordable housing.

Please do not build on the field at Oceana High School. Housing should not replace existing green space areas. This location is not a transit hub and I do not see the benefit of building housing here.

The City Owned Properties that are vacant should be an example to create affordable housing, Business Co-ops and volunteer assistance. Call Me anytime, Linda D.. 650.438.5530

No housing at the Oceana school location. Too much traffic less open space. Totally against this

Increase inclusionary rate to 20%; create a dedicated housing fund supported by a vacancy fee, a title transfer fee, in lieu fee, impact fees and sale of city land; a 60 day restriction on short term rentals; changes in building code and zoning to support tiny homes

I am concerned that proposed development NOT take away from existing open space and recreation areas such as soccer fields, baseball fields that benefit the community

Additional senior housing.

What is the city going to do about Airbnbs that remove housing from the market and make commercial enterprises out of houses that should be occupied by people living there?

Only build in infill. We don't have adequate transit so don't build in Quarry. Prohibit building in fire prone areas and areas never built on previously -open space areas including Quarry.

The proposal to build low-cost housing next to a high school is insane. Drug use, stolen property, alcohol abuse, pot smoking is prevalent in these types of housing units and should not be in close proximity to children. Especially drugs that are that close to and available to students is a huge concern. It is already bad with all the pot clubs in the neighborhood and people just walking down the street getting high. Keep all these temptations and availability to drugs, beer etc. as far away from schools as is possible. Building units known for this type of use right up against a high school is detrimental to the well being of the high school students. That's not even discussing the parking issue. There will be not enough parking for multiple units with god knows how many people in each unit. Look for a long range solution, not just stick units in what you consider open space. Its not open and is needed for the students needs in the years to come.

It would be nice to know what models the city is using to define success (other cities in similar situations and how they've successfully addressed this issue). Thanks for gathering feedback from the public!

get homeless to sleep/live in abandoned churches & schools. excrement on streets awful

Build or redevelop existing mall areas for mix/commercial i.e. Park Mall. Convert single family homes to multi-unit homes if possible. Areas i.e. around Skyline for better access to transpiration. Review permitting process

Do not build on mountainsides. Infrastructure first- address traffic and egress safety. Can we get a waiver due to little buildable space?

legally petition the state of Calif to amend the percentage growth to reflect the geographical location of Pacifica and the current infrastructure it can handle.

The issue is that the Bay Area has high salaries, but not enough housing. Adding enough housing would destroy what makes this area great. Instead, improve local and regional transportation so that people can efficiently commute to their jobs.

WE request that you add 2.713 ares of land we own to Pacifica's list of new Housing Opportunity sites. The land could accommodate over 140 units of housing. It is just north of the Lutheran Church at 4400 Cabrillo Highway: APN#018-140-2200, 018-140-300, 018-140-660. I will send you additional information tomorrow (Friday, Dec 15).

Remember that there is limited access in and out of town and more housing means more people and more traffic. Work to allow in-law apparent sand help repair existing structures to provide housing . Don't add more strain to our water supply

A balance must be struck to integrate affordable housing within existing neighborhoods and educate the existing residents on the fairness of affordable housing.

I am against building housing on/by Oceana high school

Find opportunities in areas that are already developed and preserve green space (parking lots, underutilized buildings and shopping centers)

I really don't know why you want to download this to a community that we pay high taxes in, and purchased here to avoid the problems that you're presenting

Building a lot of homes on an open space where there are children in school is unacceptable and unsafe. There is a high school and preschool right there. Also, people use that space for sports and activity. We need more space in Pacifica for that and less housing.

I am concerned about the identification of the Oceana High School field as a potential housing development area. Development in that space would take away an important recreation area for youth, seniors, and families. It would also have significant traffic impacts and fundamentally alter the aesthetic of East Sharp Park.

The green spaces in Pacifica now are very valuable to the well fair of us who live here. Studies have found that people who are connected to open & green spaces, in their neighborhood, have better lives. Please keep our open areas open around Oceana High School. Many who live here near, across the streets, walking distance, & many travel to use this field for so many different outdoor activities. If two or three hundred units are built here, there will be no parking on the streets along the high school, traffic will be awful, especially during pick up & drop off, during rush hours, & during special events at the high school, its already jammed pack on the streets. Just like Vallimar, I estimate it could take 10 to 15 minutes just to drive out of our neighborhood during heavy use time. The value of our quality of life will be eroded significantly. The cross walks at the intersection of Paloma & the frontage road is already packed & will become more unsafe. I again want to reiterate, the value of this green space for the well being of our community & well being of our mental health. Thank you.



Build on the Rock Quarry, Lumber Yard, archery, Build on skyline Dr. Use the old Landfill area and trash area near lands end, use the abandon yard near the pier, move the police station, buy private property, use that land near Roberts Rd, use hotels and motels/re-develop them. Pacifica does not want high rises like San Francisco/Daly City this is why we moved here. One freeway out of town could be a disaster if we have to evacuate for 40k residents. Traffic is nearly grid locked on a summer/Weekend. Thousands of people could die, Tsunami/earth quakes can happen. This is a disaster we can avoid. We dont want our town to turn into Atlantic City. DO NOT take/use Oceana High School property. Hire local city planners and managers.

Do not allow new neighborhoods that will be detrimental to our fragile ecosystem. High density residential above commercial is a far smarter way to increase housing.

All new units should be as self sustaining as possible: Solar with battery backup, passive solar design, grey water systems, heat pumps, etc. Infrastructure improvements: HWY 1 widened, overpass at Vallemar Mixed use buildings in East Sharp Park, Eureka Square Shopping Center, Manor Shopping area, Linda Mar Shopping area, Back of the valley shopping areas.

Stop allowing vacation homes which take away from permanent housing for families.

Develop the QUARRY (housing & commercial)!!! Facilitate workforce housing at Oddstad. Build/facilitate mixed-use development at Park Mall (especially the deserted Chevron lot) & Sanchez library.

Traffic problems, no church, building on unused city property. Sell off city unused property for housing let them build after highway 1 is fixed

Sacramento doesn't have a clue when telling us to 'build, build, build'. We don't have many ways in/out of Pacifica. Some neighborhoods (Vallemar, Rockaway, Pedro Point) have crappy narrow roads. In case of fire or other emergency we will be stuck in gridlock on Rte 1!!! And if any of the coastal towns south of us have to join us, we are screwed. Sacramento needs to use some common sense and let cities/towns decide how much housing is appropriate and safe! Allowing unlimited ADU's and duplexes will also had to the parking problems we already have.

Changing the building and zoning codes to allow higher height density housing that are close to sloping hillsides by converting single family housing and that won't obstruct others view. Change the building and zoning codes on single homes to allow renovation of existing rooms into more usable space without losing the original square footage of the replacement rooms.

There is no way that 10% of Pacifica's housing needs can be achieved by building on Pedro Point Field. That's 180 units which, with weekend beach traffic, would result in gridlocked access to and exiting from Pedro Point.

Need to provide more SENIOR housing. Having current residents be able to move to Senior/Assisted Living in Pacifica will free up current housing for new homeowners without increasing traffic, or adding additional strain on Pacifica's infrastructure.

Focus on traffic, sewage lines, water available, and upgrade water treatment plant. Assist shopping centers to build apartments above stores. Force a higher % for low cost housing on new constructions, and off grid as much as possible.

I do not support new construction. I believe we can rehabilitate existing areas/structures to meet our housing needs. We don't want to look like Daly City.

Please do not allow new construction of mass units in our town. Please keep green spaces green. Please consider the impact of increased housing on our already taxed roadways.

We need rent control in Pacifica. Rents are too high.

Eliminate the CEQUA process which adds years to projects. Streamline the entire process!!!

All housing plans must not increase the burdens on existing neighborhoods, i.e, traffic, sewage, water supply, emergency services, storm water, environment/natural resources.

Governor Gavin Newsom is out of touch with reality when it comes to individual communities, such as ours. We have a lot of unbuildable, very dangerous land in Pacifica. It will be very difficult for us to meet the RHNA numbers mandated by the state.

Do not destroy the current quality of life that we worked hard for. Pay service workers living wages. Time to develop the quarry - mixed use housing and retail plus recreation.

Add more live work units such as those in Rockaway on Dondee. This design setup is desirable and in high demand.

Preserve the unique West Sharp Park historical district. Do not build four or five story buildings there.

You do not address the main issue in Pacifica which is investor owned houses. We should be eliminating short term rentals and vacant houses should be taxed

Pacifica is a small town. Let's keep it a small town. Otherwise the infrastructure is not going to hold up. If you want to add housing, add infrastructure first.

Provide a central location for Rv dwellers scattering throughout the city In neighborhoods is not a solution

Donot allow housing to build on our open spaces, our spiritual essence of the City. Environmental sound build with protection of Mother Earth & her wildlife

Prioritize development in existing commercial zones in the northern sector of the city, with greater access to transit and services. Do not developer housing in vulnerable open space, or in the high-traffic (one-way in, one-way out) southern half of Pacifica!

Focus on affordable housing construction including for low and very low income residents. Housing density with needed changes in height limits is necessary. Housing for people who work in Pacifica is critical [service industry, teachers, fire/police, tourist industry]; we need to build community here.

Too many NIMBYS in Pacifica who come up with excuses to block almost any type of new housing.

Thank you for this survey! I am one of many residents here who is highly educated, employed (as a psychotherapist) and struggle to afford housing. Please focus attention on very low income and moderately low income housing in all development (no mixed projects- not enough units!!) thanks.

Building 180+ units on the current Oceana High School parking lot area would be a disaster. It will add to already bad and poorly managed traffic, it will create crowding near sensitive open space, and will lower the quality of life for the entire Sharp Park area.

Most everyone wants to help people experiencing house insecurities. But don't overcrowd existing neighborhoods and create more traffic problems. Just because there is a need for housing for teachers doesn't mean it should be on school grounds, ie Oceana High School.

I would want to make sure that rules are not too rigid on either side. For example, rules to build affordable housing have flexibility.

The biggest problem in pacifica is traffic solve that problem and put in a marina so low income can live on boats. open up fishing industry and provide jobs.

Please: 1. do not rely on commercial developers, but rather give these jobs to local builders that care about the community; and 2) start a Pacifica land trust that buys public land for sale community hosting (research Burlington Land Trust). Thank you!

Do not put thousands more people into Pacifica when our infrastructure is so poor: anyone who has to drive on Hwy. 1 (all of us) knows it's a traffic jam Monday - Friday at the main rush hours, and hundreds more cars piling onto Hwy. 1 will be chaos. In case of a natural disaster such as major fires, hardly anyone will get out and the result will be chaos and loss of life. Think before you allow developers to plop down a bunch of houses and pretend that is a solution -- it's not. People living in motorhomes on our streets live rent and utility-free, pay no taxes, while homeowners and businesses in this town end up having terrible streets and emergency services diminished. Seniors cannot possibly get "raises" to continually pay more for taxes each year.

Mostly I'm concerned that California thinks we need more housing. On a planet with dwindling resources having fewer people, not more, makes for sustainability.

The extreme increase in homes being purchased with the sole intent of being short term rentals (AirBnB, VRBO, etc) is hurting the community and making it difficult to buy an affordable house. We NEED regulations on short term rentals in Pacifica ASAP!

Increase density of current housing locations to preserve open space. Increase public transportation availability, and connect are very spread out services of restaurants and commercial spaces with additional walking and bike paths, including more highway one overpasses similar to what was rebuilt at Eureka Square

It shouldn't be up to a small municipality like Pacifica to solve structural, societal problems such as homelessness and senior neglect

1) Provide public land to non-profit organizations for truly affordable housing. 2) Charge for-profit developers impact fees for market-rate development, in order to finance low income housing. 3) Annex San Francisco's underutilized property within or adjacent to Pacifica's boundaries for public low income housing.

If people are not able to afford to live here maybe they should not. Not everybody can afford to live where they would like to.

---

Living as a resident in east sharp park for 35 years and raising my children here, I love my community and want to preserve its charm, open space, views of the ocean, and non congestion of too much traffic. I am strongly OPPOSED to the construction of new apartments at Oceana high school field. This is not what our community supports. We cherish our beautiful open space and new construction for housing can be found in other areas of Pacifica that don't encroach on cherished open space to satisfy the needs of a few. Build against or near hillsides that won't block views of the ocean; Build with this in mind. Don't block the views and open space of residents wanting to protect this glorious open space. Adding ADU housing requires a homeowner to provide a parking space that is NOT on city streets. This stipulation is written in the text of SB9. ADUs must not be allowed if a parking space is not provided on the property owner's property- our existing street parking already has become overcrowded. Our neighborhood was built for low traffic and congestion which will be additionally strained by adding new construction to already crowded neighborhoods. The street that runs along Oceana high school is already impacted by heavy traffic during commute times to school and when school is dismissed. Open space is CHERISHED. Don't build in neighborhoods already strained by limited parking because of too many cars caused by too many people crammed into existing overcrowded neighborhoods. Build somewhere else and don't take away our open space.

---

Be able to have more than 1 ADU per house.

---

Please keep in mind that the 3-5 years construction on some of these properties will be devastating to some, due to the infrastructure and also after completed. Thank you

---

Humans migrate. Sea rise/cliff deterioration will force our movement inland as drought will force others here. Stop gap or long term plan? Walk in health clinic, mental health, job training center.

---

Do not cut down trees for more building!

---

We need more housing that is not single family so that rents come down (more supply) and housing that allows young people to get onto the "property ladder", like townhomes.

---

Focus should be keeping current Pacifica residents housed and better supporting our senior and disabled populations. I also believe it would be helpful to support pacifica homeowners in keeping and maintaining their homes.

---

Build more senior housing so seniors if they want to can sell there homes and familys can buy them. In the beginning of your surveys list English before any other language options, keep things simple. We all have to communicate. Encourage people to speak English. United we stand, devided we fall.

---

While other communities in the county have done nothing to add housing, Pacifica has been over developed. We do not need more traffic, long lines at stores, etc.

---

Help stop the unnecessary low altitude flying planes that continually blanket Pacifica. These planes can fly higher reducing the interruption of sleep, peace of mind and quiet.

---

I not big on housing being built on school property and I defiantly do not want to see a super mega church being built in the middle of a residential area!

---

Please do not consider any land west of highway 1 in Pacifica as a potential site for more housing. It would be irresponsible to put more housing there giving the short-term and long-term effects of climate change.

---

The quarry near Rockaway is a great spot for a big development

---

Disgusted: This is a survey regarding Pacifica and the part of town that I live in is called 'Fairmont West', not Fairmont. Housing for First Responders is important to me. Housing for teachers is not. Take a glance at the housing for JUHSD which is located next to their district office. The housing is for anyone in the district (lottery). It's unfair that an administrator (which there are MANY, & there are less students year after year) has the same right to the housing as some who makes half as much.

---

There are currently many short term rentals in my neighborhood that could otherwise be used to provide affordable housing for someone.

---

People that worked hard all their lives should not be forced to subsidize housing for people that won't work or skill set doesn't align with the current economy. Current home owners are treated unfairly by state and county officials.

---

Green space is very important to our community and it would be devastating to lose. Would prefer to convert existing spaces such as parking lots into homes.

---

Do your best. God bless.

---

Improve public transportation. Make it more accessible.

---

Limit immigration. CA has too many people to support!

---

We need restrictions on air bnb housing.

No air bnb housing

More commercial businesses to incentivize tax base - will promote better money for school districts. Pacifica elementary is a low cost school district since it depends mostly on homeowners.

Do not believe adding second unit on single house lots.

Again, limit air bnb's. Multi-family housing is a better use of land. Build affordable housing. More housing for seniors.

Support more kids in school and things that they can do. There are no theaters or other things for them to do.

Nothing is spent on our children. They need to leave Pacifica for fun.

Pacifica doesn't have the money to subsidize other's housing. We need more tax paying folks in Pacifica so we don't drain our current limited services.

We'd like to see the both of the following publicly listed: 1/ the full list of potential sites which could be rezoned, and 2/ the list of considered sites which did not meet the criteria and the rationale for each sites disqualification.

The public wants to see the final list of proposed sites. When can we see that?

The city needs a plan to create more foot traffic on palmetto. Pacifica should look to towns like Burlingame and San Carlos as the model for what a pleasant, clean walkable downtown should look like.

The survey questions are not well formed to provide actionable information to move forward affordable housing. That's the issue: AFFORDABLE housing. City fees and number of units that must be affordable per development are too low. Work with our elected county and state officials to change the RHNA process to require cities that are building excessive commercial/business complexes to take on the burden of the additional housing as they benefit from the revenue those complexes generate, and, push to not develop in the fragile coastal zone or mudslide prone hillsides and in area of increasing wildfire potential.

Limited the use of residential property for Air B&B is an important way to make more housing available. Also multi-housing units should be built near public transportation and services. Finally, corporate ownership of residential property should be limited.

Help small businesses on retention of employees and quit putting it on our shoulders of business owners and homeowners!

what are the sanctions if pacifica is unable to provide a plan to locate all 1800 of it's new housing element requirements?

One of the charms of Pacifica is all the green space (mountains) that surrounds it. Please do not allow development in these precious mountains! There is empty space (retail, commercial, Oddsted school...) that can be considered for housing.

Yes. Decrease the tree hugging that thrives in Pacifica and allow more housing developments. Stop the ridiculous new taxation due to low property tax revenue which is 100% due to not allowing more developments to be built -- which would provide significant property tax revenue

Keep open spaces OPEN; preserve Pacifica's beauty.

Stop all the short term rentals!

Whatever plan the city makes should NOT be one that destroys the character of existing neighborhoods. And the plan should take safety and environmental issues into consideration.

I think that if the city encourages homeowners to add mother-in-law type units to their homes, those owners will rent them as AirB&Bs, and that won't help locals find permanent housing. I'd like to see restrictions on the number of short term rental properties in Pacifica so that there are more units for longer-term renters.

Pacifica does not have the support services to care for more and more people. We don't have the transportation to access work hubs and our highway are can't handle more cars safely. I think we need to limit new building.

Big companies like Apple, Google & Salesforce should not be allowed to off-load the housing shortage they have created to the taxpayers. They need to build dorms, condos & apartments on top of their glamorous campuses to house the workers they bring in.

With housing increases in Pacifica there must be public transit increases and simultaneous (or previous) improvements to infrastructure, such as roads, water, sewage and public safety. Housing should be scaled to the neighborhood with careful consideration of traffic and infrastructure impacts.

---

Provide streamlined process for builders, incentives for new construction.

---

My husband and I live in the same apartment we moved into in 1993 and because there are no reasonable or affordable (mind you, we make tech salaries) single family homes or condos in town, we chose to rent a second apartment across the street to accommodate our growing, blended family. We should be in a nice family home here in the valley, and our two apartments made available for others. We need more of \*all kinds\* of housing.

---

Emergency access/egress- when many valleys have only one road & Hwy 1 can easily become gridlocked - Also NIMBYs make development a losing prospect for developers

---

We need to do away with the community input process for minor projects like small developments. there should be extensive and comprehensive community outreach programs to formulate citywide plans that actually reflect the reality on the ground so we don't need permits to build basically anything that triggers community feedback. There's an excellent article in Vice news about this. We have many of our own examples locally that could have been featured in this article.  
<https://www.vice.com/en/article/n7z5jm/thank-you-for-your-feedback>

---

Sidewalks are desperately needed in Pedro point and Vallemar and other parts of the city! School needs to be available to those who LIVE in neighborhoods that are walking distance (neighborhood schools not lotteries) and school buses are needed so people don't have to ferry children all over town dropping off and picking up.

---

Establish a dedicated housing fund. Adopt rent control; establish a database of rentals, Incentivize low income development Expand the Safe Parking Program Qualify for county, state, federal housing funds/assistance Adopt best practices of other jurisdictions

---

Ultimately we need to increase the supply of housing. Encouraging development is key. Restrictions such as rent control, reduce the incentive to build supply.

---

Allow rental units on top of commercial buildings and encourage/insent business property owners to expand for rentals units.

---

no

---

This is a Bay Area problem and needs to be addressed at the county and state levels as well. Like many retired/retiring teachers, I will not be able to afford rent anywhere in the Bay Area beyond this year. We need more moderate income housing desperately.

---

Significantly reduce the number of homes allowed to operate as STR's, which are being purchased significantly over the asking price, making it impossible for Pacifica Locals to submit competitive bids for houses.

---

Revisit Pacifica's growth limiting zoning such as R-1-H (keep hills green yet allow ADUs at or near streets; work with Habitat for Humanity to build more affordable units for all; assure City & developers provide sidewalks and gathering places meet ADA standards; provide reliable free / inexpensive public transportation systems throughout Pacifica, linking special needs services and nearby communities.

---

Hire more planning staff to process project applications and arrange for outside consultants to do the work until staffing needs are filled.

---

I think people should live where they can afford to live.

---

Restricting large housing development in Pacifica and keeping Pacifica natural beauty and free space.

---

1) Maintain height restrictions in W Sharp park south of IBL Middle School; 2) Redevelop the industrial area on Palmetto, N of IBL Middle school- current land use (self-storage, empty factory, RV park) could be redeveloped for affordable apartments and condos. 3) Pass rent control 4) Place heavy restrictions or prohibit short term rentals (e.g. Airbnb); 5) Do not allow foreign investors or corporations to purchase homes; 6) Do NOT allow hillside or open space development (e.g. proposed Linda Mar woods and Hillside meadows projects)

---

We need more support for affordable senior housing.

---

New housing without new jobs in Pacifica will mean more traffic. Traffic congestion is poor now and will only get worse with more housing. Support overturning SB 9 and SB 10 to get rid of these stupid laws. Pacifica does not need more housing especially with the roads we have.

---

We should not ruin what makes Pacifica Pacifica in order to meet some quota. Forcing denser housing (adu's) is not the answer. Lets start with limiting short term rentals. The visible homeless in Pacifica are not going to be effected by additional housing units. They need supportive housing, like dorms that have services on site and easy access to transit/resources.

---

We need family affordable housing

---



Some sort of moratorium against corporations or outside investors outbidding families by buying homes to rent as air-b-n-b's. Give the everyday person a chance to live in a home.

There is no one solution to the shortage of affordable housing in Pacifica. Solutions should include developments funded by public private partnerships, rehabilitation of existing properties especially located by public transit and services.

Somehow limit/discourage the sale of single-family residences to corporations, both domestic & especially foreign, and people who are only buying to create rental properties/Airbnbs. It's very difficult people trying to buy a home because they are being outbid by these businesses, inflating the cost of housing in the area.

Encourage developers and landlords to connect with HUD and participate in subsidized rent programs (Section 8). People tend to associate this with "slums" and "the projects", but there are some very successful uses of HUD senior housing here in Pacifica. Landlords have 100% occupancy and receive market rate from HUD, while renters pay 1/3 of their income.

assist to develop a more robust public transit system. unfortunately we are a transit desert.

My answers vary based on what part of town we are talking about. Without sufficient transportation infrastructure, we can't add more people to the south end of town....Highway 1 backs up every day with the current population. And, that Manor overpass area is an accident waiting to happen, so it's tough to add more people in that part of town. We can't seem to maintain city road surfaces now. What happens with more vehicles on those roads? Are we willing to invest in more public transportation? We also need to consider utilities. Do we have a plan to ensure sufficient water? Does the gas/electric structure support the level of use we will need? Sewer system? I know we need to add housing, but I also know we can't do that without looking at the big picture.

Limit Air BNB's so there are more long term rentals available.

I think Pacifica should not be held to the same standards of towns with lots of flat, open space. Our terrain and hills are unique yet we are forced to conform to State standards that don't fit our town's physical layout and distance from services and transit. Let's fight back and not destroy our hills yet provide some new housing too.

Develop the quarry; develop the defunct sea bowl site

The given goal of just under 1900 new units is probably impossible to meet w/o destroying hillsides and the overall serenity of Pacifica, especially the Linda Mar Valley. I really think we should appeal this arbitrary # for the following reasons: The housing market is now on a down turn and we maybe left with a vacancy issue, putting more pressure on the hillsides is almost negligent, and our infrastructure will continue to degrade as more people will just add un-recuperated expenses as the P-Tax will not cover the overall aggregate service needs. Hwy One is already a mess. Has the State/Fed stepped forward with a plan to address this?

Pacifica is extremely limited on transit options making housing density location decisions critical. Quality neighborhood shopping needs can limit traffic/travel difficulties.

Im not in favor of rent control- I am in favor of smart development-one where WE, the people who actually support smart growth/development decide what we want ( open space is not an option) Not real estate agents and builders. Then solicit proposals based on our guidelines from a developer coalition. The quarry is one of the last major pces of land this might happen. Or you could try a smaller test case with the city owned property across from the pier and next to that , it's an ideal place for mixed use retail, commercial, restaurants and condos.It's totally wasted now. Visitors come their every day and there is not one place to spend time or money unless you want to count the Chit Chat or sit out on the boardwalk pier. Its the biggest wasted opportunity and has been forever, ( Ive lived here 35 years) . I believe the Coastal commision would not let Nicks expand/ rebuild but they let a whole new hotel be built. The city shows no incentive to really develop a town center, where people can gather . Palmetto, at this stage, is not doing it.

Please consider access to medical care, e.g., physicians not accepting Medicare; access to schools near residential areas to avoid lotteries and commutes.

Infrastructure is a HUGE deal. Before any consideration can be made for more housing (which means more residents which means more vehicles coming in and out of the town), we need to figure out the road/highway situation. It seems incredibly irresponsible to try to pile more people into a small town when there isn't even a way to safely get all the people who already live here in or out in an emergency. So it will take years just to get our roads prepared to handle more people. That should be first priority.

Do not build on the fields of Oceana high school. Build on existing paved parking lots or where people don't mind like the maintenance yard/civic/utility dump near the pier. That's vacant and useless land.

Need housing for the disabled.

Please do not build on the hillsides.

Please, Do not destroy our quiet, safe family based neighborhoods with added duplexes, additions & detached buildings on existing property!

How can we add more houses with no safe way out of these coastal valleys in a emergency, fire etc

The City needs to be more open to other alternatives sources that are ready to work with the City in providing moderate/workforce to low or very low income housing. Also, the need to create a funding source would certainly help as well.

Improve transit options.

We really need stronger rent control than what the state mandates, also more limits on air bnb type housing that takes so much away from the rental market.

This statement in #9 is vague and without substantiation as to what the plan is. Appreciate being able to focus on affordable housing, which is the issue. Workforce housing is important for the Pacifica community and is where I'd like to see the focus (we have more than enough general residential development). Must focus on SAFETY; must focus on protections for our environment. Don't continue the city's current trend of disregarding environmental and safety concerns. We are in an area of constant coastal erosion, potential sea level rise, tsunamis, floods along the creeks and wildfires.

There are too many Airbnb's in West Sharp Park that could become rental units for residents. I would favor more restrictions on this.

In addition to housing- I think it's important we keep in mind community spaces as part of this- if new developments go in they should also have to commit to funding community spaces- libraries, schools, soccer fields, tennis courts- places that are open and available for everyone to use.

Under ALL circumstances, please do not build housing on the hillsides of our mountains.

Salaries are too low period and rents are too high...we don't need to destroy our town with more homes, we need to rehabilitate existing unused buildings and make it more affordable for families to add ADUs for aging family members.

It's the wrong approach to position ourselves at hitting 100% of RHNA numbers. A valid effort and positive progress will suffice when political realities play out, the state doesn't have the ability/bandwidth to follow through on their threat to establish local control. Housing here should be focused on infill & higher density in the Northern neighborhoods and off Skyline. Linda Mar & Rockaway can't safely sustain significant new housing due to Hwy 1 constraints and severe fire risk hillsides.

STOP THIS RIDICULOUS FARCE OF BUILDING "AFFORDABLE" 8000 UNITS IN PACIFICA WHICH HAS TURNED OUT OTHER LOCAL COMMUNITIES LIKE SSF INTO DISGUSTING LOOKING APARTMENT CORRODORS THAT HELP EVERYONE BUT PACIFICANS!!! MIDDLE INCOME PEOPLE BEEDING HELP WITH AFFORDABLE HOUSING NEVER QUALIFY FOR THESE MONSTROSITIES

Please don't become Daly City/S San Francisco with houses jammed everywhere - keep Pacifica green/full of nature. Build up a bit where land is already cleared (like Linda Mar Shopping Center) rather than clearing new land. Remember our need to safely evacuate - we don't have many ways in/out.

Do not take away land that our kids and community use for recreation.

Please don't build on the Oceana High School playing fields!

I think multiple duplexes on single family lots, ADU's and affordable senior housing is the way to go.

Repurpose illegal AirBNB for affordable housing. % of RHNA was conveniently left off of the Oceana HS site. It's not fair to develop the bulk of RHNA/300+DU at the Oceana site as it's not sustainable there due to traffic, safety evacuation factor, and road conditions/infrastructure. Pacifica cannot be compared to other regions for RHNA as we are different geographically, and cannot build on the coast nor mountain side. There's limited road in and out for safety and cannot safely sustain an increase of RHNA, therefore it must be appealed to decrease the numbers of RHNA compared to our neighbors.

Fight the state to stop unwanted development in Pacifica. Keep our open space.

I suspect that our housing supply is shrinking because of the number of VRBO and AirB&B units (single rooms and full houses). I'm doing some research on this, but I think stronger limits and enforcement on the number of short-term rentals can help open up the existing housing to permanent housing for more people.

Unfortunately, a large portion of Pacifica residents are stuck in the past and are antidevelopment. Until city regulations are changed and there's an opportunity for true, open discussion on how to add new housing, nothing will get done.

LindaMar school should be apartment complex.

---

Improving public transit system in Pacifica. can help focus where more housing should be produced

---

We need more supply, plain and simple, however we can get there. we cant allow everything to be voted on by people who will never approve rezoning out of unreasonable fears.

---

Get the help of agencies skilled in developmentally disabled issues & those for aging seniors & others with needs. We have many commercial " plazas" that provide a unique mixed use bonanza. "Near transportation" is short sighted , inefficient, unfair. Create real public transportation. It is essential & economically progressive in the end. Thank you

---

We should not force over building in our existing neighborhoods and open spaces. That would change the character of our neighborhoods and the reason why we love living here.

---

Build new mixed use Santana Row (SJ) style higher density developments on existing outdated shopping centers - Fairmont, Manor, Manor near 24-hr fitness, Eureka Sq, Crespi Center, Linda Mar, Pedro Pt, Pedro Pt Ace, Park Pacifica; Cover over highway at Manor Overcrossing for park/ mixed use development, Quarry flats. Allow ADU's and SB-9 lot splits/2duplexes where allowed per state law. Streamline approvals with as of right zoning - no planning commission hearings if project conforms to zoning/general plan/specific plan - go straight to building permit application/approval. Work with Samtrans and developers to increase bus service, shuttle service to BART; work with CalTrans to signal timing or change all lights to traffic circles. Do Transfer Development Rights (TDRs) to allow owners of HPD and bluff front properties to sell and transfer their development rights to the mixed use centers to increase the mixed use density and keep hillsides and bluff areas development free

---

Please stop allowing citizens that want to stop developments in their own neighborhoods for selfish reasons. I see yard signs in Linda Mar against a development on San Pedro Mountain and think it would be ideal for a new subdivision to conform to the new state laws that will go into affect in 2023. Why the resistance? Selfishness!

---

Pacifica residents do not wish increased housing density. Commuters do not wish to commute far. Traffic is already an issue . We don't need more people- we just need to house our residents appropriately .

---

More mixed use!! Especially on the west side of Palmetto + buy out or encourage development of the auto storage/repair/towing & garbage/trash/recycling yards in areas with great potential mixed-use options. Develop the Palmetto (south corridor w/ mixed use (apartments on 2nd & 3rd floors with shops & stores below!

---

I am not against smart planning, but these questions seem load. The city needs to consider their resources (schools, fire, etc.) prior to adding new homes and population. It should not build more Than what the resources can sustain. It should also minimize use of open space, one of Pacifica's great great attractions for visitors.

---

1. Our HE should include policies to reduce displacement: just cause for eviction from day 1, relocation benefits, condo/ Air B&B conversion restrictions perhaps based on Pacifica's vacancy data. Prevent people from becoming Unhoused. 2. Our HE should specify programs to provide interim housing until low-income housing becomes available. A temporary tiny home village with wrap-around services could work. Acutely respond to our Pacifica Unhoused crisis with County assistance. 3. Our HE should stipulate a process for collaboration with nonprofits to preserve and/or build low-income units: a dedicated housing fund monied by a vacancy tax and title transfer fee and a specific plan to collaborate. We need a clear pathway to utilize these resources. 4. Our HE should be specific on how we intend to build much-needed below market-rate housing. If additional planning department staff are needed to aggressively seek options for low-income housing, state that as a goal in our HE.

---

Be passive aggressive and do nothing. More housing is not needed in Pacifica. Where will the 2000+ new housing residents work without creating 2000+ new jobs. Traffic congestion needs to be addressed before new housing.

---

Build housing on unused city property

---

I am under the impression that there is a lot of senior housing in Pacifica already. It's the young families who are struggling and they are the ones we need.

---

Mitigating traffic will go a very long way toward convincing Pacificans to support housing proposals. Creating on/off ramps at Vallemar and Rockaway to allow through traffic to continue moving or additional exit only lanes at these intersections first to alleviate traffic would remove barriers the public will put up to any proposal.

---

Please no new housing on our hillsides. No AirBNB's as they take away from housing.

---

Sharp Park Specific Plan is aspirational but useless without developer demand. A tax-reduced Redevelopment Agency \*might\* work, like Rockaway, but is politically hazardous. The Eureka Square "recommendation is particularly ludicrous given the total disconnect with the existing private owner/developer.

---

Any proposed sites for development should be realistic, meaning the owner has agreed to develop the property into housing. Other cities on the peninsula have skirted this issue by proposing sites for housing where the owner has no plans or interest in development.

---

It's far more difficult to get housing approved in Pacifica, than any other city in our county. Very doubtful that will change. So unfortunately, very little housing will be added.

Housing should not be built on currently operating schools. The schools that have been closed are the properties that should be looked at.

No to the Oceana site - will create community, school and traffic havoc. Yes to community education and Quarry plan.

People think they should pay 500/month for rent. It's ridiculous. Pacifica needs to push back on Sacramento. Private equity and east money have caused these issues. Drug addicts don't deserve free housing that tax payers pay for. People should have 5 kids if they can't afford it. These questions above are so remedial. Ask the hard questions. Why are we allowing open drug user encampments along San Pedro creek. Why aren't we pushing California to pay out teachers a living wage. All other service workers police, fire, nurses make way more than me. Quit bitching and make smart decisions with your money. People screaming for affordable housing drive 120k vans and RVs. I drive a 1992 Toyota because I am being financially responsible with my money. If you buy the drug addicts and poor decision makers homes then you better buy me the car I know I can't afford.

Implement financial incentives for households that consist of 1 person to sell their homes and move to existing high density housing or out of the county.

Housing in Pacifica is a complex issue. I appreciate the effort of those working on the problem. Thank You.

encourage new commerce.

Use the Housing Element to modify current \$40K in-lieu parking impact development fees to all Infill and hazard zones ID'd in Element and create at least 2 CIP funds and lead the efforts (1) Transit: drive the region/state to Build Pacifica Transit Infrastructure fund (Transit Center, shuttles to BART, Caltrain) per state law SB743, (2) Affordable Housing; Money that makes Pacifica a lead agency for roadway and housing projects, as opposed to what happens now where we ask for handouts from external agencies. Justify with current law SB743... "Infill opportunity zone" means a specific area designated by a city or county, pursuant to subdivision (c) of Section 65088.4, that is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan. A major transit stop is as defined in Section 21064.3 of the Public Resources Code, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours."

Many long term home owners have been very fortunate to see the value of their home increase 10-20x. Unfortunately this value is mostly unrealized and inaccessible. Innovative programs to encourage these residents to cash out and move to affordable housing, or perhaps incentives to utilize reverse mortgages, may help our citizens give their next generation the helping hand needed secure their own housing.

New housing should be built north of Vallemar due to traffic. Don't build near the ocean or hillsides. Eliminate short term rentals to free up housing.

Increase multi-level dwelling in « downtown » areas. Perhaps build up.

Condo's and secondary units should not be built unless there are enough off-street parking spaces to accommodate those structures without robbing the already stressed neighborhood parking,

please consider traffic flow in your analysis .... it will only get worse

Has a study been done to compare the numbers of required new units to other similar communities as Pacifica? Coastal, semi-rural, beautiful, almost full. If so how do I acquire a copy of said report?

Develop the quarry, pebbles had the best plan. Move transit to developed locations.

Adding 1800 additional housing units with an infrastructure that can't keep up with current housing units is nuts. Sewer, traffic, city services are at or beyond capacity now, adding to it is failure before you start.

The prices for homes in Pacifica is too high. Even families with high salaries can not afford to live here. Assistance for down payments would help.

There needs to be a viable and sustainable infrastructure before more housing is built. Let's start by looking at existing housing and making sure it's maximized. Thank you.

-We need a city lighting ordinance's to restrict spotlights. Create Warm dim covered lights. -Incentives for home owners to build ADUs!

Restrict whole house STR's dramatically to keep current housing stock as long term rentals.

---

Concern: Allowing single family to convert to multi unit dwellings will allow investors with deep pockets to buy up single family homes, destabilize neighborhoods , make home ownership even less affordable

---

Due to the economy at the moment, I believe this should not be done in a hurry or shoved down our throats. We should not change things using outdated data only to be stuck with unnecessary empty housing. Housing is already going up along Fassler and is planned for several other places in Pacifica which will severely impact traffic, water, emergency services, etc. We need to do what works for everyone here, not just for a select few chosen by the state.

---

Low and very low income housing should be a priority

---

Quite frankly more should be done for seniors that have lived here most of their lives, and can no longer afford to live here. Senior housing should be constructed at places like churches, which has been done at the good Shepherd. In addition wages should be raised for people that work, and live in Pacifica so they can afford to live here. Other than that, the Bay Area does not have the resources such as water, sewer, etc. to support the number of units that are being required by the state mandate.

---

1) I was hoping for more multiple choice options related to prioritizing permanent supportive housing. Focusing all of the choices on seniors furthers a problematic narrative of the "deserving poor." 2) Pass strong rent control and just cause in the city. (Antioch just passed a strong ordinance) 3) Rely LESS on ADUs and SB9 conversions that have no affordability component and cannot meet the VLI/ELI/ALI RHNA requirements 4) Pass an inclusionary ordinance

---

Traffic is a huge problem for me. The proposed Oceana High School site will severely impact my ability to freely come and go from my home. It's very difficult to get from my house to work, market or freeway during high school drop-off and pickup times because of the extra traffic on Paloma during those hours (the canyon where I live is only accessible via Paloma). Adding additional housing with the ingress/egress on Paloma will cut off our neighborhood completely. The city should also severely restrict short term rentals that take apartments away from our city. I love Pacifica, but if I hadn't bought my house 30 years ago, I could not afford to live in my house now.

---

Focus on undeveloped or underdeveloped lots along retail corridors, like Palmetto Ave and add more density.

---

Pacifica is a transit desert. Building dense housing in areas where there is only a single narrow highway with highly infrequent and inconvenient bus service (anywhere within the southern half of the city) is useless and will contribute to congestion and environmental degradation. In addition, the schools in the southern half of Pacifica (Cabrillo, Ortega) are already over-capacity and cannot accommodate all families with children living in the area, forcing families to drive across town for school. Focus on re-developing commercial/industrial areas in the northern half of the city (eg Manor/Fairmont shopping districts) where there is better access to transit and more school capacity (Sunset Ridge).

---

This a terrible survey that seems suspiciously designed to limit responses where there are way more policies and win-win solutions involved. Why? Other jurisdictions have done far more and have had much more public input, not a crap survey and two narrowly scoped workshops.

# PUBLIC COMMENTS

## Written Comments Received Prior to Release of Public Draft

2/1/23, 11:52 AM

Mail - Brooks, Elizabeth - Outlook

### Housing Element

Jeffrey Sinder [REDACTED]

Mon 9/26/2022 6:58 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

Please no new housing on the hillsides.

Thank-you,

Jeffrey Sinder

[REDACTED]

Pacifica, CA 94044-3106

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

<https://outlook.office365.com/mail/AAMkAGU3MGJjNjcLWE3MmUtNDc3Y1hYzgXLTViZWQyZmZjNTY1ZgAuAAAAABJq2It9IQ5xzZg%2BweFBO...> 1/1



## Community Meeting

Eileen Barsi  
on behalf of

Tue 9/27/2022 12:24 PM

To Hou ing <Hou ing@pacificafgov>

**[CAUTION: External Email]**

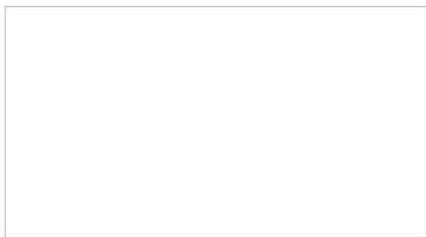
I regret that I am unable to join the meeting this evening, but I would still like to submit a comment that I think is very important. As we continue to add residents to our community it would be of critical importance to also know of the capacity of medical providers to care for all of us. My primary care physician retired recently, and I was stunned by the difficulty there is to find a local physician accepting Medicare patients. Granted, Medicare reimbursement rates are far below what physicians charge, but research is indicating that the shortage will only grow. [U.S. physician shortage growing | AAMC](#). As we plan the addition of thousands of homes, with a desire to welcome newcomers, it would be prudent to assess the vital services, including access to primary care services, that every resident will need.

Thanks for considering this important factor in your planning.

Best wishes,

Eileen Barsi

Pacifica, CA 94044



### U.S. physician shortage growing | AAMC

Even as the nation's health care workforce combats the spread and lethality of COVID-19, a report from the Association of American Medical Colleges (AAMC) projects that the United States will face a shortage of between 54,100 and 139,000 physicians by 2033. The

[www.aamc.org](http://www.aamc.org)

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

## Young Adult Representation Needed

Dahlia Rodriguez [REDACTED]

Wed 9/28/2022 7:54 PM

To: Housing <Housing@pacificacity.gov>

**[CAUTION: External Email]**

Hello,

Thank you so much for letting me be part of the first housing meeting (and first Pacifica city meeting I attended).

As stated in my breakout session with Christian Murdock, my biggest concern is not having enough young adult representation. While I know the planning team makes a lot of effort to reach out to the community to raise awareness and ask people to get involved, I'm concerned these efforts aren't reaching my demographic.

I'd love to extend my services in any way to start attracting a younger demographic. For now, I can only think of the immediate opportunities:

- Social Meetups for young adults (20-35) sponsored by city of pacifica (every meetup to include a 30 minute presentation of opportunities for growth for working for the city of pacifica)
- Internship/seasonal volunteers to work closely & receive mentorship from city employees (not sure if we already do this)

Either way, I just wanted to put it out there that I'm available to help. For now, I will be an active participant for the pacifica housing project. Thank you for all that you do for our city.

Best,  
Dahlia

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

## Traffic

Janet Kennedy [REDACTED]

Wed 9/28/2022 7:41 PM

To: Housing <Housing@pacificapac.gov>

[CAUTION: External Email]

Traffic is often the reason for not doing any development in Pacifica. I live at the top of Fassler and while I was still working, in the morning I could tell quickly whether school was open or not based upon the traffic as I was leaving town. So our biggest traffic problem is due to our school system that has parents driving their children from one end of town to the other end of town. Wish we could go back to the good old days where children go to school in the neighborhood where they live. That would help our environment!!

Sent from my iPhone

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

## Roadblocks

Janet Kennedy [REDACTED]

Wed 9/28/2022 7:48 PM

To: Housing <Housing@pacificapacifica.gov>

[CAUTION: External Email]

Just a comment that I didn't make in the meeting tonight is that our biggest roadblock is the attitude in this town for the at least the past 40 years that I know of. Do nothing. We make it so hard for developers to do anything some of them don't even want to try. One area that has been fought over for so long is referred to as the "fishbowl". And I don't know why we can't build some housing there. That's just one example. My hope is that as younger people move into this town they adopt a more open attitude to allow some change.

Sent from my iPhone

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.



## Housing Element Recommendation

Mark Hubbell [REDACTED]

Wed 9/28/2022 9:01 PM

To: Housing <Housing@pacificafgov>

**[CAUTION: External Email]**

Good day,

At the Zoom meeting tonight, I suggested that The City of Pacifica seriously considers building affordable housing in the Sharp Park Golf Course. I made that suggestion because every available area within Pacifica's boundaries has challenges. Yet, we still weigh the challenges of each potential location against the needs of our community. Why do we refuse to include the golf course in those conversations? It has tremendous possibilities. Is preserving an under-utilized gaming field, like the golf course, more important than preserving a local endangered species, or not clogging an emergency evacuation route for an entire neighborhood? That would be a tough case to make to the vast majority of Pacifica citizens.

Why can't Pacifica demand that the back nine holes on the eastern section of the golf course be moved to the adjacent six acres of soil permanently contaminated by lead from San Francisco's abandoned Rifle Range? Very affordable housing could then be built on the clean soil of public land previously comprising the back nine of the golf course. That would be a very practical solution to a problem under serious discussion as recently as May 18, 2022 -

- [https://www.sfexaminer.com/news/sharp-park-cleanup-proposal-up-for-public-comment/article\\_58262c18-97f7-5a37-8628-950c940ff75b.html](https://www.sfexaminer.com/news/sharp-park-cleanup-proposal-up-for-public-comment/article_58262c18-97f7-5a37-8628-950c940ff75b.html)

Thank you,

Mark

--

Mark Hubbell — phone: [REDACTED] — email: [REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

(No subject)

Mark Hubbell

Wed 10/5/2022 9:58 AM

To: Housing <Housing@pacificaf.gov>

**[CAUTION: External Email]**

### **Suggestion For Affordable Housing Location**

Locating developments designed to effectively house the maximum number of people at the busiest intersections in the City or in close proximity to some of the most dangerous cliffs in the county, with the least available access to grocery shopping centers, and public transportation -- seems like a rather bad idea. People need to get to work, most likely outside Pacifica. Purposely contributing to the already problematic weekday commute traffic congestion on HWY 1, should be taken into serious consideration.

The potential of vast sections of undeveloped public and private land in the eastern Fairway Park area should be genuinely considered as a preferable alternative: ease of accessibility to West Sharp Park -- our future downtown; for the realistic potential of routing public transit from this location over Sharp Park Road to Skyline College, the new BART transit centers in South San Francisco, CalTrain stations, and employment opportunities over the hill, i.e. in the South San Francisco Biotech Center.

The ability to raise buildings in this area to potentially several stories without blocking views, and with significantly less likelihood of dangerous liquefaction during earthquakes compared to most other areas in Pacifica, should be taken into consideration

Yes, there are some issues -- the complexity of public land availability, reclamation, zoning, etc -- to be explored, but if all the top line priorities are to be compared, this location appears to have far more potential than other locations the City has to offer.

If the City is sincere in participating in community engagement on this issue, consider this suggested location on public land, to ensure truly "affordable" housing.

Best,

Mark

--

Mark Hubbell — phone: [REDACTED] — email: [REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



memo to Planning Department

Pat Kremer [REDACTED]

Mon 10/24/2022 9:03 AM

To: Housing <Housing@pacificapac.gov>

**[CAUTION: External Email]**

I have submitted a memo to the Planning Department concerning the upcoming Workshops to discuss the Housing Element update. I have attached it here in case this is also an appropriate email for my input.

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

To: City of Pacifica Planning Department:

Planning Director Murdock

Senior Planner O'Connor

From: Patricia Kremer ([REDACTED] Sharp Park District)

Date: October 23, 2022

Subject: Community Workshop about revision of Housing Element

I am looking forward to participating in the upcoming Community Workshop to discuss policies and programs relevant to the Housing Element update for the City of Pacifica. I was out of town for Meeting #1 on September 28<sup>th</sup>. To avoid repetition, Meeting #2 should build on the information presented at the first meeting. Therefore, I think it is unfortunate not to have a summary of that meeting available for those planning to attend Meeting #2.

Based on the content of ***The City of Pacifica Housing Element 2015-2023***, it is clear to me the public requires additional information if we are to provide meaningful input to update Pacifica's Housing Element.

1) We need to know what has actually been accomplished concerning the several Action Programs proposed in 2015?

2) What revisions and proposals are being considered currently to include in a draft Housing Element for 2023?

In addition, there are two recent developments are likely to be significant in the update for Pacifica's Housing Element:

- 2021 California legislation (SB 9)
- The firm deadline of 1/21/2023 for cities to submit a compliant Housing Element for the 6<sup>th</sup> RHNA cycle.

To be able to offer constructive input, it would be very helpful for Workshop attendees to know the City's current thoughts on these matters.

In Summary, if you provide appropriate background information, the workshops can be more productive.

## Pacifica Developmental Disability Data for 2023 2031 Housing Element

Kalisha Webster [REDACTED]

Wed 10/26/2022 2:15 PM

To: Murdock, Christian <cmurdock@pacifica.gov>

Cc: Brooks, Elizabeth <ebrooks@pacifica.gov>; Housing <Housing@pacifica.gov>

 1 attachments (60 KB)

Pacifica Housing Element Housing Needs Analysis for Developmental Disabilities.docx;

**[CAUTION: External Email]**

Hello Pacifica Housing Element Team,

My name is Kalisha Webster and I am the Senior Housing Advocate at Housing Choices, a nonprofit organization funded by the Golden Gate Regional Center (GGRC) to support people with developmental and other disabilities to find and retain affordable housing.

Pursuant to SB 812, GGRC has contracted Housing Choices to engage with cities throughout San Mateo County as they update their Housing Elements to provide data on the housing needs and best practices for inclusion of people with developmental disabilities in their housing plans. Please find attached Housing Choices assessment of the housing needs of Pacifica residents with developmental disabilities, as well as, a list of specific policy and program recommendations to incentivize the development of affordable and accessible housing for inclusion in the draft 2023-2031 Housing Element. Please note that the data tables are not numbered because we assume these tables will follow numbering in the larger document. If we can provide any more information, please let me know.

We are eager to work with you on this component of the Housing Element. In particular, we would like to:

- Meet with you to receive your feedback on our submission, particularly on the feasibility of the specific recommendations that are included
- Learn from you about other policy and program recommendations that are surfacing in the development of the Housing Element that might also have an impact on housing for people with developmental disabilities.
- Identify other appropriate venues for discussing our submission
- Post our recommendations for feedback on your Housing Elements web page
- Any other ideas you might have to help us broaden the larger community's understanding of the critical importance of deeply affordable housing to people with developmental disabilities.

Thank you so much for your work to bring more affordable housing to Pacifica.

Best Regards,

***We have moved! Please note the new office address!***

<https://outlook.office365.com/mail/AAMkAGU3MGJjNjczLWE3MmUtNDc3Yi1hYzgXLTViZWQyZmZjNTY1ZgAuAAAAABJq2lIt9IQ5xzZg%2BweFBO...> 1/2

2/1/23, 11:43 AM

Mail - Brooks, Elizabeth - Outlook

*This e-mail message is intended only for the named recipient(s) above and is covered by the Electronic Communications Privacy Act 18 U.S.C. Section 2510-2521. This e-mail is confidential and may contain information that is privileged or exempt from disclosure under applicable law. If you have received this message in error please immediately notify the sender by return e-mail and delete this e-mail message from your computer.*

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

<https://outlook.office365.com/mail/AAMkAGU3MGJjNjcLWE3MmUtNDc3Yi1hYzgxLTViZWQyZmZjNTY1ZgAuAAAAABJq2ltT9IQ5xzZg%2BweFBO...> 2/2



## **DEVELOPMENTAL DISABILITIES HOUSING NEEDS ANALYSIS FOR**

### **PACIFICA HOUSING ELEMENT**

#### **Introduction to Developmental Disabilities**

California state law defines developmental disabilities as a disabling condition that emerged before age 18, is expected to be lifelong, and is a substantial disability attributable to major impairment of cognitive and/or social functioning. A substantial disability is defined as “significant functional limitations...in three or more of the following areas of major life activity, as appropriate to the person's age: Receptive and expressive language; Learning; Self-care; Mobility; Self-direction; Capacity for independent living; and/or Economic self-sufficiency”. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. A developmental disability by definition does not include conditions that are solely physical, psychiatric or learning disabilities (Section 4512 of the Welfare and Institutions Code and Section 54000-54002 of the Code of Regulations). Under California’s Lanterman Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive setting of their choosing. In California these services are accessed through the state’s 21 Regional Centers and funded by the Department of Developmental Disabilities. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement, under SB 812, that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive supportive services from the Regional Center in order to live in their home community. In San Mateo County, individuals with developmental disabilities are served by the Golden Gate Regional Center.

#### **Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities**

**Lower Proportion of Adults with Developmental Disabilities in the City of Pacifica.** The City of Pacifica is home to 180 people with developmental disabilities (Table \_\_\_\_). The table below shows that Pacifica has a lower concentration of adults with developmental disabilities than all other jurisdictions in San Mateo County as only 59% of Pacifica residents with developmental disabilities are 18 and older as compared to 70% of all San Mateo County residents with developmental disabilities being 18 and older. Instead, a higher proportion of Pacifica’s residents with developmental disabilities are under age 18



(41% vs 30%). As discussed below, a lack of deeply affordable housing paired with supportive services could be one of the factors contributing to less adults with developmental disabilities being able to live in the City of Pacifica.

**Table \_\_\_\_ Pacifica and San Mateo County Population with Developmental Disabilities**

Age	City of Pacifica	City of Pacifica % of total	San Mateo County	San Mateo County % of total
Under age 18	74	41%	1169	30%
18 and older	106	59%	2764	70%
<b>Total</b>	<b>180</b>	<b>100%</b>	<b>3933</b>	<b>100%</b>

*Note: The Pacifica population with developmental disabilities is based on zip code level data published by the Department of Developmental Services for zip code 94044, which may overlap with other jurisdictional boundaries, as of September 2021. The San Mateo County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021.*

**More Adults are Living in the Family Home.** Assessing the housing needs of adults with developmental disabilities is of particular importance because as they age the adults will require a residential option outside the family home, whereas the family home is the preferred living option for children with developmental disabilities. In Pacifica a larger share of the adult population is living in the family home (71%) with aging parents than in the County overall (56%). As discussed below, living in the family home puts adults at greater risk of displacement and homelessness. Overreliance on the family home as a living arrangement is likely due to the lack of deeply affordable housing available in Pacifica which is also contributing to less Pacifica adults transitioning into their own apartment with supportive services (7%) than in the County overall (11%). In addition, less Pacifica adults (17%) are transitioning into licensed facilities (including Community Care Facilities and Intermediate Care Facilities) than in the County overall (32%). However, as discussed below, opportunities for adults to live in a licensed facility are declining throughout the County. Seven percent of Pacifica adults with developmental disabilities live in other living arrangements, which can include but are not limited to homelessness or jail, as compared to only 1% of the County's adult population overall.

**Table \_\_\_\_ Living Arrangements of Adults with Developmental Disabilities in Pacifica Compared to San Mateo County**

Adult Living Arrangements	Pacifica	Pacifica Percent of Total	San Mateo County	County Percent of Total
Home of Parent/Family/Guardian	75	71%	1556	56%
Own apartment with supportive services	7	7%	294	11%
Licensed Facilities	18	17%	894	32%



Other (including homeless)	6	6%	20	1%
<b>Total Adults</b>	<b>106</b>	<b>100%</b>	<b>2,764</b>	<b>100%</b>

*Note: The Pacifica population with developmental disabilities is based on zip code level data published by the Department of Developmental Services for zip code 94044, which may overlap with other jurisdictional boundaries, as of September 2021. The San Mateo County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021. These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.*

**Decline in Licensed Care Facilities in San Mateo County.** The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), even as the adult population in need of residential options outside the family home grew. This trend increases the need for affordable housing options coordinated with supportive services funded by the Golden Gate Regional Center. San Mateo County's reduced supply of licensed care facilities increases the likelihood that Pacifica adults with developmental disabilities will be forced out of the county when their parents are no longer able to house them--unless there is a significant improvement in access to affordable housing.

**Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s.** Growth in the Pacifica adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities and will continue into the future. This trend has significant implications for housing needs among Pacifica adults with developmental disabilities during the period of the 2023-2031 Housing Element, as the population continues to grow at a higher rate than the general population.

**Table \_\_ Changes in Age Distribution of Adult Population in San Mateo County**

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
<b>Total adults</b>	<b>2514</b>	<b>2764</b>	<b>10%</b>

*Source: Department of Developmental Services Quarterly Report by County.*

**Longer Life Spans.** Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental

disabilities age 62 and older grew by 33% (Table \_\_\_\_). This is due not to migration of senior citizens with developmental disabilities into San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for people with developmental disabilities in Pacifica. Longer life spans will also slow the pace of turnover in the county's limited supply of licensed care facilities, which will reduce opportunities for Pacifica adults with developmental disabilities to secure a space in a licensed care facility elsewhere in the County.

**Displacement.** Notwithstanding 10% growth in San Mateo County's total population of adults with developmental disabilities, DDS has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 between September 2015 and June 2021. (Table \_\_\_\_). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly parent caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks.

**Higher Rates of Physical Disabilities.** People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

**Ineligibility for Many Affordable Rental Units.** Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of many of the limited number of affordable housing units in Pacifica. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units now available for rent in Pacifica.

**Transit-Dependent.** Most adults with developmental disabilities do not drive or own a car and many rely on public transit as a means to integration in the larger community.

### **Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing**

The City of Pacifica can meet the housing needs of people with developmental disabilities by adopting policies and programs to continue promoting their inclusion with coordinated services in typical affordable housing. The following considerations should guide the City of Pacifica in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of the City of Pacifica.



- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed by people with developmental disabilities.** Per HCD guidance, the City should plan for at least 269 Extremely Low Income (ELI) units, or 50% of its Very Low Income RNHA allocation. ELI units are particularly important to people with developmental disabilities, and some of the City's planned production of ELI units should be subject to a preference for people with developmental disabilities.

### **Policy and Program Recommendations**

The City of Pacifica has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center. Below are examples of programs and policies which can help to prevent homelessness or displacement of these vulnerable residents as well as to provide opportunities for people with developmental disabilities to live in the least restrictive setting of their choosing in line with the Olmstead Decision.

- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. Such disparities in the experience of severe rent burden, housing instability and displacement from the City of Pacifica are attributable to the shortage of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that would help to reduce such disparities. Local zoning and other policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in the City of Pacifica and decrease displacement and homelessness for the most at-risk residents, including people with developmental disabilities.

*Sample Language: The City of Pacifica's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.*

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 30 new Extremely Low-Income housing units for Pacifica residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

*Sample Language: The City of Pacifica shall monitor progress towards a quantitative goal of 30 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.*

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Achieve City-Specific Priorities.** City-owned land and city housing funds are often essential to the development of affordable housing that is financially feasible in the City of Pacifica. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

*Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the Inclusionary Ordinance or city housing funds, the City of Pacifica shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.*

- **Local Density Bonus.** Like many state and federal housing finance programs, the state density bonus program incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with one of the highest Area Median Incomes in the state, these incentives have the effect of making much of the available affordable housing out of reach for residents on fixed incomes (including seniors and persons with disabilities) or who are working in low wage jobs and are thus unable to meet minimum income requirements to afford the rent assigned to the Very Low Income category. The City of Pacifica should add additional



local incentives to the state density bonus law to make it more responsive to the impact of San Mateo County's high Area Median Income on the affordability of housing for Pacifica residents who are Extremely Low Income. The city should also include additional incentives for projects that make a percentage of units subject to a preference for identified categories of special needs populations who experience the greatest barriers to housing access including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

*Sample Language: In addition to implementing the California density bonus statute, the City shall provide an additional local density bonus, incentives, and/or concessions for housing projects that include at least 5% of the units for people at the Extremely Low-Income affordability level or commit to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.*

- **Offer Developers a Range of Affordability Options Under the Inclusionary Ordinance.** Most adults with developmental disabilities have incomes too low to satisfy minimum income requirements for the Low, Very Low and Moderate Income units currently offered under the city's inclusionary ordinance and are effectively excluded from this housing option. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing a menu of options for including affordable units, for example, by setting a higher percentage of units priced for moderate income and a lower percentage of units priced for extremely low income or targeted to special needs populations as is done in San Mateo County's Inclusionary Housing Ordinance. Such a menu would address a broader range of Pacifica's housing needs, while giving developers more options for meeting the inclusionary requirement.

*Sample Language: The City of Pacifica shall revise its inclusionary housing ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-income, low income, very low income, and extremely low income) or special needs groups targeted, including, for example, people with developmental disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.*

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing and/or incentives program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

*Sample Language: Subject to funding availability, the City shall devise a program of financing and/or incentives for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with developmental disabilities who will benefit from coordinated services provided by the Golden Gate Regional Center.*

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Pacifica should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

*Sample Language: The City of Pacifica shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.*

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities, the Mental Health Alliance, and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, often rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

*Sample Language: As a condition of the disposition of any city-owned land, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City of Pacifica shall require that the housing developer implement an affirmative marketing plan for state-mandated physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.*



**FW: Comments Housing Element Update**

O'Connor, Bonny <boconnor@pacificagov>

Thu 10/27/2022 11:24 AM

To: Housing <Housing@pacificagov>

---

**From:** Deb Wong [REDACTED]

**Sent:** Thursday, October 27, 2022 7:22 AM

**To:** Gannon, Helen <hgannon@pacificagov>; O'Connor, Bonny <boconnor@pacificagov>; Murdock, Christian <cmurdock@pacificagov>

**Subject:** Comments - Housing Element Update

**Importance:** High

**[CAUTION: External Email]**

Dear Planning Commissioners,

Since I am not able to make these meetings in person, I want to comment, just throw it on the pile.

The Sharp Park Specific Plan covers some good ideas in the options of including multi use buildings on Palmetto. I like that idea, though some of the plans would potentially ruin the character and capacity (resources) of our part of town. I think apartments on Palmetto would be good, though I am happy that Mayor Bier and Mayor Pro Tem Bigstyk urged that buildings do not exceed 3 stories in the updated plan. ADU's are an option, in some cases, as well as more regulations on the hundreds of houses now used by out of town owners for Air BnBs most of whom NOT paying the TOTs, which at least would contribute to our city. Those homes are needed for Pacifica families. That's the conundrum. We can build more housing, but what is to guarantee it will go to Pacificans who really need it, and not outside investors? I guess the state requirement doesn't discriminate WHO will live in that extra required housing, of course. Just would be nice if locals got first crack at the new units.

Sincerely,

Deborah L. Wong  
[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

## Affordable units

Judy Quitarano [REDACTED]

Sun 10/30/2022 3:41 PM

To: Housing <Housing@pacificapacifica.gov>

**[CAUTION: External Email]**

Dear Commissioners,

I would like to suggest vertical affordable housing in the parking lot at Linda Mar and De Solo. The units can be built high, the shopping and bus are right there. I also suggest continuing the ADU permit process to be affordable and accessible online. We can double our affordable properties without violating the Coastal Initiative.

Thank you for your availability to address this.

Sincerely,  
Judy Quitarano,  
Pacifica.

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Andre Souang](#)  
**To:** [Housing](#)  
**Subject:** Re: Housing sites list  
**Date:** Tuesday, November 1, 2022 2:18:10 PM

---

**[CAUTION: External Email]**

Thank you for your reply..

Yes. I would suggest APN's 023011010, 023012010, 023014010

These are perfect infill sites which are large enough to help Pacific meet their RHNA numbers as well as pass State review.

Please keep me posted on developments

(I'm not affiliated with the sites ownership at all)

On Oct 31, 2022, at 2:20 PM, Housing <[Housing@pacificafgov](mailto:Housing@pacificafgov)> wrote:

Hello Andre,

Please pardon the delayed response. The sites list is still in development and your feedback would be greatly appreciated. If there is a site you would like to offer up as a suggestion, please email us at [housing@pacificafgov](mailto:housing@pacificafgov) and it will be taken into account as we continue our drafting of the Housing Element. There is not a date deadline, but the sooner the better as we are up against deadlines from the Department of Housing and Community Development.

Thank you,

<image001.png>

**ELIZABETH BROOKS, MPA**  
**MANAGEMENT ANALYST II**  
**PLANNING DEPARTMENT | CITY MANAGER'S OFFICE**  
540 Crespi Drive, Pacifica, CA 94044  
Phone: (650) 501-6025 | [ebrooks@pacificafgov](mailto:ebrooks@pacificafgov)

---

**From:** Andre Souang [REDACTED]  
**Sent:** Wednesday, October 5, 2022 1:01 PM  
**To:** Housing <[Housing@pacificafgov](mailto:Housing@pacificafgov)>  
**Subject:** Housing sites list

**[CAUTION: External Email]**

Hello,

Is there a preliminary list for the Housing Element yet? If we were interested in submitting a parcel for the list - how would we do that and what are the deadlines?

Thank you!

Andre

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Debra Crumrine](#)  
**To:** [Housing](#); [Mary Gavin](#); [Mary Ellen McDonnell](#); [Nancy Cashion](#); [Kathy Dave Shoup](#); [Sara Armstrong](#)  
**Subject:** Pacifica Housing Element  
**Date:** Wednesday, November 2, 2022 1:54:22 PM  
**Attachments:** [Pacifica Housing Element.docx](#)

---

**[CAUTION: External Email]**

I attended the meeting last night and have attached a document with comments. I would also encourage a greater attempt at outreach. Sending a flyer in an election year is not a great idea. I do think there is a lot of support within our city that might be helpful.

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



## Pacifica Housing Element

I attended the meeting last night and I would like to propose an alternate approach. From the presentation last evening it is clear that Pacifica does not have the available space for putting in high density housing to meet the State mandate. Nor is the proposal popular with the local residents. Would a petition drive by local residents potentially have any impact on the states mandate? If it were well written and presented to our citizens by fellow citizens, I'm sure we could generate a lot of local help and interest. I would propose some of the major talking points generated by last nights meeting. Such as:

1. Safety: Highway 1 will take you out of town to either Daly City or Half Moon Bay. Fassler, Crespi, Linda Mar Blvd, and Reina Del Mar will take you to Highway 1. Sharp Park Road, Manor and Hickey will take you to Highway 1 or to Skyline blvd. In an emergency there would be severe problems with egress.
2. Being a coastal area, we have lost several homes, mobile homes, and apartments to coastal erosion.
3. Traffic congestion on Highway 1
4. Sewer upgrades would be required
5. Utility upgrades would be required
6. More public transportation would be needed
7. Parking could become a major issue
8. Water was cut this year by 25% and may be cut 50% next year if we have another dry year
9. Hills in Pacifica are unstable and prone to slides

Water is a primary concern in California as well as globally. Lake Mead is drying up, the Colorado River is drying up etc... In some places plans are being made to pump reclaimed water from sewer treatment back into underground aquifers in an attempt to replenish them as a water source. The estimate is 10 years to replenish the lost water levels and make them healthy again. Climate change is another concern. As long as the ocean temperature off our coast remains low, we will receive below normal precipitation. In ancient times the Southwest was nearly abandoned because of drought.

Debra Crumrine

[REDACTED]



**From:** [Heather Bedient](#)  
**To:** [Housing](#)  
**Subject:** Additional ideas for housing in Pacifica  
**Date:** Wednesday, November 2, 2022 2:35:58 PM

---

**[CAUTION: External Email]**

Hi there,

My husband Jason and I were at the housing workshop last night and we had one other idea for additional housing options, What about re-developing the mobile home parks along Palmetto so that they can have a higher density of units or possibly even go up to make room for more units?

Thanks!  
Heather Bedient  
C. [REDACTED]

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

## Housing Element

James DeJong [REDACTED]

Wed 11/2/2022 10:05 AM

To: Housing <Housing@pacificafire.gov>

Cc: Murdock, Christian <cmurdock@pacificafire.gov>

1 attachments (109 KB)

Revised-ONV-Initiative-7.13.22-clean.pdf;

**[CAUTION: External Email]**

Hi, I watched the complete meeting on TV last night 11-1-22 and have a few questions.

>>What is the penalty if the city with the support of the community decides to not meet the "required" new housing goal?

>>Will the final plan be put up for a vote by the whole community or just a "rubber stamp" do as staff report says?

>>Have you seen the group that statewide is trying to get SB9 and SB10 overturned? [Our Neighborhood Voices - Our Neighborhood Voices](#)

>>What is the budget for housing element update planning? i.e., how much taxpayer money will be spent on this process?

>>What is the percentage of the city planning staff including the city manager that currently live and pay taxes in Pacifica?

### My thoughts:

I own my house and have lived in Pacifica for the last 25 years. Open space, good schools and "small town" feel were reasons we moved to Pacifica. Pacifica is over built now and adding 2000 living units will only increase the overcrowding and traffic problem we now have. I support what the state group is doing to overturn SB9 and SB10. These two "laws" were never fully explained to the voting/taxpayer public.

Pacifica has many more problems **now** that need to be addressed instead of planning for something in the future that may never come to pass. People are leaving Pacifica and selling their houses because living conditions have declined. A sewer system that is poor and needs fixing, traffic on highway 1, garbage and trash on the beach and all over town, poor condition of our parks and recreation facilities (example: the picnic area across from council chambers by the pier is a disgrace), homeless people all over town in "RVs", the fireworks problem, and roads that need fixing are all problems that need to be addressed.

I look forward to your response,

Jim DeJong

[REDACTED]  
Pacifica, CA

SECTION 1. The people of the State of California find and declare all of the following:

(a) California's housing crisis is primarily due to a failure to provide enough housing (to own or rent) that is affordable for working class and lower income Californians, and this crisis has worsened due to massive reductions in available funding to help local government encourage more affordable housing production. The involvement of large financial institutions and speculators in our housing markets and recent state laws that usurp the power of local government to exercise its constitutional authority to make local land use planning and zoning decisions have combined to further restrict affordable housing options and displace many working class families and people of color from their own historic communities.

(b) Local government is best able to consider all the requisite factors and make the difficult land use planning and zoning decisions to ensure that new development is supported by the infrastructure and utilities required to maintain appropriate levels of public services, including police and fire services, parklands and public open spaces, transportation, parking and schools. The specific needs and challenges facing every California community vary greatly and therefore require significant input and leadership from local government to achieve best outcomes on land use planning and zoning issues, including the provision of affordable housing and protecting the environment.

(c) The State Legislature cannot adequately consider or address the unique impacts of land use planning and zoning laws on every local community, and recent state laws designed to require local governments to increase housing density and encourage the production of more market rate housing by minimizing public input and eliminating environmental review will not solve our affordable housing crisis -- in fact, these state laws will harm communities by escalating housing costs and increasing property tax burdens instead of encouraging collaboration with local government to produce more affordable housing.

(d) The purpose of this measure is to protect the ability of local communities to make local land use planning and zoning decisions, and to clarify the process to resolve conflicts between current or future state and local land use planning and zoning laws. One size does not fit all, and recent statewide land use and zoning laws will do great harm without significant input and participation from local communities. Home rule is a well-established principle, and local land use planning or zoning initiatives approved by voters shall not be nullified or superseded by the actions of any local or state legislative body.

(e) For purposes of this measure, the term "local land use planning and zoning law" shall not include any state or federal laws involving (A) protection of the environment or natural resources, including but not limited to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 et seq. and the CEQA Guidelines § 15000 et seq.), the California Endangered Species Act, the California Coastal Act of 1976 (Public Resources Code § 30000 et seq.), the Porter-Cologne Act, the federal Clean Water Act, the Surface Mining and Reclamation Act, or any pollution control or environmental justice laws, rules or regulations; (B) protection of health and safety (including but not limited to regulation of development on contaminated sites, regulation of hazardous materials storage sites, including underground storage tanks, or regulation of emergency response or disaster planning and recovery); (C) the regulation of residential or commercial rents or landlord-tenant relations; or (D) fair housing matters, including but not limited to the California Fair

*7.12.22 revised draft*



Employment and Housing Act (Government Code §§ 12900 – 12996), prohibitions against discrimination (Government Code § 65008), or affirmatively furthering fair housing (Government Code § 8899.50). This constitutional amendment is expressly intended to authorize local land use planning and zoning law to override conflicting state law while ensuring that all of the above-referenced laws remain in full force and effect. This measure continues to provide for state control in the coastal zone, the siting of a power plant that can generate more than 50 megawatts of electricity, or the development or construction of water, communication or transportation infrastructure projects which the Legislature declares are matters of statewide concern and are in the best interests of the state. For purposes of this measure, it is the intent that a transportation infrastructure project shall not include a transit-oriented development project that is residential, commercial, or mixed-use.

SECTION 2. Section 3.5 is added to Article XI of the California Constitution, to read:

SEC. 3.5. For purposes of this Article XI, the term “local land use planning and zoning law” shall not include any state or federal laws involving (a) protection of the environment or natural resources, including but not limited to the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000 et seq. and the CEQA Guidelines § 15000 et seq.), the California Endangered Species Act, the California Coastal Act of 1976 (Public Resources Code § 30000 et seq.), the Porter-Cologne Act, the federal Clean Water Act, the Surface Mining and Reclamation Act, or any pollution control or environmental justice laws, rules or regulations; (b) protection of health and safety (including but not limited to regulation of development on contaminated sites, regulation of hazardous materials storage sites, including underground storage tanks, or regulation of emergency response or disaster planning and recovery); (c) the regulation of residential or commercial rents or landlord-tenant relations; or (d) fair housing matters, including but not limited to the California Fair Employment and Housing Act (Government Code §§ 12900 – 12996), prohibitions against discrimination (Government Code § 65008), or affirmatively furthering fair housing (Government Code § 8899.50).

SECTION 3. Section 4.5 is added to Article XI of the California Constitution, to read:

SEC. 4.5. (a) Except as provided in subdivision (b), in the event of a conflict with a state statute, a county charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a county charter that involves local land use planning and zoning law within the boundaries of an unincorporated area of the county shall be deemed a county affair within the meaning of Section 4 and shall prevail over a conflicting state statute. No voter approved local initiative that involves local land use planning and zoning law within the boundaries of any county shall be overturned or otherwise nullified by any legislative body.

(b) A county charter provision, general plan, specific plan, ordinance or a regulation adopted and applicable to an unincorporated area within a county, may be determined only by a court of competent jurisdiction, in accordance with Section 4, to address either a matter of statewide concern or a county affair if that provision, ordinance, or regulation conflicts with a state statute with regard to only the following:

- (1) The siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

*7.12.22 revised draft*



(2) The development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this paragraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SECTION 4. Section 5.5 is added to Article XI of the California Constitution, to read:

SEC. 5.5. (a) Except as provided in subdivision (b), in the event of a conflict with a state statute, a city charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a city charter, that involves local land use planning and zoning law within the boundaries of the city shall be deemed a municipal affair within the meaning of Section 5 and shall prevail over a conflicting state statute. No voter approved local initiative that involves local land use planning and zoning law within the boundaries of any city shall be overturned or otherwise nullified by any legislative body.

(b) A city charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a city charter, may be determined only by a court of competent jurisdiction, in accordance with Section 5, to address either a matter of statewide concern or a municipal affair if that provision, ordinance, or regulation conflicts with a state statute with regard to only the following:

(1) The siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

(2) The development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this paragraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

*7.12.22 revised draft*



SECTION 5. Section 7 of Article XI of the California Constitution is amended to read:

SEC. 7. (a) A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations ~~not~~ that are not, except as provided in subdivision (b), in conflict with general laws. A county or city may not supersede or otherwise interfere with any voter approved local initiative that involves local land use planning and zoning law.

(b) A county or city general plan, specific plan, ordinance or regulation that involves local land use planning and zoning law within the boundaries of the county or city shall prevail over conflicting general laws subject to the provisions of Section 4.5 and Section 5.5 hereof, which sections shall prevail and be applicable to cities and counties hereunder.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this subdivision are severable. If any provision of this subdivision or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

*7.12.22 revised draft*

Re: Available Now!

Monica Meagher [REDACTED]

Thu 11/3/2022 12:43 PM

To: Brooks, Elizabeth <ebrooks@pacifica.gov>

**[CAUTION: External Email]**

Hey Elizabeth,

Thanks for sending this out - glad to participate even though I couldn't make the in-person meetings.

I'm a bit confused about the timeline. If I'm understanding correctly, Pacifica will not have a compliant housing element until Spring '23. Is there concern about the builder's remedy being used during that time? Is there anything the city can do to accelerate timelines to meet the 1/31 deadline?

Thanks,  
m.

On Thu, Nov 3, 2022 at 12:03 PM Pacifica Housing Element Updates <[housing@pacifica.gov](mailto:housing@pacifica.gov)> wrote:

**Hi Monica,**

Thank you to all who joined our Housing Element workshops! We received so much valuable input for the City's Housing Element Update. If you weren't able to join, the meeting presentation is available to [view online here](#)\*.

**The input opportunities continue!** As mentioned at the workshops, the input opportunities don't stop here. While staff continue their work on drafting the Housing Element 2023-2031, we are still seeking input on housing strategies for our community.

We have launched a survey with the hopes of providing even more people an opportunity to share their input. The survey is available online and by mail (upon request). Click a link below to get started.

- [City of Pacifica Community Survey \(English\)](#).
- [Ciudad de Pacífica Encuesta a la comunidad \(Español\)](#).
- [Pacifica 社区问卷调查 \(中国人\)](#).
- [Survey a Komunidad \(Filipino\)](#).

\* The information provided in the presentation is for **example purposes only** and does not pre-empt final strategy decision or an exhaustive list of it. That information will be available for review and comment when the Draft Housing Element document is released (anticipated to be available in January 2023).

---

**Staff Contact:**

Elizabeth Brooks, Management Analyst II  
Planning Department/City Manager's Office

Email: [ebrooks@pacificacalifornia.gov](mailto:ebrooks@pacificacalifornia.gov)

Phone: 650-501-6025

Mail: 540 Crespi Drive, ATTN: Planning Department, Pacifica, CA 94044

---

 [City  
Logo](#)  
[clear back](#)

City of Pacifica | 540 Crespi Drive, Pacifica, CA 94044

[Unsubscribe](mailto:unsubscribe@pacificacalifornia.gov) [mtanza@gmail.com](mailto:mtanza@gmail.com)

[Update Profile](#) | [Contact Contact Data Notice](#)

Sent by housing@pacificacalifornia.gov powered by

 Truemail Email from Contact Contact Try it FREE today.  
Try email marketing for free today!

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** Remi Tan  
**To:** Housing; Brooks, Elizabeth; Murdoch, Christian; City Council  
**Cc:** Christine Bales; Denise Leonardi; Vicki Sundstrom; James Kremer; Christine Chin Fagun; [REDACTED]; Margie Maman; Bob Bales; Leo Leon; Richard Campbell; [REDACTED]; [REDACTED]; [REDACTED]; Nancy Lindsay; Suzanne Moore  
**Subject:** Housing Element Deadline, Orinda's HE, Re: Reminder: Available Now!  
**Date:** Saturday, November 5, 2022 8:14:04 PM

---

**[CAUTION: External Email]**

Hi Elizabeth, Christian and City Council. Great job on the community meetings last couple of weeks and thanks for putting out the on line survey... Hopefully you can quickly get community input to the consultant.

I just got this email from Orinda and they just issued their draft. (you can download it to compare and get ideas for Pacifica's) But most importantly they say there is a public review of 7 days plus a 60 day review by HCD before approval.

If Pacifica were to make the Jan 31 2023 deadline we need to have our **draft done and submitted to HCD by 3rd week of this month** at the latest or we will miss the deadline. It would be a pretty rough draft given the tight timeline, but it is **more important to get the main location of the housing in and to HCD**, so the consultant should prioritize on getting the information on paper rather than making it look pretty

If Pacifica misses the deadline the city **loses funding for housing, transportation and general funds from the state**. And Pacifica will be subject to **Builder's Remedy** which **allows any builder to circumvent any planning review and pull building permits on any project on any site** (they will still be subject to Coastal Commission and North County Fire District review )

Note that HCD has no grace period regarding funding and builder's remedy for the Jan 31 deadline, as cities have been aware of the RHNA numbers for several years already. The May 31 grace period is allowed for review/application purposes only and does not change the funding or builder's remedy deadline of Jan 31. Taking the May 31 grace period also shortens the adoption time of the zoning/GP changes from 3 years to 1 year.

Thank you and Best Regards,

Remi Tan, AIA, LEED AP BD+C  
Architecture, Green/Sustainability Consulting, and Real Estate Investment  
Pacific Manor/Edgemar  
[REDACTED]

**From:** Winnie Mui <wmui@cityoforinda.org>  
**Date:** November 4, 2022 at 10:26:08 AM PDT  
**To:** Remi Tan [REDACTED]  
**Subject:** City of Orinda - Revised Draft Housing Element Available  
**Reply-To:** Winnie Mui <wmui@cityoforinda.org>

[View this email in your browser](#)



**CANTON** This camp is located on the outside of the City of Providence. Unless you are certain of the camp's location, do not go. It is not safe. Do not go.





When was the first ...



Wed 11/9/2022 6:46 AM

To: Housing <Housing@pacificapac.gov>

[CAUTION External Email]

Hi, when was the first community meeting? It says here in this slide that this is the “second” community meeting. All my neighbors including myself, never received a mailer about any of these events regarding housing in our neighborhoods. Isn't there some kind of due process when planning and letting the community know about such extremely important matters such as a potential new development?

CAUTION This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

## Mailers? Due process?...



Wed 11/9/2022 7:00 AM

To: Housing <Housing@pacificapac.gov>

[CAUTION: External Email]

> Hi, when was the first community meeting? It says here in this slide that this is the "second" community meeting. All my neighbors including myself, never received a mailer about any of these events regarding housing in our neighborhoods. Isn't there some kind of due process when planning and letting the community know about such extremely important matters such as a potential new development?

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

## Next Steps

### 2nd Community Meeting

Tuesday, 11/1 @ 6 PM

Sunset Ridge Elementary

*Same content, new neighbors*

- City staff will process the information/feedback received
- Continue work on other parts of Housing Element
- Prepare a draft Housing Element document for public review in early-2023

## Thank You!

- Share additional thoughts or let us know how we did

[housing@pacifica.gov](mailto:housing@pacifica.gov)

- Learn more and look out for what's next

[PlanPacifica.org](http://PlanPacifica.org)



**From:** [O'Connor, Bonny](#)  
**To:** [Housing](#)  
**Subject:** FW: Pacifica housing comments  
**Date:** Tuesday, November 15, 2022 10:41:46 AM

---

---

**From:** Irene [REDACTED]  
**Sent:** Monday, November 14, 2022 5:45 PM  
**To:** Christine Boles [REDACTED] Murdock, Christian <cmurdock@pacificagov>  
**Cc:** O'Connor, Bonny <boconnor@pacificagov>  
**Subject:** Pacifica housing comments

**[CAUTION: External Email]**

Christine and Christian,

Congratulations on being selected for City Council and Planning Director!

From the last in-person meeting at the elementary school I gathered some comments from our discussion table and also overheard other comments.

1. Main concern of additional housing is the parking situation around Pacifica. People are not against more housing, they are tired of not having enough parking spaces around their place or someone blocking their driveway.

Suggestion: More housing also needs more parking spots and close to transit hubs.

2. Location of housing.

Pacifica doesn't really have a lot of empty land for new and affordable housing. We also have to deal with the Coastal commission, sea level rise, erosion, and a host of other issues.

Suggestion: Coordinate with shopping areas for total renovation to combine shopping areas, housing, and parking. For example, Linda Mar, Eureka Square, and Manor Shopping areas, we need to rebuild to accommodate the current and future shops at the ground levels, office/housing from the second to 5th or 8th levels, and to also have enough parking structures. Just by suggesting taking the existing parking area at these places would not be realistic. Also needs to coordinate with the Coastal Commission.

3. High density housing vs low density housing.

Suggestion: Maybe we can develop plan(s) for high density housing at certain sites ( 8 to 10 story high) with at least one parking spot per unit and request grants from the State and Federal government if they insist we provide more housing. Maybe involve HUD. Of course you will have to make sure these high density housing are not going to obstruct others' view of the ocean or mountains from their houses.

4. Environmental concerns.

We need to be sensitive to erosion, liquefaction, runoffs, subsidence, habitat loss, and wildlife issues.

Suggestion: I believe we have this information somewhere for analysis. Maybe ask folks in Pacifica to see if they are willing to help find this information and form a volunteer group to sort through the data for public input. If you ask, I am sure people are willing to get involved and help out.

We also need to include wildlife corridors like tunnels underneath Sharp Park Drive and other major cross roads.

5. Where to get the money for all these housing.

We need more business in Pacifica to generate funding.

Suggestion: Maybe with renovations of our existing shopping areas, we can attract more businesses to Pacifica. Maybe we can have daily mini tour buses to take people around for a small fee and also to highlight cafes, shops, and recreations around Pacifica.

6. Emergency egress.

One other concern I heard was that with more housing we need an emergency route that is away from Highway I for folks at the south end like Linda Mar Blvd.

Suggestion: Per my comment previously, I suggested we need to develop an emergency route so folks from Linda Mar can at least get to Sharp Park Road. See Attached for alternative subroutes and wildlife corridors.

7. Getting other agencies to agree on developing on their sites.

Suggestion: We need to constantly coordinate with other agencies and private landowners to see what it would take to be able to develop affordable housing on their sites.

Best of luck and keep me posted.

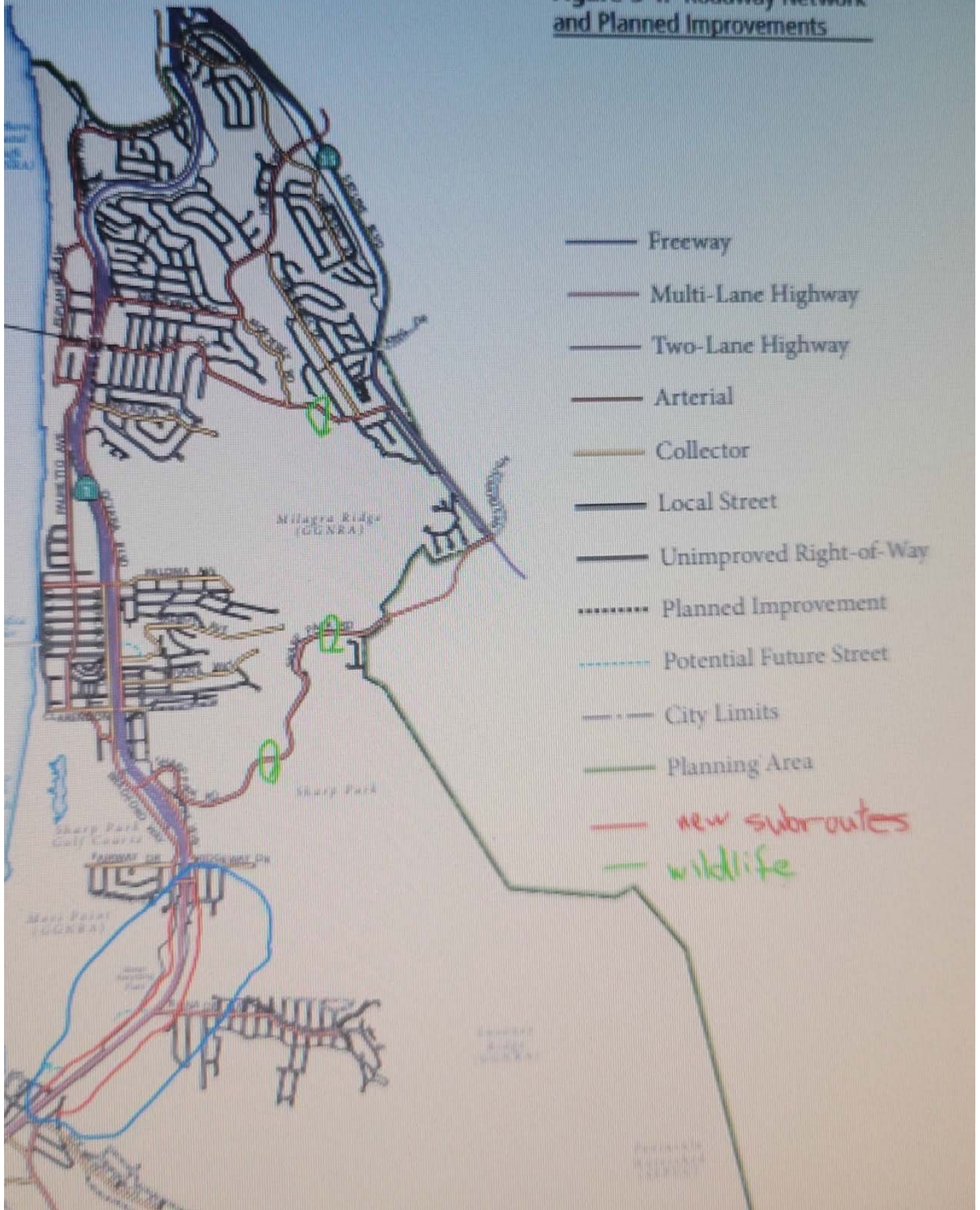
Irene Lee

PS: Just want to get this out before my next chemo this week. I already lost my hair and am a beanie head. I didn't realize my old hair was keeping my head warm. Now I even have to wear a beanie to bed to keep my head warm.

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**Figure 5-1: Roadway Network and Planned Improvements**



**From:** [KIRK MILLER](#)  
**To:** [Housing](#)  
**Cc:** [cmurdock@pacificagovboconor@pacificagov](mailto:cmurdock@pacificagovboconor@pacificagov)  
**Subject:** FW: NEW OPPORTUNITY SITE FOR HOUSING ELEMENT  
**Date:** Monday, December 12, 2022 5:49:17 PM

---

**[CAUTION: External Email]**

Dear Mr. Murdoch and Ms. O'Connor

Per your request for more input on the HOUSING ELEMENT, please be advised that we are preparing information on a New Vacant Opportunity Site to be included in your Housing Element.

This Opportunity Site includes the three vacant parcels directly NE of the Lutheran Church located at 4400 Cabrillo Highway. That is APNs:

1. APN 08-140-660.
2. APN 08-140-300.
3. APN 08-140-220.

Their area is a total of 2.71 acres. The site is under the management/ownership of Rockaway Highlands.

More information will be coming to you shortly.

In the meantime, if you have any questions or concerns you may contact me at the email or phone number shown below.

Best,  
Kirk Miller

L. Kirk Miller, CDS, FAIA emeritus  
Development Strategist  
*The Process Determines the Product*  
Cell: [REDACTED] Email: [REDACTED]

Cc: Julia Ngo

---


**From:** Pacifica Housing Element Updates <housing@pacificagov>  
**Reply-To:** <housing@pacificagov>  
**Date:** Saturday, December 10, 2022 at 1:30 PM  
**To:** [REDACTED]  
**Subject:** Reminder: It's Not too Late to Share Your Input



**From:** [Sue Langlands](#)  
**To:** [Housing](#)  
**Subject:** Oceana School Site development  
**Date:** Tuesday, December 13, 2022 10:15:06 AM

---

**[CAUTION: External Email]**

This is an email in response to the notification of the tentative building that is planned on the Oceana High School site  
My children go to school there and we live across the street from the site. We are adamantly against any building that may take place on this site. It should remain a high school site and not a site of housing.  
Please keep us informed of any activity on this issue  
Dan and Sue Langlands  


**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Emily](#)  
**To:** [Housing](#); [mary@marybier.com](mailto:mary@marybier.com); [Bier, Mary](#)  
**Subject:** Opposed to housing development on Oceana school campus  
**Date:** Wednesday, December 14, 2022 1:39:30 PM

---

[CAUTION: External Email]

Hi there,

I live across the street from Oceana High School and am opposed to housing developments in our quiet single family neighborhood and will lower our home valuation.  
In a separate argument, housing that many units in such close proximity of underage children also worries me for the safety of the school children.

Emily Wong  
Sharp Park resident

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.



**From:** [Joe Buttifunew](#)  
**To:** [Housing; Bier, Mary](#)  
**Subject:** Fwd: Housing no no not here.  
**Date:** Wednesday, December 14, 2022 8:12:34 AM

---

**[CAUTION: External Email]**

Housing would deplete the open space resource for the students of Oceana High. The students play sports, run, have free space, enjoy, this open space they call the field. The school field. Future students will have the opportunity as well to enjoy the space. Students day in day out everyday run the perimeter of the field during PE practice, creating housing in this area will disrupt the line of sight from the instructor. Housing would allow more people to infringe the integrity of school grounds and access students, disrupt daily activities, and potentially harm students. Look elsewhere for housing needs, not Oceana High School. Whomever thought of Oceana High should be ashamed of themselves.

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.











**From:** [Colette Duffy](#)  
**To:** [Housing](#)  
**Subject:** Oceana housing  
**Date:** Thursday, December 15, 2022 6:48:17 PM

---

**[CAUTION: External Email]**

Insane!!!

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [jim.odgers](#)  
**To:** [Brooks, Elizabeth](#)  
**Date:** Thursday, December 15, 2022 8:33:16 AM

---

**[CAUTION: External Email]**

Please don't forget that more housing needs more parking space. I sometimes have to park on another block and carry heavy grocery bags home.

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.



## NEW HOUSING ELEMENT OPPORTUNITY SITE

KIRK MILLER [REDACTED]

Fri 12/16/2022 3:27 PM

To: Brooks, Elizabeth <ebrooks@pacificapacifica.gov>

Cc: JN [REDACTED]

**[CAUTION: External Email]**

---

**From:** KIRK MILLER [REDACTED]

**Date:** Friday, December 16, 2022 at 3 15 PM

**To:** <ebrooks@pacificapacifica.gov>

**Cc:** [REDACTED]

**Subject:** OPPORTUNITY SITES FOR HOUSING ELEMENT

Dear Ms. Brooks,

Please find attached a cover letter and supporting documents for new opportunity sites for your Housing Element Sites Inventory.

The 2.713 acre site will yield +/- 143 units of housing.

Sincerely yours,

L. Kirk Miller, CDS, FAIA emeritus Development Strategist

*The Process Determines the Product*

Cell: [REDACTED] Email: [REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

L. Kirk Miller

Oakland, CA 94609

Email: [REDACTED]

Telephone: [REDACTED]

December 16, 2022

Ms. Elizabeth Brooks  
Management Analyst  
Planning Department  
City of Pacifica  
540 Crespi Drive  
Pacifica, CA 94044

RE: New Opportunity Site for Housing Element

This letter is submitted to you on behalf of Rockaway Highlands LLC ("Rockaway") who have cosigned this letter.

Rockaway is the owner of 2.713 acres of vacant land just north of the Lutheran Church located at 4400 Cabrillo Highway. The land is in three parcels: APNs 018-140-220, 018-140-300, and 018-140-660.

We request that this land be included in the Pacifica Housing Element as a new Opportunity Site. It could provide +/- 143 units of new housing.

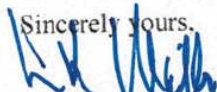
Attached are:

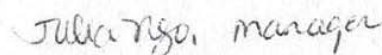
- Two pages of aerial photographs which show the land location and property lines.
- A topographic survey with property lines, APN identification, and Lutheran Church and Cabrillo Highway locations.
- Zoning map showing lots currently zoned as C-1 and R-1.
- Excerpts from the new Pacifica General Plan show the lots new Land Uses to be Mixed Use Neighborhood and Low Density Residential.
- A matrix formatted the same as the Housing and Community Development spreadsheets that show the "Housing Element Sites Inventory." This is in Excel format for ease of exporting to the Pacifica Inventory.

The development of this site as very high density residential would help Pacific in its attempt to achieve the RHNA housing goals.

If you have any questions or concerns, please contact me.

Sincerely yours,

  
L. Kirk Miller

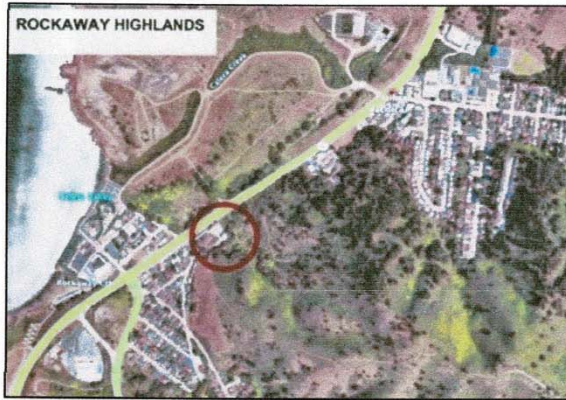


Julia Ngo, Manager  
Rockaway Highlands, LLC  
Email: [REDACTED]



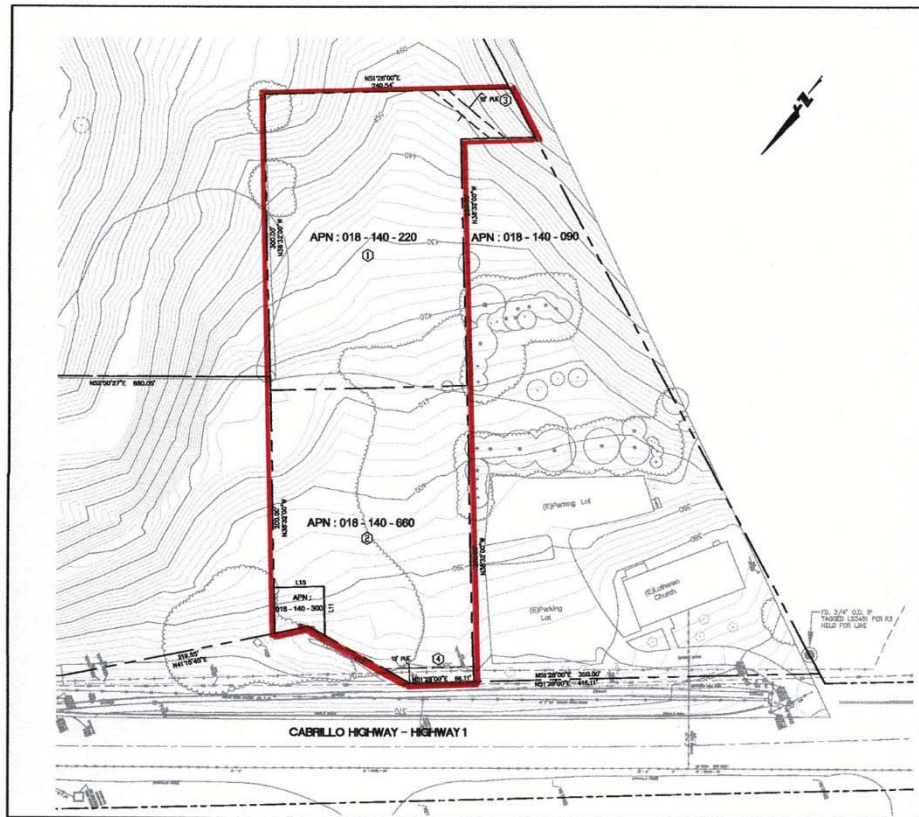
**ROCKAWAY HIGHLANDS**  
**Housing Opportunity Site**  
**To Assist Pacifica In Achieving Its**  
**RHNA (Regional Housing Needs Allocation)**





LOCATION  
Rockaway Highlands  
At  
Base Of Cattle Hill

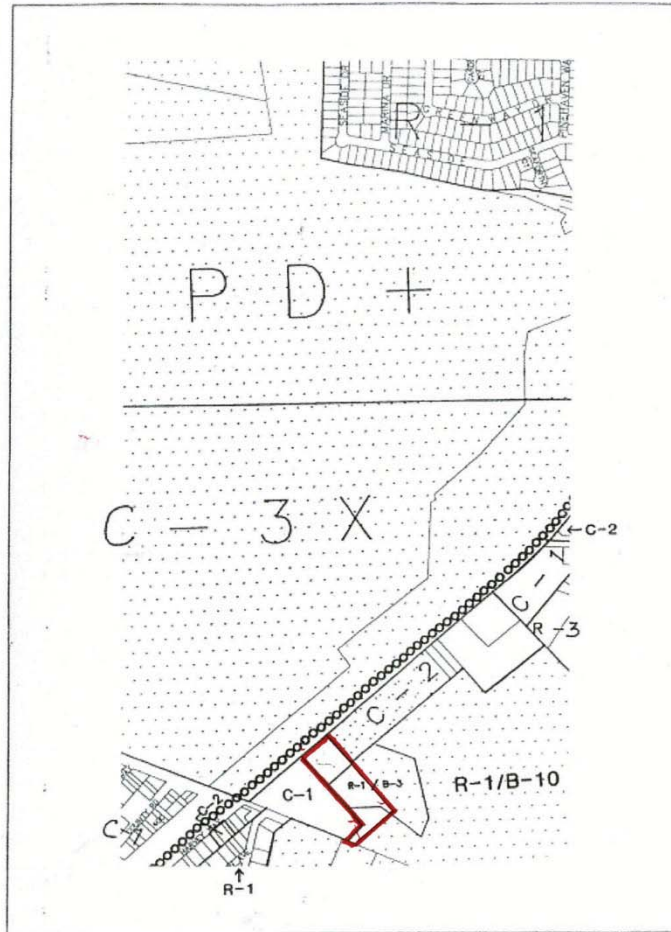
12



ROCKAWAY HIGHLANDS  
 APN LOTS 018-140-220, 018-140-660, 018-140-300  
 LUTHERAN CHURCH APN 018-140-090

24

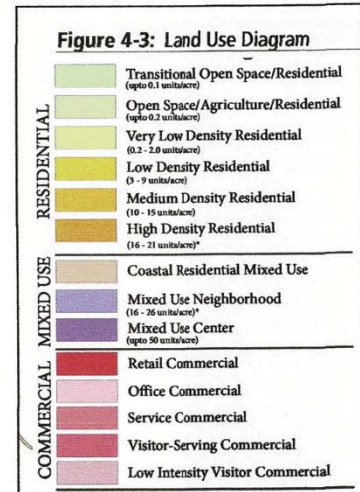
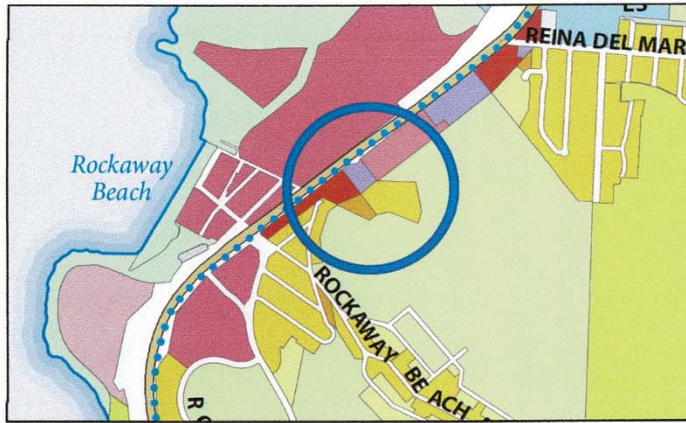




City of Pacifica

17

Planning Division



1. LUTHERN CHURCH: "Retail Commercial."
2. CHURCH LAND UP HILL: "High Density Residential:"  
16-21 units/acre (up to 35).
3. ROCKAWAY HEIGHTS CLOSEST TO HI #1: "Mixed Use Neighborhood:"  
16-26 units/acre (up to 30 for .5 acre).
4. ROCKAWAY HEIGHTS UP HILL: "Low Density Residential:" 3-9 unit/acre.

## ALLOWED USES for Rockaway Heights By Pacifica General Plan

HOUSING OPPORTUNITY SITE TO HELP PACIFICA MEET ITS RHNA GOALS FOR 2023-2031

ROCKAWAY HIGHLANDS, CABRILLO HIGHWAY/FASSLER AVE (North OF LUTHERAN CHURCH AT 4400 CABRILLO HIGHWAY), Pacifica

OWNER: Rockaway Highlands c/o Ms. Julia Ngo, email: [REDACTED]

DRAFT, DRAFT

Consultant: L. Kirk Miller, [REDACTED]

**Housing Element Sites Inventory for Department of Housing and Community Development for Pacifica 2023-2033 RHNA**

**TABLE A page 1: Housing units allowed under existing conditions.**

Jurisdiction <u>Name</u>	Site Address/ <u>Intersection</u>	5 Digit <u>Zip Code</u>	Assessor <u>Parcel #</u>	Consolidated <u>Sites</u>	General Plan Designation <u>(Current)</u>	Zoning Designation <u>(Current)</u>	Minimum Density Allowed <u>(units/acre)</u>
Pacifica	Cabrillo Highway/Fassler	94044	018-140-220	C	Vacant/Undeveloped	R-1/B-3	0
Pacifica	Cabrillo Highway/Fassler	94044	018-140-300	C	Vacant/Undeveloped	C-1	0
Pacifica	Cabrillo Highway/Fassler	94044	018-140-660	C	Vacant/Undeveloped	C-1	0

**TABLE B page 1: Units that could be built under revised conditions.**

Jurisdiction <u>Name</u>	Site Address/ <u>Intersection</u>	5 Digit <u>Zip Code</u>	Assessor <u>Parcel #</u>	Very Low <u>Income</u>	Low <u>Income</u>	Moderate <u>Income</u>	Above Moderate <u>Income</u>
Pacifica	Cabrillo Highway/Fassler	94044	018-140-220	15%*			95* units on
Pacifica	Cabrillo Highway/Fassler	94044	018-140-300		24%*		3 lots
Pacifica	Cabrillo Highway/Fassler	94044	018-140-660			44%*	merged,
			3 Lots to be Merged.				minus affordable, plus density bonus*.

**TABLE A page 2: Housing units allowed under existing conditions.**

Maximum Density Allowed (units/acre)	Parcel Size (acres)	Existing Use/Vacancy	Infrastructure	Publicly- Owned	Site Status
7	1.449	Vacant	YES - Current	NO - Privately-Owned	Available
0	0.05	Vacant		NO - Privately-Owned	Available
0	1.214	Vacant		NO - Privately-Owned	Available
	2.713	Acres Total			

**TABLE B page 2: Units that could be built under revized conditions.**

Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning
Both	1.449	Vacant/Undeveloped	R-1/B-3	High Density Residential	R-3 (30 units/acre)*
Both	0.05	Vacant/Undeveloped	C-1	High Density Residential	R-3 (30 units/acre)*
Both	1.214	Vacant/Undeveloped	C-1	High Density Residential	R-3 (30 units/acre)*
	2.713	Acres Total			

**TABLE A page 3: Housing units allowed under existing conditions.**

Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Not Used in Prior Housing Element	0	1	9	10
Not Used in Prior Housing Element	0	0	0	0
Not Used in Prior Housing Element	0	0	0	0

**TABLE B page 3: Units that could be built under revized conditions.**

Minimum Density Allowed Per Acre	Maxium Density Allowed Per Acre	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses
0	30*	47.47*	Vacant	Vacant
0	30*	1.5*	Vacant	Vacant
0	30*	36.42*	Vacant	Vacant



TABLE A page 4: Housing units allowed under existing conditions.

Optional Information 1

ADUs & Junior units allowed, but terrain prevents.

Conditional Use allows housing above commercial, but commercial not feasible.

Conditional Use allows housing above commercial, but commercial not feasible.

TABLE B page 4: Units that could be built under revized conditions.

Infrastructure

YES-Current

YES-Current

YES-Current

\* Optional Information 1

Base capacity of 95 units. (could be more, but smaller units).

May try to get Density Bonus of 50%, with **total capacity of**

**143 units** (could be more, but smaller units). Number of affordable units could range from 15% very low, to 24% low, to 44% moderate. \*Planned Unit Development, Conditional Use, Variance, or special area could be required to allow more, but smaller units.

## Housing Element 2023 2031

John Kontrabecki [REDACTED]

Sat 12/17/2022 6:40 AM

To: Housing <Housing@pacificapac.gov>

**[CAUTION: External Email]**

Please find attached a letter addressed to Christian Murdock regarding the Housing Element update.

John

John Kontrabecki  
**TKG International**



**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**John T. Kontrabecki**  
Attorney at Law

[REDACTED]  
San Francisco, CA 94129  
[REDACTED]  
[REDACTED]

December 16, 2022

Mr. Christian Murdock  
Planning Director  
Planning Department  
City of Pacifica  
540 Crespi Drive  
Pacifica, CA 94044

Re: Housing Element 2023-2031

Dear Mr. Murdock:

I am writing on behalf of the owners of three properties planned for residential development and located in the City of Pacifica. These properties are:

1. Vista Mar- Monterey Road, APN 009-381-010, 1.217 acres, 8 units.
2. Hillside Meadows- Peralta Road and Higgins Way, APN 023-361-160, 7.66 acres, 20 units plus 16 ADUs.
3. Linda Mar Woods- End of Higgins Way, APN 023-291-040-6, 22.4 acres, APN 023-350-040-4, 36.63 acres, 125 single-family home lots.

My clients wish to have these properties included in the inventory of residential development sites identified in the Housing Element 2023-2031.

Sincerely,

John T. Kontrabecki, Esq.

oceana high school

Karen Hager [REDACTED]

Sun 12/18/2022 3:18 PM

To: Murdock, Christian <cmurdock@pacifica.gov>

**[CAUTION: External Email]**

Writing to voice our opinion against using the oceana high school fields for housing. What a ridiculous use of beautiful land! why not a sport complex or something that might actually benefit all residents of Pacifica. Please, no housing at oceans high!

--

Karen Hager  
[REDACTED]

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

## Housing Element

Henry Ruhnke [REDACTED]

Mon 12/19/2022 2:19 PM

To: Murdock, Christian <cmurdock@pacificagov>

Cc: [REDACTED]

**[CAUTION: External Email]**

Dear Christian,

In looking at the Housing Element plan it looks like neither the 49 units proposed for Pacifica Highlands or the potential housing units on the lower site with the MUN land use is included.

Since these properties allow housing and we have an active application for the 49 units, we think these properties should be included in the Housing Element.

All the best,

Henry Ruhnke

Wald Ruhnke & Dost Architects LLP

[REDACTED]

Monterey CA 93940

[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



## Proposed housing development at Oceana high school

Tom Olsen [REDACTED]

Tue 1/3/2023 1:32 PM

To: Housing <Housing@pacifica.gov>

[CAUTION: External Email]

I live on Paloma Avenue just above the Oceana grassy fields of the proposed housing development of up to 303 dwelling units.

We live in a dead in Canyon Valley with basically one exit onto Oceana Boulevard. If they do up to the 303 dwelling units it would almost be doubling the units in our neighborhood. With the one exit and school traffic twice a day it would be horrendous logistic problems at the stop sign to Oceana Boulevard. Also Pacifica is already worried about the community using too much water which this would be greatly increasing. Also we're worried about waste right now going through our sewage treatment plant. At big rainy times right now we are already flushing waste into the ocean. I'm pretty sure that we pay penalties on that.

I am very much against the development of the Oceana fields. In my opinion it would change the entire nature of our valley, to the valleys detriment.

Thank you,

Tom Olsen

[REDACTED]  
Pacifica

Sent from my iPad

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Im just concerned about Oceana

Officialsmog Check [REDACTED]

Tue 1/10/2023 7:20 PM

To: Housing <Housing@pacificapac.gov>

**[CAUTION: External Email]**

Hello, Im just concerned about a proposal about the School of Oceana High Field being developed. Would this project be disrupting the Skyline view if housing would be built? Wouldn't this land be considered undeveloped? Aren't these against the rules for building in such an area? I am against the idea of building in this area because this particular community (and other nearby communities) enjoy this open space and uses it as a park and recreation area along with the students at the Oceana High School.

Thank you,  
Adam Ashton

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

## Traffic



Thu 1/12/2023 5:36 PM

To: Housing <Housing@pacificapac.gov>

[CAUTION: External Email]

Now that highway 92 is closed there is more traffic. In case of a disaster, and other roads are closed, wouldn't this be detrimental for pacificans citizens to evacuate on same road? We only have one road besides Sharp park road to evacuate. The tunnel would most likely be closed too if a severe earthquake happens. All this adds up to thousands of people being stranded. We do not need more housing, especially at oceana high. If anything, Oceana is already a evacuation zone, leave the field open for other disasters not foreseen. Do not build at Oceana Field. Think of other areas where it doesn't destroy the Oceana neighborhood. We love our small Community the way it is.

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

## feedback on housing

Helena Pacholuk [REDACTED]

Thu 1/19/2023 9:43 AM

To: Housing <Housing@pacificacounty.gov>

**[CAUTION: External Email]**

Why Oceana High School should be removed from list of potential housing sites:

### Additional Traffic

There are 3 schools in close proximity to each other here, resulting in morning and afternoon congestion in Sharp Park/Pacific Manor. Traffic on Paloma Ave. and Oceana Blvd. near the high school is particularly bad on a daily basis. If housing were to be built on the Oceana HS site, traffic in the Sharp Park neighborhood could worsen considerably. The plan to revitalize and increase business on Palmetto Ave. would likely be negatively impacted by this increased traffic; visitors might see how difficult it is to get in and out of Sharp Park and take their shopping/service needs elsewhere.

### Impact on Wildlife and Environmental Impact

The Mission Blue butterfly is an endangered species known to live in the area directly above the Oceana campus. A larger population of residents in the immediate area of the campus would create more frequent disturbance of the butterfly's habitat. Since Covid-19, far more visitors frequent the Milagra Ridge hillside both on trail and off; dogs in particular are often seen off trail. This would exponentially increase if hundreds of new residents and their pets are housed on the Oceana HS land, thereby making the butterfly habitat and population even more vulnerable. Other wildlife would likewise be driven away with the increasing foot traffic that would occur on this hillside.

### Impact on Event Pkg (Soccer Games/Swim Meets)/student parking

The current student lot is used on a daily basis. Where would students park if housing were constructed here? Housing would take up considerable space and create a need for additional parking for its residents and visitors. There isn't room for both uses. The faculty/staff/visitors parking lot is already in full use between those populations, and sports activities that utilize the nearby fields and campus buildings (swimming, basketball, soccer) fill all lots and street parking on Paloma Ave. as it is. There isn't room in the staff lot for students to park here during the day, not to mention that if there were, staff and faculty would lose privacy/their cars could become targets of student vandalism.

### Housing should not be on school campus

This isn't done for good reasons. It is a potential safety issue for students and staff alike. A school should be an insular, safe place that is kept at a distance from residences that may harbor potential criminals, so that there is a buffer between them and the school. Schools need that buffer to be aware of potential trespassers on site. It's how school administrators can see who is supposed to be there and who is not. If housing is constructed on the Oceana HS site, it would by necessity be so close to school buildings that monitoring who is supposed to be on campus and who is not would be exceedingly difficult.

Please consider alternate sites (not near schools):

- Old sewage plant site near the pier
- City-owned land
- Private lots for sale
- Commercial space that could be rezoned

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

<https://outlook.office365.com/mail/none/id/AAMkAGU3MGJNjczLWE3MmUtNDc3Y1hYzgXLTlVZWQyZmZjNTY1ZgBGAAAAABJq2lIt9IQ5xzZg%2...> 1/1



**Housing Element Affordable Housing**

Pat Kremer [REDACTED]

Mon 1/23/2023 11:09 AM

To: Housing &lt;Housing@pacificagov&gt;

**[CAUTION: External Email]**

When I attended a Pacifica Housing Element Workshop in October, we discussed several potential options for increasing additional affordable housing in Pacifica. Public property sites are an obvious location for such housing to be built by non-profit developers. Missing from our discussion, however, was consideration of land owned by churches of various denominations. We have many churches in Pacifica, some of which own significant parcels of land that might be appropriate sites for affordable housing.

I am surprised that this opportunity was not "on the list" for the Workshops. SB-4, authored by State Senator Scott Weiner, has garnered a broad coalition of support. It seems to me that this land owned by religious entities should definitely be part of the Housing Element for the City of Pacifica.

Regards,  
Patricia Kremer

P.S. **PLEASE DO NOT** reply to this email. Spend your time and energy working on the draft Housing Element for the updated Pacifica General Plan !

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



## Re: Welcome to Pacifica Housing Element Updates

Venette Cook [REDACTED]

Fri 1/27/2023 9:25 AM

To: Housing &lt;Housing@pacificagov&gt;

**[CAUTION: External Email]**

Hello,

I'm aware that we need much more housing, so I'm not in a no-growth frame of mind. I was just looking at your proposed housing sites throughout Pacifica on your website.

I'm concerned about traffic flow and emergency access in each one. I accept increased traffic as more and more people live on the planet. At the same time, I want city planning NOT to proceed without careful consideration of traffic.

I live near Oceana High School. The plan to build units in the open field is vague to me.

1. How will the unit streets flow into Paloma? The traffic around the school is troublesome at peak times.
2. What size are these units....I don't see this information on your website.
3. Also filling in that area will diminish the high school quality and potential sports activities forever. I do not support selling off school property without more information. Doesn't the school district "own" this field....?

I look forward to hearing from you, and to being informed about ongoing much needed housing plan.

Kind regards,  
Venette Cook  
Sharp Park resident

*Venette Cook  
CCSF ESOL Faculty (Retired)  
Pronouns: She/her/hers  
Occupied and Unceded Ramaytush Ohlone Lands  
Poetry Book: <https://www.beautifulenglish.net/book>  
[Beautiful English net](https://www.beautifulenglish.net)*

**Every language has its beauty  
In history, in story, and song.**

<https://outlook.office365.com/mail/none/id/AAMkAGU3MGJjNjc2LWE3MmUtNDc3Y1hYzgLTlVZWQyZmZjNTY1ZgBGAAAAABJq2lIT9IQ5xzZg%2...> 1/3

## Written Comments Received During Public Review and Comment Period

*February 24 to March 27, 2023*

**From:** [Ronald E Purser](#)  
**To:** [Housing](#)  
**Subject:** Housing plan  
**Date:** Friday, February 24, 2023 4:10:42 PM

---

**[CAUTION: External Email]**

Hello

Why are you making it so difficult for citizens to review the plan by having it only available at the library and planning department?

Why can't you make a copy of available so we can easily see it online – rather than forcing citizens to have to truck down to the library or planning department – this seems like an underhanded way of ensuring citizens don't see it or make comment on it.

Ronald Purser

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Ronald E Purser](#)  
**To:** [Housing](#)  
**Subject:** Public Review Comments  
**Date:** Friday, February 24, 2023 4:42:52 PM

---

**[CAUTION: External Email]**

Dear Housing

Ok, I see you meant Resource Library – I have some comments on the proposal.

I strongly OPPOSE any public housing development on the OCEANA HS site – this is a ridiculous proposal to even consider that area as a site for housing. The traffic is already highly congested not just with parents, teachers and students – but also all the soccer games and swim meets. In addition, this is a green area – that is adjacent to wildlife and the GGNRA lands – and the aesthetics of erecting apartments in this area would disrupt wildlife and be an eyesore to homes across the street who pay \$10,000-\$14,000 in property taxes. They didn't purchase those homes to stare at multi-level apartments with even more traffic zooming down Paloma Avenue. Having apartments so close to the High School – where children come and go doesn't seem appropriate either.

Ronald Purser  
[REDACTED]

Pacifica, CA 94044

---

**From:** Ronald E Purser [REDACTED]  
**Date:** Friday, February 24, 2023 at 4:10 PM  
**To:** [housing@pacifica.gov](mailto:housing@pacifica.gov) <[housing@pacifica.gov](mailto:housing@pacifica.gov)>  
**Subject:** Housing plan

Hello

Why are you making it so difficult for citizens to review the plan by having it only available at the library and planning department?

Why can't you make a copy of available so we can easily see it online – rather than forcing citizens to have to truck down to the library or planning department – this seems like an underhanded way of ensuring citizens don't see it or make comment on it.

Ronald Purser

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Rick Nahass](#)  
**To:** [Housing](#)  
**Subject:** Transportation Errors in Housing Element Document  
**Date:** Friday, February 24, 2023 5:05:07 PM

---

**[CAUTION: External Email]**

Please note page D-46 description concerning SamTrans routes is inaccurate - please contact SamTrans manager, [TollesonM@samtrans.com](mailto:TollesonM@samtrans.com), to get the proper info. For example SamTrans FLX and OnDemand have been eliminated and replaced by an extension of the SamTrans 110 Linda Mar loop. There is also no mention of the SamTrans 112 Route to Serramonte Mall for which residents in south Pacifica need to first take 110 and transfer in Sharp Park to the 112. Note that the figure on page D-47 is accurate but the text on D-46 is out of sync with D-47.

Page F-15

"...Caltrans ROW, Coast Highway/Linda Mar Boulevard (Sites Map Site #18) (2.1 acres), Caltrans ROW, Coast Highway/Quarry (Sites Map Site #26) (2.5 acres). Both sites are well suited residential locations *close to transportation* and services and could utilize AB 2011 for increased density."

For Pacifica, the key phrase 'close to transportation' does not meet the VMT The California Environmental Quality Act (CEQA), Pub. Resources Code, § 21099, subds. (a)(7), (b)(1) requirement that development should be near a major transit stop along a high quality transit corridor.

The definition in the law states:

"Major transit stop" includes rail transit stations, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with frequencies of service intervals of 15 minutes or less during the morning and afternoon peak commute periods.

Even if SamTrans were to increase the frequency of the SamTrans 110 from the current 30 minutes to 15 minutes during commute hours and might technically satisfy the CEQA requirement (for bills such as AB2011) it would still take 90 minutes to 2 hours for someone to travel to/from the 10-15 miles San Francisco major stops. Not sure if calling this out places a risk on acceptance of the Housing Element OR if it exposes weaknesses in the housing requirements imposed by county and state such that Pacifica Housing Element conditions be placed on county, region and state legislators to initiate and fund projects for the enhancement of Pacifica public transportation in order for Pacifica to act on the Housing Element in order to satisfy CEQA EIR.

There are many places in the Housing Element that make "near transportation or excellent transportation" a justifiable reason for identifying a site - I would suggest considering saying something closer to reality like "near mediocre, but sufficient transportation" in those cases.

Thank You,

Rick Nahass

Pacifica, CA

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Juliana Galvan](#)  
**To:** [Housing](#)  
**Subject:** Houseing  
**Date:** Saturday, February 25, 2023 6:50:25 PM

---

**[CAUTION: External Email]**

Is this something for people over 55.  
Thank you

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Deb Wong](#)  
**To:** [Housing](#)  
**Subject:** Plan Pacifica - a few questions  
**Date:** Sunday, February 26, 2023 5:33:26 AM  
**Importance:** High

---

**[CAUTION: External Email]**

Dear Planning Commission,

Just a few of questions:

What does the state consider "affordable" - who pays for these "affordable" units? With the addition of 1,892 new units, the state - taxpayers - will have to foot the bill?

What would be the actual criteria and screening to qualify for this special housing?

Are there **guarantees** that it won't go to outside corporations or persons who purchase for the sake of profiting from short-term rentals? Will potential tenants be carefully screened? Remember that these would be our neighbors.

Would members of our own community get first bid on these units?

And most importantly, **will we have the services, resources and infrastructure (traffic, space, access) to handle this explosion in our population?** 1,892 units does not equate to just 1,892 persons added, but potentially thousands more (if 2 persons per unit, 2,000, etc.)

Thank you.

Deborah L. Wong  
Sharp Park

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [EILEEN BARSİ](#)  
**To:** [Housing](#)  
**Subject:** Private Property  
**Date:** Monday, February 27, 2023 11:09:19 AM

---

**[CAUTION: External Email]**

I noticed on the recent listing of proposed sites (page 79, last listing) that the privately owned property of St. Peter Church is a consideration. Can you advise how this listing was determined and what the next steps would be regarding it?

Thanks so much,

Eileen L. Barsi

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [REDACTED]  
**To:** [Housing](#)  
**Subject:** Re DRAFT HOUSING ELEMENT FOR PACIFICA  
**Date:** Wednesday, March 1, 2023 4:19:18 PM

---

**[CAUTION: External Email]**

For the allocated 1,830 residential units within an 8-year period, will there be parking space of (1) or (2) cars for each unit, plus open spaces adjoining the residential buildings ?

*Isabelle Lindsey*

[REDACTED]

Office Technician



STATE OF CALIFORNIA  
DCA / BUREAU OF AUTOMOTIVE REPAIR  
SAN FRANCISCO FIELD OPERATIONS & ENFORCEMENT  
395 OYSTER POINT BOULEVARD #102  
SOUTH SAN FRANCISCO, CA 94080-1929  
Office 650.246.5120  
Fax 650.827.2038

This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message

Click on the link below to take a brief Client Satisfaction Survey:

[www.surveymonkey.com/s/client\\_service](http://www.surveymonkey.com/s/client_service)

If you are responding to a solicitation for a quote, please consider the following

Bidder's Instructions, General Provisions, and DVBE Program Requirements when preparing your information.

Bidder's Instructions:

<http://www.documents.dgs.ca.gov/pd/modellang/bidderinstructions070110.pdf>

IT General Provisions:

[http://www.documents.dgs.ca.gov/pd/poliproc/GSPD401T14\\_0905.pdf](http://www.documents.dgs.ca.gov/pd/poliproc/GSPD401T14_0905.pdf)

Non-IT General Provisions:

<http://www.documents.dgs.ca.gov/pd/modellang/gpnonito60810.pdf>

DVBE Program Requirements:

<http://www.documents.dgs.ca.gov/pd/poliproc/master-dvbereqpack-goodsitfinalversion090909.pdf>

Voluntary Statistical Ethnicity Data Sheet Link:

<http://www.documents.dgs.ca.gov/pd/smallbus/reportspage/VSDS.pdf>

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Angela Wilson](#)  
**To:** [Housing](#)  
**Subject:** PLEASE READ: Comments on Pacifica's Draft Housing Element  
**Date:** Monday, March 6, 2023 11:02:09 AM

---

**[CAUTION: External Email]**

To Whom It May Concern,

I went to the community meeting at Sunset Ridge & already voiced my concerns as well as sent comments to the City of Pacifica.

Today (3/6) I would like to voice my concerns again regarding potential housing development at Oceana High School.

**Please do NOT build housing on or near Oceana High School for the following reasons:**

1. Additional Traffic (3 schools in close proximity; Good Shepherd/IBL/Oceana)
2. Impact on Wild life
3. Environmental Impact
4. Impact on Event Parking (Soccer Games/Swim Meets)
5. Housing should not be on school campus

Thank you!  
Angela Wilson  
East Sharp Park Resident

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Tom Olsen](#)  
**To:** [Housing](#)  
**Subject:** Housing development options  
**Date:** Tuesday, March 7, 2023 11:01:12 AM

---

[CAUTION: External Email]

I would like to comment on Pacifica's housing development options. I happen to live on Paloma Avenue just above Oceana high school. From table 4 of your housing development options that require rezoning number 21 is the site at Oceana high school. As a longtime resident in this neighborhood, I have a comment I would like to bring to your attention.

There are about five main streets in this sharp park neighborhood, along with Oceana high school. All the streets mostly funnel out of the neighborhood at Paloma Avenue and Oceana Boulevard. This intersection is a four-way stop. It is also right next to the main freeway on ramp. By adding around 300 new units we would be adding 500 to 600 more cars using this one intersection. I am sure especially in the morning and evening that there would be numerous delays in exiting. This would be especially bad as the school day starts and finishes with all the traffic bringing and taking students away.

This is really some thing I think would be a problem and I'm hoping you'll think of this as you are choosing sites for housing developments.

Thank you,  
Tom Olsen



Sent from my iPad

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Pat Kremer](#)  
**To:** [Housing](#)  
**Subject:** Inconsistent information in Housing Element  
**Date:** Wednesday, March 8, 2023 4:23:20 PM

---

**[CAUTION: External Email]**

The text on pg. F-9 states:

▪ **751 Occana Boulevard (Sites Map Site #2).** The owner is now proposing a mixed use of hotel and 80 units of market rate housing at the rear portion of the site with six lower-income units and six moderate-income units to meet the City's inclusionary requirement.

Table F-5 lists 52 units of Lower-income units.

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Debra Crumrine](#)  
**To:** [Housing](#); [Bier, Mary](#); [Angela B. Wilson](#); [Mary Cavin](#)  
**Subject:** Pacifica housing plan  
**Date:** Monday, March 13, 2023 1:53:52 PM  
**Attachments:** [Pacifica Housing Element.docx](#)

---

**[CAUTION: External Email]**

I have attached a letter to the housing planning giving my concerns for the planned low income housing.

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

### Pacifica Housing Element

As a citizen of Pacifica I would like to think that my elected city council would take the concerns of our small town directly to the state. I realize that there are a fair number of real estate people on the council who stand to benefit from the state demand. However I am disappointed that they are not working on our behalf to stop or make a much more modest proposal to the state. Below I have made some of my concerns which I feel make Pacifica a bad choice for more development.

1. Safety: Highway 1 will take you out of town to either Daly City or Half Moon Bay. Fassler, Crespi, Linda Mar Blvd, and Reina Del Mar will take you to Highway 1. Sharp Park Road, Manor and Hickey will take you to Highway 1 or to Skyline blvd. The road in Manor that runs by Mussel Rock will lead to Skyline. In an emergency there would be severe problems with egress.
2. Being a coastal area, we have lost several homes, mobile homes, and apartments to coastal erosion.
3. Traffic congestion on Highway 1
4. Sewer upgrades would be required
5. Utility upgrades would be required
6. More public transportation would be needed
7. Parking could become a major issue
8. Water was cut this year by 25% and may be cut 50% next year if we have another dry year
9. Hills in Pacifica are unstable and prone to slides
10. Additional police, fire and emergency services

Water is a primary concern in California as well as globally. Lake Mead is drying up, the Colorado River is drying up etc... In some places plans are being made to pump reclaimed water from sewer treatment back into underground aquifers in an attempt to replenish them as a water source. The estimate is 10 years to replenish the lost water levels and make them healthy again. Climate change is another concern. As long as the ocean temperature off our coast remains low, we will receive below normal precipitation. In ancient times the Southwest was nearly abandoned because of drought.

Please advise how we can best move forward to ensure that the final plan will be both well informed and represent the needs of our community.

Debra Crumrine





**From:** [KIRK MILLER](#)  
**To:** [ebrooks@pacificca.com](mailto:ebrooks@pacificca.com)  
**Cc:** [Murdock, Christian](#); [Cervantes, Stefanie](#)  
**Subject:** HOUSING ELEMENT-MISSING OPPORTUNITY SITE  
**Date:** Monday, March 13, 2023 11:20:02 PM  
**Attachments:** [COMMUNITY INPUT-ROCKAWAY HIGHLANDS.pdf](#)

---

**[CAUTION: External Email]**

Dear Ms. Brooks,

On December 16, 2022 I sent you an mail and attachments that identified and showed a housing opportunity site that could accommodate +/- 143 housing units, including affordable units.

We (the landowner and I) specifically requested that the site be included in the Housing Element as an opportunity site.

Upon reviewing the February 24, 2023 draft of the Housing Element we were disappointed that the owner's site was not included in the Housing Element, despite our specific request that it be so included.

However, I was surprised when I saw my written request to you about the site (and the request) in the "Community Consultation Attachment A-1" of the draft. Your receipt of our request was therefore verified. I have attached a copy of our request as it appears in the Community Comments.

What do we need to do to have this site(s) included in the revised draft of the Housing Element?

Also, please note that four housing sites in your Housing Sites Inventory (#10, #11, #12, and #34) of the Housing Element are located directedly north of our site on the east side of the Coast Highway. Sites 10, 11, & 12 have the same zoning, Mixed Use Neighborhood, as our lower lot of 1.214 acres (APN 018-140-660).

That is not counting the CalTrans site #26 across the highway from us.

How could the *Good City Company* team miss our site when they identified five other sites that are our neighbors?

It would be greatly appreciated if I could meet with you in person to understand what we need to do to have our sites included in the Housing element. May we please set up a meeting?

Sincerely yours,  
L. Kirk Miller

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

## Community Consultation – Attachments

---

### Contents

---

WEBSITE, SOCIAL MEDIA, AND PRINT .....	2
Graphics for Social and Print Media .....	2
Press Release .....	7
Email Campaigns.....	9
COMMUNITY MEETINGS.....	24
Equity-Focused Engagement Stakeholder Interviews .....	24
Virtual Workshop = 40 attendees.....	32
Community Workshops = 130 attendees.....	37
OUTREACH ACTIVITIES .....	47
FlashVote Survey: Housing Feedback = 439 respondents.....	47
Launch Survey = 50 respondents .....	55
Community Survey = 380 respondents.....	57
PUBLIC COMMENTS .....	87
Written Comments Received Prior to Release of Public Draft .....	87

L. Kirk Miller  
[REDACTED]  
Oakland, CA 94609  
Email: [REDACTED]  
Telephone: [REDACTED]

December 16, 2022

Ms. Elizabeth Brooks  
Management Analyst  
Planning Department  
City of Pacifica  
540 Crespi Drive  
Pacifica, CA 94044

RE: New Opportunity Site for Housing Element

This letter is submitted to you on behalf of Rockaway Highlands LLC ("Rockaway") who have cosigned this letter.

Rockaway is the owner of 2.713 acres of vacant land just north of the Lutheran Church located at 4400 Cabrillo Highway. The land is in three parcels: APNs 018-140-220, 018-140-300, and 018-140-660.


We request that this land be included in the Pacifica Housing Element as a new Opportunity Site. It could provide +/- 143 units of new housing.


Attached are:

- Two pages of aerial photographs which show the land location and property lines.
- A topographic survey with property lines, APN identification, and Lutheran Church and Cabrillo Highway locations.
- Zoning map showing lots currently zoned as C-1 and R-1.
- Excerpts from the new Pacifica General Plan show the lots new Land Uses to be Mixed Use Neighborhood and Low Density Residential.
- A matrix formatted the same as the Housing and Community Development spreadsheets that show the "Housing Element Sites Inventory." This is in Excel format for ease of exporting to the Pacifica Inventory.

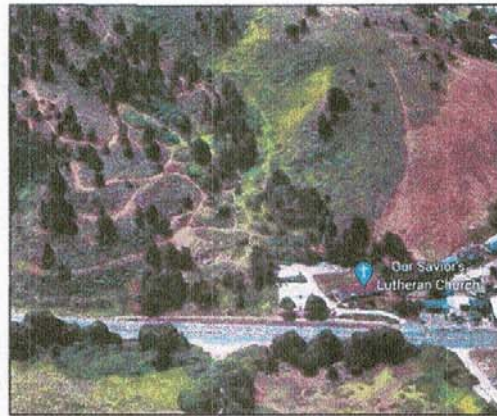
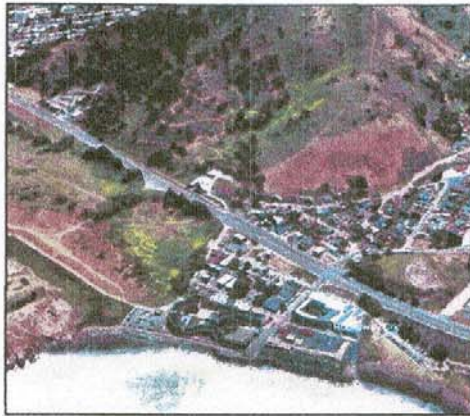
The development of this site as very high density residential would help Pacific in its attempt to achieve the RHNA housing goals.

If you have any questions or concerns, please contact me.

Sincerely yours,  
  
L. Kirk Miller

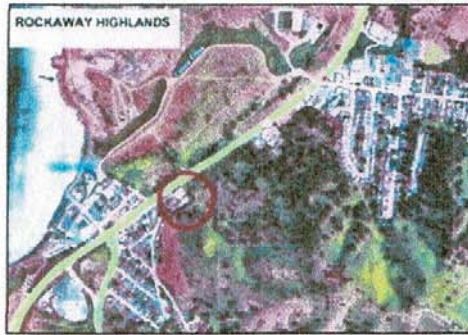
  
Julia Ngo, Manger  
Rockaway Highlands, LLC  
Email: [REDACTED]





ROCKAWAY HIGHLANDS  
Housing Opportunity Site  
To Assist Pacifica In Achieving Its  
RHNA (Regional Housing Needs Allocation)

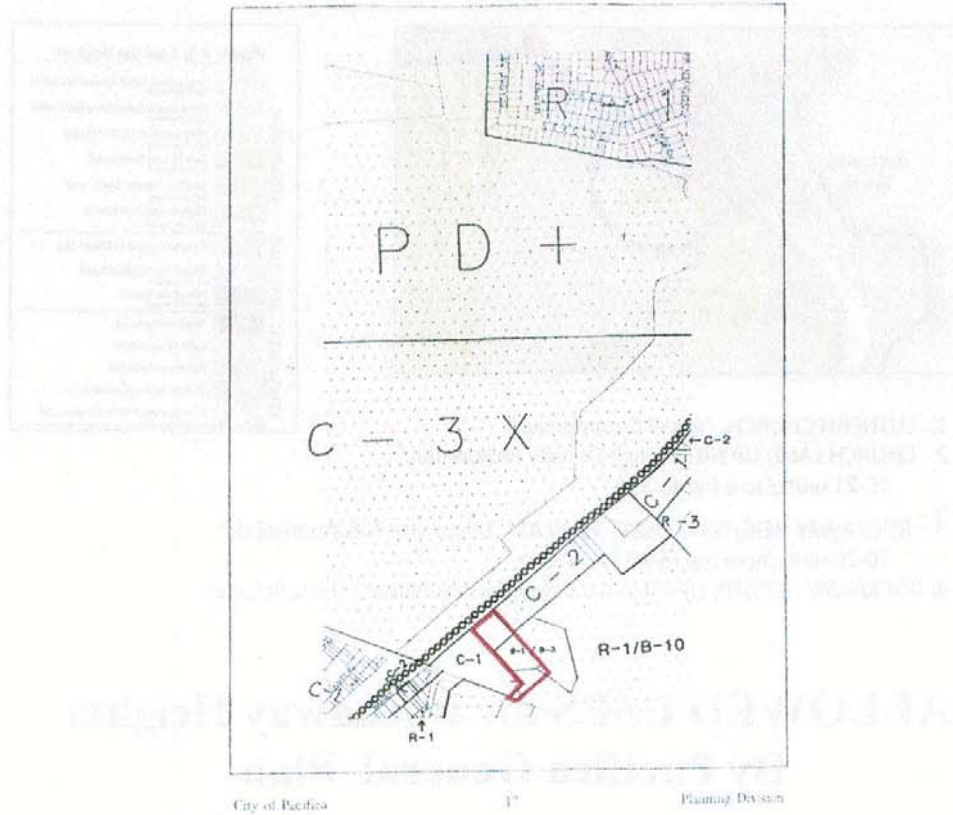




LOCATION  
Rockaway Highlands  
At  
Base Of Cattle Hill



ROCKAWAY HIGHLANDS  
APN LOTS 018-140-220, 018-140-660, 0118-14-300  
LUTHERAN CHURCH APN 018-140-090





1. LUTHERN CHURCH: "Retail Commercial."
2. CHURCH LAND UP HILL: "High Density Residential:"  
16-21 units/acre (up to 35).
3. ROCKAWAY HEIGHTS CLOSEST TO HI #1: "Mixed Use Neighborhood:"  
16-26 units/acre (up to 30 for .5 acre).
4. ROCKAWAY HEIGHTS UP HILL: "Low Density Residential:" 3-9 unit/acre.

## ALLOWED USES for Rockaway Heights By Pacifica General Plan

HOUSING OPPORTUNITY SITE TO HELP PACIFICA MEET ITS RHNA GOALS FOR 2023-2031

ROCKAWAY HIGHLANDS, CABRILLO HIGHWAY/FASSLER AVE (North OF LUTHERAN CHURCH AT 4400 CABRILLO HIGHWAY), Pacifica

OWNER: Rockaway Highlands c/o Ms. Julia Ngo, email: [REDACTED]

DRAFT, DRAFT

Consultant: L. Kirk Miller, [REDACTED]

**Housing Element Sites Inventory for Department of Housing and Community Development for Pacifica 2023-2033 RHNA**

**TABLE A page 1: Housing units allowed under existing conditions.**

Jurisdiction Name	Site Address/ Intersection	5 Digit Zip Code	Assessor Parcel #	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)
Pacifica	Cabrillo Highway/Fassler	94044	018-140-220	C	Vacant/Undeveloped	R-1/B-3	0
Pacifica	Cabrillo Highway/Fassler	94044	018-140-300	C	Vacant/Undeveloped	C-1	0
Pacifica	Cabrillo Highway/Fassler	94044	018-140-660	C	Vacant/Undeveloped	C-1	0

**TABLE B page 1: Units that could be built under revised conditions.**

Jurisdiction Name	Site Address/ Intersection	5 Digit Zip Code	Assessor Parcel #	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Pacifica	Cabrillo Highway/Fassler	94044	018-140-220	15%*			95* units on
Pacifica	Cabrillo Highway/Fassler	94044	018-140-300		24%*		3 lots
Pacifica	Cabrillo Highway/Fassler	94044	018-140-660			44%*	merged,
			3 Lots to be Merged.				minus affordable, plus density bonus*.



**TABLE A page 2: Housing units allowed under existing conditions.**

Maximum Density Allowed	Parcel Size (acres)	Existing Use/Vacancy	Infrastructure	Publicly- Owned	Site Status
<u>(units/acre)</u>	<u>(acres)</u>				
7	1.449	Vacant	YES - Current	NO - Privately-Owned	Available
0	0.05	Vacant		NO - Privately-Owned	Available
0	1.214	Vacant		NO - Privately-Owned	Available
	2.713	Acres Total			

**TABLE B page 2: Units that could be built under revised conditions.**

Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning
Both	1.449	Vacant/Undeveloped	R-1/B-3	High Density Residential	R-3 (30 units/acre)*
Both	0.05	Vacant/Undeveloped	C-1	High Density Residential	R-3 (30 units/acre)*
Both	1.214	Vacant/Undeveloped	C-1	High Density Residential	R-3 (30 units/acre)*
	2.713	Acres Total			

**TABLE A page 3: Housing units allowed under existing conditions.**

Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Not Used in Prior Housing Element	0	1	9	10
Not Used in Prior Housing Element	0	0	0	0
Not Used in Prior Housing Element	0	0	0	0

**TABLE B page 3: Units that could be built under revised conditions.**

Minimum Density Allowed Per Acre	Maximum Density Allowed Per Acre	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses
0	30*	47.47*	Vacant	Vacant
0	30*	1.5*	Vacant	Vacant
0	30*	36.42*	Vacant	Vacant

TABLE A page 4: Housing units allowed under existing conditions.

Optional Information 1

ADUs & Junior units allowed, but terrain prevents.  
Conditional Use allows housing above commercial, but commercial not feasible.  
Conditional Use allows housing above commercial, but commercial not feasible.

TABLE B page 4: Units that could be built under revised conditions.

Infrastructure

YES-Current  
YES-Current  
YES-Current

\* Optional Information 1

Base capacity of 95 units. (could be more, but smaller units).  
May try to get Density Bonus of 50%, with total capacity of 143 units (could be more, but smaller units). Number of affordable units could range from 15% very low, to 24% low, to 44% moderate. \*Planned Unit Development, Conditional Use, Variance, or special area could be required to allow more, but smaller units.

**From:** [Nancy Tierney](#)  
**To:** [Housing; City Council](#)  
**Subject:** Housing Element comments--NancyT  
**Date:** Monday, March 20, 2023 10:47:20 AM  
**Attachments:** [Comments on City of Pacifica Housing Element 2023.docx](#)

---

**[CAUTION: External Email]**

City Leaders:

See my comments on the draft Housing Element document. I appreciate your consideration of my suggestions as the plan is finalized.

Nancy Tierney  
Pacifica resident

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

## Comments on City of Pacifica Housing Element 2023-31 Public Review Draft February 24, 2023

Nancy Tierney

March 19, 2023

I submit the following comments in response to the invitation for public comment on the Housing Element Draft document.

### General comments

Compared to the housing elements submitted by some cities in the Bay Area, I appreciate the distribution of potential housing sites throughout the city, and the identification of those with existing capacity and those requiring rezoning. Recognizing that environmental constraints limit the use of considerable land in Pacifica, the plan still should aim to provide a mix of housing types in all the city's neighborhoods. The Site Inventory provides a useful guide in identifying housing options, ranging in size and type and by land designation.

The plan provides a fairly comprehensive structure reporting on existing conditions and possible solutions. However, the plan is overly vague and more aspirational than the work plan the city needs (and what the Department of Housing and Community Development expects). The Governor and HCD have made clear that Housing Elements will be judged on how and when housing solutions can be implemented. Pacifica and other CA cities will be not be able to deliver zero very low-income units in this 6<sup>th</sup> HE cycle.

Further, the plan should reflect what many Pacificans value: sufficient housing options at different income levels and need (transitional, supportive); and environmental protections. Both goals can be achieved and in fact deliver greater resilience to our community.

### Specific comments and questions

- HE-P-1 to Amend General Plan and Zoning Ordinance to implement HE 2023-31 goals. It's not clear what the process is, so should be defined in this document. [HE-2-I refers to modernizing the zoning code by December 2027 which seems far too slow to be able to pursue housing development on sites requiring rezoning.]
- HE-P-11, 16, 17 to Provide Services. Different populations require different services, as various residential facilities in the City do now. What can the HE say about how to deliver these services?
- Program implementation, including HE-I-4 through HE-I-9 identifies an appropriate range of housing types and methods. It is essential that the City create and fund a Fair Housing Action Fund (HE-I-10) in order to deliver on these commitments. Further HE-I-10 to provide services for unhoused people is critical to the HE plan for Pacifica.
- Implementation section calls for a comprehensive zoning regulation update by December 2027, a date too far out. I suggest a deadline of December 2025.
- HE-I-5 mentions two attractive options: LEAP and REAP grants and shared housing staff program in San Mateo County, definitely worth pursuing.
- HE-I-7 to preserve existing affordable units. The HE should define the City's program for protecting tenants, especially low income tenants, from displacement. Also what is meant by "disproportionate housing need?"



- HE-I-8 to rehab homes in lower resource areas. What constitutes “lower resource areas?”

### Conclusions

Reiterating an earlier comment, the Implementation Actions and Timeline should be more aggressive and more specific in order to truly reflect the City’s commitment to building 1892 housing units during this cycle. We already are behind schedule, missing the January 31, 2023 deadline for submitting our Housing Element. And, as the vast majority of cities have experienced, we can expect to undergo a couple of rounds of reviews. Yet given where we are with the HE, we have the opportunity to see what other cities are doing in their HEs as well as address current housing challenges. One example is the Short-term rental ordinance. The city needs to go beyond a simple cap on permits and develop a program that includes other regulations like limit on number of days of unhosted rentals, requirement for local property contact, definition of residents. As further site analysis ensues, also look for other opportunities such as religious properties, addressed in the proposed SB 4 bill.

Echoing the recommendations of the Housing Leadership Council, the Pacifica Housing Element should address:

- Affordable housing on public land, as introduced in HE-I-3;
- Funding of the Housing Action fund (HE-I-5), sooner than December 2027;
- Tenant protection and displacement, beyond measures outlined in HE-I-6;
- Promote fair housing and critical review of the site inventory.

CA Attorney General Rob Bonta, in his March 17 2023 newsletter, stated:

Confronting and addressing our state’s housing crisis requires all of us – including local governments – working together to increase affordable housing opportunities for those who need it most. Too many Californians across this state worry about keeping a roof over their heads, or lack housing altogether. State housing laws are in place to provide all Californians, regardless of income level, the opportunity to access affordable housing and have a place to call home.

**From:** [John Kontrabecki](#)  
**To:** [Housing](#)  
**Subject:** Comment on the Draft Housing Element  
**Date:** Tuesday, March 21, 2023 1:10:02 PM

---

**[CAUTION: External Email]**

I have reviewed Appendix F to the Draft Housing Element and I note there are three sites missing from the inventory of potential residential development sites.

Monterey Rd & Hickey Blvd- 8-units approved. Vistamar.

Higgins Way & Adobe Dr- 16 townhomes with 16 ADUs plus 4 BMR units proposed. Total 36 units. Hillside Meadows.

Higgins Way- 143 lots proposed. Linda Mar Woods.

The sites listed in 1 and 2 above do not require a change in zoning. Applications submitted are complete. Lot 3 above requires a change in zoning and the annexation of a lot located in the jurisdiction of San Mateo County. Please include the above sites in Appendix F: Housing Sites. All three sites are under active development planning and processing.

John

John Kontrabecki  
**TKG International**



---

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [KIRK MILLER](#)  
**To:** [Murdock, Christian](#)  
**Cc:** [Brooks, Elizabeth](#)  
**Subject:** HOUSING ELEMENT-INCLUSION OF ROCKAWAY HIGHLANDS  
**Date:** Tuesday, March 21, 2023 5:22:51 PM  
**Attachments:** [2023-03-21 r D2 OPPORTUNITY TO HEARING.pdf](#)

---

**[CAUTION: External Email]**

Dear Christian,

Attached is another, but modified, copy of our package to you from December 16, 2022. We asked that Rockway Highlands, a vacant housing opportunity site, be included in the draft of the Housing Element.

Apparently, the Good City Company inadvertently omitted from the draft of the Housing Element.

I will bring hard copies of this draft for distribution to the City Council and Planning Commissioners this evening.

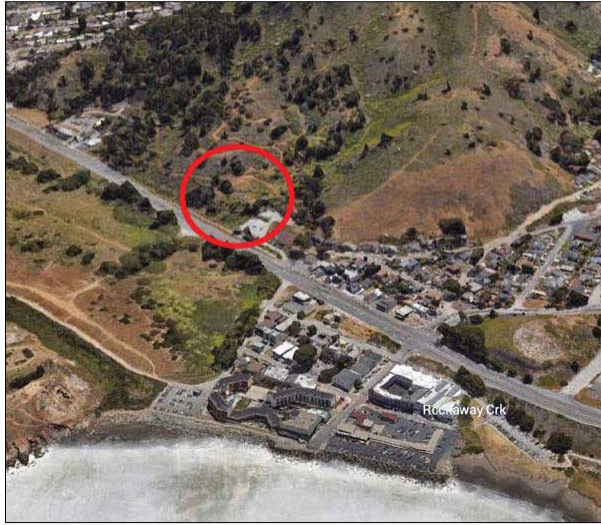
Thank you,

Kirk

L. Kirk Miller, CDS, FAIA emeritus  
Development Strategist  
*The Process Determines the Product*



**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



# ROCKAWAY HIGHLANDS

## Housing Opportunity Site

### To Assist Pacifica In Achieving Its RHNA (Regional Housing Needs Allocation)

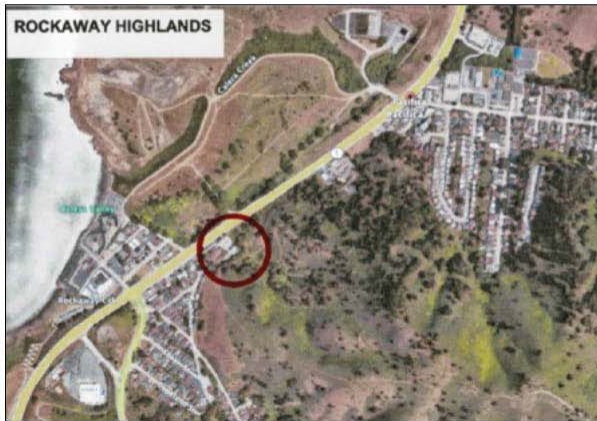


Housing Opportunity Sites  
for  
Pacifica Housing Element.  
Vacant Sites,  
Multi-Family or Mixed Use  
(5+ Units)

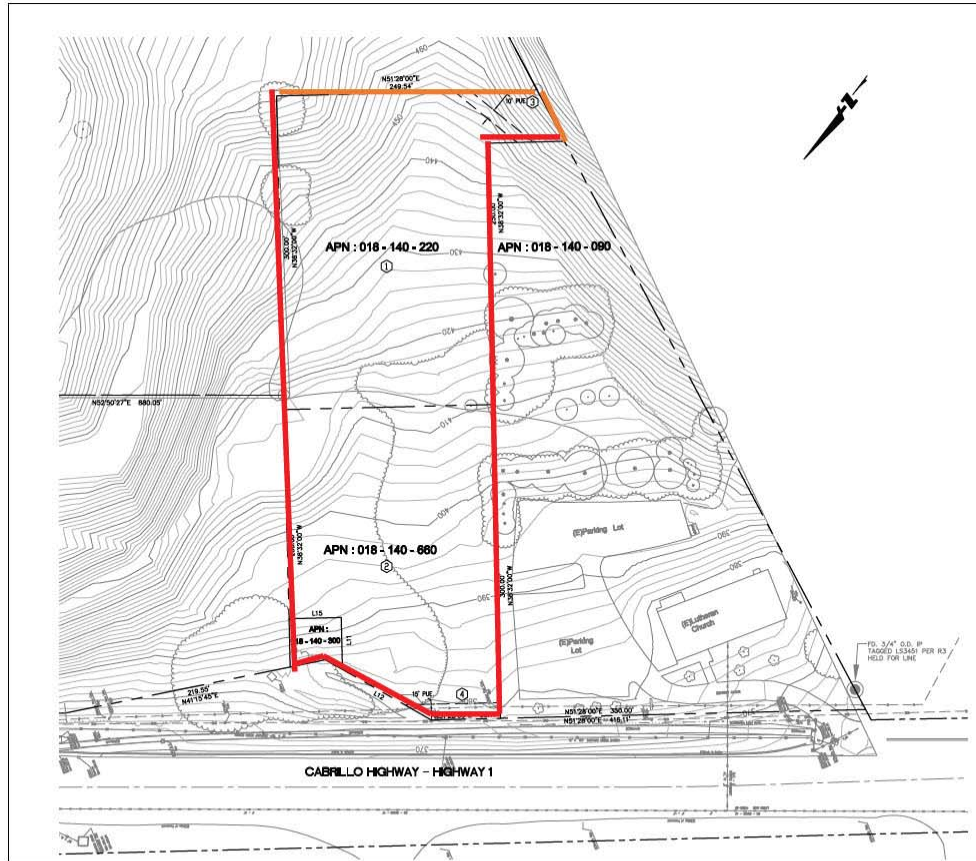
TABLE OF CONTENTS

	Page
Location Aerial Photographs, Rockaway Highlands	1
Parcel Maps with Topographic Survey	2
Allowed Uses Under New General Plan	3
Affordable Housing Density Bonuses	4
Table of Possible Density	5
Typical Construction, Market, Unit Types, Occupancy Types	6
Bus Stops Proximity to Rockaway Highlands	7
Bus Connections to BART	8
Public Trail Through Rockaway Highlands Site	9
Vacant Sites in Current Draft of Housing Element – Add Rockaway Highlands	10, 11, 12
Housing and Community Development Mandatory Matrix of Opportunities Offered by Rockaway Highlands	13, 14, 15, 16
Preliminary Email to Planning Director with Regards Submission of Rockaway Highlands for Inclusion in Housing Element	17



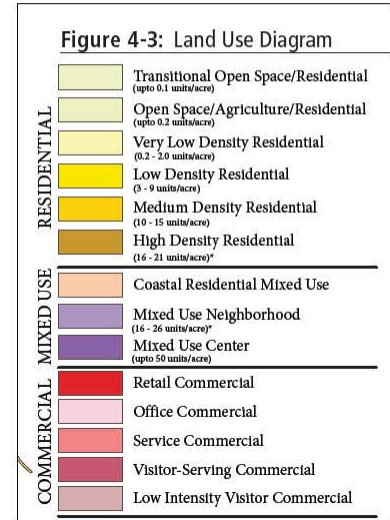


LOCATION  
Rockaway Highlands  
at  
Base Of Cattle Hill  
North-East of Lutheran Church



ROCKAWAY HIGHLANDS  
 APN LOTS 018-140-220, 018-140-660, 0118-14-300  
 NORTH-EAST  
 OF  
 LUTHERAN CHURCH APN 018-140-090

2



1. LUTHERAN CHURCH: "Retail Commercial."
2. CHURCH LAND UP HILL: "High Density Residential:"  
16-21 units/acre (up to 35).
3. ROCKAWAY HEIGHTS CLOSEST TO HI #1: "Mixed Use Neighborhood:"  
16-26 units/acre (up to 30 for .5 acre).
4. ROCKAWAY HEIGHTS UP HILL: "Low Density Residential:" 3-9 unit/acre. \*

\* May request rezoning for higher density residential to allow more affordable housing.

## ALLOWED USES for Rockaway Heights By new Pacifica General Plan

3

AB 2345 amends the Density Bonus Law to increase the maximum density bonus from thirty-five percent (35%) to fifty percent (50%). To be eligible for the maximum bonus, a project must set aside at least (i) fifteen percent (15%) of total units for very low income households, (ii) twenty-four percent (24%) of total units for low income households, or (iii) forty-four percent (44%) of for-sale units for moderate income households. Levels of bonus density between thirty-five percent (35%) and fifty percent (50%) are granted on a sliding scale.

Maximum Density Bonus Tiers		
	<i>Pre-2021 Density Bonus Law</i>	<i>AB 2345 Amendments</i>
Very Low Income	35% bonus for 11% set aside	50% bonus for 15% set aside
Low Income	35% bonus for 20% set aside	50% bonus for 24% set aside
Moderate Income	35% bonus for 40%* reserve	50% bonus for 44%* reserve
*For-sale units only		

## STATE DENSITY BONUS Laws Encourage BMR (Below Market Rate) Houses Within Mixed Use (Mixed Income) Housing Developments

# ROCKAWAY HIGHLANDS DENSITY STUDY

PARCEL	LOT APN	AREA		GENERAL PLAN USE	DENSITY PROJECTED		PACIFICA PROJECTED UNITS	DEVELOPER PROJECTED UNITS
		ACRES	SQ. FEET		MAX PER ACRE	PER ACRE See Table 4-2		
ONE (1.1)	018-140-660	1.214	52,889	Mixed Use Neighborhood	30	25.00	30.4	
ONE.2 (1.2)	018-140-300	0.050	2,181	Mixed Use Neighborhood	26	25.00	1.3	
ONE (Combined)		1.264	55,070	Mixed Use Neighborhood	30	25.00	31.6	37.93
PARCEL TWO	018-140-220	1.449	63,099	Low Density Residential	9.00	6.50	9.4	
TOTAL SITE		2.713	118,169				41.0	
PARCEL TWO REZONED		1.449	63,099	Mixed Use Neighborhood	30			43.46
TOTAL WITH REZONING								81.38
TOTAL UNITS WITH DENSITY BONUS								122.08

## **122 Units (or more) May Be Possible With Density Bonuses**

i.e. 15% Very Low Income (13 units?), or  
24% Low Income (20 units?), and/or  
TBD % Moderate Income



## ROCKAWAY HIGHLANDS HOUSING UNITS

### TYPICAL CONSTRUCTION:

Multiunit building will likely consist of a one-story concrete podium for parking, services, and entry. Above the podiums will be two to five stories of wood frame construction.

Smaller buildings, should there be any houses, townhouses, or stacked flats, will be slab on grade with three to four stories of wood frame.

### MARKET FOR:

We will study the market and government desires for every type of unit types. Examples (not exclusive) are: Seniors, families, young couples, singles, first responders, teachers, health care professionals, civil servants, service workers, professionals, blue/white/gray collar workers, building trades, other union members, farm workers, small business owners, general workforce.

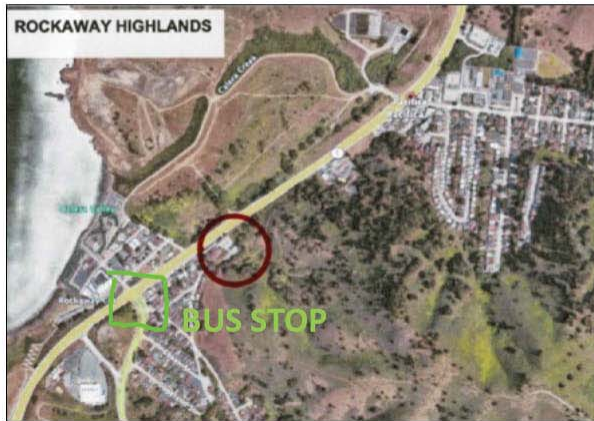
### LIVING UNIT TYPES examples:

Studios, 1, 2, 3, and 4 bedrooms, junior 1 bedrooms, micro-units, shared living units, accessory dwelling units, live-work units, innovative living units, co-housing.

### OCCUPANCY TYPES examples:

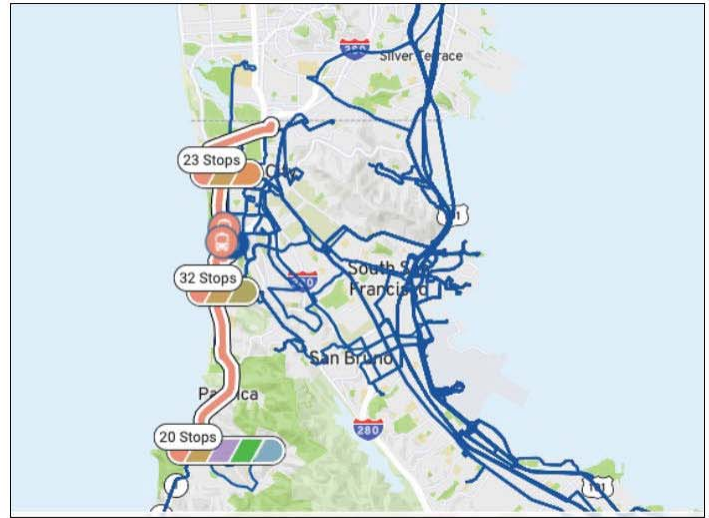
Rentals (market rate, affordable), for sale (fee simple, condominium, cooperative, shared equity, community land trust).

During the course of market research, design, government approvals, and financing (equity, bonds, and debt) other ideas and examples of construction, market, living units, and occupancy types may emerge.

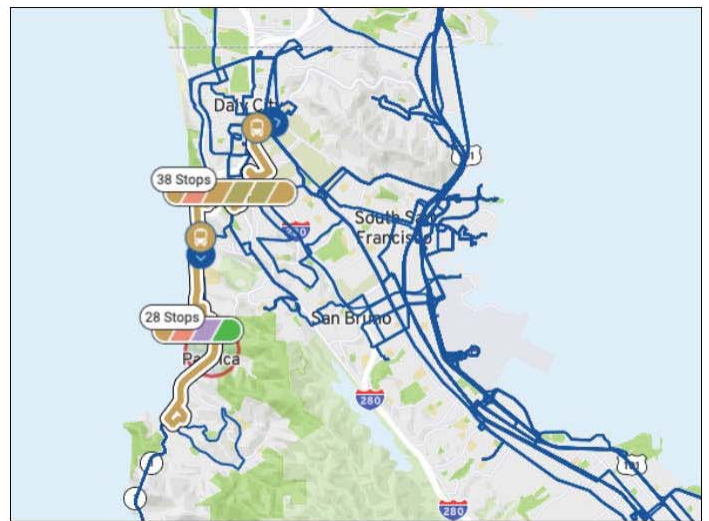


**LOCATION**  
**Rockaway Highlands**  
**At**  
**Base Of Cattle Hill**  
***Bus Stop Shown***

**# 110 to  
Daly City  
BART**

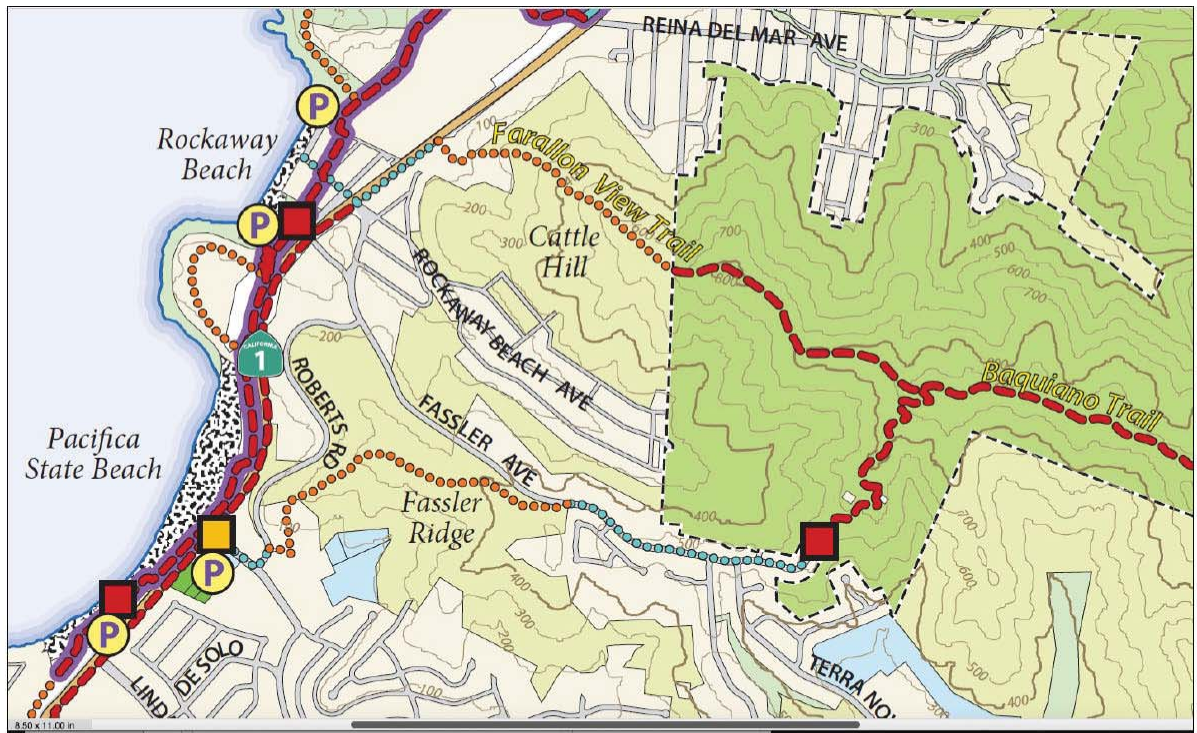


**# 112 to  
Colma  
BART**



**SAM TRANS  
BUS SERVICE  
FASSLER AVE /  
HIGHWAY #1 TO:**





## **PUBLIC TRAIL (Farallon View) Required Through Rockaway Highlands**

**TABLE F-4: ACTUAL APPROVED DENSITIES 2015-2022**

Year	Project Address	Commercial Space	GP Designation	Maximum DU/A Density Allowed	No. Units Approved	DU/A Density Approved	Percent of Allowable Maximum Density
2018	801 Fassler Ave	N/A	Open Space/LDR	9	24	2.14	24%
2020	Monterey Rd & Hickay Blvd	N/A	LDR	9	8	6.57	73%
2015	15 & 29 Montecito Ave	N/A	HDR	21	5	19.4	92%
2019	1335 Adobe Dr	N/A	HDR	21	7	16.26	77%
2019	1567 Beach Blvd	N/A	HDR	21	7	15.66	75%
2015	Monterey Rd & Waterford St	1,613 sf	Mixed-Use	22	5	22.7	103%
2020	340 Waterford St	1,324 sf	Mixed-Use	22	5	22.75	103%
2020	1300 Danman Ave	3,050 sf	Commercial	22	6	17.96	82%
2022	570 Crespi Dr, portion of 540 Crespi Dr	3,165 sf	Commercial	22	19	11.34	103%
<b>Average</b>							<b>81%</b>

Source: City of Pacifica.

### Vacant Sites

Vacant sites provide the greatest opportunity for development and historically have provided most of the new housing units in Pacifica. Below are the assumptions used to estimate future development on vacant sites that are zoned for residential uses.

**Single-Family (1-4 Units).** A City survey of vacant residential sites was conducted. Vacant parcels in single-family subdivisions zoned VLDR and LDR are scattered citywide and generally sized 2,000 to 5,000 square feet (less than 0.10 acre). The passage of Senate Bill (SB) 9 and SB 10 which became effective in January 2022, allows certain lot splits and the construction of 1-4 units by right in single-family neighborhoods. There have been six SB 9 applications to request approval of two-residential unit projects and/or urban lot splits on single-family parcels, indicating interest in utilizing these laws to increase capacity in single-family zoning districts. However, due to the newness of the legislation, it is difficult to project how many units can be built during the Housing Element planning period. Therefore, to be conservative, these small single-family parcels are not included in the Sites List. The potential housing units for parcels greater than 0.10 acre, or small parcels zoned at higher densities, are calculated by using the maximum density identified by its General Plan Land Use designation. Downward adjustments were further made for steep or hilly sites, based on the surrounding buildout. For sites where an application has been submitted by the owner to the City for review, the actual number of units is used. Pending applications consist of five sites providing eight units, all of which are designated as above moderate-income, listed in the Sites List. It is estimated the submitted projects will be approved in 2023 and constructed in 2024 based on typical processing times.

**Multi-Family or Mixed-Use (5+ Units).** A number of vacant sites in Pacifica that are zoned for multi-family or mixed-use were evaluated. For each site, the maximum density was calculated based on its land use designation and size of the parcel. Then each site was adjusted to its realistic capacity using 81 percent, based

*include Rockaway Highlands*



on historical averages as described above in Table F-4. Downward adjustments were further made to address physical constraints. For sites that have existing planning applications, the actual proposed units and income targets are used for this analysis. While the City is not obligated to approve a project on a housing site, proposed projects demonstrate the City's capacity to accommodate new housing. Applications that have been submitted but do not conform with City zoning requirements are not listed. The following vacant sites are summarized in Table F-5.

- **751 Oceana Boulevard (Sites Map Site #2).** The owner initially proposed two hotels on two parcels totaling 4.98 acres directly adjacent to Coast Highway. The owner is now proposing a mixed use of hotel and 80 units of market rate housing at the rear portion of the site with six lower-income units and six moderate-income units to meet the City's inclusionary requirement. A formal planning application has not yet been submitted and will likely require an EIR. However, the estimated entitlement approval is 2025 and completion by 2027.
- **Talbot Avenue/Goodman Road (Sites Map Site #6).** A single owner owns ten adjacent parcels for a total of 0.9 acres zoned HDR in the Sharp Park Specific Plan, which is surrounded by existing multi-family units. An adjacent City-owned parcel and easement for an unbuilt road could add an estimated extra 0.33 -acres to this parcel. A conservative estimate of 21 units is used based on existing density and site assembly, but this could increase if the City increases the allowed density in HDR zones, or if the owner acquires the City-owned parcel and easement. It is estimated that this could occur within the first two years of the HE planning period and construction completed by 2028.
- **Santa Maria Avenue/Palmetto Avenue (Sites Map Site #3).** This is a small vacant parcel zoned Mixed-Use Neighborhood which allows 26 DU/A. It is identified as an Opportunity Site in the Sharp Park Specific Plan and has good walkability to services and beaches. Due to its size, it can accommodate eight above moderate units in a mixed-use development. Development of this site is estimated by 2030.
- **2107 Palmetto Avenue (Sites Map Site #4).** A mixed-use proposal for this site consisting of seven market rate residential units over 3,200 square feet of commercial space and a parking garage was submitted. This project is identified as an Opportunity Site and conforms to the vision of the Sharp Park Specific Plan by providing mixed-use on a site that has good walkability to services and beaches. The project is close to getting entitlements and it is estimated that it will be constructed by 2025.
- **570 Crespi Drive (Sites Map Site #14).** A planning application was approved for 15 multi-family rental units on 1.75 acres. Two affordable units consisting of one low-income and one moderate-income would be restricted through an affordability agreement in conformance with the City's Inclusionary Zoning requirements. The project was appealed and an Environmental Impact Report (EIR) is now being completed. In addition, the project includes property owned by the City; therefore, the City will have to follow the procedures for disposition of property under the Surplus Lands Act prior to disposition of the property. This proposed project has property owner interest; this site is likely to redevelop within the planning period.
- **930 Oddstad Boulevard (Sites Map Site #17).** The Pacifica School District has submitted an application to construct 70 rental units on a vacant portion of the Oddstad Elementary School with six low-income units and five moderate-income units. The project will include 45 units dedicated to school district employees and 25 units will be available on the open market. The application is undergoing environmental review, and construction is estimated to begin in 2024 with completion in 2025.

• *Rockaway Highlands (SW of Sites Map #12)...probably well over 100 units including (many) affordable units.*

**TABLE F-5: VACANT RESIDENTIAL SITES FOR 5+ UNITS**

Site # on Sites Map	Address/ Intersection	APH	General Plan Land Use	Maximum Density (DU/A)	Parcel Size (Acres)	Allowed Maximum	Realistic Capacity (81%)	Lower-Income	Moderate-Income	Above Moderate-Income	Total Capacity
2	751 Oceana Blvd	009-245-010, 009-245-030	HDR	30	2.12	64	52	52			52
6	Talbot Ave/ Goodman Rd	016-232-080, 016-232-090, 016-232-100, 016-232-110, 016-232-120, 016-232-140, 016-252-140, 016-252-150, 016-252-160, 016-252-170	HDR	30	0.9	27	22		21		21
3	Santa Maria Ave/ Palmetto Ave	016-032-310	MUN	26	0.36	9	8			8	8
4	2107 Palmetto Ave	016-192-320	HLUC	30	0.3	9	7			7	7
14	570 Crespi Dr	022-162-310	MUC	50	1.74	87	70	1	1	13	15
17	930 Oddstad Blvd	022-672-600	LDR	9	12.37	113	92	6	5	59	70
Multi-Family Vacant Residential Subtotal								59	27	87	173

Source: City of Pacifica.

*Include Rockaway Highlands in this Table.*

HOUSING OPPORTUNITY SITE TO HELP PACIFICA MEET ITS RHNA GOALS FOR 2023-2031

ROCKAWAY HIGHLANDS, CABRILLO HIGHWAY/FASSLER AVE (North OF LUTHERAN CHURCH AT 4400 CABRILLO HIGHWAY), Pacifica

OWNER: Rockaway Highlands c/o Ms. Julia Ngo, email: RockawayHCP@gmail.com.

DRAFT, DRAFT

Consultant: L. Kirk Miller, email: kirk@kirkmillernet. Cell: 415-505-0106.

Housing Element Sites Inventory for Department of Housing and Community Development for Pacifica 2023-2033 RHNA

**TABLE A page 1: Housing units allowed under existing conditions.**

Jurisdiction Name	Site Address/ Intersection	5 Digit Zip Code	Assessor Parcel #	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)
Pacifica	Cabrillo Highway/Fassler	94044	018-140-220	C	Vacant/Undeveloped	R-1/B-3	0
Pacifica	Cabrillo Highway/Fassler	94044	018-140-300	C	Vacant/Undeveloped	C-1	0
Pacifica	Cabrillo Highway/Fassler	94044	018-140-660	C	Vacant/Undeveloped	C-1	0

**TABLE B page 1: Units that could be built under revised conditions.**

Jurisdiction Name	Site Address/ Intersection	5 Digit Zip Code	Assessor Parcel #	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Pacifica	Cabrillo Highway/Fassler	94044	018-140-220	15%*			95* units on
Pacifica	Cabrillo Highway/Fassler	94044	018-140-300		24%*		3 lots
Pacifica	Cabrillo Highway/Fassler	94044	018-140-660			44%*	merged,
			3 lots to be Merged.				minus affordable, plus density bonus*.

**TABLE A page 2: Housing units allowed under existing conditions.**

Maximum Density Allowed (units/acre)	Parcel Size (acres)	Existing Use/Vacancy	Infrastructure	Publicly- Owned	Site Status
7	1.449	Vacant	YES - Current	NO - Privately-Owned	Available
0	0.05	Vacant		NO - Privately-Owned	Available
0	1.214	Vacant		NO - Privately-Owned	Available
	2.713	Acres Total			

**TABLE B page 2: Units that could be built under revised conditions.**

Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning
Both	1.449	Vacant/Undeveloped	R-1/B-3	High Density Residential	R-3 (30 units/acre)*
Both	0.05	Vacant/Undeveloped	C-1	High Density Residential	R-3 (30 units/acre)*
Both	1.214	Vacant/Undeveloped	C-1	High Density Residential	R-3 (30 units/acre)*
	2.713	Acres Total			

**TABLE A page 3: Housing units allowed under existing conditions.**

Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Not Used in Prior Housing Element	0	1	9	10
Not Used in Prior Housing Element	0	0	0	0
Not Used in Prior Housing Element	0	0	0	0

**TABLE B page 3: Units that could be built under revised conditions.**

Minimum Density Allowed Per Acre	Maximum Density Allowed Per Acre	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses
0	30*	47.47*	Vacant	Vacant
0	30*	1.5*	Vacant	Vacant
0	30*	36.42*	Vacant	Vacant



**TABLE A page 4: Housing units allowed under existing conditions.**

Optional Information 1

ADUs & Junior units allowed, but terrain prevents.  
Conditional Use allows housing above commercial, but commercial not feasible.  
Conditional Use allows housing above commercial, but commercial not feasible.

**TABLE B page 4: Units that could be built under revised conditions.**

Infrastructure

YES-Current  
YES-Current  
YES-Current

\* Optional Information 1

Base capacity of 95 units. (could be more, but smaller units).  
May try to get Density Bonus of 50%, with total capacity of 143 units (could be more, but smaller units). Number of affordable units could range from 15% very low, to 24% low, to 44% moderate. \*Planned Unit Development, Conditional Use, Variance, or special area could be required to allow more, but smaller units.

Thursday, December 15, 2022 at 14:50:20 Pacific Standard Time

**Subject:** FW: NEW OPPORTUNITY SITE FOR HOUSING ELEMENT  
**Date:** Monday, December 12, 2022 at 6:05:47 PM Pacific Standard Time  
**From:** KIRK MILLER  
**To:** cmurdock@pacifica.gov

Dear Mr. Murdoch and Ms. O'Connor

Per your request for more input on the HOUSING ELEMENT, please be advised that we are preparing information on a New Vacant Opportunity Site to be included in your Housing Element.

This Opportunity Site includes the three vacant parcels directly NE of the Lutheran Church located at 4400 Cabrillo Highway. That is APNs:

1. APN 08-140-660.
2. APN 08-140-300.
3. APN 08-140-220.

Their area is a total of 2.71 acres. The site is under the management/ownership of Rockaway Highlands.

More information will be coming to you shortly.

In the meantime, if you have any questions or concerns you may contact me at the email or phone number shown below.

Best,  
Kirk Miller

L. Kirk Miller, CDS, FAIA emeritus  
Development Strategist

*The Process Determines the Product*

[REDACTED]

Cc: Julia Ngo

---

**From:** Pacifica Housing Element Updates <housing@pacifica.gov>

**Reply-To:** <housing@pacifica.gov>

**Date:** Saturday, December 10, 2022 at 1:30 PM

[REDACTED]

**Subject:** Reminder: It's Not too Late to Share Your Input


**From:** [M.M](#)  
**To:** [Housing](#)  
**Subject:** Pacifica Housing Element Plan 2023  
**Date:** Tuesday, March 21, 2023 2:40:39 PM

---

**[CAUTION: External Email]**

I am opposed to having buildings be designated all low income such as the ones planned for Public Works Yard, 155 Milagra Dr and 24 Hour Fitness, Oceana and Manor. My concern is the buildings will be built as cheaply as possible with no funds put toward attractiveness. I also worry that maintenance of the buildings won't be proactive and the buildings will prematurely run down. I don't want to see a slumlord situation developing. It's not good for Pacifica or the low income residents. I think this can be avoided by having all the buildings be mixed income. Money will have to be put into the attractiveness of the buildings in order to entice high income earners. And, there will be more funds for proactive maintenance.

Thanks,  
Michele McEntee



**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Irene](#)  
**To:** [Housing](#)  
**Subject:** Suggestions for housing element and future zoom meetings for general public  
**Date:** Tuesday, March 21, 2023 4:01:38 PM

---

**[CAUTION: External Email]**

Hi,

Sorry, I can't make it to the public meeting, especially during the wet and windy weather. Would you please provide zoom meetings for the general public in the future?

Suggestions for housing element:

1. Request grant or other funding to help with the housing element.
2. If possible, build affordable housing on top of the Samtran park and ride area across from the Linda Mar shopping center. That way, we still have the park and ride with housing.
3. Try working with the landowners of the Linda Mar and Manor shopping center to see if they would go with having housing above their stores. Would have to give them some types of compensation and maybe request grant money? Not sure using their parking lot would go well with the store owners and the customers.
4. Allow higher density height for the housing elements.

Good luck.

Irene Lee

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Brian Szeto](#)  
**To:** [Housing](#)  
**Subject:** Fassler Ave Housing Element Housing Sites List  
**Date:** Wednesday, March 22, 2023 2:53:43 PM

---

**[CAUTION: External Email]**

Dear Planning Commissioners,

Our family owns several undeveloped lots north of Fassler Avenue and we strongly encourage the planning commissioners to consider this collection of lots to be identified in the Housing Element. We believe the inclusion of this site in the housing sites inventory will help Pacifica reach its RHNA numbers while still protecting the hillside through careful development.

Please consider:

APNs: 022-083-010, 022-083-040, 022-150-430, 022-042-270, 022-043-220, 022-043-020, 022-043-200, 022-043-010, 022-042-260 and 022-045-010

--

Brian Szeto  


**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.



**From:** [Joe Blow](#)  
**To:** [Housing](#)  
**Subject:** No at Oceana High.  
**Date:** Wednesday, March 22, 2023 11:19:09 PM

---

**[CAUTION: External Email]**

My family uses the field for picnics while looking at the ocean. Many people use this field as a recreation area when school is not in session. It's the only open area to see wildlife from afar. It's an amazing area please do not build on these fields. The planning department needs to work smarter and harder and not take away open space that this community loves and cherishes. Also and more importantly, students from Oceana High use the field for science, biology, geology and physical Education from time to time.

Thank you  
The Amato family.

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [k.romero](#)  
**To:** [Housing](#)  
**Subject:** Against Housing in Oceana High School  
**Date:** Thursday, March 23, 2023 2:44:19 PM

---

**[CAUTION: External Email]**

Hello -

I'm writing to voice my concerns about building housing on Paloma Ave near the Oceana High School. This area is already congested daily with folks picking up and dropping off their children during the week. On weekends the streets are packed with cars for swim and soccer meets. We do not have the infrastructure to support more traffic and parking. Also, this area is enjoyed daily since it's the only open space in the area. It's a park-like setting and people are out there with their kids playing and enjoying the scenery. I know myself, along with many others, did not move here to see tall buildings. This will destroy the quaint small town feel that we moved here to find and build a community. Again this will be destroyed with additional housing in this particular area.

There are many other options available to Pacifica for places to build and this is NOT one of them. Also, if [California's population has dropped](#) in the last couple years all this excess of housing is no longer needed. This reeks of developers being greedy and lining their pockets with no concern about the communities they are destroying.

Regards,  
Kerry

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Summer Lee](#)  
**To:** [citycouncil@ci.pacifica.us](mailto:citycouncil@ci.pacifica.us); [housingelements@hcd.ca.gov](mailto:housingelements@hcd.ca.gov)  
**Subject:** Comment on Pacifica housing element draft  
**Date:** Thursday, March 23, 2023 3:43:06 PM

---

**[CAUTION: External Email]**

Dear Staff and Council,

First, I would like to correct a potentially slanderous error in the draft in the section entitled, Opposition to Housing Projects.

CPUP actually stands for Coalition of Pacificans for an Updated Plan (and the organizational name goes on to include "and Responsible Development"). CPUP has never taken a position against development. In fact, those who attend our meetings are housing advocates and are actively supporting activities and initiatives to promote workforce and low-income housing, as well as advocating for anti-displacement policies.

It is disingenuous and slanderous to say that CPUP is against housing projects, especially since one might easily recall us working (less than 2 years ago) with the developer Bijan Khosravi to bring his 4000+ sqft home with a 650 sqft garage into legal compliance. Altogether, we hashed out a settlement, resulting in the dropping of the appeal and now Mr. Khosravi is almost done building his luxury home whose structure now looms over Pacifica atop the open ridgeline.

I am disheartened that the feedback I heard given at the community workshop (of 2 offered) that I attended was not incorporated into this draft. I for one was among others that requested policies to encourage low-income housing as well as preventing displacement. This draft either uses vague and underwhelming goals and timelines, or omits anti-displacement policy found in other HCD-certified drafts. While the City workshops focused on identifying housing sites and rezoning for developers who produce market rate housing, as has been the long history of Pacifica, there was no discussion of policy that will take these rezoned properties and guarantee housing in any of the low-income or moderate-income tiers.

Also, I see that none of the community-supported suggestions by PH4A were meaningfully addressed or included. As a result, I am cc'ing HCD.

Contrary to this city's imagination that supports the intentions of for-profit developers, **truly affordable housing and the protection of fragile ecosystems can co-exist and do in many neighboring jurisdictions.**

It is clear this draft will not pass HCD and the City will miss the May 2023 deadline for compliance, so it is not in Pacifica's best interest to hurry and cudgel this draft through with disregard of public input. The City would be best served by making prudent changes and adopt a draft that uses strong and specific language to protect Pacificans by **preventing displacement, encouraging low-income housing, and deterring housing for the most vulnerable of our neighbors from being placed in hazardous areas.** As it stands, this draft does not meet these goals, and the goals stated by HCD.

Because affordable housing projects in Pacifica take longer than a housing element's timeline (and in some cases ever) I suggest prioritization of programs to prevent displacement and encourage low-income housing projects, like establishing a housing fund, in the timeline, but also back these programs with specific actions to achieve them. For example:

1) Public lands should either have RFP's for non-profit developers circulated now, and sales should follow

the Surplus Land Act. When it is eventually sold, those funds should go to a housing fund. A housing fund and following the surplus land act are two of many actions that forge the pathway towards non-profit development, where as it stands now in this draft, absolutely no pathway exists.

2) No in-lieu fees agreement should ever be accepted. No developer should be able to avoid inclusion of affordable housing. The in-lieu fees for the subdivision that the above mentioned Mr. Khosravi built in, were substantially underpriced and to this day sits unused and will be potentially misused in the absence of a dedicated housing fund.

3) More tenant protections, such as extended relocation payouts, and just-cause eviction standards starting at day 1. Additionally, there should be tighter restrictions on landlord renovation evictions.

4) A limit on STR's besides the recent meaningless cap of 150 permits for operators (not units).

5) Increasing the vacancy tax and allotting it towards a housing fund.

6) Permanent deed restrictions on designated affordable housing units.

It is achievable now to preserve housing for our most vulnerable, prevent displacement, protect tenants, and build a housing fund for truly affordable housing, while the longer term goals of suburban sprawl and contributing to climate crisis for more luxury, ocean-view development can go on and on being supported by the current City leadership.

Many thanks for your service,  
Summer Lee  
Pacifica Resident for 23 years

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [David Szeto](#)  
**To:** [Housing](#)  
**Subject:** seabowl status  
**Date:** Thursday, March 23, 2023 1:31:10 PM  
**Attachments:** [Seabowl to Housing.pdf](#)

---

**[CAUTION: External Email]**

To whom it may concern,

This letter outlines Seabowl's future and fully supports the planned development on it's site.

Thank you,

David Szeto  
Seabowl Pacifica, Inc

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

March 23, 2023

Via E-Mail HOUSING@PACIFICA.GOV

City of Pacifica  
540 Crespi Drive  
Pacifica, CA 94044

**RE: Sea Bowl Entertainment Center; 4625 Coast Hwy. Pacifica, CA 94044**

To Whom it may Concern,

As you may know, the Sea Bowl Entertainment Center will be closing on very soon this year after 60 years of providing high-quality indoor entertainment and competition to locals and visitors alike. It's been an honor serving the community over the last few decades and I am grateful to Pacifica for the outstanding relationship that we have shared throughout the years. This has been a very difficult decision, but I know that while the current chapter of the property's use has ended, a new chapter has begun which will continue to benefit the City for many decades more to come.

After discussing my options with numerous parties, I have come to the conclusion that the best future for the site is to provide much needed housing for the benefit of current and future Pacificans. To that end, I have chosen Toll Brothers to carry on the commitment to providing a high-quality experience on the property. Toll Brothers is one of the finest builders in this region and the team that will redevelop the property has vast experience in creating exceptional housing that contributes to the community at large. I strongly support Toll Brothers' efforts to create a mix of market and below-market rate housing on the former Sea Bowl site.

Thank you for taking the time to read these comments and communicate them as appropriate to the California Department of Housing and Community Development as part of the Housing Element Update process.

Sincerely,

A handwritten signature in black ink, appearing to read "David Szeto", with a stylized flourish at the end.

David Szeto  
Sea Bowl Owner


**From:** [Albert Romero](#)  
**To:** [Housing](#)  
**Subject:** Housing at Oceana High  
**Date:** Friday, March 24, 2023 12:32:30 AM

---

[CAUTION: External Email]

Hello, I'm originally from Richmond Ca. raised from a single mom along with my brother and sister in the poorest parts of town. I am of Mexican decent. My mother worked hard hand taught us to do the same. I went to trade school to become an automotive mechanic and to this day that's basically what I do for the last 35years. I've been a blue collar worker all my life. My wife and I had been looking for a house to buy because we were renters for the first 5 years being together. We looked and saved for another five years to get a house in this lovely neighborhood near Oceana High School. My wife is a blue collar worker 9-5er as well. We didn't inherit any money to buy in this area and used a FHA loan to finance our property. We saved and worked hard for ten years together until we moved here. I was 40 years old when we bought here. I had been working 20years to get here in this beautiful neighborhood. I believe, people have to work hard to be able to live in such a beautiful place such as we did. We could have chosen a cheaper place to live but we wanted to be in Pacifica. We overcame many obstacles and hardships to get here. Now, It seems we might have to move somewhere else if Oceana High gets housing and ruins this quaint little neighborhood. Some neighbors feel the same that they might move. Why can't people just have a dream and work hard for it? Pacifica is a highly desirable community to live in. I'm sure the people at the Pacifica planning department do not live here but wish they did. That's great, but you have to work for it. Once you do work hard, save and get a house here then you wouldn't want the planning department to ruin your small community, open space, recreational area, community get togethers park, high school field for students, safe area to let your kids play, get ruined by affordable housing planners who can't think of other places to build. Don't build on Oceana High.

Nevertheless, we bought at the right time, worked hard and saved because we had a dream and were determined. Why can't other people do the same? Yes we are very fortunate, but we worked hard, saved and it worked for us. Some people talk about how their kids can't afford to live here. Well, are they young kids, or they haven't worked hard enough or had enough time in the workforce to save? We all know the economic environment is changing and real estate markets cycle. People are moving because of cheaper property elsewhere and working from home. Why are the pre-pandemic housing factors being pushed so hard after a the pandemic when economic factors are changing drastically forever? Can't this housing element (RHNA) across all cities be reconsidered when the market settles down when things pan out? More importantly, why is our small community being targeted considering we are .007 of the population of Pacifica (Oceana High school Community)? We are a small voice considering the population in this area. This proposed housing area (Oceana High) affects this area in particular harder than other populated areas because we are few. Nobody I have talked to in this area wants this being built up. Is Mary Bier our city counsel person, is she on our side? Is the planning department going to work harder and look elsewhere? Or, take the easy road and go after Oceana High?

  
CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

CITY PLANNING - CHRISTIAN  
MAYOR Bigstuck

RECEIVED

MAR 24 2023

City of Pacifica  
Planning Division

THIS IS CONCERNING THE HOUSING  
DEVELOPMENT AT OCEANA HIGH SCHOOL  
ON PALOMA AVE.

PLEASE TAKE THE TIME TO LOOK AT  
ALL THESE PHOTOS. ONES WITH PURPLE  
X IS JUST A TYPICAL LATE AFTERNOON/  
EARLY EVENING. THE OTHERS ARE A  
TYPICAL WEEKEND.

1. PARKING ON PALOMA IS ALSO  
NEEDED BY THE HOMES ON CARMEL -  
LOMA VISTA - PICO - VALLEJO + MORE  
DUE TO VERY SMALL STREETS WITH NO  
SIDEWALKS.

2. WE LIVED THROUGH THE ~~CON~~ CONSTRUCTION  
OF THE FIELD AT OCEANA FOR  
TWO YEARS. WE HAD NO REGULAR  
SLEEP FOR THOSE TWO YEARS DUE TO  
TRUCKS AT ALL HOURS. IT WAS HELL.

3. ONE MEETING IT WAS SAID "PEOPLE  
WHO GREW UP HERE SHOULD BE ABLE  
TO STAY HERE. YOU ARE FORCING US  
OUT BY THE CONSTRUCTION ALONE AND

I'VE BEEN HERE FOR 55 YEARS, MY FAMILY. MEMBERS OF MY FAMILY HAVE WORKED AND HAD BUSINESS BEFORE PACIFICA BECAME PACIFICA. YOU ARE FORCING OUR YOUNG + OLD OUT!

4. THERE IS ONE MAIN ROAD INTO NORTH-EAST SHARP PARK THAT IS PALOMA.

5. WE HAVE YELLOW TAIL HAWKS, HERON, MOUNTAIN LION, COYOTES, BUCKS + DOES, ONLY TO MENTION A FEW OF OUR WILD LIFE WHO LOVE THOSE GOPHERS ON THOSE FIELDS

6. PLEASE COME OUT HERE ON MONDAY - WED AND WEEKENDS TO SEE FOR YOURSELF THE CONGESTION OF CARS.

4:30 - 6:00 WOULD BE A GOOD TIME. HAS NOTHING TO DO WITH OCEANA SCHOOL SCHEDULE

7. ARE YOU GOING TO GET RID OF PARKS BEACH + RECREATION / SOCCER, SWIMMING, MEETS, ECT.?

8. THANK YOU FOR YOUR TIME. MAYOR →



Bigstuck said:  
"Pacifica, it's up to you to  
DECIDE if your QUALITY of LIFE  
IS WORTH the PRICE tag. I WOULD  
GLADLY pay for IMPROVEMENT. THIS is NOT that  
THIS is MESSING WITH OUR QUALITY  
of LIFE !!

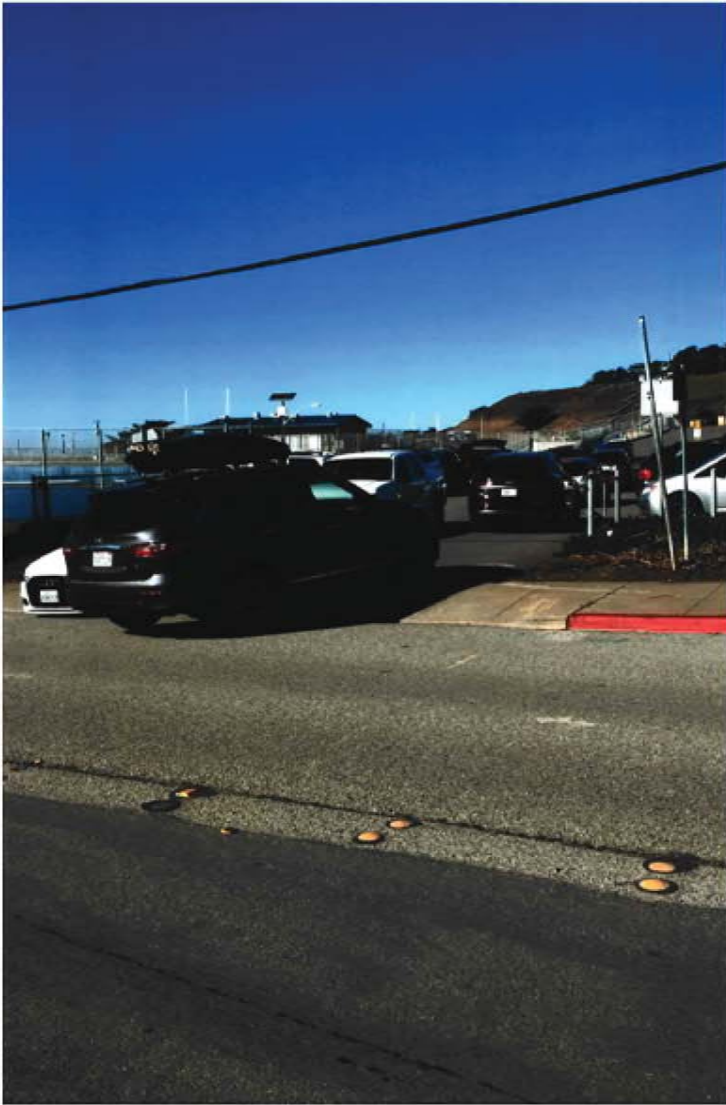
THANK YOU,

JOYCE TOOMEY  
STEVE FRANCO

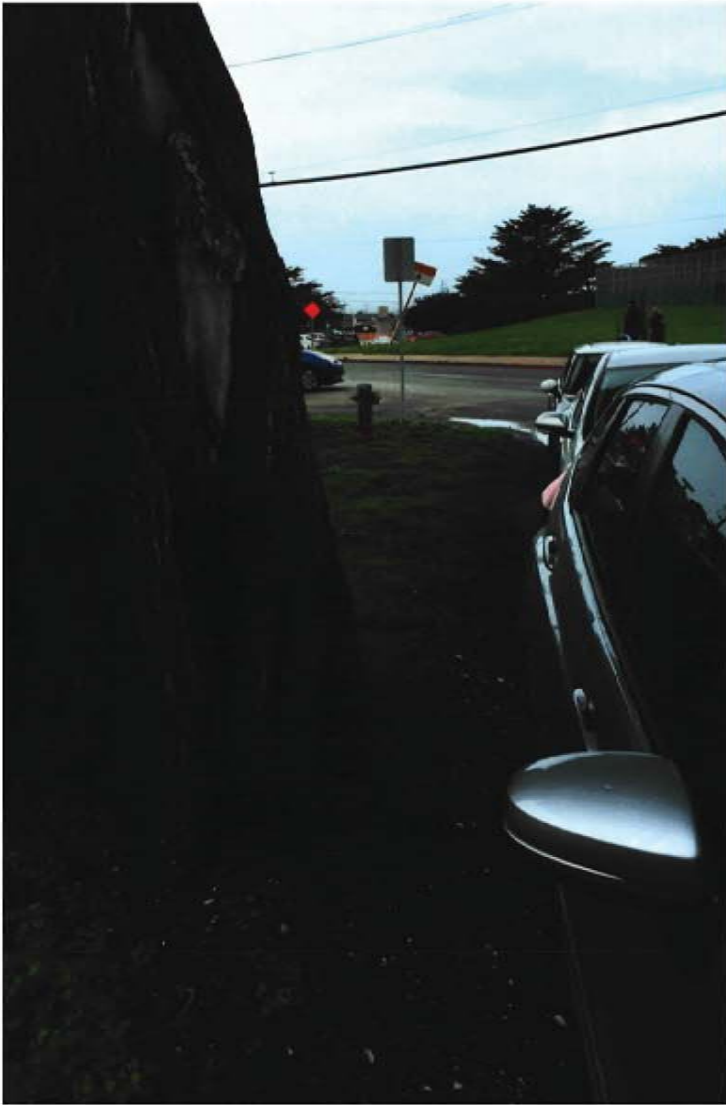
ANY OTHER QUESTIONS - PLEASE CALL  

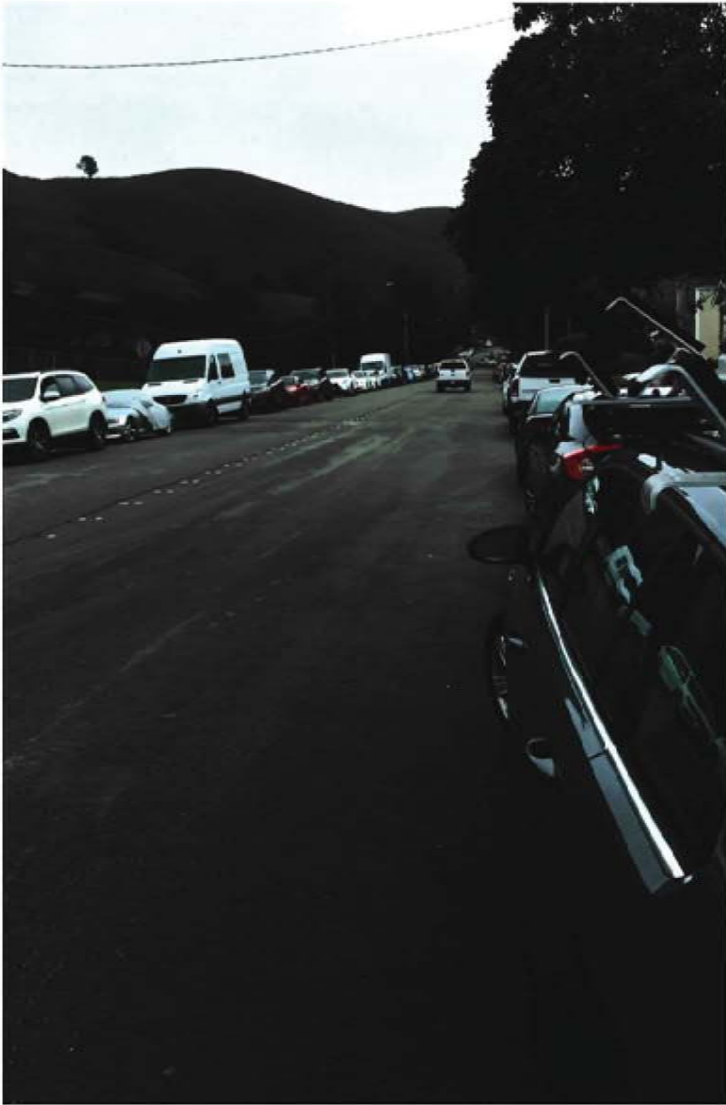

HOPE YOU CAN READ MY WRITING.  
I'M OBVIOUSLY OLD ~~SEE~~ SCHOOL.

PLEASE NOTE in PICS that RED  
ZONES ARE REGULARLY PARKED IN  
& FIRE HYDRANTS BLOCKED DUE TO  
LACK OF PARKING. THANK YOU!

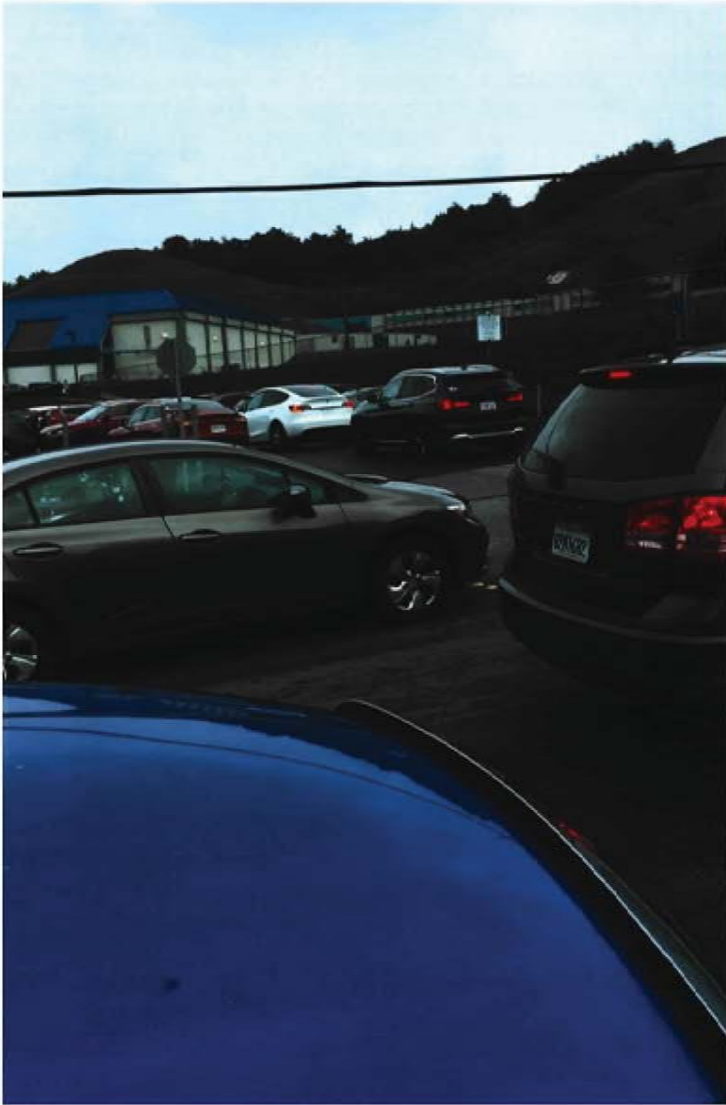




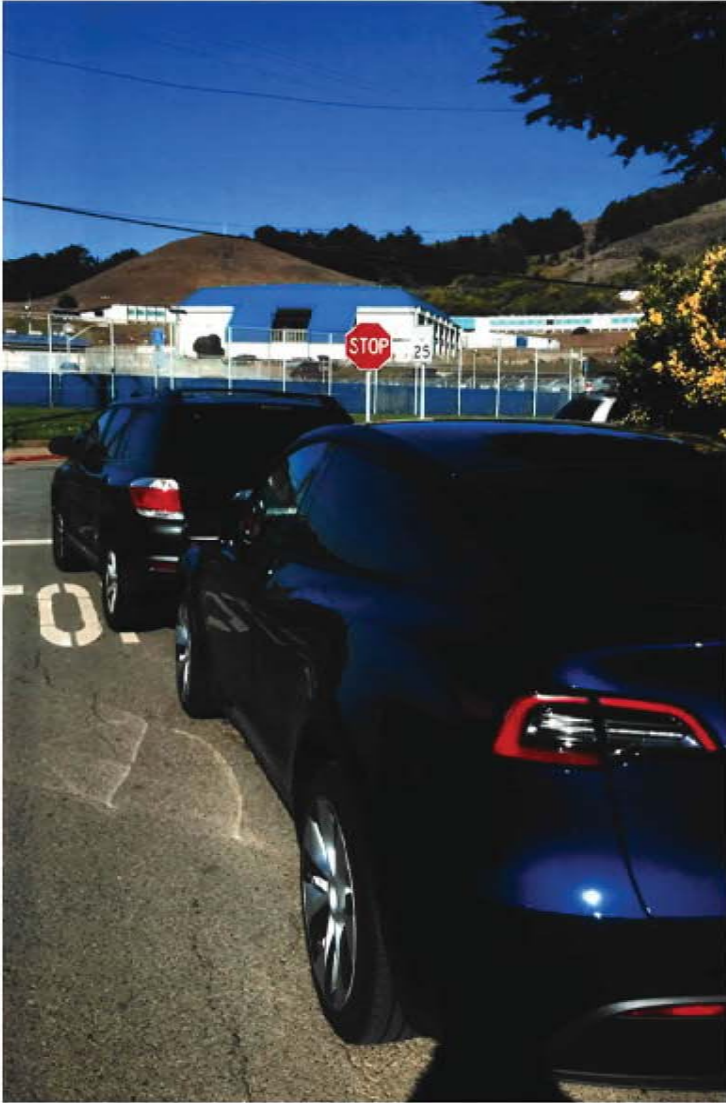


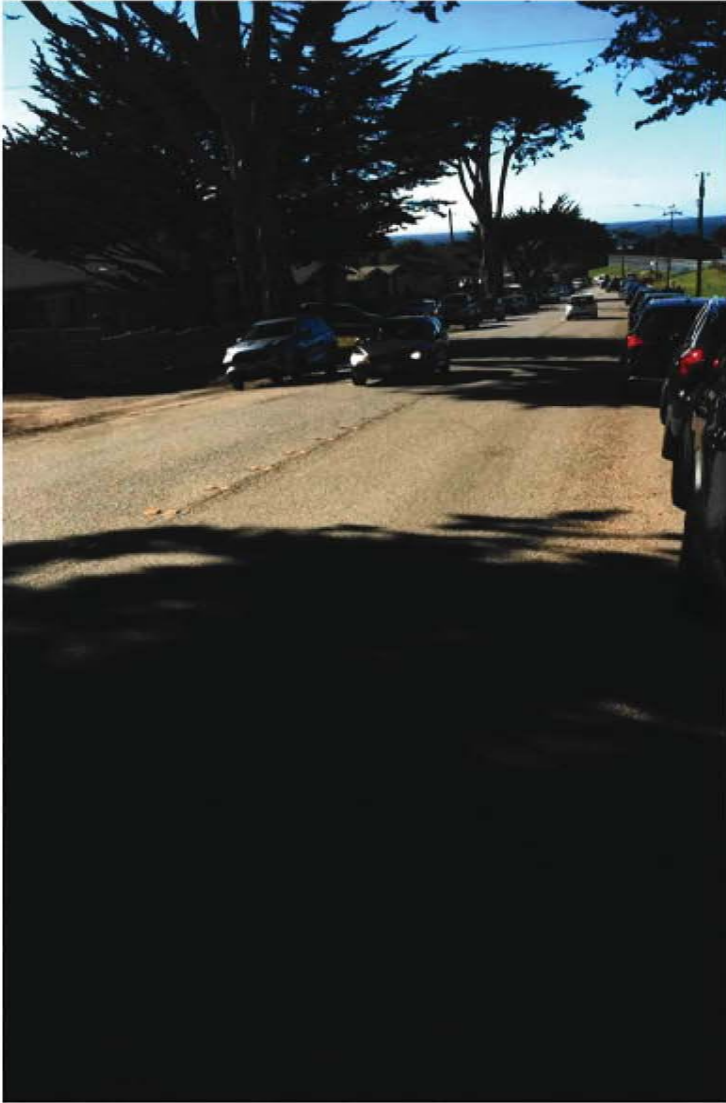














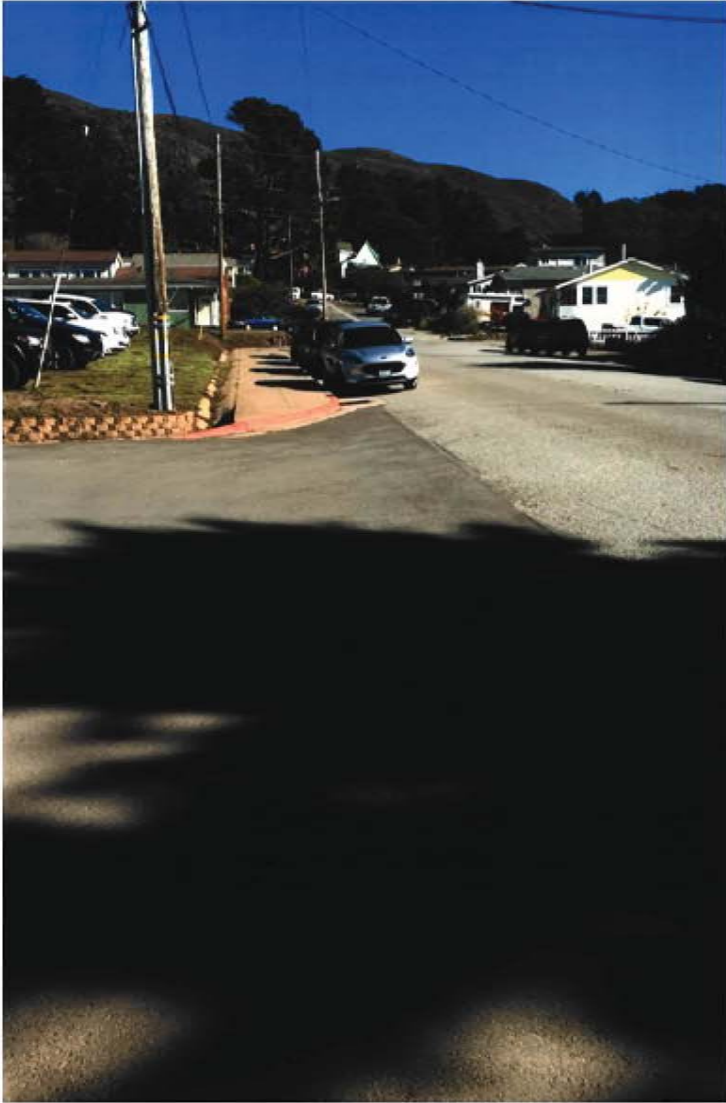






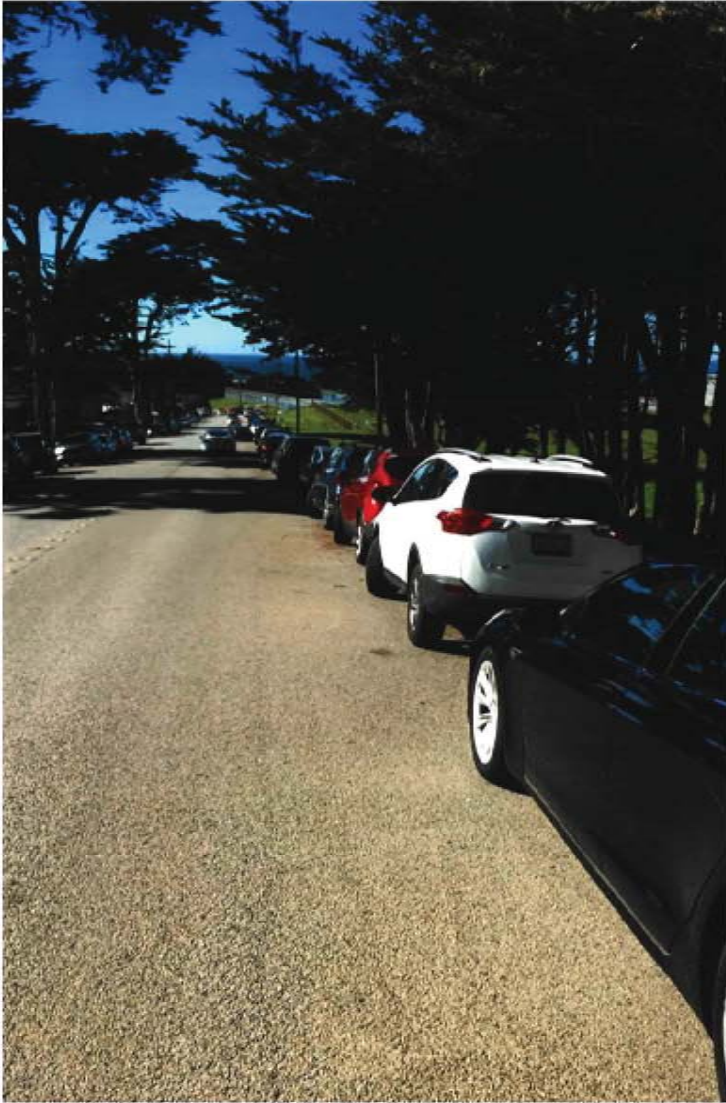








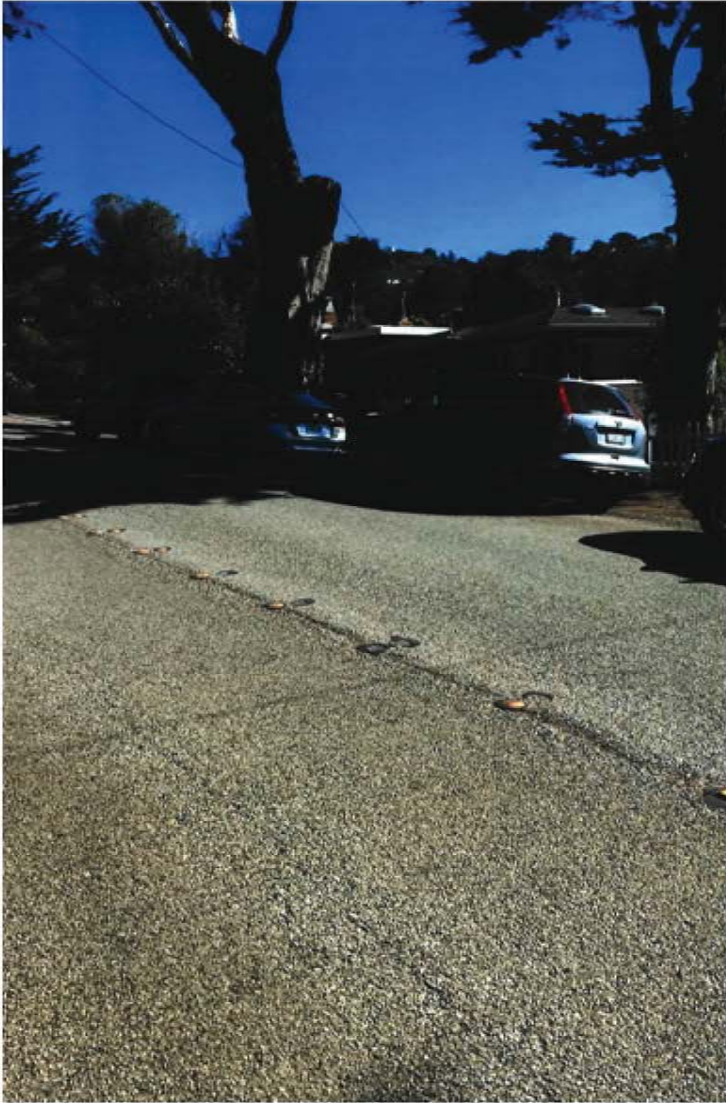




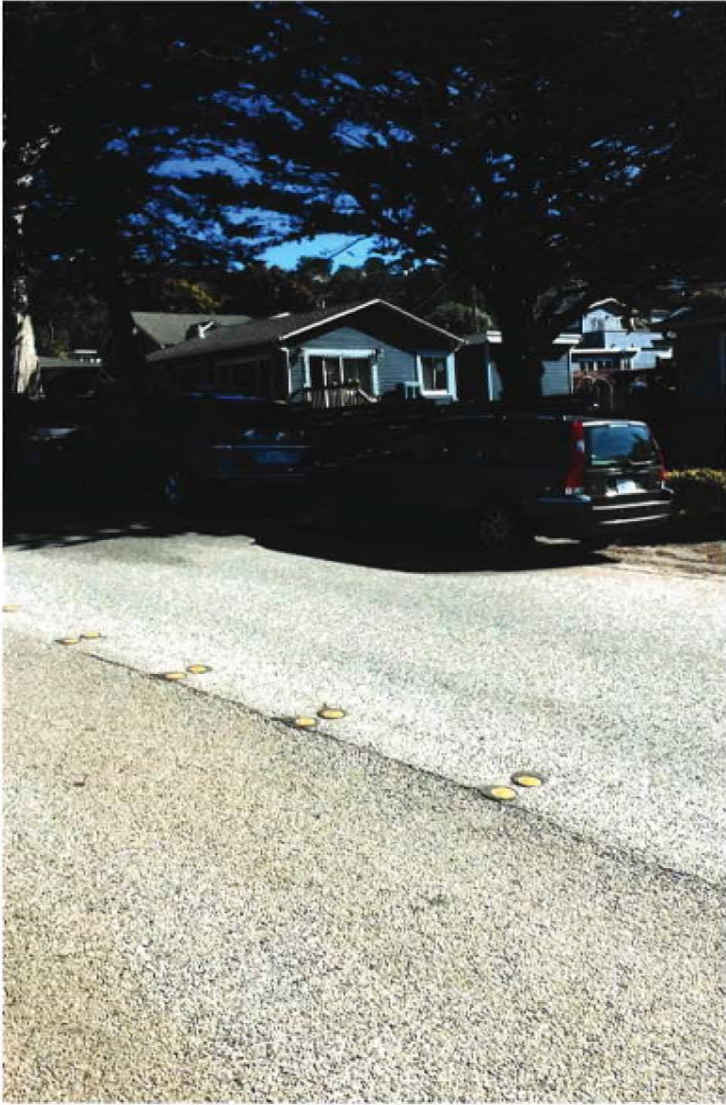




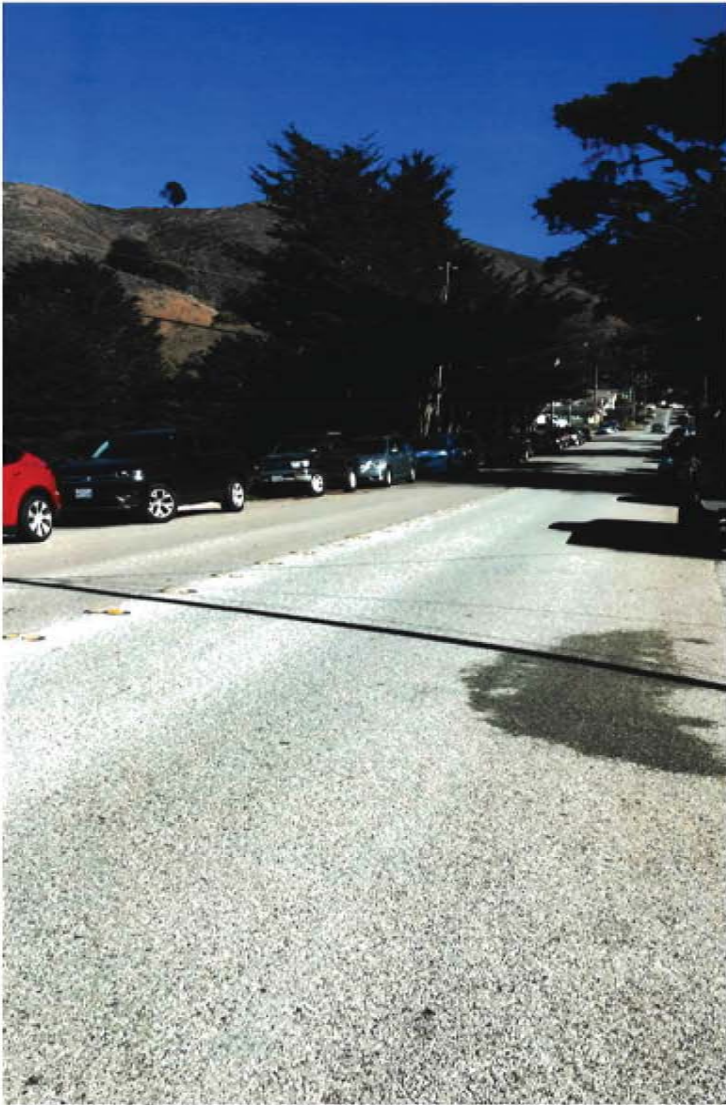
















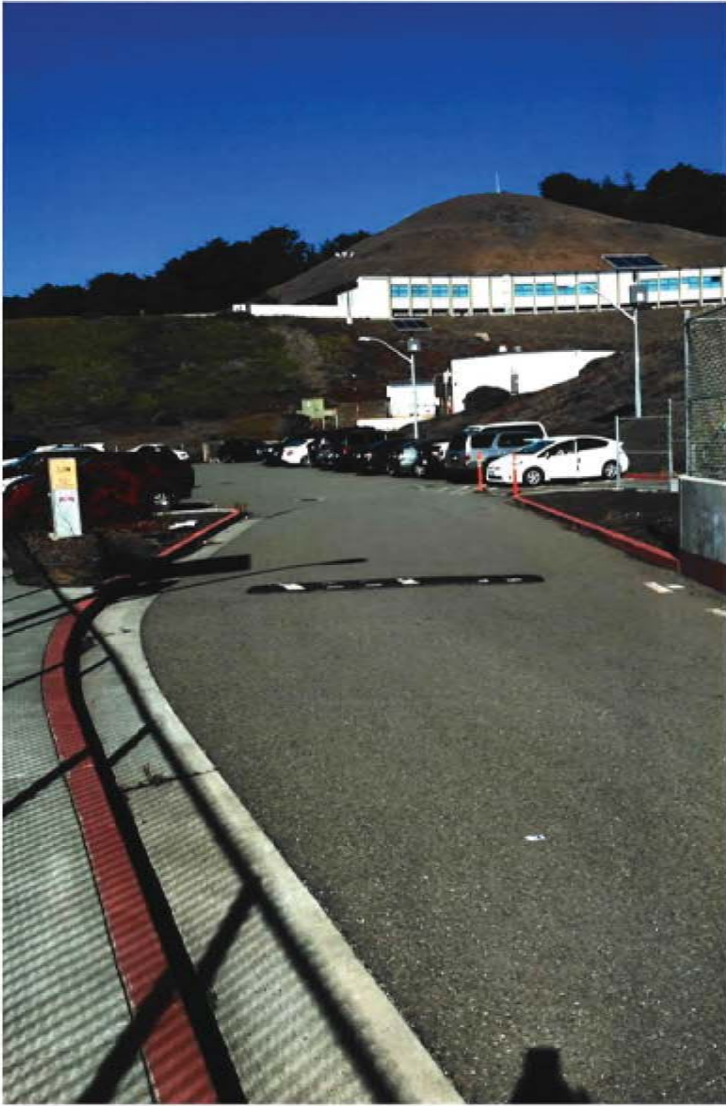










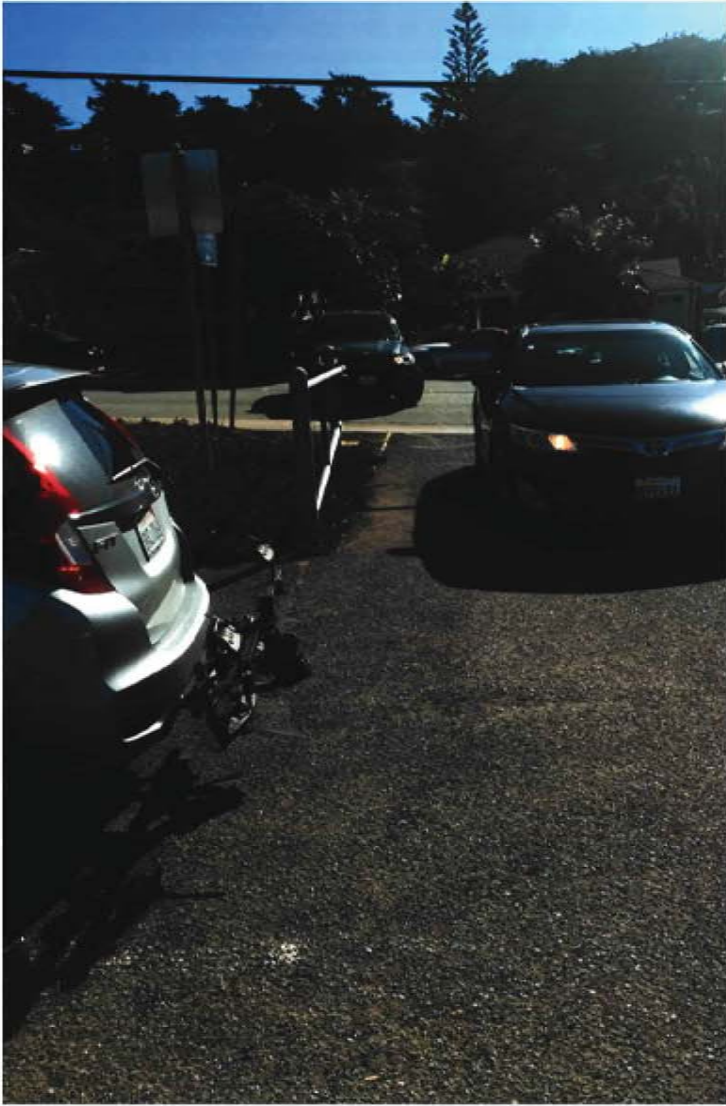




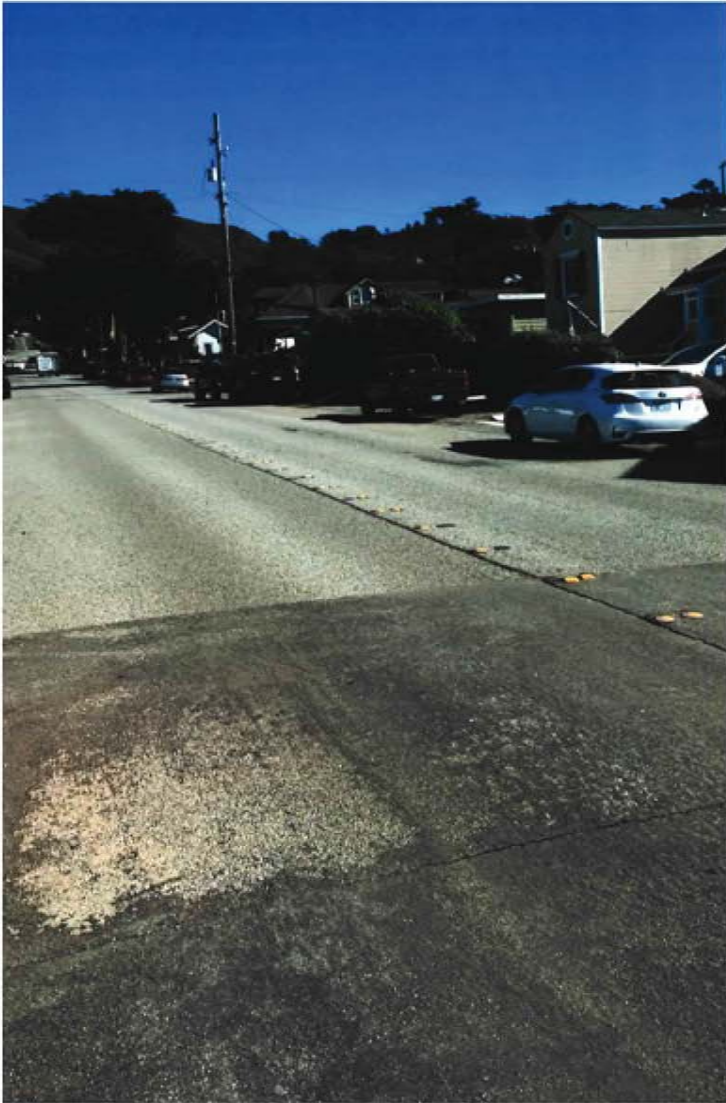




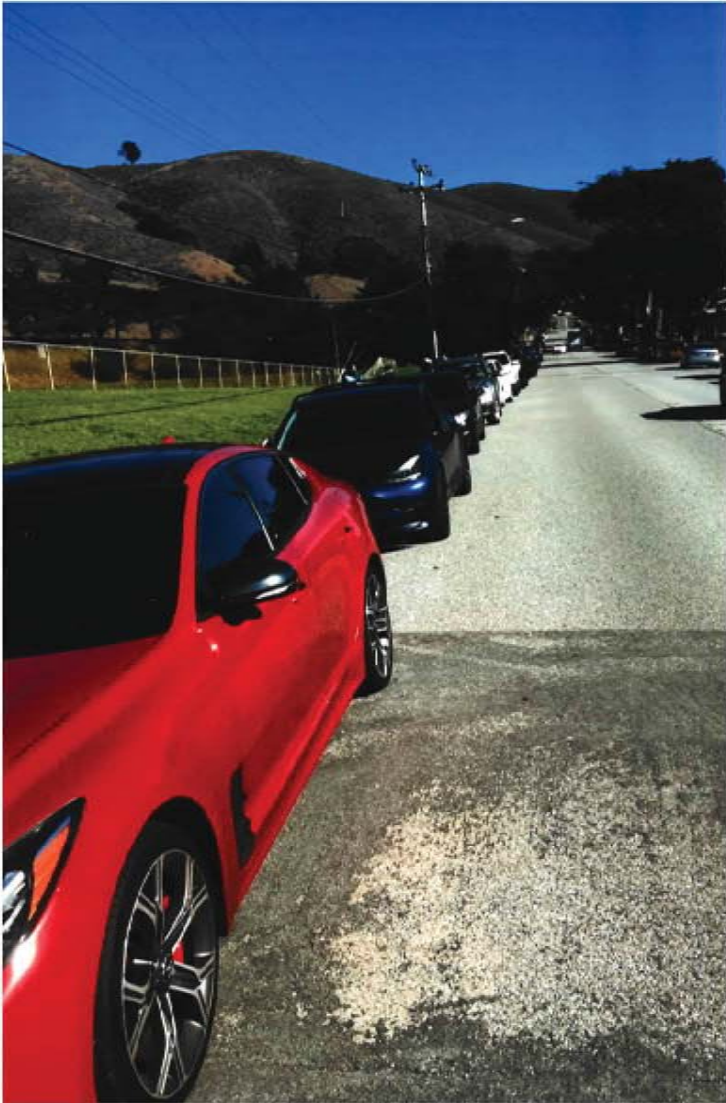


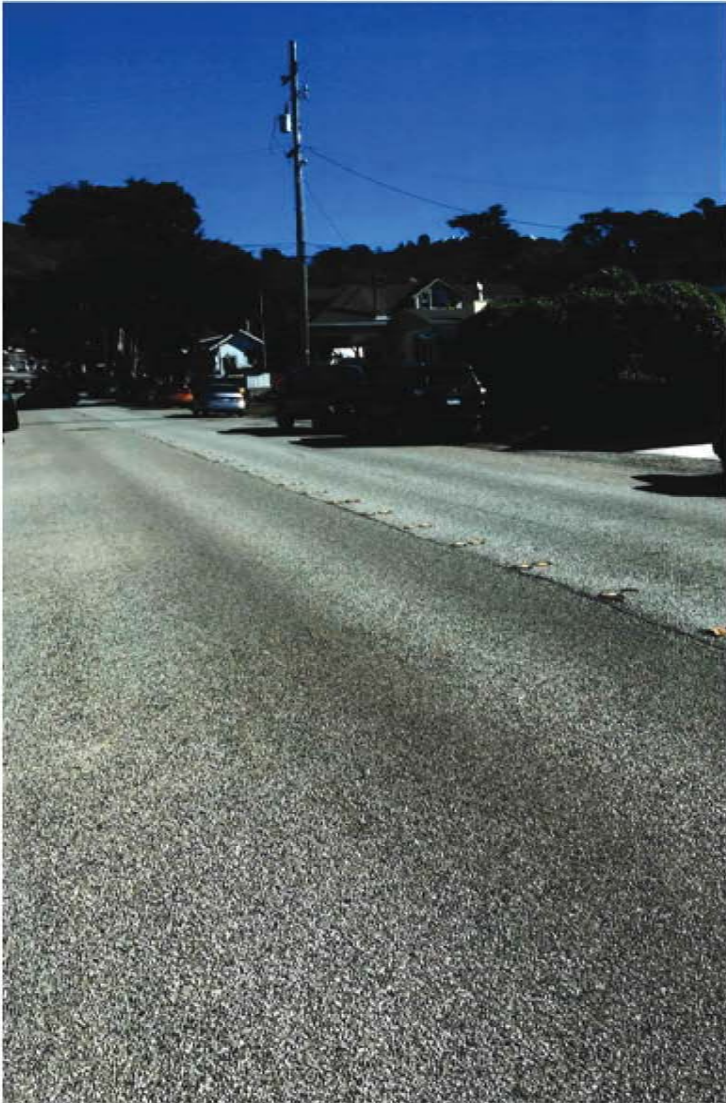


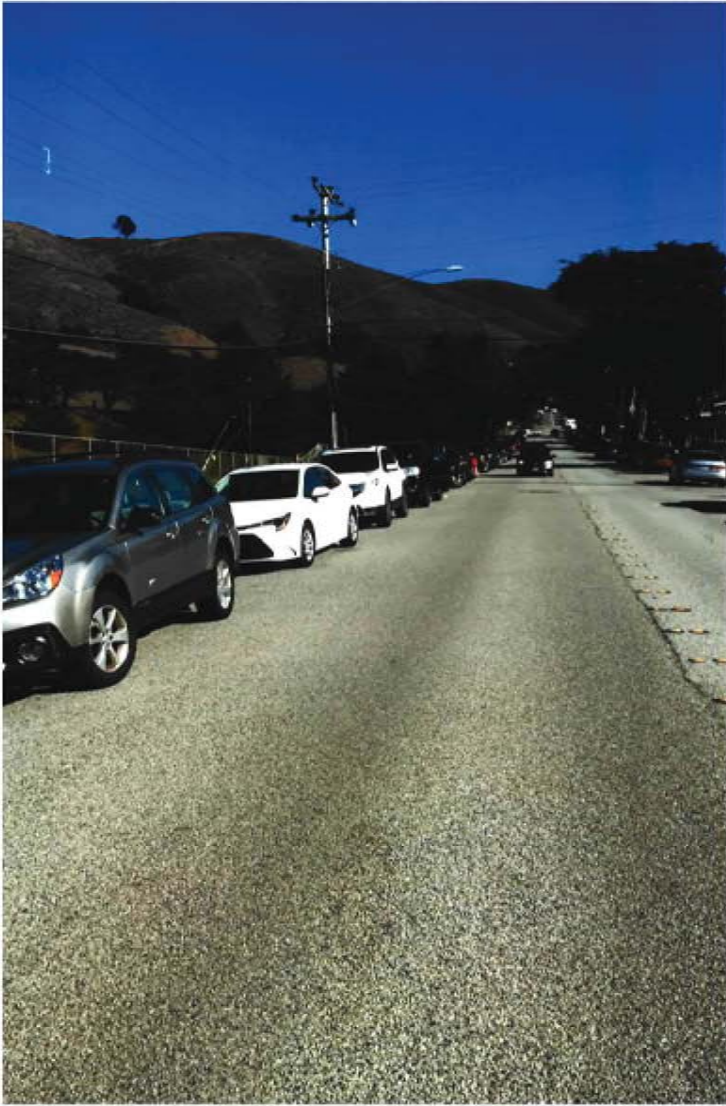










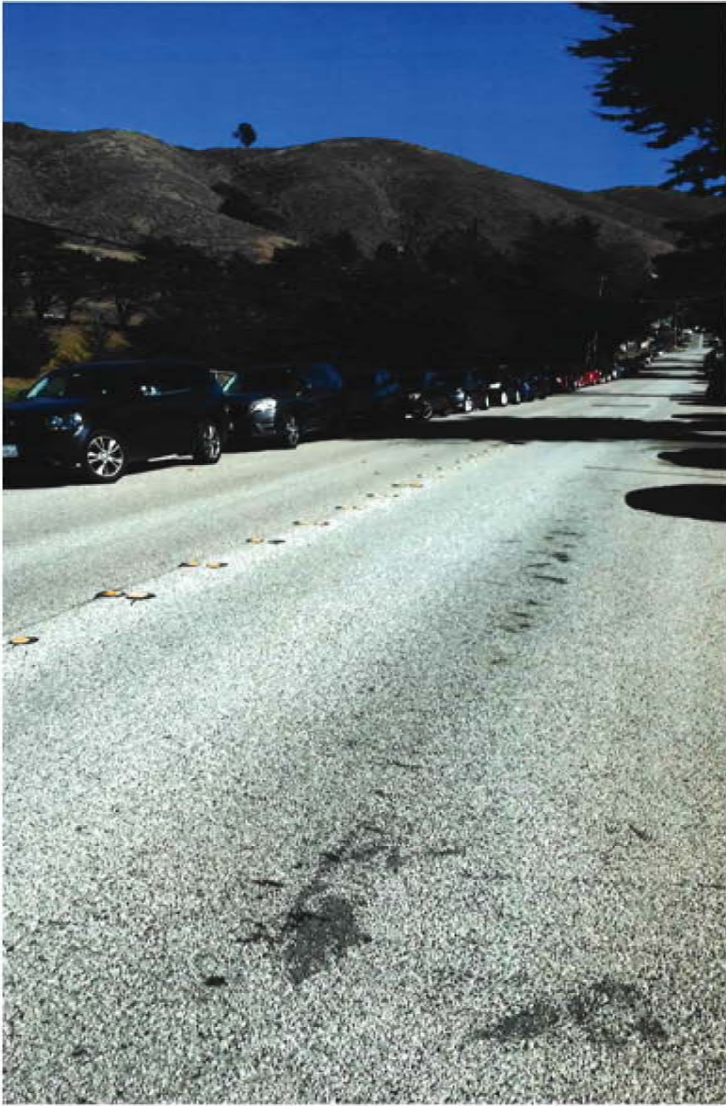




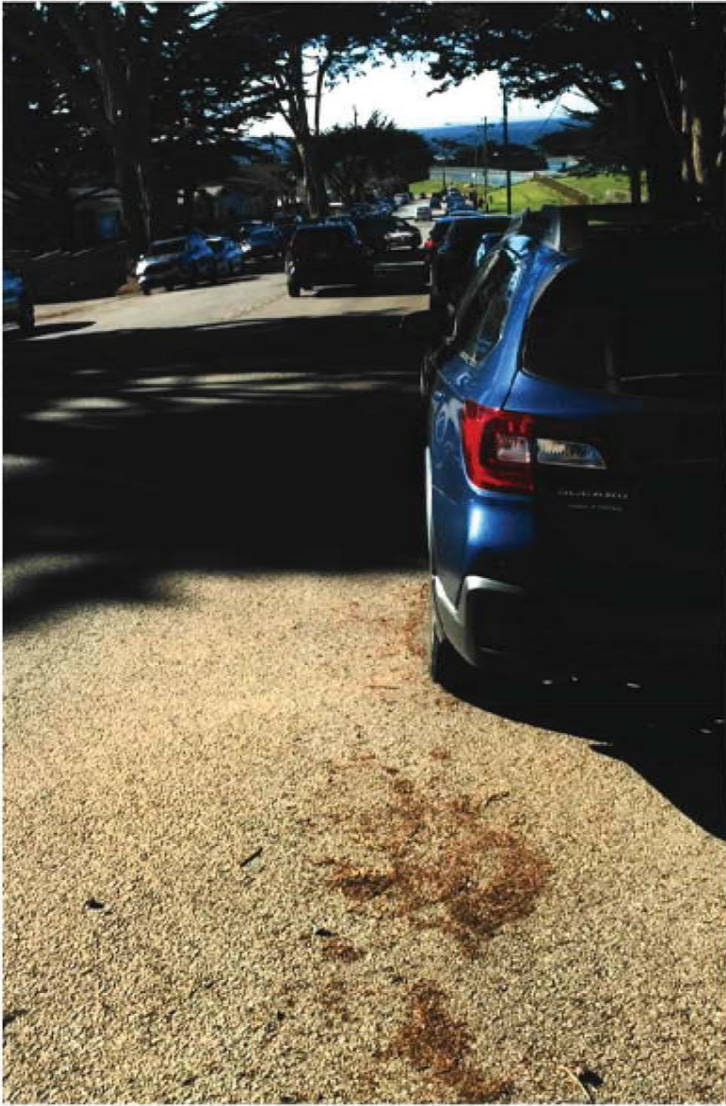












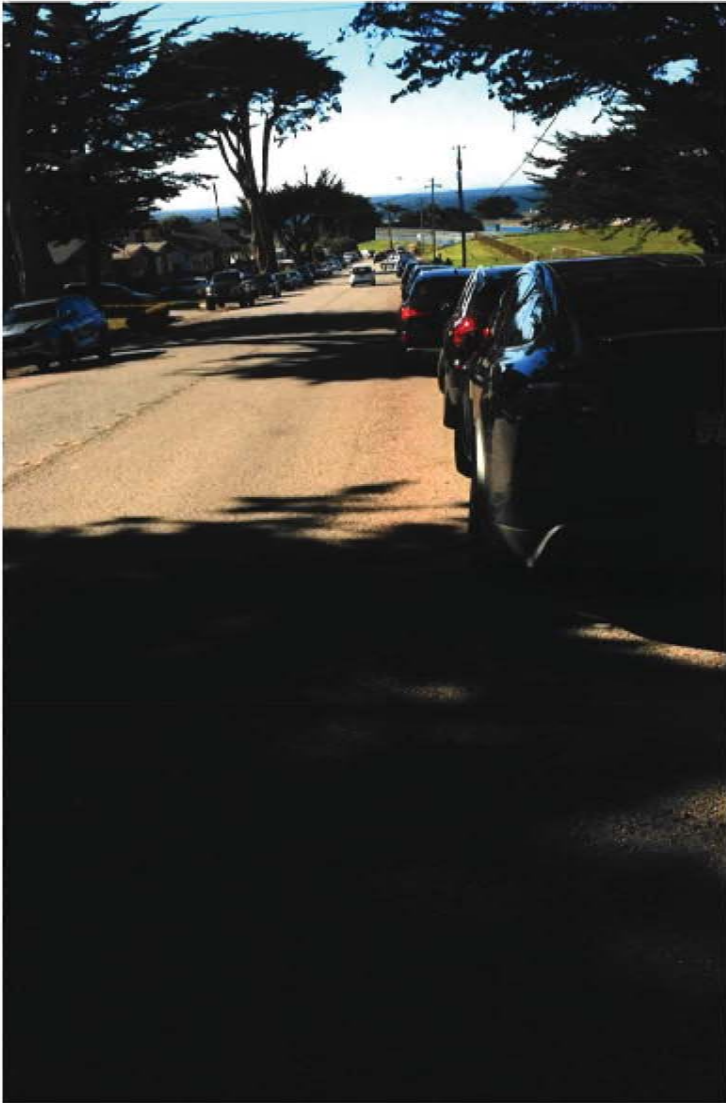




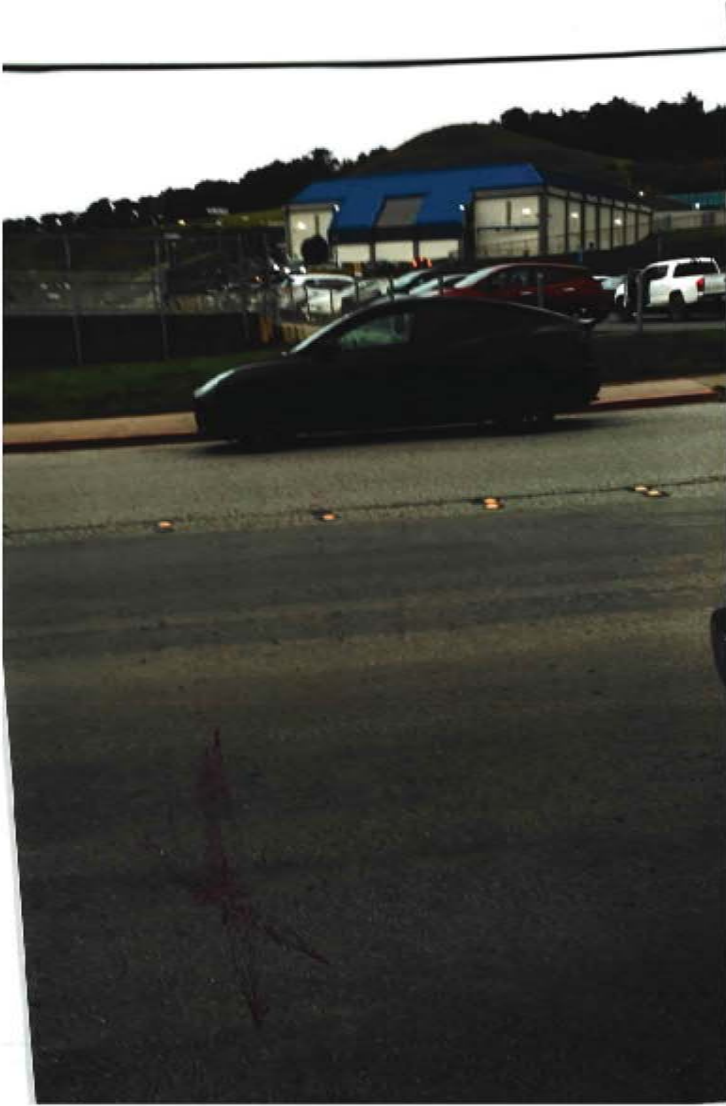








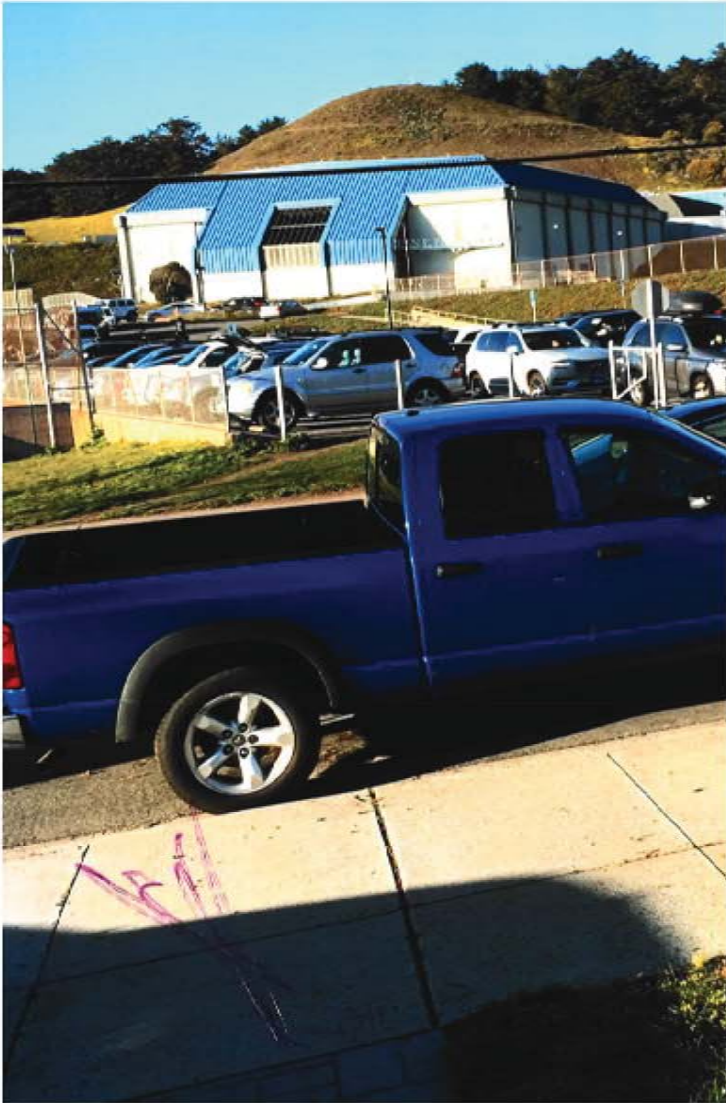


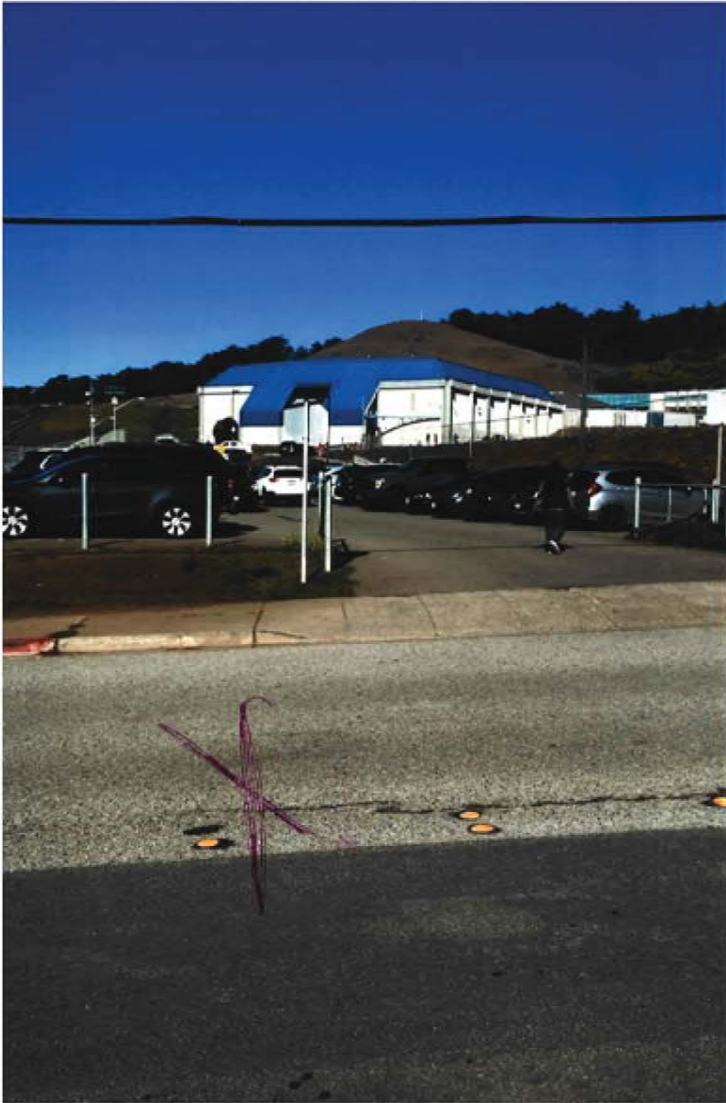


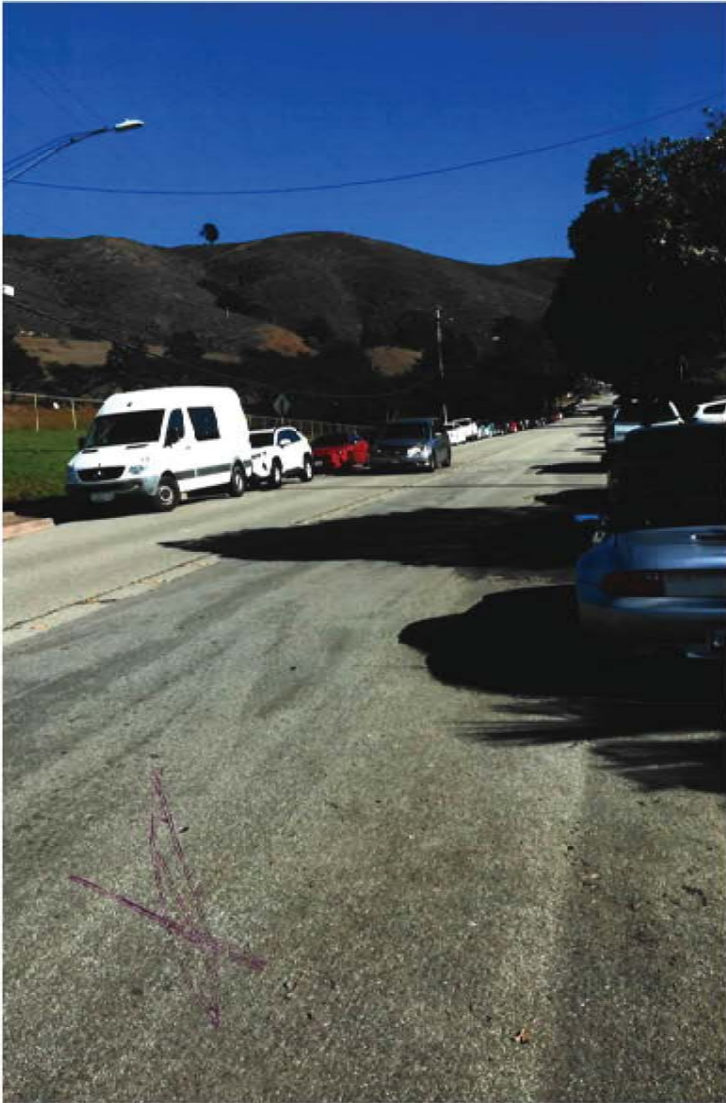






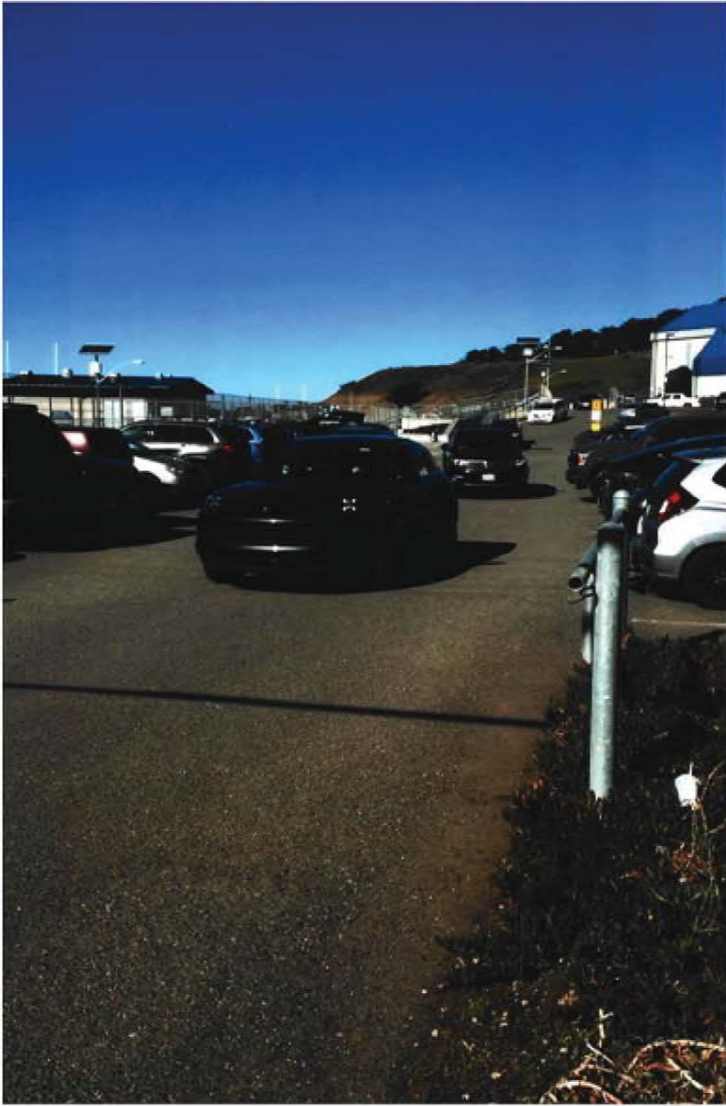


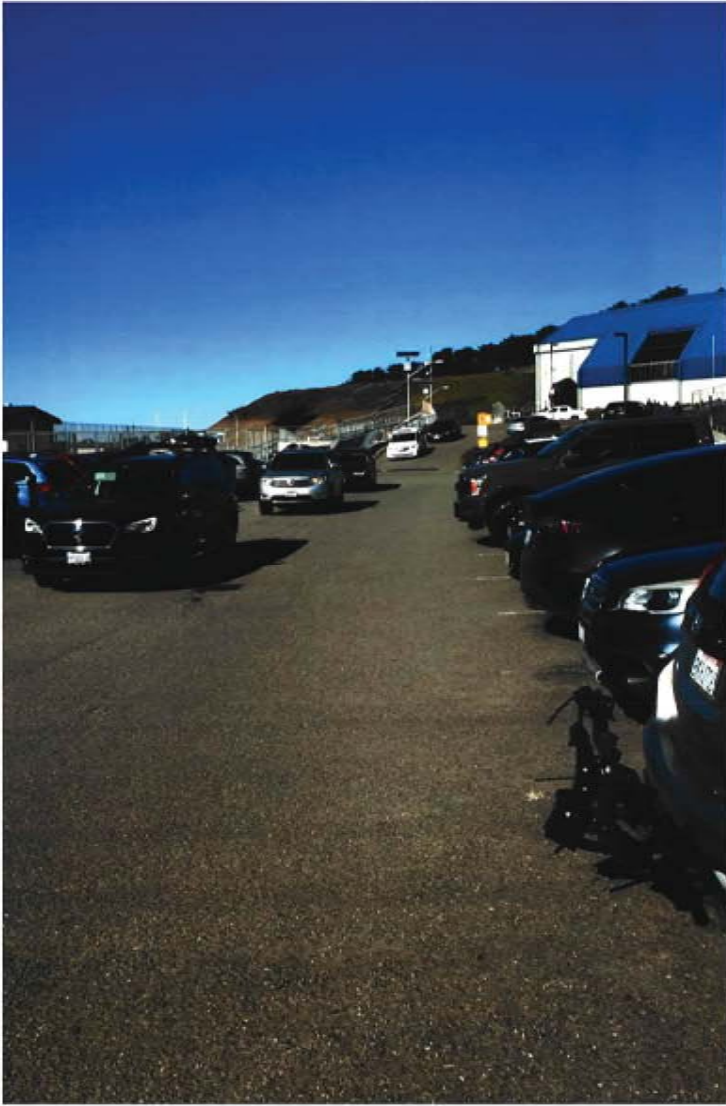












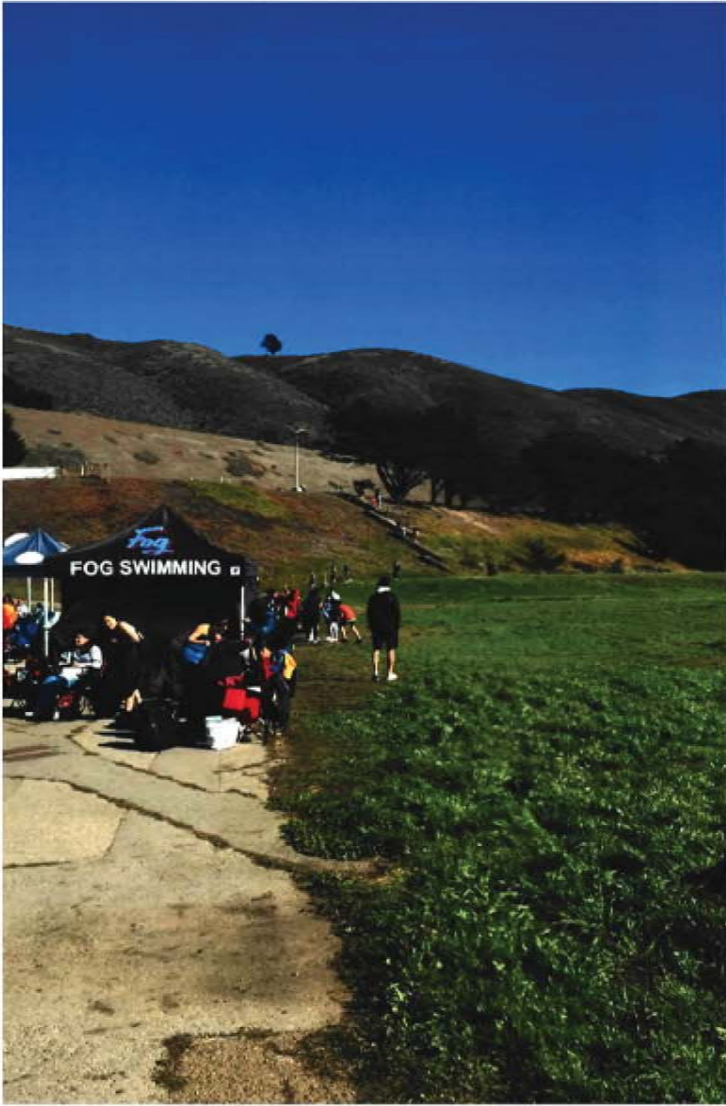






















**From:** [KIRK MILLER](#)  
**To:** [Murdock, Christian](#)  
**Cc:** [Brooks, Elizabeth](#); [Housing](#)  
**Subject:** HOUSING ELEMENT - ROCKAWAY HIGHLANDS  
**Date:** Friday, March 24, 2023 11:39:07 AM

---

**[CAUTION: External Email]**

Dear Christian,

I applaud the acumen you demonstrated in responding to the many, many questions that you were given by the City Council and Planning Commissioners at their joint session about the Housing Element.

By this email I am again reiterating our request to have Rockaway Highlands included in the Pacifica Housing Element as an opportunity site.

If you all are NOT going to include it, I would appreciate you, your staff, or your consultants telling me why not.

I know the criteria for RHNA relatively well. I can find no technical reason why Rockaway Highlands would not be included, particularly when you compare it to many of the other sites you have included in the Housing Element, some of which could be considered problematic.

Thank you for your consideration.

Best,

Kirk Miller

L. Kirk Miller, CDS, FAIA emeritus  
Development Strategist  
*The Process Determines the Product*



**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [REDACTED]  
**To:** [Housing](#)  
**Subject:** Oceana High School Project  
**Date:** Friday, March 24, 2023 6:51:22 PM

---

**[CAUTION: External Email]**

Dear Planning Department of Pacifica –

Wanted to take a minute to write to you about the Oceana High School project. My husband and I have lived on Loma Vista since 2014. We love the area. Although our streets need some repair, we love the trees, the wild life, and the safety of this area.

We have a beautiful view Oceana High school. On any given day you can see how many people are using this open space. On many weekends the place is packed with many activities.

As for the wild life, it's very exciting to hear and see. I was born and raised in Pacifica, and love to see some of the exciting changes. Unfortunately what has not changed is the infrastructure to get in and out of Pacifica. This is both good thing and a bad thing.

I would love to see more development on the road ways, before we continue to bring in more people to Pacifica.

This project would take away much needed open space, take away wild life, and create more traffic for a very small area. The concern for more people in this area would also mean less safety. This is a very special area, with a great neighbor feel.

Let's keep Oceana High school a place that everyone can enjoy.

Thank you for your time.

Susan and Nicholas Shihadeh (Retired SFPD)

---

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Daniel Bales](#)  
**To:** [Housing](#)  
**Subject:** Housing at Oceana high school  
**Date:** Saturday, March 25, 2023 4:18:23 PM

---

**[CAUTION: External Email]**

As angry as I am, I will ask you politely to please not build any housing at Oceana high school.

Thanks,  
Daniel

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Edward Skokowski](#)  
**To:** [Housing](#)  
**Subject:** Please do not develop Oceana High School  
**Date:** Saturday, March 25, 2023 9:51:15 PM

---

**[CAUTION: External Email]**

This is not only a school field for future generations but also a daily recreation area for all who come to spend time in open space that's not hilly or dangerous such as Sharp Park Beach (especially at high tide).

This is open space for us all including Coyotes, Herons, Red Tail Hawks and Owls.

Once it's gone it will never be the same. This space needs to be preserved. The ocean views need to be preserved.

Please work harder and plan better/smarter and not take away the community's only flat, open space that so many of us in the community enjoy.

Ed Skokowski & Diana Milbert  
Loma Vista Terrace

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Dana Perkins](#)  
**To:** [Housing](#)  
**Subject:** Please Leave the Oceana High School Fields Housing Free  
**Date:** Saturday, March 25, 2023 8:24:02 PM

---

**[CAUTION: External Email]**

Dear City of Pacifica Planning Department,

I'm writing to raise my concerns about housing being built below Oceana High School. I live on Paloma across from the upper field near the entrance of the high school. I feel this site will be impactful in a very detrimental way compared to other options on the table.

My first concern is congestion and traffic on Paloma. If you have ever been on Paloma & Oceana at 8AM when the high school starts and 3-3:30PM when it ends, you would know that it is incredibly busy and backed up. Add a potential 50-100 more cars into the mix if there was housing there, and it would be even messier. Also -- traffic and parking on weekends when there are swim meets, soccer games, track meets, etc on the weekends is bad enough as it is. While that field may seem like the perfect piece of real estate, its proximity to the high school, pool, tennis courts, track and field would simply create a huge bottleneck in that space. A better place to put housing units would be on the upper parking lot of the high school off Oceana Blvd -- where no neighbors would be impacted since there is no housing in the immediate area.

My second concern is open space. The two fields on Paloma are places where people in the neighborhood walk, fly kites, play football, toss balls and run around. There is nothing like that anywhere in Sharp Park, save the IBL field which is not supposed to be used in that way on the weekends. There is far more open space south of Sharp Park -- so why not develop on some of those sites.

Also regarding open space is the wild life that comes down from Milagra Ridge to hunt in the fields -- coyotes, hawks, owls -- even a heron shows up in the spring. We have already done enough encroaching on the space where wildlife reside in California -- again, why not choose a place that is not so close to where animals live?

I am all for affordable housing in the state of California, but I believe the sites have to be chosen responsibly -- for the sake of the animals and humans that already call certain neighborhoods their homes. I would ask that you please choose a location that would minimize the negative impact on current residents and wildlife close by.

Thank you,

Dana Perkins who lives on Paloma

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Kathy Janeiro](#)  
**To:** [Housing](#)  
**Subject:** Draft Housing Element - concerned  
**Date:** Sunday, March 26, 2023 11:00:49 AM

---

**[CAUTION: External Email]**

Hello

I attended a meeting in late 2022 regarding the draft housing element and I would like to make sure that my concerns are recorded in writing, specifically the site proposed at Oceana High School. My primary concerns (not all) are listed below but not in rank order:

- We purchased our home with the desire to live in a single family residential neighborhood. This is a major change and would change the nature of the neighborhood not to mention effect property values
- There is a rich and thriving wildlife population that would be greatly affected, including migratory bird species as it is part of the Pacific flyway. Large buildings are songbird killers.
- Infrastructure is completely inadequate (above ground power, sewers, etc.)
- Public transportation is not sufficient. I once took a bus from Paloma to BART to get to SF. A 20 minute drive took 2.5 hours to be where I needed to be at the time I needed to be there.
- Having high density housing on school grounds is incredibly disruptive to the students. Let alone safety concerns.
- Traffic on Paloma is already very bad for a residential neighborhood. The intersection at Oceana and Paloma can be chaotic during school or sports meets. We moved to Pacifica to be free of traffic jams, trash, and cars everywhere.

I do understand this situation but do not think it is appropriate to re-zone single family areas when there are other options, infrastructure is inadequate and families and students are impacted.

Thank you  
Kathy Janeiro

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Julie Starobin](#)  
**To:** [Housing](#); [City Council](#); [Woodhouse, Kevin](#)  
**Subject:** Draft Housing Element  
**Date:** Sunday, March 26, 2023 2:29:41 PM

---

**[CAUTION: External Email]**

The Council (and the City) needs to protect against displacement and assist/prevent homelessness. A third of Pacificans are spending over 30% of their income on housing and considered at risk for housing loss. This is an urgent problem, not to be pushed off for another year.

One important step would be to have an ordinance that requires a reason for eviction from day one of tenancy, not a year as it is now.

Another step would be a strong short term rental (STR) ordinance similar to the one just passed in Half Moon Bay and approved by the Coastal Commission. This would help protect long-term housing stock in Pacifica.

Pacifica needs to meet state goals for below-market rate housing. There needs to be a policy to prioritize low-income housing on public land. Some possibilities are to create a Housing Action Fund to best participate with developers for housing preservation and non-profit low-income housing. Funding sources could include vacancy tax, in-lieu fees increased to \$750,000 per unit, sales of public lands.

The One Day Homeless Count showed an increase of homeless Pacificans living in cars and vans. Pacifica's Safe Parking Program should be extended to accommodate more people. The pilot program has shown success in helping people find transitional housing and stay close to family and jobs. It shouldn't take another lawsuit for Pacifica to be the compassionate city it wants to be.

Thank you.

Julie Starobin, Pacific Manor

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Blue Murov](#)  
**To:** [Housing](#); [City Council](#); [Woodhouse, Kevin](#)  
**Subject:** Draft Housing Element  
**Date:** Sunday, March 26, 2023 3:22:34 PM

---

**[CAUTION: External Email]**

Dear Mayor, Council Members, Staff, and Concerned Citizens,

The Council (and the City) needs to protect against displacement and assist/prevent homelessness. A third of Pacificans are spending over 30% of their income on housing and are considered at risk for losing their housing. This is an urgent problem, not to be pushed off for another year. One important step would be to have an ordinance that protects renters from eviction from day one of tenancy.

Another step would be a strong short term rental (STR) ordinance similar to the one just passed in Half Moon Bay and approved by the Coastal Commission. This would help protect long-term housing stock in Pacifica.

Pacifica needs to meet state goals for low and very low income housing. There needs to be a policy to prioritize low-income housing on public land. Some possibilities are to create a Housing Action Fund to best participate with developers for housing preservation and non-profit low-income housing. Funding sources could include vacancy tax, in-lieu fees increased to \$750,000 per unit, and sale of public lands. Research needs to happen to find non-profit building contractors and construction companies.

The One Day Homeless Count showed an increase of homeless Pacificans living in cars and vans. Pacifica's Safe Parking Program should be extended to accommodate more people. The pilot program has shown success in helping people find transitional housing and stay close to family and jobs. It shouldn't take another lawsuit for Pacifica to be the compassionate city it claims to be. Thank you for all your time and effort in solving this on-going problem.

Regards,  
Blue Murov  
Pacific Manor

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [melissa.torrigino](#)  
**To:** [Housing](#)  
**Subject:** Housing development oceana high school  
**Date:** Sunday, March 26, 2023 12:24:30 PM

---

[CAUTION: External Email]

Hello,

I am a long time resident of Carmel ave and I am emailing to voice my opposition to the devel on the oceana high school grounds. This space is used by the community all day long and developing there would cause a traffic nightmare.

Thanks for your consideration,

Melissa Torrigino

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.



**From:** [REDACTED]  
**To:** [Housing](#)  
**Subject:** Housing plan  
**Date:** Sunday, March 26, 2023 8:29:13 PM

---

[CAUTION: External Email]

Hi,

I have been a Pacifica resident for over ten years, and am writing to you about the draft housing plan. The housing plan has a short paragraph about the land where Sea Bowl is now. After hearing that Sea Bowl is closing, I am concerned about the options for family entertainment and a safe place for youth to gather, especially when we have rainy days. If a developer submits a proposal for housing at the Sea Bowl parcel, I think it would benefit our community if one of the conditions of approval be that the building should be mixed use with the part of the development to be for family entertainment. Sea Bowl is a Pacifica institution and part of the fabric of this city - there will be no replacing it, but the residents of the city would be thankful for there still to be family-friendly entertainment options.

Best,

Christina Blais

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Joseph Tomigino](#)  
**To:** [Housing](#)  
**Subject:** Housing site at oceana high school! The traffic in Pacifica and I'm sharp park area is already bad and this would bring mornings to a standstill not to mention the crime problem would go up with low cost people people moving into the area the average p...  
**Date:** Sunday, March 26, 2023 1:34:06 PM

---

[CAUTION: External Email]

Sent from my iPhone

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Joseph Torigino](#)  
**To:** [Housing](#)  
**Subject:** Oceana development  
**Date:** Sunday, March 26, 2023 9:45:50 PM

---

**[CAUTION: External Email]**

Sent from my Hello,

I am emailing to voice my opposition to developing the grounds of Oceana high school. I am a life long Pacifica resident, my family has been here for generations. The open space and beauty of Pacifica has been what has kept me here my entire life. The proposed multi use development would destroy the the neighborhood. The community enjoys this space daily and it would interfere with the wildlife we commonly see on those areas. That San Pedro mountain supports a delicate ecosystem. An additional 300+ units there would cause extensive traffic and would present a challenge for emergency vehicles and law enforcement.

Thank you for hearing from the community that lives in the neighborhood,

Joseph Torigino

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Heidi Dennis](#)  
**To:** [Murdock, Christian](#)  
**Subject:** Sharp park possible housing  
**Date:** Sunday, March 26, 2023 9:16:20 PM

---

**[CAUTION: External Email]**

Good evening,

My name is Heidi Dennis and I am a resident and home owner in Sharp Park. We live right near Oceana High School and are very concerned and upset that the open grass area might potentially be used to build hundreds of homes. With the traffic as awful as it is, it does not make sense to add more people, especially in such a small space. In addition, what about the students who attend the high school, as well as the preschool that is attached to the High School? It feels unsafe to put more people and cars in an area where children are playing, walking, etc. Our child attends the preschool and I know we will not feel safe having people wandering around the campus - I know many families feel this way. How will this impact the preschool? It will not be good for the business or Pacifica.

As a lifetime Pacifica resident, I know that growing up, we did not have places to play and go to. Pacifica seems to be closing more and more businesses and this grass area is an essential place for children to run around, fly their kites and get exercise.

Before destroying this beautiful land and area around it, I ask that you strongly reconsider building any homes in this area.

Thank you.  
Heidi Dennis

Heidi Dennis

Heidi Dennis

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Joseph Tomigino](#)  
**To:** [Housing](#)  
**Subject:** They want to put 330 units with a shopping center and the area can't handle the traffic 330 units means 330 cars added to are small area ! As it is now when the school is coming and when the kids get out the traffic is bad enough  
**Date:** Sunday, March 26, 2023 1:42:36 PM

---

[CAUTION: External Email]

Sent from my iPhone

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.



**From:** Boles, Christine  
**To:** Housing; Public Comment  
**Subject:** Additional comments on Housing Element  
**Date:** Monday, March 27, 2023 11:23:34 AM

Please find additional questions and comments related to the Housing Element that I unfortunately was not able to get to in the study session last week.

1. p95 multi-family - low number of owner occupied units - this seems to be a reflection of missing "middle" housing. Is it enough to think that SB9 and 10 might address this need with more duplexes, triplexes, etc?
2. p103 Can we include the date and link for the Century Urban study?
3. p129 refers to the use of the Community Center as a shelter. When was the last time this was done? Can we consider it again now that the COVID emergency is no longer?
4. p129 where do we stand with the CCC on our 5 TSPP spaces still in limbo?
5. p140 It seems odd that only 10% of proposed units are on north side of town where the need seems to be the greatest and where we have better access to public transportation. Perhaps we should identify work on the Skyline PDA during this 8 year planning period? I believe Christian said that was the intent.
6. p163 need for female head of households with childcare. The cohousing option could include a childcare facility coop where everyone donates time.
7. p174 proximity to jobs analysis seems off - more people commute out of Pacifica to jobs than in to the southern part of town.
8. p174 and 264 transportation says without mitigation our traffic could go to Level of Service F which is not acceptable. What are we going to do about that? There was an [article](#) in today's paper saying that Pacifica is not eligible for some major transportation grants because we do not have a Transportation Demand Management Plan. Traffic, transportation, and lack of evacuation routes are one of our key challenges identified by the public. We should consider adding such a plan and discussing it at Council Goal setting.



#### One citizen's transportation plan meant as start

On a busy commute day, cars and trucks crawl through the intersection of Highway 1 and Reina del Mar Avenue in Pacifica. Pedestrians, including school children, cross the road at

[www.pacificatribune.com](http://www.pacificatribune.com)

9. p198 Displacement - We could do more to decrease displacement for our tenants. Having a building permit before Ellis Act evictions is a good start as this came up when a 70 year old tenant was evicted on Esplanade for work to convert her unit to a short term rental. The owner was found doing major construction without a permit. In speaking with a second 70+ year old tenant also being evicted for a STR conversion in the same building, it was clear that the one month rent she was given for the displacement was not enough to pay the deposit for another unit plus the moving costs. She was very fearful she would become homeless because she did not have the savings for that transition. Can we consider increasing payments to 3 months for no fault evictions? Others in our community have advocated for no-fault evictions starting from day 1; I am not clear on the intent or implications of something like that. It would be good to discuss it.
10. p242 says the zoning map is available on the city website but I could not find it. Please include the link.
11. p248 manufactured housing seems to only include 2 or more modules. Can we not include single modules and tiny homes? These are pre-manufactured and can be put in as a less expensive ADU option.
12. p250 definition of single room occupancy - it seems this should not necessarily include offsite meal preparation. Studios with small cooking facilities would be a good addition to our mix of housing options.
13. p252 SB35 language included twice.
14. p261 Coastal Act - why is there no Implementation plan to go along with our LCLUP update? Is this not required by the Coastal Commission?
15. p262 loss of housing, besides the 57 units lost in the coastal zone we have lost about 161 to Short term rentals. These 218 units are more than the amount of units we have built in the last 8 years.
16. p264 says 7 of the selected sites include the Calson Field and the Fish projects. Neither of these are included in the current sites. This may be a leftover from the last HE. Please confirm.

**Christine Boles**

Councilmember, City of Pacifica

**From:** [Ralph Blone](#)  
**To:** [Housing](#)  
**Subject:** Appartments at Sea Bowl  
**Date:** Monday, March 27, 2023 1:29:44 PM

---

**[CAUTION: External Email]**

The number of apartments being considered at this location seem excessive.

The traffic at Fassler and 101 is really heavy every morning and evening already.

Rockaway and Fassler converge here and wait time are already long.

adding more then 200 apartments here will be a traffic nightmare and a safety hazards.

A number well under 100 would be a much more reasonable proposal

[Sent from Yahoo Mail on Android](#)

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Clif Lawrence](#)  
**To:** [Housing](#)  
**Cc:** [Clif Lawrence](#)  
**Subject:** City of Pacifica - Housing Element 2023  
**Date:** Monday, March 27, 2023 12:08:01 PM  
**Attachments:** [Pacifica Housing Element - plus .pdf](#)

---

**[CAUTION: External Email]**

Unless there is dramatic shift in Pacifica housing patterns, this community will continue its progression to gentrification.

The word "affordable" may be defined in City Code, but it does not at all relate to household income, only to market rates of housing.

Income definitions are linked to AMI, Average Median Income.

While ABAG has allocated to Pacifica a need for 848 Very Low and Low household incomes, i.e. less than \$110,838.40 , these households are out of the homeowner market in Pacifica. They can only be renters. And only the highest in this group can afford Pacifica's rents.

This means Pacifica's AMI will only continue to rise as wealthier households from outside Pacifica are attracted to its above moderate income housing and larger luxury homes.

Today's [Realtor.com](#) listings reveal an average listing of \$1.4 million dollars. This translates to incomes above \$280,000. Meanwhile Pacifica's AMI is currently \$138,548.

Please see attached spreadsheet.

Pacifica appears to be willing to default to "Builder's Remedy" and lose local control of its future development.  
Why?

Clifford (Clif) Lawrence  
West Fairmont Resident  
Citizen

[REDACTED]

RHNA 6th Cycle		Pacifica AMI = \$ 138,548.00		Household Incomes		Maximum Mortgages		Square Footage \$700/SF		33% monthly rent	
	Extremely LOW	Under 30% AMI		under	\$ 41,564.40		\$125,050.42		179	under	\$1,154.57
538	Very LOW	30-50% AMI	\$ 41,564.40	to	\$ 69,274.00	\$ 125,050.42	\$ 208,417.37		179 298	\$1,154.57	\$1,924.28
310	LOW	50-80% AMI	\$ 69,274.00	to	\$ 110,838.40	\$ 208,417.37	\$ 333,467.79		298 476	\$1,924.28	\$3,078.84
<b>291</b>	<b>Moderate</b>	<b>80-120% AMI</b>	<b>\$ 110,838.40</b>	<b>to</b>	<b>\$ 166,257.60</b>	<b>\$ 333,467.79</b>	<b>\$ 500,201.68</b>		<b>476 715</b>	<b>\$3,078.84</b>	<b>\$4,618.27</b>
753	Above Moderate	120% AMI PLUS	\$ 166,257.60	plus		\$ 500,201.68			715	\$4,618.27	plus
		online quotes	\$ 184,656.00			\$ 555,555.00	<b>3.008594359</b>		794		
		inferred	\$ 232,666.79			\$ 700,000.00			1000		
		online quotes	\$ 200,000.00	\$ 225,000.00		\$ 1,000,000.00	x4.444 - x5		1429		
	Realtor.com 3/19/2023 Average Listing		\$ 280,000.00			<b>\$1,400,000.00</b>			<b>1641</b>		



**From:** [Cindy Abbott](#)  
**To:** [Housing](#)  
**Subject:** City of Pacifica Housing Element Update Public Comment, March 27, 2023  
**Date:** Monday, March 27, 2023 2:26:16 PM

---

**[CAUTION: External Email]**

The City of Pacifica, as with some other cities in the SF Bay Area doesn't have a housing problem, it has an affordable housing problem. Recent construction has mostly been large homes at market rate; this does little to nothing to provide housing for service workers (including city and school employees) that are vital to a healthy economy, or housing for individuals at various stages of life from single parents with kids to seniors. Additionally, historic housing in both single family homes and some apartment units are being converted to short term rentals, depleting current housing stock and resulting in displacement. And, it's important for commercial businesses – gravely needed for the financial sustainability of the city – to not be displaced either. Commercial business is needed, as we know that in the long run housing and the necessary infrastructure and service support ultimately drains resources from cities.

I appreciated that city staff noted at the City Council / Planning Commission joint study session that some proposed development projects have not been included on the list of housing sites as they don't support the community's long-standing position that we shouldn't be building on hillside open space at the edges of wildland urban interface areas, or adjacent to the eroding coastline, for both environmental and safety reasons. We need to continue to focus on already built areas such as shopping centers, schools, and churches.

Specific items that should be addressed include:

1. Transportation is limited in Pacifica. Some site descriptions in the draft Housing Element should be updated to reflect there are NO significant transportation hubs in Pacifica (or on the coast). This includes in Sharp Park where extensive building has been proposed. SamTrans bus stops with limited service do not meet the definition of being close by a "major transit stop" (i.e., rail transit stations, ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with frequencies of service intervals of 15 minutes or less during the morning and afternoon peak commute periods). Additionally, reducing parking will only create additional burden on the community due to the lack of public transportation that does not fit the definition of "major transit stop".
2. Short Term Rentals (STRs) are displacing residents and driving up the cost of housing. A strategy to address this displacement and loss of current housing should include a re-write of the STR Ordinance to negate the impact of corporate ownership that have turned residential areas into hotel districts.
3. Designate buffer areas around environmentally sensitive areas to prevent encroachment into wildland urban interface areas and inland from the existing coastline (recognizing the inevitable coastal erosion and sea level rise) for community and visitor serving public enjoyment, habitat and species protection and safety.
4. Eliminate in-lieu fees that provide the opportunity for developers to buy out – at an extremely low cost – their obligation to communities to build affordable housing.
5. Focus affordable housing on underserved populations including seniors, developmentally disabled, artists (of all genres) and service workers to provide for a



community open to people of all abilities and income levels.

6. Celebrate the small lot sizes already in existence in Sharp Park and other older beach township neighborhoods versus designating them “nonconforming” as a way to provide for small affordable single family homes to be built, maintaining community character.

7. Please note that the property at 1220 Linda Mar Blvd, is collectively known as the *Pacifica Center for the Arts* (Sanchez Art Center is one existing tenant at this city-owned property), and also includes the only dog park in the City. Designate development at this location to be for artist and cultural workers (visual artists, performing artists, musicians, librarians, historians, etc.) a highly displaced population of individuals throughout the SF Bay Area.

8. Outreach to County and State elected officials to revise the current RHNA process that doesn’t effectively recognize transportation, environmental and safety challenges in the allocation of housing units and could displace commercial properties necessary for a city’s financial sustainability. Building new housing is great, but not if it disregards the safety of future generations creating ongoing risk in fire prone areas, landslide risk and adjacent to the already eroding coastline that will also be impacted by sea level rise. Work with the State to recognize areas of undeveloped areas as part of the State of California 30 x 30 plan to conserve 30% of terrestrial and marine habitat by 2030.

Thank you for your work to complete a viable Housing Element that provides housing for those who are currently unable to reside in the community.

Cindy Abbott  
West Sharp Park

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Chris Schildt](#)  
**To:** [Bigstvyck, Tyqarias](#); [Vaterlaus, Sue](#); [Beckmeyer, Sue](#); [Bier, Mary](#); [Boles, Christine](#)  
**Cc:** [Murdock, Christian](#); [Housing](#)  
**Subject:** Comment letter for Pacifica Housing Element from San Mateo Anti-Displacement Coalition  
**Date:** Monday, March 27, 2023 4:31:25 PM  
**Attachments:** [Pacifica SMADC just cause for eviction letter.pdf](#)

---

**[CAUTION: External Email]**

Dear Pacifica City Council members,

On behalf of the San Mateo Anti-Displacement Coalition, I submit the attached comment letter on the draft Pacifica Housing Element.

Thank you,  
Chris

--

**Chris Schildt** (she/her)  
Director of Housing Justice

Urban Habitat



[www.urbanhabitat.org](http://www.urbanhabitat.org)

Read our new report, [Regional Resegregation: Building Power in Bay Area Suburbs](#).

Follow us on [Facebook](#)!

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

March 27, 2023

To the Pacifica city council,

We as the San Mateo Anti-Displacement Coalition (SMADC) are writing to urge you to take swift action to stop a wave of evictions by passing a robust just cause for eviction ordinance.

SMADC represents community organizations across San Mateo County committed to fighting housing displacement for low-income people, communities of color, people living with disabilities, and others who have faced structural and systemic barriers to safe, stable, healthy, and affordable homes. **We are writing to support the inclusion of a clear commitment within Pacifica's housing element to implement a strong just cause for eviction ordinance.**

Conditions for renters have become much more dire since 2017, when the city last considered this issue. Since 2009, Pacifica's rents increased 69 percent as wages stagnated. Many residents are experiencing destabilization and relocation. A [recent investigation by the San Jose Mercury News](#) shows that evictions in our county have steadily increased over the past year and are now higher than pre-pandemic levels.

Evictions create lasting harm to individuals, families, and our communities. Evictions disrupt childrens' education, cause workers to miss work and lose employment, force people into precarious housing situations or out of our communities entirely, and lead to lasting mental and physical health impacts.

**A local just cause for eviction ordinance is one of the most powerful tools our cities can implement to prevent evictions.** Just cause for eviction ordinances, which already exist in two dozen California cities, require landlords to have "good cause" when pursuing eviction, such as the tenant failing to comply with the lease or the owner moving in. They give tenants stability, security, and legal protection against unfair and arbitrary evictions. They protect tenants who speak up against poor living conditions, discrimination, or landlord harassment from retaliatory evictions. A [recent study](#) in four California cities, including East Palo Alto, found that evictions and eviction filings decreased after passing local just cause for eviction ordinances.

Pacifica is home to thousands of renters, and our laws need to catch up to safeguard their homes. California passed the Tenant Protection Act (TPA), a state just cause for eviction law in 2019,<sup>1</sup> but that law leaves out many tenants and has loopholes that have limited its effectiveness. This law explicitly authorizes cities to pass stronger local ordinances, because the state legislature intended the state law to be a floor, not a ceiling, on tenant protections.<sup>2</sup> We also note that cities are not constrained by the Costa-Hawkins Act in enacting local just cause laws.

---

<sup>1</sup> Civil Code § 1946.2.

<sup>2</sup> Civil Code § 1946.2(g)(1)(B).



Furthermore, implementing stronger just cause for eviction protections will help Pacifica comply with the housing element's Affirmatively Furthering Fair Housing (AFFH) requirements, which require cities to promote policies meeting the special needs of a range of groups, including extremely low-income households, large families, those with disabilities, and farmworkers. The state department of Housing and Community Development explicitly cites protecting tenants from displacement by strengthening just cause for eviction protections as an AFFH-supporting policy in its Affirmatively Furthering Fair Housing guidebook.<sup>3</sup>

In particular, a local just cause for eviction should:

1. **Protect against unfair evictions from Day 1.** State law excludes tenants who have lived in the unit less than one year.<sup>4</sup> However, many in our community are facing arbitrary evictions sooner than that. A local just cause ordinance should cover all tenants from day one of their tenancy.
2. **Prevent reevictions by closing the "substantial remodel" loophole.** Under state law, a landlord can evict a tenant if they intend to demolish or "substantially remodel" the property, which means the remodel requires a permit from a governmental agency, cannot be reasonably accomplished with the tenant in place, and requires the tenant to vacate the property for at least 30 days.<sup>5</sup> However, landlords are using loopholes to evict tenants for remodels that do not meet those requirements. Several cities have passed ordinances requiring landlords to obtain permits *before* serving tenants an eviction notice, including Richmond, Oakland, Long Beach, Los Angeles, and South Pasadena. A local just cause ordinance should only require a tenant to move out if the landlord is making substantial repairs necessary for the tenants' health and safety where such repairs cannot be completed while the tenant is living in the unit, and only after the landlord has obtained all necessary permits from the City.
3. **Allow tenants the option to return to their home following a substantial remodel.** Under the substantial remodel provision under state law,<sup>6</sup> a landlord can evict a tenant in order to remodel their unit, and the tenant has no right to return to the unit once the renovations are complete. A local just cause ordinance should clarify that tenants only have to vacate temporarily under this just cause reason and give tenants the right to return after repairs are made with a rental agreement of the same terms and at the same rent.
4. **Regulate Ellis Act evictions.** California's Ellis Act<sup>7</sup> allows landlords to take their property off the rental market, while giving localities the power to regulate these evictions to protect tenants and prevent abuse. Under state law, removing the property from the rental market is an allowable just cause reason to evict,<sup>8</sup> but without any local regulation, this reason is a loophole that threatens to swallow the rule. A local just cause ordinance should provide explicit

---

<sup>3</sup> HCD's [AFFH Guidebook](#), p. 76

<sup>4</sup> Civil Code § 1946.2(a).

<sup>5</sup> Civil Code § 1946.2(b)(2)(D).

<sup>6</sup> Id.

<sup>7</sup> Gov. Code § 7060 et seq.

<sup>8</sup> Civil Code § 1946.2(b)(2)(B).

procedures and protections, including: requiring landlords to follow a transparent process in order to remove a property from the rental market; providing tenants with longer notice (120-days or 1-year for tenants who are elderly or have disabilities); requiring landlords to remove the entire building from the rental market, not just a single unit; establishing penalties for landlords who re-rent the property after pursuing a bad faith Ellis Act eviction; and giving tenants the right to return at the same rent if the property is re-rented.

5. **Regulate owner move-in evictions.** Under state law, the owner move-in just cause provision<sup>9</sup> lacks specificity and has been frequently abused. Local ordinances like Richmond's provide further regulation to prevent this abuse. A local just cause ordinance should include detailed provisions to prevent abuse, including: prevent corporate landlords from using owner move-in as a just cause reason to evict; require the notice to state the name, address, and relationship to the landlord of the person intended to occupy the unit; restrict owner move-ins when there are vacant units in the building or in other properties owned by the landlord, or when the person moving in already lives in the property or in another property owned by the landlord; and provide that the landlord or their relative must intend in good faith to move in within 90 days after the tenant vacates and occupy the unit as their primary residence for at least 36 consecutive months. If the landlord or their relative specified in the notice fails to move in within 90 days, the landlord should be required to offer the unit to the tenant who vacated and pay for the tenant's moving expenses. A local just cause ordinance should also bar owner move-in evictions where the tenant has lived in the unit for at least five years and is either elderly, disabled, or terminally ill.
6. **Expand relocation payments for all no-fault evictions.** State law only provides for relocation payments equal to one month of the tenant's rent,<sup>10</sup> which is inadequate to cover the costs of moving, security deposits, first and last month's rent at a new rental unit, and increased rent levels. These are all unplanned expenses for the tenant, and the tenant should be reasonably compensated commensurate with the loss of their housing through no fault of their own. A local just cause ordinance should cover a minimum of four months of the tenant's rent to cover the full costs of relocation for all no-fault evictions, with additional payments for tenants who are low-income, disabled, elderly, have minor children, or are long-term tenants.
7. **Expand which units are governed by just cause.** State law excludes many types of housing units from just cause protections, including units less than 15 years old and many single-family home rentals.<sup>11</sup> A local just cause law should cover all units on the market, with only narrow exceptions for certain types of housing. In East Palo Alto, the vast majority of single-family homes are covered by their just cause for eviction ordinance.
8. **Provide greater specificity for all "no-fault" just cause eviction reasons to ensure maximum compliance.** Legal aid service providers frequently report that some property owners use the ambiguity in state law to evict tenants without cause using the no-fault reasons – including substantial remodel, removing the property from the rental market and owner move-in, as

---

<sup>9</sup> Civil Code § 1946.2(b)(2)(A).

<sup>10</sup> Civil Code § 1946.2(d)(2)-(3).

<sup>11</sup> Civil Code § 1946.2(e).



discussed above. To protect tenants from eviction and homelessness due to abuse of the law, many cities have developed best practices around providing further specificity to the definitions of these no-fault reasons. A local just cause ordinance should provide greater specificity for all no-fault reasons to ensure tenants are not evicted without just cause

9. **More specifically define “at-fault” just cause reasons for eviction.** Local just cause ordinances should enumerate and specifically define “at-fault” just causes for eviction, to ensure that things such as minor curable lease violations do not lead to immediate evictions.
10. **Provide tenants with recourse if their landlord attempts to recover possession in violation of the law.** State law lacks adequate enforcement mechanisms. A local just cause ordinance should clearly state that a tenant may assert their landlord’s failure to comply with any requirement of the ordinance as an affirmative defense in an eviction case and provide aggrieved tenants with a private right of action for equitable relief, damages, and restitution so tenants can enforce their rights if their landlord violates the law. A local just cause ordinance should also provide for enforcement by the City Attorney.

Many communities across the state and in San Mateo County have passed strong local just cause for eviction protections, including East Palo Alto and Mountain View. In order to create a just cause for eviction ordinance, we urge you to take the following actions:

- **Include a housing element program to adopt a local just cause for eviction ordinance.** Every housing element must include actions to affirmatively further fair housing (AFFH), which should reflect the needs of the local community. Renters in Pacifica are disproportionately people of color due to decades of discrimination from homeownership opportunities. Moreover, arbitrary evictions often target extremely low-income households, those with disabilities, farmworkers, and other members of protected classes for whom the housing element is required to plan. Pacifica should amend its housing element to include a program that commits to implement the above proposals for a just cause for eviction ordinance by a discrete date no later than December 2023.
- **Prioritize just cause for eviction for council consideration in 2023.** With evictions already on the rise, we need just cause for eviction passed this year. We urge you to take a public position to support passing a strong local ordinance in 2023.

Cities such as Richmond,<sup>12</sup> Berkeley,<sup>13</sup> and many others have already passed strong just cause for eviction ordinances, creating strong models for your city to follow. The Anti-Displacement Coalition is also happy to arrange meetings between jurisdiction representatives and renter protection advocates to help you craft an ordinance that works best for your community.

Ultimately, our communities need long-term, permanent solutions to stop and reverse displacement and create safe, affordable, healthy, and stable housing for all. As we build towards these long term solutions, we urge you to take action today to pass just cause for eviction protections.

---

<sup>12</sup> Chapter 11.100 of [Richmond City Code](#).

<sup>13</sup> Chapter 13.76.130 of [Berkeley City Code](#).

We look forward to working with you to advance this and other important policy solutions,

Chris Schildt  
Urban Habitat

Suzanne Moore  
Pacifica Housing 4 All

Adriana Guzman  
Faith in Action

Karyl Eldridge  
One San Mateo

Maria Chatterjee  
Legal Aid Society of San Mateo County

David Carducci  
Legal Aid Society of San Mateo County

Jeremy Levine  
Housing Leadership Council of San Mateo County

Maria Paula Moreno  
Nuestra Casa in East Palo Alto

Diana Reddy  
One Redwood City

Ofelia Bello  
YUCA

**From:** [Chris Schildt](#)  
**To:** [Bigstvyck, Tyqarias](#); [Vaterlaus, Sue](#); [Beckmeyer, Sue](#); [Bier, Mary](#); [Boles, Christine](#)  
**Cc:** [Murdock, Christian](#); [Housing](#)  
**Subject:** Comment letter for Pacifica Housing Element from San Mateo Anti-Displacement Coalition  
**Date:** Monday, March 27, 2023 4:31:30 PM  
**Attachments:** [Pacifica SMADC just cause for eviction letter.pdf](#)

---

**[CAUTION: External Email]**

Dear Pacifica City Council members,

On behalf of the San Mateo Anti-Displacement Coalition, I submit the attached comment letter on the draft Pacifica Housing Element.

Thank you,  
Chris

--

**Chris Schildt** (she/her)  
Director of Housing Justice

Urban Habitat



[www.urbanhabitat.org](http://www.urbanhabitat.org)

Read our new report, [Regional Resegregation: Building Power in Bay Area Suburbs](#).

Follow us on [Facebook](#)!

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

See San Mateo Anti-Displacement Coalition (SMADC)  
template letter (pages 156-160).

**From:** [kenmilesaga@earthlink.net](mailto:kenmilesaga@earthlink.net)  
**To:** [Housing](#)  
**Cc:** [Ken Miles](#)  
**Subject:** Comment on Housing Element  
**Date:** Monday, March 27, 2023 3:43:00 PM  
**Attachments:** [City to Address Merged Lot Issue for Housing.docx](#)

---

**[CAUTION: External Email]**

**Response to City of Pacifica's Request for General Plan Housing Element,  
March 26, 2023:**

The City held a Study Session last Tuesday evening to discuss amending the housing element of the City's General Plan, and to address the need to increase residential housing by nearly 1900 units as mandated by the State. I stated during Oral communications there has been numerous ordinances that collectively have had negative impacts towards increasing new housing in Pacifica, namely the Hillside Preservation District of 1972 the Growth Control Ordinance of 1982, merging of "nonconforming lots" during 1985, and the rezoning various R-1 parcel to R-I-H during late 1992 / early 1993.

I requested the Planning Commission and City Council reexamine these ordinances and zoning requirements to determine if some amendments can be made to accommodate the required additional housing.

Perhaps the most egregious ordinance was the merging of numerous undeveloped residential parcels throughout Pacifica during 1985, In 1984, the state adopted new procedures for merging substandard lots held under common ownership, under the Subdivision Map Act. In turn, the City developed its own ordinance to merge "substandard parcels". At that time, there were approximately 10,000 residential parcels in Pacifica. The City issued Notices of Intent to owners of undeveloped R-1 residential properties stating their lots merged per City Code and state statutes, and later issued a Notice of Merger of Lots to property owners. The notices did not cite the State's statutes: Sections 66451.10 - 66451.33; See [https://california.public.law/codes/ca\\_gov't\\_code\\_section\\_66451.10](https://california.public.law/codes/ca_gov't_code_section_66451.10).



The City's basis for merging undeveloped parcels was large parcels with sloping lots. Most of the properties that had multiple 25 ft. wide R-1 parcels (may be a series of 25 ft. wide parcels) that collectively exceeded 5000 square feet were merged, including undeveloped parcels located adjacent to the owners' home. I could understand the merging of 2 or more undersized lots whenever possible to assure that the parcels meet the City's minimum development size (5000 sq. ft.). The City's merger ordinance, however, created numerous parcels that greatly exceed the 5000 sq. ft minimum.

An estimated 3000 parcels were merged and "downsized" into 873 parcels. Documentation showed most of the parcel owners lived in Pacifica, ordinary people who likely wanted to invest in Pacifica to support their retirement in the future, or to provide a parcel for their kids so they could build their home in Pacifica, not "big developers from out of town". Many people consider the merging of their parcels only devalued their properties. California State statute 66451.11 (b)(4) addresses slope stability for health and safety reasons as one the criteria for merging lots (see CA statute 66451.11(b) (4), not slope density standards as addressed in the City's Notice to Merger of Lots letter(s)., The City's "slope density standard" is based on steepness of the slope and lot size, not slope stability.

A parcel on a steep slope can be stable or unstable depending on the stability of the soil and bed rock; a flat parcel can be stable or unstable depending on the stability of the soil and other factors (seismic activity and liquefaction, seasonal flooding, compacted sand, and slippage, etc.). Slope stability is one of the primary reasons certified soil engineers / geologist check, test, and report when they survey a parcel for proposed development. The soils engineers take deep soil boring to bed rock to determine the depth that concrete pilings must go, in order to provide a solid foundation for a structure. They also check for springs, evidence of past landslides and soil creeps. They may recommend the placement of solid impact walls, anchored into bed rock, up slope from the structure to mitigate possible damage to the structure in the event of a landslide.

The City Planning Administrator, Wendy Cosin, sent a letter, dated Jan. 2, 1985, to property owners telling them they could attend a hearing on Feb. 13th, and provide evidence to determine whether or not the City should to merge their properties. .Many property owners have complained they notified the City in writing, called the City, and/or attended the hearing(s) to keep their properties from being merged, but to no prevail. Some developers, on the other hand, were able to keep their properties or their clients' properties, even though the parcels on steep slopes, from being merged.

In all fairness, the City should unmerge the properties that were previously merged during the 1980s, in a manner that is expedient and not costly. In doing so, the City will increase its number of buildable residential sites as required by the State of California's goal for new residential housing.

To unmerge the previous merged parcels, City can allow property owners to apply or submit one of the following:

1. Apply for a Small Subdivision of up to 4 parcels, waive fees and the filing of parcel maps, and defer parcel maps and soils reports until an application to develop their properties is filed.
2. Apply for Lot Line Adjustment, without imposing restrictive conditions, fees, or maps.
3. Submit Certificates of Compliance, per Cal Code 66499.35(b).

With Respects,

Ken Miles,



Pacifica CA 94044



Virus-free [www.avg.com](http://www.avg.com)



Response to City of Pacifica's Request for General Plan Housing Element, March 26, 2023

The City held a Study Session last Tuesday evening to discuss amending the housing element of the City's General Plan, and to address the need to increase residential housing by nearly 1900 units as mandated by the State. I stated during Oral communications there has been numerous ordinances that collectively have had negative impacts towards increasing new housing in Pacifica, namely the Hillside Preservation District of 1972 the Growth Control Ordinance of 1982, merging of "nonconforming lots" during 1985, and the rezoning various R-1 parcel to R-I-H during late 1992 / early 1993. I requested the Planning Commission and City Council reexamine these ordinances and zoning requirements to determine if some amendments can be made to accommodate the required additional housing.

Perhaps the most egregious ordinance was the merging of numerous undeveloped residential parcels throughout Pacifica during 1985. In 1984, the state adopted new procedures for merging substandard lots held under common ownership, under the Subdivision Map Act. In turn, the City developed its own ordinance to merge "substandard parcels". At that time, there were approximately 10,000 residential parcels in Pacifica. The City issued Notices of Intent to owners of undeveloped R-1 residential properties stating their lots merged per City Code and state statutes, and later issued a Notice of Merger of Lots to property owners. The notices did not cite the State's statutes: Sections 66451.10 - 66451.33; See [https://california.public.law/codes/ca\\_gov't\\_code\\_section\\_66451.10](https://california.public.law/codes/ca_gov't_code_section_66451.10).

The City's basis for merging undeveloped parcels was large parcels with sloping lots. Most of the properties that had multiple 25 ft. wide R-1 parcels (may be a series of 25 ft. wide parcels) that collectively exceeded 5000 square feet were merged, including undeveloped parcels located adjacent to the owners' home. I could understand the merging of 2 or more undersized lots whenever possible to assure that the parcels meet the City's minimum development size (5000 sq. ft.). The City's merger ordinance, however, created numerous parcels that greatly exceed the 5000 sq. ft minimum.

An estimated 3000 parcels were merged and "downsized" into 873 parcels. Documentation showed most of the parcel owners lived in Pacifica, ordinary people who likely wanted to invest in Pacifica to support their retirement in the future, or to provide a parcel for their kids so they could build their home in Pacifica, not "big developers from out of town". Many people consider the merging of their parcels only devalued their properties.

California State statute 66451.11 (b)(4) addresses slope stability for health and safety reasons as one the criteria for merging lots (see CA statute 66451. 11(b) (4), not slope density standards as addressed in the City's Notice to Merger of Lots letter(s)., The City's "slope density standard" is based on steepness of the slope and lot size, not slope stability.

A parcel on a steep slope can be stable or unstable depending on the stability of the soil and bed rock; a flat parcel can be stable or unstable depending on the stability of the soil and other factors (seismic activity and liquefaction, seasonal flooding, compacted sand, and slippage, etc.). Slope stability is one of the primary reasons certified soil engineers / geologist check, test, and report when they survey a parcel for proposed development. The soils engineers take deep soil boring to bed rock to determine the depth that concrete pilings must go, in order to provide a solid foundation for a structure. They also check for springs, evidence of past landslides and soil creeps. They may recommend the placement of solid impact walls, anchored into bed rock, up slope from the structure to mitigate possible damage to the structure in the event of a landslide.

The City Planning Administrator, Wendy Cosin, sent a letter, dated Jan. 2, 1985, to property owners telling them they could attend a hearing on Feb. 13<sup>th</sup>, and provide evidence to determine whether or not the City should to merge their properties. .Many property owners have complained they notified the City in writing, called the City, and/or attended the hearing(s) to keep their properties from being merged, but to no prevail. Some developers, on the other hand, were able to keep their properties or their clients' properties, even though the parcels on steep slopes, from being merged.

In all fairness, the City should unmerge the properties that were previously merged during the 1980s, in a manner that is expedient and not costly. In doing so, the City will increase its number of buildable residential sites as required by the State of California's goal for new residential housing.

To unmerge the previous merged parcels, City can allow property owners to apply or submit one of the following:

1. Apply for a Small Subdivision of up to 4 parcels, waive fees and the filing of parcel maps, and defer parcel maps and soils reports until an application to develop their properties is filed.
2. Apply for Lot Line Adjustment, without imposing restrictive conditions, fees, or maps.
3. Submit Certificates of Compliance, per Cal Code 66499.35(b).

With Respects,

Ken Miles,



Pacifica CA 94044

**From:** [Cindy Ng](#)  
**To:** [Housing](#)  
**Cc:** [Nick Ng](#)  
**Subject:** Comment on Pacifica Draft Housing Element  
**Date:** Monday, March 27, 2023 3:00:55 PM

---

**[CAUTION: External Email]**

Hi,

Thank you for the opportunity to provide comments on Pacifica's Draft Housing Element. We are writing today to provide commentary regarding the proposed housing site at Oceana High School on Paloma Ave.

The language used to describe the Oceana HS site on Page 14 of Appendix F indicates a site that is undeveloped and relatively flat, but does not assess or communicate any of the impacts building on this site would have on the neighborhood.

"Oceana HS, 401 Paloma Avenue (Sites Map Site #21). The Oceana High School campus consists of 51 acres including school buildings, playing fields, parking lots, and undeveloped open space nestled against hills with sweeping views of the Ocean. About 5.5 acres of undeveloped, relatively flat land exists along Paloma Avenue, that can accommodate housing, leaving the existing campus intact."

We own our home on Paloma Ave, right across the street from the proposed site. We are deeply concerned about the negative impacts of proposed housing development to the quality of life, safety, and environmental integrity of our neighborhood.

1. Quality of Life - Paloma Ave is a two lane road that does not have the infrastructure to accommodate increased traffic from over 130 housing units. The street already gets backed up during school drop off/pick up times, filled with cars on the weekends for soccer games and swim meets, and used for parking for special events such as Fog Fest. The wide open field provides a much needed recreation space for those in the neighborhood as well as others who come to walk their dogs, practice hang gliding, exercise and play sports. There are very few recreational areas within walking distance for this neighborhood. As parents to 3 young children, it has been crucial to have this open space which we used almost daily for exercise, sport, biking, scootering, and learning. It is a safe, fenced area that truly makes our lives better.

2. Safety - we know our neighbors and we look out for each other. Our children can walk door to door selling girl scout cookies and lemonade, and trick or treating. We can forget to close our garage doors, leave our car doors unlocked, and it's OK. Building so many units right next to the high school and preschool at Oceana, where students currently have PE class and utilize the field would be a huge security and safety issue. Additionally, increased traffic on Paloma Ave makes it very difficult to cross the street (there are no marked crosswalks until the Oceana Blvd/Paloma Ave intersection), and only other stop sign is at Paloma and Mirador Terrace. Increasing the housing density will be detrimental to our small town neighborhood feel.



3. Environment - the Oceana field is a habitat to countless gophers, a hunting haven for hawks, owls, falcons, herons, coyotes, and other wildlife. Butterflies, bees, hummingbirds are also important to the ecosystem here. Losing the field would be a monumental loss of a natural habitat to numerous species. Water usage is also a concern that needs to be highlighted. As climate change continues to wreak havoc on weather patterns, when we are not in a drought we are getting too much rain and building more housing will only add to the strains on the environmental resources here.

While we appreciate the need for Pacifica to recommend sites in order to meet the state's requirements, We strongly believe that the Oceana HS site should be removed from the proposed list of sites. While the site is "undeveloped", it is used EVERY SINGLE DAY by Pacifica residents for much needed outdoor recreation that is free, accessible, and safe to all. Using this site for housing development will take away a vital space for the Pacifica community as a whole. We strongly urge the committee to reconsider.

Thank you for your time and consideration.

Sincerely,  
Cindy and Nick Ng

[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Pat Kremer](#)  
**To:** [Housing](#)  
**Subject:** Comments about proposed building site #26  
**Date:** Monday, March 27, 2023 4:19:40 PM  
**Attachments:** [1963\\_Aug\\_14\\_article\\_continued.pdf](#)  
[1963\\_Aug\\_21\\_Past\\_unveiled\\_Bones.pdf](#)  
[1963\\_Aug\\_21\\_continued\\_article.pdf](#)

---

**[CAUTION: External Email]**

To: Pacifica Planning Department, Planning Commission, and City Council  
From: Patricia Kremer  
Date: March 29, 2023  
Subject: Building site #26 in Draft Housing Element is likely to be where Indian bones and relics have been found.

I have read with interest the Housing Element that is currently under consideration by the Planning Department, and will need to be approved by both the Planning Commission and City Council, before moving on for State approval.

I am concerned that one of the proposed sites is inappropriate for development. Specifically, I think this is the land where Indian bones and relics were found by "freeway workers" in 1963. The workers uncovered a concentration of items when they were working to prepare the site (I think in anticipation of rt. #380). I have attached three articles from the Pacifica Tribune (2 from 1963 and another from 1993) to this communication. The location is given "on the west side of the Coast Highway at the Vallemar turnoff alongside a creek". Historians, including Dr. Jonathan Cordero, generally agree that the small village of Timigtac was in this area. The site is now listed as San Mateo County site #268. It is my understanding that there are strict restrictions to building on historic Indian burial sites.

In the draft Housing Element site #26 is proposed for 122 "lower income" units. Therefore there is a challenging conflict between restrictions on building on historic Native American sites, and affordable housing that is a high priority in Pacifica.

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**













2 — Pacific Tribune — August 14, 1963

# Bones, Relics Found Near Vallemar

(Continued from Page 1)

position on the fact that the bone fractures appeared in the same general locations as to most bone fractures in living beings.

The condition of some of the teeth could mean that the species was several centuries old, Dr. Stroot said.

It was impossible to ascertain whether or not the bone remains belonged to one or more human frames, Dr. Stroot could find no duplicates to examine. But Keith Lund of the state bridge department, who discovered most of the remains, felt that the site was a burial ground more than one person because, he said, the remains were so widely scattered.

The volcanic glass, green sands and scoriae, probably reflecting the craftsmanship of Coastside Indians appeared almost completely transparent after Lund had found them.

The pottery remains were listed by freeway workers. The presumed Indian relics were found on the west side of Coast Highway at the Vallemar turnoff alongside a creek.

Freeway plans call for dumping dirt in the general vicinity of the finds.

DR. JEROME H. STROOT, a bone specialist at the Pacific Medical Center in Pacific Manor, and Keith Lund of the State bridge department, take a close look at the spot where human remains were uncovered by Freeway workers Thursday. (TRIBUNE Photo)

KEITH LUND, the man who uncovered most of the presumed Indian relics, is standing near the site with a sampling of his finds—an arrow-head, spearhead and a portion of a shell necklace—in his hand. (TRIBUNE Photo)

## Terra Nova Bridges In By Sept. 1

Target date for completion of the two missing links between Linda Mar boulevard and Terra Nova boulevard is Sept. 1.

## A Second Sea Village Building

Construction will start immediately on a 12,000-square-foot building next to the new Safeway store on Pedro Point, Sea Village Shopping Center developer Morley Turner said this week.

The building will be designed for shops and stores, but none will be leased until the structure is ready, Turner said.

Turner said a third building, about 30,000 square feet, is planned later to the east toward the ocean for offices and other shops. Development will be by "casestide Builders, of which Turner is president. Architecturally, the new buildings will "blend" with the Safeway store, he said. The first structure should be finished within four or five months, he said.

1963 Aug 14. article continued



Clipped By:

patriciamkremer  
Wed, Mar 22, 2023

ren, make such landings, the owner to be standing at (Continued on Page 2) (Continued on Page 8)

# Pacifica's Past Unveiled—Almost



Faint traces of Pacifica's past—when the red man was king on this continent—were uncovered this week during a further probe into the bones and relics recently discovered by freeway workers near Vallemar.

At least six and as many as 20 bodies have been buried in an area 100 feet in diameter on the ocean side of Coast Highway near Vallemar, a paleontologist from the University of California in Berkeley, said.

After studying the area, Zenon Pohorecky, a former instructor at UC who is currently working on his doctorate thesis on the South Coast ranges, estimated that several hundred years ago Costanoan tribesmen made the area their home base.

"It's an ideal location for a home base," Pohorecky said. He explained that nearby shells, points and a creek made the spot particularly well suited for easy access to water and food.

The Costanoan, also known as Ohlonean Indians, were coastal dwellers whose settlements stretched in historic times from northern Monterey to the San Francisco area, Pohorecky said.

His estimate of the number of bodies buried in the area was based on the size of the shell midden and ash lens.

(Continued on Page 7)

THE ARROWS IN the picture indicate the layers of shell and ash that were found on the side of the recently excavated ditch near Vallemar. The layers are clear indications that Indians used the area as a camping and burial ground several hundred years ago for an extended length of time

—perhaps as much as one hundred years. Sitting on the edge of the ditch are four Pacifica youngsters bent on finding part of the buried remains. From left to right they are: Bruce Ayres, Tom Critchlow, Neil Bauman and Mike Neal.

(TRIBUNE Photo)

1963. Aug 21. Past unveiled - Bones



Clipped By:

patriciamkremer  
Wed, Mar 22, 2023



## The Bones

(Continued from Page 1)  
imprinted on the side of a ditch recently excavated by freeway workers and his estimate that the tribe lived there for approximately 100 years. The ditch apparently just sliced into part of the camp-site.

"This is not a single burial," Pohorecky asserted. Nor is it solely a burial sight, he added, explaining that the Indians lived where their dead were buried.

A sinker net, considered by Pohorecky to rank among the best ever found in California, was salvaged from the almost completely damaged site. The sinker net (organic material) had the actual netting still preserved on it.

"Personally, I don't think there's enough of a site left to excavate," Pohorecky said. He estimated that from "two-thirds to three-fourths" of the site had been destroyed by freeway work.

Two weeks ago human bones and traces of Indian utensils were discovered by freeway workers and the find was reported to The Tribune. This led to Pohorecky being sent here to take a look at the site.

Know your community . . .  
Read The Tribune.

1963 Aug 21. (con't article)



Clipped By:

patriciamkremer  
Wed, Mar 22, 2023

**From:** [Sally Thomas](#)  
**To:** [Housing](#)  
**Subject:** Comments on Draft Housing Element  
**Date:** Monday, March 27, 2023 3:13:29 PM

---

**[CAUTION: External Email]**

To the Pacifica Planning Department staff, commission, and council,

Thank you for the significant work that has gone into developing this housing element plan. I appreciate how you have collected input and tried to pull together a plan that reflects what is being asked of the City with the community's values and wishes.

My feedback on the plan is below:

- I strongly agree with limiting future development & housing construction to within the city's current footprint and not expanding development into our hillsides or current green spaces. The combination of safety, environmental, and financial components of modern urban planning have shown that suburban sprawl into our green spaces is not a viable future.
- I strongly agree with the emphasis on in-fill and mixed use developments and maximizing capacity of currently under-utilized space, e.g. Linda Mar Shopping Center, Pacific Manor Shopping Center, Eureka Square, Fairmont Shopping Center. I also wonder if Linda Mar School & Adobe Plaza shopping Center could be additional sites.
- Pacificans value our hillsides and wish to see them preserved. Already, we've allowed more building into them than what was intended in our Hillside Preservation Ordinance, and this is a feature of our community that is unsuitable to any type of mass developments. This is the direction that has been reiterated by council & staff in numerous community meetings and should be upheld in the final versions of this draft.
- While I disagree with the state's position of mandating these RHNA numbers on communities like Pacifica that have unique challenges and infrastructure limitations, I do understand the importance of creating a plan that meets these regulations. That said, I would like to see our civic leadership join with others in our state to push back on these unrealistic targets and work towards housing solutions that take into account infrastructure limitations, our changing environment, and the fact that California housing is a more complex issue than simple supply & demand economics.

I appreciate your time and consideration of this feedback. Thank you again for your service to our community.

Sally Lusson  
[REDACTED], Pacifica, CA

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Delia McGrath](#)  
**To:** [Housing](#)  
**Cc:** [Delia McGrath](#)  
**Subject:** Comments on draft of Housing Elements Plan  
**Date:** Monday, March 27, 2023 1:31:12 PM

---

**[CAUTION: External Email]**

Hello and good wishes to you,

I have the following requests to be incorporated into the Housing Elements Plan:

- 1) Adopt anti-displacement ordinance.
- 2) Create an ordinance similar to Petaluma's for Just Cause evictions [require a reason from 1st day of tenancy].
- 3) Create a short term rental ordinance similar to Half Moon Bay [recently approved by Coastal Commission].
- 4) Implement an agreement with SMCOUNTY and Pacifica Resource Center to bring Pacifica's Safe Parking Program to intended level of functioning and create a pilot program of temporary transitional housing for unsheltered residents before next winter.
- 5] Implement policy to prioritize low-income and very low income housing on public land for 2023-2024 and prior to any sale of public lands.
- 6] Create a Housing Action Fund with funding sources to include vacancy tax, in-lieu fees increased to \$750K per unit and sales of public lands.
- 7] Establish policies to collaborate with developers for housing preservation and non-profits with outreach every 6 months for potential projects.
- 8] Initiate Caltrans land decertification immediately to assure building happens during this RHNA 6 cycle.
- 9] Create policy to best utilize school property for housing so implementation is seamless.
- 10] Promote fair housing policies - reduce racially concentrated areas of affluence and address culturally disproportionate risk to racially identified residents for housing insecurity and more successfully meet goals for low income housing production.
- 11] Implement an increase of inclusionary rate, and create policy land entitlement as a means for nonprofit incentives; identify sites for rezoning for moderate income duplexes and triplexes.
- 12] Create a policy for land entitlement before sales of city-owned land.

Thank you for your kind consideration of these requests. Peace always, Delia McGrath

**From:** [Karen Clark](#)  
**To:** [Housing](#)  
**Subject:** Comments on Housing Element  
**Date:** Monday, March 27, 2023 2:22:59 PM

---

**[CAUTION: External Email]**

To the Planning Department, Council Members and Commission Members,

I am writing to voice support for the Housing Element's approach to NOT annexing any land currently not in Pacifica for the purposes of developing housing, and for acknowledging the serious geotechnical and environmental dangers of building on hillsides. As a resident of Higgins Way, I have written numerous letters with my concerns about proposed development on San Pedro Mountain and near Shamrock Ranch. We need to preserve our beautiful hills as it is our main selling point as a city, and people come here to enjoy the trails and nature. Let's preserve our beauty and build on current unused flat sites, and do so responsibly.

Thank you.

Karen Clark

[REDACTED]

Linda Mar

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Marina Gonzales](#)  
**To:** [Housing](#)  
**Subject:** Do not build at Oceana High  
**Date:** Monday, March 27, 2023 8:46:15 AM

---

**[CAUTION: External Email]**

Do not build at Oceana High.

Sure we need housing but every jurisdiction needs their fair share however, this is unfair to our community, based on our small population in our cul-de-sac neighborhood near Oceana High. We are under represented for we are only a neighborhood of roughly 300 people. Counting from the ridge above Eureka Square down north to Paloma Ave.

This will affect us all in the Oceana High community because we will suffer economically/financially because our property values will decrease. Building in the school would under value the community based off that the school is a de-facto park for us, block scenic views of the ocean, is a mindful retreat area we all enjoy, a safe recreational undeveloped area we all enjoy and there no other area such as this undeveloped open space in the whole sharp park or manor area that you don't have to climb mountains or hills.

We in our community are wondering did you, the city planners miss the deadline on purpose to get approval to rezone wherever you wish more expeditiously and undermine the citizens of Pacifica? Why are the city planners not working hard enough to avoid areas pertinent to our community and students around Oceana High? This seems negligent on the Planning department to consider this area based on being the easiest and obvious place to build housing based off their objective ideas, without considering the effects and degradation of this community. We oppose building here at Oceana High.

Concerned Citizen

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Henry Ruhnke](#)  
**To:** [Murdock, Christian](#)  
**Cc:** [REDACTED]  
**Subject:** Draft Housing Element Comment- APN 018-140-640  
**Date:** Monday, March 27, 2023 4:35:01 PM

---

**[CAUTION: External Email]**

Dear Christian:

This is a comment on the draft Housing Element, submitted on behalf of MYKZK, LLC, the project proponent of the Pacifica Highlands Project along State Route 1 in Pacifica (APN 018-140-640). The applicant submitted a complete preliminary application, under SB 330, on April 8, 2021, a complete regular application on April 7, 2022, and has now submitted a modest revision to the project that qualifies for approval under the "Builder's Remedy". The proposed project is for 54 units, 11 of which will be sold or rented to lower income households.

The draft Housing Element does not include the 54 units, and 11 affordable units, of the Pacifica Highlands Project. As a Builder's Remedy project, Pacifica lacks discretion to deny this housing project. The draft Housing Element should be revised to incorporate the housing units proposed by this project.

Henry Ruhnke  
Principal

Wald, Ruhnke & Dost Architects, LLP

[REDACTED]

Monterey, CA 93940

[www.wrdarch.com](http://www.wrdarch.com)

[REDACTED]  
[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Henry Ruhnke](#)  
**To:** [Murdock, Christian](#)  
**Cc:** [REDACTED]  
**Subject:** Draft Housing Element Comment- APN 018-140-700  
**Date:** Monday, March 27, 2023 4:35:34 PM

---

**[CAUTION: External Email]**

Dear Christian:

This is a comment on the draft Housing Element, submitted on behalf of MYKZK, LLC, the owner of the property identified in the draft as "Site No. 12" (Coast Highway, APN 018-140-700). The draft identifies this site as a potential location for 112 "lower-income" units. The property owner, however, does not currently intend to develop 112 lower-income units. The property owner intends shortly to submit a Builder's Remedy application for 115 units, with 20% of those units to be sold or rented to lower income individuals.

The draft Housing Element should be revised to incorporate the number and type of housing units that will be proposed for development on this site.

Henry Ruhnke  
Principal

Wald, Ruhnke & Dost Architects, LLP

[REDACTED]

Monterey, CA 93940

[www.wrdarch.com](http://www.wrdarch.com)

[REDACTED]  
[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Nick Lusson](#)  
**To:** [Housing](#)  
**Subject:** Draft Housing Element comments  
**Date:** Monday, March 27, 2023 12:30:22 PM

---

**[CAUTION: External Email]**

To the Pacifica Planning Department staff, commission, and council,  
First and foremost, thank you for the great amount of work that has gone into developing this housing element plan. Clearly there is no such thing as a perfect plan, but I will commend you on the underlying intentions of navigating this important aspect of our community's future. I believe the general spirit and direction of the plan does a wonderful job of reflecting the overall Pacifica community's values and wishes.

My feedback on the plan is as follows...

- I strongly agree with the intended direction of limiting future development & housing construction to within the city's current footprint and not expanding development into our hillsides or current green spaces. The combination of safety, environmental, and financial components of modern urban planning have shown that suburban sprawl into our green spaces is not a viable future.
- Pacificans value our hillsides and wish to see them preserved. Already, we've allowed more building into them than what was intended in our Hillside Preservation Ordinance, and this is a feature of our community that is unsuitable to any type of mass developments. This is the direction that has been reiterated by council & staff in numerous community meetings and should be upheld in the final versions of this draft.
- While I disagree with the state's position of mandating these RHNA numbers on communities like Pacifica that have unique challenges and infrastructure limitations, I do understand the importance of creating a plan that meets these regulations. That said, I would like to see our civic leadership join with others in our state to push back on these unrealistic targets and work towards housing solutions that take into account infrastructure limitations, our changing environment, and the fact that California housing is a more complex issue than simple supply & demand economics.
- Very minor correction please - on page 198 (or D-68 of the document) there are a few clarifications...
  - The community group mentioned is titled "Protect San Pedro Mountain", not "Save"
  - Protect San Pedro Mountain opposes two projects being proposed on San Pedro Mountain by the same developer. Linda Mar Woods & Hillside Meadows. Hillside Meadows is a complete application and beginning CEQA review.

I appreciate your time and consideration of this feedback. Thank you again for your service to our community.

Nick Lusson

, Pacifica, CA

**CAUTION: This email originated from outside of the City of Pacifica. Unless you**

**From:** [Samuel Casillas](#)  
**To:** [Housing](#)  
**Subject:** Draft Housing Element  
**Date:** Monday, March 27, 2023 4:25:38 PM

---

**[CAUTION: External Email]**

Dear Pacifica Council Members and Staff,

The current housing element staff needs to consider three issues in order to be feasible for the city:

1. Lack of analysis of tax revenue decline by changing commercial properties into residential
  - a. During the joint meeting last week there was a discussion on potentially losing the bowling alley in order to build ~260 housing units in the 9 acre lot with the SeaBowl and Pacifica Brewery currently are in business. Not once was it brought up that the city would be losing a significant amount of tax revenue from these two businesses along with two business that are unique entertainment/restaurant venues that bring in thousands of out-of-town visitors which this city is in dire need of to produce tax revenues.
2. High likelihood of not being able to build on highly hazardous areas
  - a. Locations like the proposed development in Linda Mar known as Lindamar Woods is in a high fire zone area and should not be considered. The city is setting itself up for more litigation where there is a high likelihood the developer will lose just like at the Vista Mar project when the city failed to consider landslide hazards. Obviously, once the LCLUP is approved areas like the Quarry and the Pedro Point Field cannot be considered for housing due to its flooding hazard potential an SLR issues.
3. The city needs to further consider and maximize locations that are already developed and can handle additional development
  - a. All the strip malls in Pacifica are relics of the 50's and some are poorly utilized, like the Park Pacifica Mall. The strip mall owners need to be incentivized to rebuild these properties to add housing above that would be affordable
  - b. These locations are already built on so the environmental damage would be minimal or non-existent
  - c. We also need to calculate overall how much of the new housing would be affordable and focus on those housing needs

Also, I did not see any real analysis for traffic mitigation; adding this many numbers of units will surely be challenged when traffic analysis is needed. Our roads and highways cannot realistically handle the addition of hundreds of units in the mid to southern parts of Pacifica without expansion of the highway which has already been rejected.

**From:** [Henry Ruhnke](#)  
**To:** [Housing](#)  
**Subject:** FW: Draft Housing Element Comment- APN 018-140-640  
**Date:** Monday, March 27, 2023 4:58:07 PM

---

**[CAUTION: External Email]**

---

**From:** Henry Ruhnke  
**Sent:** Monday, March 27, 2023 4:35 PM  
**To:** Murdock, Christian <cmurdock@pacificagov>

[REDACTED]

**Subject:** Draft Housing Element Comment- APN 018-140-640

Dear Christian:

This is a comment on the draft Housing Element, submitted on behalf of MYKZK, LLC, the project proponent of the Pacifica Highlands Project along State Route 1 in Pacifica (APN 018-140-640). The applicant submitted a complete preliminary application, under SB 330, on April 8, 2021, a complete regular application on April 7, 2022, and has now submitted a modest revision to the project that qualifies for approval under the "Builder's Remedy". The proposed project is for 54 units, 11 of which will be sold or rented to lower income households.

The draft Housing Element does not include the 54 units, and 11 affordable units, of the Pacifica Highlands Project. As a Builder's Remedy project, Pacifica lacks discretion to deny this housing project. The draft Housing Element should be revised to incorporate the housing units proposed by this project.

Henry Ruhnke  
Principal

Wald, Ruhnke & Dost Architects, LLP

[REDACTED]

Monterey, CA 93940

[www.wrdarch.com](http://www.wrdarch.com)

[REDACTED]  
[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you**

**From:** [Henry Ruhnke](#)  
**To:** [Housing](#)  
**Subject:** FW: Draft Housing Element Comment- APN 018-140-700  
**Date:** Monday, March 27, 2023 4:58:15 PM

---

**[CAUTION: External Email]**

---

**From:** Henry Ruhnke  
**Sent:** Monday, March 27, 2023 4:35 PM  
**To:** Murdock, Christian <cmurdock@pacifica.gov>

[REDACTED]

**Subject:** Draft Housing Element Comment- APN 018-140-700

Dear Christian:

This is a comment on the draft Housing Element, submitted on behalf of MYKZK, LLC, the owner of the property identified in the draft as "Site No. 12" (Coast Highway, APN 018-140-700). The draft identifies this site as a potential location for 112 "lower-income" units. The property owner, however, does not currently intend to develop 112 lower-income units. The property owner intends shortly to submit a Builder's Remedy application for 115 units, with 20% of those units to be sold or rented to lower income individuals.

The draft Housing Element should be revised to incorporate the number and type of housing units that will be proposed for development on this site.

Henry Ruhnke  
Principal

Wald, Ruhnke & Dost Architects, LLP

[REDACTED]

Monterey, CA 93940

[www.wrdarch.com](http://www.wrdarch.com)

[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [helen.smith](#)  
**To:** [Murdock, Christian](#)  
**Subject:** Fwd: LAST CHANCE  
**Date:** Monday, March 27, 2023 1:46:01 PM

---

**[CAUTION: External Email]**

Sent from my iPhone

Begin forwarded message:

**From:** helen.smith [REDACTED]  
**Date:** March 27, 2023 at 1:45:00 PM PDT  
**To:** [housing@pacifica.gov](mailto:housing@pacifica.gov)  
**Subject:** Re: LAST CHANCE

Dear Mr. Murdock,

As you may know, my business is located next to the Sea Bowl property. I was disappointed when I began hearing the rumors that the bowling alley would be closing after so many years of operation. While it pains me to see it go away, I support Toll Brothers in their plans to revitalize the site with market and below market-rate housing. The below market rate housing will be great for the locals that we need to keep in the City. Please accommodate the Toll Brothers' plan in the Housing Element Update.

My brewery was designed to add coastal charm to our city. I believe Toll brothers will add great value to our town and, is looking to keep the integrity of our coastal vibes in mind.

Thank you,  
Helen Nasser

Sent from my iPhone

On Mar 27, 2023, at 11:32 AM, Pacifica Housing Element Updates  
<[housing@pacifica.gov](mailto:housing@pacifica.gov)> wrote:



**Don't wait! Today is the final day to**



**From:** [Xavier Macy](#)  
**To:** [Housing](#)  
**Subject:** Housing comments  
**Date:** Monday, March 27, 2023 1:15:20 PM

---

**[CAUTION: External Email]**

To the Pacifica Planning Department staff, commission, and council,

First and foremost, thank you for the great amount of work that has gone into developing this housing element plan. Clearly there is no such thing as a perfect plan, but I will commend you on the underlying intentions of navigating this important aspect of our community's future. I believe the general spirit and direction of the plan does a wonderful job of reflecting the overall Pacifica community's values and wishes.

My feedback on the plan is as follows...

I strongly agree with the intended direction of limiting future development & housing construction to within the city's current footprint and not expanding development into our hillsides or current green spaces. The combination of safety, environmental, and financial components of modern urban planning have shown that suburban sprawl into our green spaces is not a viable future.

Pacificans value our hillsides and wish to see them preserved. Already, we've allowed more building into them than what was intended in our Hillside Preservation Ordinance, and this is a feature of our community that is unsuitable to any type of mass developments. This is the direction that has been reiterated by council & staff in numerous community meetings and should be upheld in the final versions of this draft.

While I disagree with the state's position of mandating these RHNA numbers on communities like Pacifica that have unique challenges and infrastructure limitations, I do understand the importance of creating a plan that meets these regulations. That said, I would like to see our civic leadership join with others in our state to push back on these unrealistic targets and work towards housing solutions that take into account infrastructure limitations, our changing environment, and the fact that California housing is a more complex issue than simple supply & demand economics.

Very minor correction please - on page 198 (or D-68 of the document) there are a few clarifications...

The community group mentioned is titled "Protect San Pedro Mountain", not "Save" Protect San Pedro Mountain opposes two projects being proposed on San Pedro Mountain by the same developer. Linda Mar Woods & Hillside Meadows. Hillside Meadows is a complete application and beginning CEQA review.

I appreciate your time and consideration of this feedback. Thank you again for your service to our community.

Best,  
Xavier

**CAUTION: This email originated from outside of the City of Pacifica. Unless you**

**From:** [Sydney Sulak](#)  
**To:** [Housing](#)  
**Subject:** Housing Element Comment  
**Date:** Monday, March 27, 2023 12:58:48 PM

---

**[CAUTION: External Email]**

Hello to the Pacifica Planning Department,

I am writing to voice my concerns and thoughts on the future of Pacifica.

- I strongly agree with the intended direction of limiting future development & housing construction to within the city's current footprint and not expanding development into our hillsides or current green spaces. The combination of safety, environmental, and financial components of modern urban planning have shown that suburban sprawl into our green spaces is not a viable future.
- Pacificans value our hillsides and wish to see them preserved. Already, we've allowed more building into them than what was intended in our Hillside Preservation Ordinance, and this is a feature of our community that is unsuitable to any type of mass developments. This is the direction that has been reiterated by council & staff in numerous community meetings and should be upheld in the final versions of this draft.
- Adding more development and building on the hillsides of Pacifica is a frightening thought, as the risk of mudslides is very real, especially after years of drought. I also fear the traffic that will come with both construction and newly developed areas. Pacifica does not have the infrastructure to support building out of the city's current footprint.

Thank you,  
Sydney Sulak

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Remi Tan](#)  
**To:** [Gannon, Helen](#); [City Council](#); [Woodhouse, Kevin](#); [Murdock, Christian](#); [Kenyon, Michelle](#); [Public Comment](#)  
**Subject:** Housing Element Comments  
**Date:** Monday, March 27, 2023 9:42:14 AM

---

**[CAUTION: External Email]**

Dear City Officials Please find below my comments on the housing element due today:

Approved sites  
Page F-9 F-10 Table F-5 -

The #14 570 Crespi site is zoned for 92 units at 81% capacity but only 15 units are being proposed. I heard from Emon Murphy, the project sponsor that that is much below the original proposed. As we do not have many buildable sites, the City should work with the Murphys to achieve the max density of 87 units on this site or at minimum reach the 81% target of 70 units. The city has leverage to increase the density as it owns part of the parcel.

The #15 930 Oddstad Blvd site has max zoned 113 units and 92 at 81% but only 70 units are proposed by the Pacifica school district. As we do not have many buildable sites, the City should work with the district to achieve the max density of 113 units on this site or at minimum reach the 81% target of 92 units on this site. Also this is an important project as it provides much needed affordable housing for our district teachers.

The city should work with the other project applicants on the other sites on table F-5 to try to get them to the max zoned density.

Notice not all of the Harmony@1 sites were counted. These were unfortunately approved as a master plan a number of years ago but only 2 of 13 houses are built. City should require landscape screening of all these houses as they are built on the ridge in violation of the HPD.

There are other properties like Harmony@1 that may be also be approved but not built or under construction. City should double check to make sure they are all included. The Fassler townhouses under construction across Harmony@1 may be one of these. And the city should double check if all ADU and SB-9 lot split applications are counted as these are state mandated and cannot be denied unless there is a safety issue such as landslide, coastal edge erosion, wildland/urban interface fire issue

Rezoned sites  
F-14

As there was lots of resident pushback on the Oceana site (and assume Terra Nova would also have pushback as it is deep inside the single family housing area), the city should consider taking these off the table and increasing density on the shopping center sites, city owned sites, Caltrans sites, and max increase in density on sites near the bus lines on the coast highway sites not in the coastal zone F-17 and the Seabowl site F-15

F-15

There was also lots of pushback on redeveloping the Seabowl as it is an important recreational facility for city residents and others in surrounding cities too. The city should consider if the bowling alley building is historical (over 50 years). If not historical, not the redevelopment could take place but the old building should be replaced with a new bowling alley on the ground floor, parking below grade or above grade convertible to housing, with housing above and in the parking lot. If historical, the city should only zone land in the parking lot and brewery site and increase the density on the buildable part of the site. If finding an operator is an issue, maybe the city should considering owning the bowling alley and leasing to a good



quality operator like the one on King St in San Francisco. Portion of the mixed use retail should also be dedicated to the brewery which is a popular business and construction logistics done to minimize disruption of that successful business

F-16

Has the city planning discussed the coastal zone sites with the coastal commission to get their input on whether the proposed density is approvable. This needs to happen ASAP if this input has not been taken yet. If not, given the coastal commission's anti development stance, the city may need to take these sites off the table and increase density on the shopping center sites, city owned sites, Caltrans sites, and max increase in density on sites near the bus lines on the coast highway sites not in the coastal zone F-17 and the Seabowl site F-15.

F-24 Table F-8

The site adjacent to the church on Hwy 1 east side should be considered as its architect Kirk Miller said it is a proposed project he's working on and it was not included. Also the city should work with Kirk and his client to concentrate the housing on the lower part of the site and avoid the hillside. This may mean a higher density multifamily unit near to the highway so the back hill portion can remain open space but the density reflects the whole site. The same comment goes for all the other sites on the east side of Hwy 1 between Rockaway and Vallemar.

Table F-8 and F-9

Kudos to Christian and Planning staff for saying at the meeting that they are targeting RHNA numbers plus 30% buffer. However this is 2,460 units but between table F-8 and F-9 there are only  $552 + 1567 = 2119$  units, so it is still short by 341 units. City needs to double check the math and make sure there are 2,460 units total as promised publicly by Christian, and to show best faith effort to HCD and State.

General

Considering the best places for housing is along Hwy1 on east side, there would be increased traffic. City should work with Caltrans on replacing traffic lights on all Pacifica Hwy 1 intersections with traffic circles which has higher capacity and slows traffic at intersection but allows faster an higher capacity overall through the corridor. City should work with SamTrans to increase bus service and shuttle service to BART. If this fails the city should consider working all developers to implement a private shuttle system like EmeryGoRound in Emeryville, to shuttle residents to the nearest BART station, Colma or Daly City and between major mixed use centers, schools and public buildings and recreation sites.

No sites should be in the HPD, landslide, coastal edge erosion, wildland/urban interface areas, due to hazardous risks.

City needs to expedite this process and put all other planning projects aside to show best efforts to HCD and State. and minimize any potential state penalties

Thank you and Best Regards,

Remi Tan, AIA, LEED AP BD+C  
Architecture, Green/Sustainability Consulting, and Real Estate Investment,  
Pacific Manor/Edgemar  
[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Adam Libert](#)  
**To:** [Housing](#)  
**Subject:** Housing Element Draft Commentary - Hillside Preservation  
**Date:** Monday, March 27, 2023 1:08:51 PM

---

**[CAUTION: External Email]**

Hello -

Commentary on the draft Housing Element:

**Insufficient Consideration of HPD Constraint:**

The draft housing element plan Appendix G Constraints does not adequately consider the Hillside Preservation District and the constraints that would impose. I would like to see more in the "Constraints" section to specifically address how the Hillside Preservation District will be maintained without "gerrymandering" of breaking up lot lines to allow excessive development by chopping off the sloped portion of lots from flatter portions, etc.

**Specific HPD Issue Example:**

Appendix F section 7 "Vacant Non-Residential Sites" (page F-15) mentions the flat land on top of the hill at Sea Bowl (Site #36) being potentially appropriate for 2 acres of 20 DU/A. This section should acknowledge that this portion of the site described is inside the Hillside Preservation District, and that the intent of the HPD will be preserved.

- Adam Libert, resident of Sharp Park.

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Jackie Yea](#)  
**To:** [Housing](#)  
**Subject:** Housing Element Public Commentary  
**Date:** Monday, March 27, 2023 3:34:09 PM

---

**[CAUTION: External Email]**

To Whom it May Concern

Thank you for the opportunity to provide comments on Pacifica's Draft Housing Element. We are writing today in regards to proposed housing site at Oceana High School on Paloma Ave.

The language used to describe the Oceana HS site on Page 14 of Appendix F indicates a site that is undeveloped and relatively flat, but does not assess or communicate any of the impacts building on this site would have on the neighborhood.

"Oceana HS, 401 Paloma Avenue (Sites Map Site #21). The Oceana High School campus consists of 51 acres including school buildings, playing fields, parking lots, and undeveloped open space nestled against hills with sweeping views of the Ocean. About 5.5 acres of undeveloped, relatively flat land exists along Paloma Avenue, that can accommodate housing, leaving the existing campus intact."

We own our home on Paloma Ave, right across the street from the proposed site. We are deeply concerned about the negative impacts of proposed housing development to the quality of life, safety, and environmental integrity of our neighborhood.

1. Quality of Life - Paloma Ave is a two lane road that does not have the infrastructure to accommodate increased traffic from over 130 housing units. The street already gets backed up during school drop off/pick up times, filled with cars on the weekends for soccer games and swim meets, and used for parking for special events such as Fog Fest. The wide open field provides a much needed recreation space for those in the neighborhood as well as others who come to walk their dogs, practice hang gliding, exercise and play sports. There are very few recreational areas within walking distance for this neighborhood. As parents to 3 young children, it has been crucial to have this open space which we used almost daily for exercise, sport, biking, scootering, and learning. It is a safe, fenced area that truly makes our lives better.

2. Safety - we know our neighbors and we look out for each other. Our children can walk door to door selling girl scout cookies and lemonade, and trick or treating. We can forget to close our garage doors, leave our car doors unlocked, and it's OK. Building so many units right next to the high school and preschool at Oceana, where students currently have PE class and utilize the field would be a huge security and safety issue. Additionally, increased traffic on Paloma Ave makes it very difficult to cross the street (there are no marked crosswalks until the Oceana Blvd/Paloma Ave intersection), and only other stop sign is at Paloma and Mirador Terrace. Increasing the housing density will be detrimental to our small town neighborhood feel.

3. Environment - the Oceana field is a habitat to countless gophers, a hunting haven for hawks,

owls, falcons, herons, coyotes, and other wildlife. Butterflies, bees, hummingbirds are also important to the ecosystem here. Losing the field would be a monumental loss of a natural habitat to numerous species. Water usage is also a concern that needs to be highlighted. As climate change continues to wreak havoc on weather patterns, when we are not in a drought we are getting too much rain and building more housing will only add to the strains on the environmental resources here.

#### 4. Infrastructure

The City of Pacifica has already spent a large sum of money to open the Jean E Brink pool. How will the public access the pool when there is already no parking there and no room to put more? The Oceana HS site is a public space.

While we appreciate the need for Pacifica to recommend sites in order to meet the state's requirements, We strongly believe that the Oceana HS site should be removed from the proposed list of sites. While the site is "undeveloped", it is used EVERY SINGLE DAY by Pacifica residents for much needed outdoor recreation that is free, accessible, and safe to all. Using this site for housing development will take away a vital space for the Pacifica community as a whole. We strongly urge the committee to reconsider.

Thank you for your time and consideration.

Sincerely,  
Jackie Yea Starrett

[REDACTED]

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Jennifer Politi](#)  
**To:** [Housing](#)  
**Subject:** Housing Element Update Written Comment  
**Date:** Monday, March 27, 2023 11:00:32 AM

---

[CAUTION: External Email]

Dear Planning Commissioners,

I like many of the sites identified in the draft housing element thus far. However, why not include the site north west of those townhomes being built on 801 Fassler Ave? That site is conveniently located right off of highway 1 and could bring much needed housing to Pacifica. No matter which sites are developed in this next housing cycle there WILL be challenges to address. This site could be developed with a design that meets the needs of our community. The site has a lot of open space, so why not build on the flat areas and keep the rest as open space?

Thank you

Jenn Politi

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Stofan1](#)  
**To:** [Housing](#)  
**Subject:** Housing Element  
**Date:** Monday, March 27, 2023 5:00:01 PM

---

**[CAUTION: External Email]**

Dear City Council & Staff,

I so appreciate this chance to send my thoughts to you concerning the Housing Element.

This is the perfect opportunity for Pacifica to plan with Knowledge & Consideration as to what can be built in Pacifica in the next 8 years.

As I mentioned before, it is so important that we take this opportunity with concern for our treasures (the hills & the ocean) and our residents.

I believe that it is important that nothing NEW be built on the West side of HWY1. Also, our workforce & low income housing needs to be prioritized. Those who are most vulnerable need to be considered.

I just want to make sure that the City remembers that many of us love our City because of our beautiful environment and yet not forget those who can easily be left behind.

Sincerely,  
Gloria Stofan

  
Pacifica

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Chris Redfield](#)  
**To:** [Housing](#)  
**Subject:** Housing Element  
**Date:** Monday, March 27, 2023 12:38:51 PM

---

**[CAUTION: External Email]**

First I would like to thank our very dedicated Planning Staff, Planning Commission and City Council and all associated with this document. As noted Pacifica is very limited by both physical and policy constraints to supply adequate locations for our RHNA. Most of the sites identified for the higher density will be difficult to draw developers AND fit into the character of Pacifica. Sadly, it appears Sea Bowl will be closing soon, opening the door for housing development. The Quarry, and its pending reclamation project, along with identified CalTrans locations are THE key components, in my view, to entice and implement future housing. As we know, timing to submit the HE is critical. Given the incredible effort put forth, I'm confident HCD will approve it. Chris Redfield

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Debra Etienne](#)  
**To:** [Housing](#)  
**Subject:** Housing Elements  
**Date:** Monday, March 27, 2023 2:43:45 PM

---

**[CAUTION: External Email]**

March 27, 2023

Dear Council Members:

We're at a big crossroads. As you review housing sites and make decisions about our town's future, please keep the following in mind:

- We put our trust in you to responsibility guide development that doesn't destroy our town's uniqueness.
  - Use the incredible ideas and knowledge that Pacifica's shared during your community meetings. Listen to your constituents.
  - Pacifica has a hillside preservation ordinance, protect what most of us hold precious — our hills and our views.
  - Don't put the horse before the cart — upgrade the sewer system and design the roadways for increased traffic before approving any building plans.
  - Hold builders accountable and closely monitor their adherence to our rules and regulations. Their goal is to make money, not please the citizens.
  - Make room for truly affordable housing for our lower-income residents.
  - Use not only your head in making decisions, but also your heart. Ask yourself, would this decision be good for our town's future and is it what the voters who elected me want?
  - Please don't give our irreplaceable assets away. We all know how special Pacifica is -- now so does everyone else but they want to change it. Not all change is good. Recognize the difference.
- 
- In closing, remember the words of Carol King:

Don't it always seem to go,  
That you don't know what you got 'til it's gone?  
They paved paradise and put up a parking lot.

Sincerely,

Debra Etienne

**From:** [Lisa Steinberg](#)  
**To:** [Housing](#)  
**Subject:** Housing plan  
**Date:** Monday, March 27, 2023 4:31:28 PM

---

[CAUTION: External Email]

To Whom It may Concern:

It's sad to see that you are planning to build up so much of Pacifica and especially Linda Mar. Pacifica's beauty lies in its green spaces. We bought a house here to be close to nature. Please only build the number of residences necessary to be in compliance with the law. Perhaps there is a way to build taller apartments close to Hwy 1 or in the commercial areas so that you can leave more green space around Pacifica and still be in compliance. Also there is enough traffic on Hwy 1. We don't need any more. You must have a solid plan to deal with the traffic on Hwy One. What if Pacifica residents need to get out quickly in case of an emergency (fire, earthquake, tsunami)?

Sincerely,

Lisa Steinberg

Sent from my iPhone

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [REDACTED]  
**To:** [Housing](#)  
**Subject:** Housing  
**Date:** Monday, March 27, 2023 12:38:11 PM

---

[CAUTION: External Email]

Hello,

I see the draft plans for providing affordable housing needs to consider vacation rentals and short term rentals because that impacts the price and number of units available in our town. I notice that a committee has been formed.

Please publish the results of the investigation and also provide an easy way for owners to register their rentals. Also provide the platforms which advertise rentals that are commonly used and the revenue the city generates from taxes.

In popular areas of the coast many owners use Vrbo and Airbnb. What also needs to be addressed is the number of companies renting camper vans and RV to tourists. This is an overlooked element of temporary housing since businesses use our neighborhood streets to park and customers use our beach lots to sleep overnight.

Finally, I hope there is a way to use funds for people who are unhoused.

Thanks

Sheila Harman  
[REDACTED]  
Pacifica ca 94044

Sent from my iPhone

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Aaron Royston](#)  
**To:** [Housing](#)  
**Subject:** Lot 36 - Sea Bowl Space  
**Date:** Monday, March 27, 2023 12:49:42 PM

---

**[CAUTION: External Email]**

Hello,

I'm just reviewing the Housing Element (a bit last minute...) and am pretty passionate about the Seabowl space being an important commercial location for the city. I totally understand the requirements and need for increased housing from the state, but this particular rezoning would be a large setback for Pacifica to lose such high potential commercial zone. Residents in Pacifica are desperate for more good restaurants, venues, etc. and Seabowl location is uniquely suited for that, whereas housing can be added in many more opportunistic areas. I don't disagree with the other rezoning, but this area could be a vital commercial location for the city. At the very least, feels like the area could be a mixed use development where there is ample space allocated for commercial.

We've actually spoken to a number of restaurateurs that are highly interested in Pacifica, but locations with appropriate parking are hard to come by right now.

Best  
Aaron

=====  
**Aaron Royston, MD, MBA**

Managing Partner

venBio Partners LLC

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Liz Juvera](#)  
**To:** [Housing](#)  
**Subject:** Oceana Development Plans  
**Date:** Monday, March 27, 2023 1:35:30 PM

---

**[CAUTION: External Email]**

Hi All,

I would like to voice my opposition to the inclusion of the Oceana High School campus in the prospective housing plan for Pacifica. This space (baseball fields, etc.) offers accessible, multi-use opportunities for recreation that can be more formalized by Pacifica Rec & Park. A robust multi-acre shopping center would feel inappropriate on the high school campus. It would remove opportunities for the high school and local community to make use of this open space. It would also feel redundant as Eureka Square is within walking distance of this space.

Thank you for your consideration,  
Liz Juvera  
Manor Resident  
Oceana High School Graduate

--

Elizabeth Juvera



[Visit My LinkedIn](#)

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.



**From:** [Hi Lisa And Tom](#)  
**To:** [Housing](#)  
**Subject:** Opinion on housing areas  
**Date:** Monday, March 27, 2023 12:39:13 PM

---

**[CAUTION: External Email]**

These are tough decisions. Some of the areas seem no brainers and are currently eye sores...

The lumber yard - yes but will add more traffic

Sea Bowl - perhaps only a small portion of it and use the rest for restaurants/businesses.

Cal Trans and the parking lot on Linda Mar Blvd.- such a waste of empty space.

However it would be so nice to offer perhaps residential apartments upstairs with businesses for the community below.

Park Plaza back of valley - do not get rid of the market or pizza place. However yes lets make it nice condos or apartments with other businesses for the community.

Please don't just add the housing with nothing else for our existing community.

We need places to visit, eat, gather, kids need open space, courts, fields etc.

Thank you,

Lisa Hernandez

27 year Pac Resident

PS Stay away from Pedro Mtn!

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Nick Kosla](#)  
**To:** [Housing](#)  
**Cc:** [Woodhouse, Kevin](#); [Murdock, Christian](#)  
**Subject:** Pacifica Draft Housing Element Comment Letter  
**Date:** Monday, March 27, 2023 11:12:03 AM  
**Attachments:** [image002.png](#)  
[CONCEPTUAL SITE PLAN Submitted to the City 3-23-23.pdf](#)  
[Pacifica Housing Element Update Comment Letter Toll Brothers Submitted to City 03-23-2023.pdf](#)

---

**[CAUTION: External Email]**

Hello,

Can you please confirm that you received this email with Toll Brothers' comment letter on the draft Housing Element update?

Thank you,

Nick Kosla

March 23, 2023

**VIA E-MAIL (HOUSING@PACIFICA.GOV)**

City of Pacifica  
ATTN: Planning Department  
504 Crespi Drive  
Pacifica, CA 94044

Re: Pacifica Housing Element Update

To Whom it May Concern:

As you may know, Toll Brothers is working on a plan to create a residential community on property located at 4625 Coast Highway in Pacifica (APN: 022-150-440) (the "Property") adjacent to the Pacifica Brewery. The future residential project would redevelop an underutilized commercial site currently occupied in part by the Sea Bowl Entertainment Center (the "Project"). A designated share of the proposed units will provide below market rate housing and/or in-lieu fees.

Toll Brothers understands that the City of Pacifica will be updating its 6<sup>th</sup> Cycle Housing Element to comply with State law and obtain certification from the California Department of Housing and Community Development ("HCD"). Toll Brothers recognizes that the current version of the Draft Housing Element identifies the Property among sites in the City available for housing development. (Draft Housing Element, p. 12.) However, this inventory indicates that the Property is ideal for accommodating 219 "lower income" units of housing at a density of 60 dwelling units per acre.

Toll Brothers generally supports the City's inclusion of the Property on the housing inventory and encourages the City to retain a residential designation in the next version of the Draft Housing Element. However, Toll Brothers is concerned that the actual housing types that the market can accommodate in this location will differ significantly from that identified in the Draft Housing Element. Toll Brothers believes that the Property can most suitably accommodate the Community illustrated in the attached "Conceptual Site Plan". Based on our experience and given our understanding of the market conditions in Pacifica, by providing a mix of market and below market-rate housing types, this Project can realistically and in good

faith assist the City with achieving its Regional Housing Needs Allocation (RHNA) goals.

We recognize that the City designated the Property in its last General Plan update with a *Visitor Serving Commercial* land use designation. (General Plan, fig. 4-3.) *Visitor Serving Commercial* does not allow residential use, but instead development is intended to “foster and protect areas that attract and cater to visitors,” including hotels, visitor attractions, restaurants and retail. (General Plan, p. 4-9.) Similarly, the City Zoning Ordinance zones the Property *C-1 – Neighborhood Commercial*. Residential uses are not principally permitted in the *C-1* district.

(Pacifica Municipal Code (“P.M.C.”), § 9-4.1001.) Mixed residential uses are conditionally allowed with a use permit “in the same building as a commercial use when located entirely above the ground floor.” (P.M.C., § 9-4.1001(b)(11).) Accordingly, development of the Project as it is envisioned in the Housing Element Sites Inventory will require the City to adopt changes to its General Plan and possibly to its zoning ordinance to permit residential development on the Property.

The City indicated in the Draft Housing Element that it intends to implement programs which would rezone the properties listed in the inventory to accommodate those housing units. (Pacifica Draft Housing Element, append. F, p. F-11.) We encourage the City to concurrently amend the General Plan Visitor Serving Commercial land use designation to allow residential development with its adoption of the Housing Element, or immediately following HCD approval of the updated Housing Element, initiate the General Plan amendment and rezoning process consistent with the Housing Element as to the Property.

We appreciate your attention to these comments and look forward to working with the City to redevelop the Sea Bowl site. Please do not hesitate to reach out to me if you have any questions.

Regards,

Nick

**Nicholas S. Kosla**  
**Vice President of Land Entitlement**  
**Toll Brothers, Northern California Division**



**Toll Brothers®**  
**#1 HOME BUILDER**  
**FORTUNE WORLD'S MOST**  
**ADMIRABLE COMPANIES**  
**2023**

©2023 Fortune Media IP Limited. Used under license.

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.





#### SITE DATA

HILLSIDE AREA = ± 3.5 AC  
 TOWNS NET SITE AREA = ± 4.1 AC  
 DUETS NET SITE AREA = ± 1.4 AC  
 GROSS SITE AREA = ± 9.0 AC

TOWNHOMES 81  
 DUETS 14  
 ADU'S 19  
**TOTAL 114 UNITS**

#### DUETS- UNIT MIX

P1 X 7  
 P2 X 7

TOTAL DUETS = 14 UNITS / 1.4 AC = ± 10.0 DUA

#### TOWNS- UNIT MIX

P1 X 26  
 P2 X 16  
 P3 X 26  
 P4 X 13  
 ADUS X 19

TOTAL TOWNS = 100 UNITS / 4.1 AC = ± 24.4 DUA

354.014 Sea Bowl  
 Pacifica, CA  
 March 23, 2023

#### CONCEPTUAL SITE PLAN

SDG Architects, Inc.  
 3361 Reginald Blvd. Suite 120  
 Brentwood, CA 94111  
 925.634.7000 | sdgarchitects.com





March 23, 2023

**VIA E-MAIL (HOUSING@PACIFICA.GOV)**

City of Pacifica  
ATTN: Planning Department  
504 Crespi Drive  
Pacifica, CA 94044

Re: Pacifica Housing Element Update

To Whom it May Concern:

As you may know, Toll Brothers is working on a plan to create a residential community on property located at 4625 Coast Highway in Pacifica (APN: 022-150-440) (the “Property”) adjacent to the Pacifica Brewery. The future residential project would redevelop an underutilized commercial site currently occupied in part by the Sea Bowl Entertainment Center (the “Project”). A designated share of the proposed units will provide below market rate housing and/or in-lieu fees.

Toll Brothers understands that the City of Pacifica will be updating its 6<sup>th</sup> Cycle Housing Element to comply with State law and obtain certification from the California Department of Housing and Community Development (“HCD”). Toll Brothers recognizes that the current version of the Draft Housing Element identifies the Property among sites in the City available for housing development. (Draft Housing Element, p. 12.) However, this inventory indicates that the Property is ideal for accommodating 219 “lower income” units of housing at a density of 60 dwelling units per acre.

Toll Brothers generally supports the City’s inclusion of the Property on the housing inventory and encourages the City to retain a residential designation in the next version of the Draft Housing Element. However, Toll Brothers is concerned that the actual housing types that the market can accommodate in this location will differ significantly from that identified in the Draft Housing Element. Toll Brothers believes that the Property can most suitably accommodate the Community illustrated in the attached “Conceptual Site Plan”. Based on our experience and given our understanding of the market conditions in Pacifica, by providing a mix of market and below market-rate housing types, this Project can realistically and in good faith assist the City with achieving its Regional Housing Needs Allocation (RHNA) goals.

We recognize that the City designated the Property in its last General Plan update with a *Visitor Serving Commercial* land use designation. (General Plan, fig. 4-3.) *Visitor Serving Commercial* does not allow residential use, but instead development is intended to “foster and protect areas that attract and cater to visitors,” including hotels, visitor attractions, restaurants and retail. (General Plan, p. 4-9.) Similarly, the City Zoning Ordinance zones the Property *C-1 – Neighborhood Commercial*. Residential uses are not principally permitted in the *C-1* district.





(Pacifica Municipal Code ("P.M.C."), § 9-4.1001.) Mixed residential uses are conditionally allowed with a use permit "in the same building as a commercial use when located entirely above the ground floor." (P.M.C., § 9-4.1001(b)(11).) Accordingly, development of the Project as it is envisioned in the Housing Element Sites Inventory will require the City to adopt changes to its General Plan and possibly to its zoning ordinance to permit residential development on the Property.

The City indicated in the Draft Housing Element that it intends to implement programs which would rezone the properties listed in the inventory to accommodate those housing units. (Pacifica Draft Housing Element, append. F, p. F-11.) We encourage the City to concurrently amend the General Plan Visitor Serving Commercial land use designation to allow residential development with its adoption of the Housing Element, or immediately following HCD approval of the updated Housing Element, initiate the General Plan amendment and rezoning process consistent with the Housing Element as to the Property.

We appreciate your attention to these comments and look forward to working with the City to redevelop the Sea Bowl site. Please do not hesitate to reach out to me if you have any questions.

Regards,

Nicholas S. Kosla  
Vice President of Land Entitlement



#### SITE DATA

HILLSIDE AREA =  $\pm 3.5$  AC  
 TOWNS NET SITE AREA =  $\pm 4.1$  AC  
 DUETS NET SITE AREA =  $\pm 1.4$  AC  
 GROSS SITE AREA =  $\pm 9.0$  AC

TOWNHOMES 81  
 DUETS 14  
 ADUS 19  
 TOTAL 114 UNITS

DUETS-UNIT MIX  
 P1 X 7  
 P2 X 7

TOTAL DUETS = 14 UNITS / 1.4 AC =  $\pm 10.0$  DUA

#### TOWNS-UNIT MIX

P1 X 26  
 P2 X 16  
 P3 X 26  
 P4 X 13  
 ADUS X 19

TOTAL TOWNS = 100 UNITS / 4.1 AC =  $\pm 24.4$  DUA

354,014 Sea Bowl  
 Pacific, CA  
 March 23, 2023

#### CONCEPTUAL SITE PLAN

SDG Architects, Inc.  
 3361 Vinton Blvd, Suite 100  
 Brentwood, CA 94513  
 925.654.7020 | support@sdgarch.com



**From:** [Dave Alexander](#)  
**To:** [Housing](#)  
**Subject:** proposed housing  
**Date:** Monday, March 27, 2023 1:12:33 PM

---

**[CAUTION: External Email]**

I am writing in response to the proposed housing on on Oceana school grounds. I as a neighbor am against the proposal for a number of reasons.

I don't think giving up school property is wise. It is a resource belonging to the school. Why would the High school want a give housing development on their property? For safety reasons I would not support it.

Are you going to eliminate after school sports both school and leased pool and field activities? Close the parking lot for the pool? Parking is already a problem. We as neighbors in this area are already prisoners on the weekends with difficulty in an already saturated parking problem. If I leave my house I will lose my parking spot and will have to walk blocks to get home. It's already frustrating. Depending on how many units are built add three cars to every unit and you can add that to an overcrowded parking problem.

Paloma is a parking lot between Oceana and the upper school parking lot week days between 8:00 AM and 8:30 AM and again 2:15 to 2:45 PM due to parents picking up and dropping off their kids to and from school. Then again 4PM with parents and kids using the pool and soccer field.

With all the land around Pacifica I'm sure their is a better place to build housing with less impact to small neighborhoods such as ours in Sharp Park Oceana area.

Did you take into consideration that the wildlife in the area will be directly impacted by more development? Birds that hunt and coyotes that hunt will be directly impacted.

I know housing is mandated by the State but making a small neighborhood suffer from this is not a good idea.

I am not for this proposal at all. I live across the street from the proposed area and will be the most impacted by this development. Please consider another site, I am sure you can figure it out.

Thanks for your consideration

Sincerely,  
David Alexander

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [Catherine Wachtler](#)  
**To:** [Housing](#)  
**Subject:** Public Comment on Draft Housing Element  
**Date:** Monday, March 27, 2023 4:59:06 PM

---

**[CAUTION: External Email]**

Dear Housing Element Team,

Thank you for your work on this project. In general, we support the intent and some of the specifics of this report, with the following exceptions:

We do not support building additional units in any locations in Pacifica that are west of Highway 1. It is irresponsible and unconscionable, given our knowledge of climate change impacts on rising sea levels and more frequent and more voluminous flood events, to build in flood-prone areas and in areas that are dso close to the Pacifica Ocean.

Pacifica has plenty of space east of Highway 1 to support even more housing than is listed in the report. Here are some ideas:

1. Please consider how Pacifica can utilize, for housing, the hundreds of acres of land, currently owned by the city of San Francisco but used only by a very small fraction of the population, that are bordered by Sharp Park Road and Lundy Way.
2. Please consider higher density of housing at Park Mall

Thank you,  
Catherine Wachtler and Jeff Martin  
[REDACTED], Pacifica

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**From:** [Jeremy Levine](#)  
**To:** [Housing](#); [Bigstyk, Tygarjas](#); [Vaterlaus, Sue](#); [Beckmeyer, Sue](#); [Bier, Mary](#); [Boles, Christine](#)  
**Cc:** [City Council](#); [Suzanne Moore](#)  
**Subject:** Public Comment on Pacifica's Housing Element  
**Date:** Monday, March 27, 2023 3:28:54 PM  
**Attachments:** [2023.3.27 Pacifica Housing Element Comment Letter.pdf](#)

---

**[CAUTION: External Email]**

Good afternoon Pacifica council members and staff,

I am submitting the attached comment on behalf of the Housing Leadership Council in regards to Pacifica's draft housing element. Please share this comment with the entire city council and planning commission and distribute as public comment before the next public city council meeting regarding the housing element.

If any member of the Pacifica community would like to connect to discuss this letter, they can arrange a meeting with me at [calendly.com/jlevine97](https://calendly.com/jlevine97).

Thank you for your consideration,  
Jeremy

--

**Jeremy Levine (he • him)**

Policy Manager  
Housing Leadership Council of San Mateo County  
2905 El Camino Real  
San Mateo, CA 94403  
[www.hlcsmc.org](http://www.hlcsmc.org)  
650.242.1764

[Facebook](#) • [Twitter](#) • [LinkedIn](#) • [Instagram](#) • [Become A Member!](#)

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.





March 27, 2023

City of Pacifica  
540 Crespi Dr  
Pacifica, CA 94044

To the honorable Pacifica City Council and planning staff,

Thank you for this opportunity to comment on the public review draft of Pacifica's housing element. The Housing Leadership Council has provided comments on every housing element released in San Mateo County with the goal of helping cities create great housing plans that comply with state law.

Pacifica's housing element describes several significant policies that will help the city create new homes at a range of affordability. In particular, HLC appreciates commitments such as:

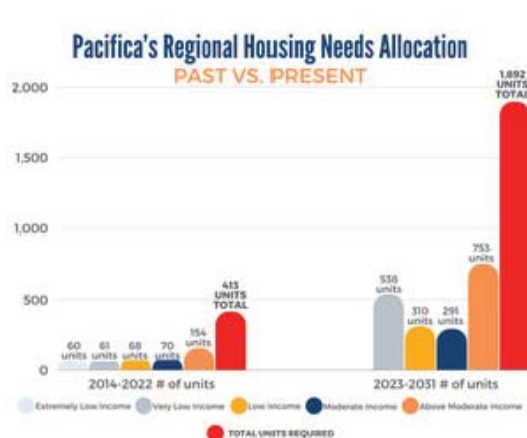
- In order to demonstrate site capacity, Program HE-1-1 proposes a number of rezonings on commercial sites, an important precursor to demonstrating the city's capacity for housing at a range of affordability levels.
- Many of Pacifica's sites, particularly its city-owned land, present opportunities for low-income housing development.

HLC writes this letter in support of Pacifica's efforts to create a legally compliant housing element that plans for the diverse needs of all residents. To that end, we propose a number of changes and additions to build on staff's great work that will help Pacifica produce affordable homes and promote fair housing. Our proposals reflect both the legal requirements of housing element law and best practices for promoting housing affordability.

**Recommendation #1:** Create clear plan for housing on publicly owned sites

Housing elements must include an inventory of parcels on which the city can demonstrate it has capacity for new homes at a range of affordability levels. Specifically, Pacifica must demonstrate capacity for 1,892 units.

Pacifica's housing element relies on publicly owned sites for more than 700 of the homes in its inventory, over 60% of which are expected to be available to lower-income households. While the city's housing element includes many excellent sites, the city could do more to promote development on its sites within the planning period and adjust its expectations to reflect realistic development trends.



#### *City-owned sites*

The housing element describes several city-owned sites, all excellent potential locations for affordable housing. However, the city does not make a clear commitment to use its property for affordable homes, promising to "evaluate potential" and then issue a Request for Proposals by Dec. 2027 and entitle a development by 2029. This timeline is too slow to make affordable housing development feasible by 2030, as nonprofit developments typically take several years from entitlement to completion.

Table from [planpacifica.org](http://planpacifica.org)

In order to justify the inclusion of these sites in its housing element inventory, the city should modify Program HE-1-1 "General Plan and Zoning Amendments to Achieve RHNA," so as to commit to issue a Request for Proposals (RFP) for these sites by 2024 at the latest and seek to entitle developments by 2025, with the aim of completing the units within the planning period. Additional information—such as site maps and preliminary development plans—may be particularly important to justify inclusion of the Arts Center and Library sites in the inventory.

In the case that Pacifica's city-owned sites have not demonstrated themselves to be competitive for affordable housing proposals by 2026, the city should include a failsafe program that will trigger additional rezonings elsewhere in the city.

#### *CalTrans sites*

Similarly, the city should modify program HE-1-1 so as to seek decertification of its CalTrans sites by 2024 at the latest, to be followed by the release of an RFP in 2025 and entitlements by 2026. The city should further implement a failsafe program that will automatically implement new rezonings elsewhere if the CalTrans site is not decertified by the end of 2024.

#### *School sites*

Lastly, Pacifica's housing element relies on three school-owned sites, one owned by the Pacifica School District and another two owned by the Jefferson Union High School District. The Pacifica School District is already pursuing plans to build housing on its property and so merits inclusion in the inventory as written.

On the other hand, the Jefferson Union High School District (JUHSD) has explicitly indicated that it has no plans to develop housing on its properties in Pacifica within the planning period. The district released the following statement in response to the city's plans to include the

**district-owned sites in its inventory:**

*The City of Pacifica recently shared their Draft Housing Element for the 2023-2031 planning period. The plan suggests that 134 units would be built on Oceana High School property and 97 units on Terra Nova High School property. Please know that the Jefferson Union High School District has no plans to develop housing at these school sites. JUHSD was not included in these decisions and our property was listed without our consent.*

The JUHSD school sites are excellent locations for housing, so HLC supports their continued inclusion within the site inventory. However, because of the low likelihood of development for housing within the planning period, HLC supports the use of a 5% realistic capacity on these sites (instead of the current 81%), which will significantly reduce the quantity of market-rate housing counted in Pacifica's inventory.

HLC shared several of Pacifica's proposed publicly owned sites with a low-income housing development partner, who found that the sites score highly for state tax credit financing. However, our partners also indicated they would be unlikely to be able to pursue a development in the current interest rate environment without a local funding source to further subsidize development on these sites. As a result, Pacifica may need to pursue a hybrid partnership with combination of market-rate and nonprofit housing developers in order to realize development on its publicly owned sites—or the city can pursue a revenue-raising measure.

#### **Recommendation #2: Raise revenue**

In order to deliver deeply affordable homes and provide the city with flexibility on new affordable housing production, Pacifica needs new funding for affordable housing subsidies. Even with publicly owned land to help subsidize their work, nonprofit developers often need funding as well in order to move their projects forward—especially under the current interest rate environment. HLC recognizes the city has limited options: For example, the city participated in a recent nexus study to consider implementing a jobs-housing linkage fee, and the study found that such a fee would not pencil in Pacifica.

We are pleased to support Pacifica's policy HE-1-5, Fund a Housing Action Fund, which commits to meaningful steps the city can take to raise revenue to subsidize affordable homes. The policy can be improved in three ways to more effectively demonstrate Pacifica's commitment to subsidizing affordable homes: (1) commit to hiring a consultant no later than Dec 2024, (2) commit to pursuing a new funding mechanism no later than Dec 2026, and (3) set a clear funding goal to guide the rate-setting process, depending on the available funding sources Pacifica identifies.

#### **Recommendation #3: Expand rezoning**

Even with a local funding source, Pacifica likely needs to pursue greater changes to its



development standards in order to demonstrate that its site inventory has enough capacity to meet the Regional Housing Needs Allocation. Furthermore, the city must demonstrate zoning capacity to accommodate Affirmatively Furthering Fair Housing goals. Aside from pipeline projects, ADUs, and publicly-owned sites, the city's housing element primarily relies on commercially zoned sites to demonstrate capacity for new homes. Pacifica has very little history of housing development on commercial sites.

#### *Increased densities*

In order to justify that it has opportunity sites to demonstrate capacity to meet its Regional Housing Needs Allocation, Pacifica may need to amend Program HE-1-2, "Citwide Zoning Modernization and Streamlining to Facilitate Housing Development and Maintain Consistency with the General Plan," to increase density on its opportunity sites and increase the area covered by zoning changes so as to accommodate new opportunity sites.

Pacifica claims that its realistic capacity is 81% based on past development trends. However, because much of Pacifica's inventory relies on development types that have never or rarely happened in the city before, HLC believes Pacifica should use a lower realistic capacity estimate closer to 20%, which would reflect a more realistic estimate of the likelihood of redevelopment on the city's chosen opportunity sites—and require greater quantities of rezoning to demonstrate capacity elsewhere.

Several sites also rely on dubious realistic capacity and affordability assumptions:

- *Ocean/Manor*: By combining three sites with the same owner, the city claims 100 lower-income units will be built—even though the site is in a moderate resource area that would not be competitive for tax credit financing. The city has no incentives beyond zoning to encourage more than 15% affordable housing on this site with its inclusionary zoning ordinance.
- *2125 Coast Hwy*: This 2.50-acre privately owned site contains a mix of commercial uses and an historic building; the city provides no analysis of leases or owner redevelopment interest yet claims 64 lower-income homes will be built on this site. The city similarly has no incentives beyond zoning to encourage more than 15% affordable housing on this site with its inclusionary zoning ordinance.
- *4625 Coast Hwy*: This 9.56-acre privately owned site contains a bowling alley and parking, 4.5 acres of which the city claims will be developed as 219 new homes, 100% affordable to lower-income households. The city, again, has no incentives beyond zoning to encourage more than 15% affordable housing on this site with its inclusionary zoning ordinance.

HLC has not done a full site-by-site analysis of Pacifica's inventory, but we think the above case studies provide a compelling demonstration that Pacifica can do more with its zoning to ensure the type of development it claims it is enabling can actually occur.

Lastly, Pacifica's site inventory regularly defers to AB 2011 densities of 60 du/ac; the city should

not count these densities unless it increases the base density in its own zoning code. The labor requirements for AB 2011 make it prohibitively expensive to use in many cases, limiting the opportunity for its provisions to be used. A local zoning change would be much more likely to incentivize the types of development Pacifica projects.

#### *Missing middle*

In order to promote housing affordable to a range of incomes throughout the city, HLC supports the inclusion of a missing middle rezoning program as part of Program HE-1-1 that would allow up to six units per lot in neighborhoods near commercial areas. Though Pacifica has limited area to pursue these rezonings outside of its hillside overlay district, taking advantage of what limited land it has available would be a significant step toward promoting fair housing choice throughout the city. These rezonings could be accomplished as part of the generic housing element rezoning that the city plans to pursue already.

The city could also amend Program HE-1-4, Support Development of Accessory Dwelling Units, so as to allow preapproved ADU designs and make a firm commitment to allow multiple ADUs per property. Due to potential time constraints placed by the urgent implementation of other policies, ADU-focused proposals could be completed later in the planning period.

#### **Recommendation #4: Prevent displacement**

Displacement of existing residents is a serious risk if the city does not enact strong tenant protections. Commitments to tenant protections are also one of the strongest ways cities can Affirmatively Further Fair Housing. We draw on recommendations from the San Mateo Anti-Displacement Coalition, which has written letters to almost every jurisdiction in San Mateo County with proposals to strengthen just cause for eviction ordinances beyond the bare minimum requirements of AB 1482.

We recommend Pacifica add an additional Program titled "Just Cause for Eviction" to support the city's anti-displacement efforts. Opportunities to strengthen just cause protections include:

- Extend AB 1482 provisions to require tenant relocation payments for no-fault evictions for those with tenure less than one year.
- Increase the required relocation payouts for no-fault evictions from one month to three months Fair Market Rent.
- Require documentation from landlords who use the substantial remodel exemption to evict tenants.

These proposals will help Pacifica deliver on its Regional Housing Needs Allocation goals and effectively satisfy the Affirmatively Furthering Fair Housing mandate.

Some of the proposals in Pacifica's housing element may absorb staff time without meaningfully contributing to affordable housing goals, particularly program HE-1-6, "Strengthen Inclusionary Housing Program." Under its current inclusionary ordinance of 15%, the city has generated an



extremely small number of new affordable homes because virtually nothing has been built. Increasing the inclusionary rate would be akin to taking a bigger percentage of zero. Rather than trying to make a bigger slice of a nonexistent pie more affordable, Pacifica's primary priority must be creating a pie in the first place by changing development standards and entitlement processes so as to make housing development viable within the city.

Once voluntary planning documents, recent changes to state law have turned housing elements into legal contracts with the state. These contracts must make meaningful commitments to change local policies in ways that produce new homes and promote fair housing principles.

In order to implement the full scope of necessary policies on a timeline that will ensure they have some impact within the next eight years, Pacifica may benefit from dedicating more resources to support planning and community development staff, potentially with a new staff hire who can focus on housing element program implementation. A fully resourced staff will help ensure the city can deliver on its affordable housing needs while reflecting the preferences of the longstanding Pacifica community.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'J. Levine', with a large, stylized initial 'J'.

Jeremy Levine

*Policy Manager, Housing Leadership Council of San Mateo County*

**From:** [k.romero](#)  
**To:** [Housing; Bier, Mary](#)  
**Subject:** Re: Against Housing in Oceana High School  
**Date:** Monday, March 27, 2023 8:58:32 AM

---

**[CAUTION: External Email]**

I'm writing to voice my concerns about building housing on Paloma Ave near the Oceana High School. This area is already congested daily with folks picking up and dropping off their children during the week. On weekends the streets are packed with cars for swim and soccer meets. We do not have the infrastructure to support more traffic and parking. Also, this area is enjoyed daily since it's the only open space in the area. It's a park-like setting and people are out there with their kids playing and enjoying the scenery. I know myself, along with many others, did not move here to see tall buildings. This will destroy the quaint small town feel that we moved here to find and build a community. Again this will be destroyed with additional housing in this particular area.

There are many other options available to Pacifica for places to build and this is NOT one of them. Also, if [California's population has dropped](#) in the last couple years all this excess of housing is no longer needed. This reeks of developers being greedy and lining their pockets with no concern about the communities they are destroying.

Regards,  
Kerry

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**From:** [cks.environmental](#)  
**To:** [Housing](#)  
**Cc:** [cks.environmentalpost.com](#)  
**Subject:** Re: COMMENTS-HousingElementUpdate\_3/27/2023  
**Date:** Monday, March 27, 2023 4:59:31 PM  
**Importance:** High

---

**[CAUTION: External Email]**

Pursuant to your request for public comments on Pacifica's Housing Element Update, due today 3/27/2023, the following is provided :

We represent ownerships of 4 separately located undeveloped sites in Pacifica, all for which multifamily housing, as well as Mixed-Use/commercial (on 1 of 3) is already zoned. However, none of these 4 sites have been identified in your Site Inventory for housing. Why is that ?

1 of the sites, is already zoned for Mixed-Use, and a 2nd site is immediately adjacent on 3 sides to Mixed-Use, and should be Mixed-Use to be in conformity with the 3 sides use.

The other 2 sites are residential, high-density.

The 4 site APN's are :

- 1.) 022-027-030
- 2.) 016-031-130
- 3.) 016-050-390
- 4.) 016-050-410

David Beaumont/CKS

**Sent:** Monday, March 27, 2023 at 11:32 AM  
**From:** "Pacifica Housing Element Updates" <housing@pacificagov>  
**To:** cks.environmental@post.com  
**Subject:** LAST CHANCE



**From:** [Xavier Macy](#)  
**To:** [Housing](#)  
**Subject:** Re: Housing comments  
**Date:** Monday, March 27, 2023 1:45:42 PM

---

**[CAUTION: External Email]**

To the Pacifica Planning Department staff, commission, and council,  
First and foremost, thank you for the great amount of work that has gone into developing this housing element plan. Clearly there is no such thing as a perfect plan, but I will commend you on the underlying intentions of navigating this important aspect of our community's future. I believe the general spirit and direction of the plan does a wonderful job of reflecting the overall Pacifica community's values and wishes.

My feedback on the plan is as follows...

- I strongly agree with the intended direction of limiting future development & housing construction to within the city's current footprint and not expanding development into our hillsides or current green spaces. The combination of safety, environmental, and financial components of modern urban planning have shown that suburban sprawl into our green spaces is not a viable future.
- Pacificans value our hillsides and wish to see them preserved. Already, we've allowed more building into them than what was intended in our Hillside Preservation Ordinance, and this is a feature of our community that is unsuitable to any type of mass developments. This is the direction that has been reiterated by council & staff in numerous community meetings and should be upheld in the final versions of this draft.
- While I disagree with the state's position of mandating these RHNA numbers on communities like Pacifica that have unique challenges and infrastructure limitations, I do understand the importance of creating a plan that meets these regulations. That said, I would like to see our civic leadership join with others in our state to push back on these unrealistic targets and work towards housing solutions that take into account infrastructure limitations, our changing environment, and the fact that California housing is a more complex issue than simple supply & demand economics.
- Very minor correction please - on page 198 (or D-68 of the document) there are a few clarifications...
  - The community group mentioned is titled "Protect San Pedro Mountain", not "Save"
  - Protect San Pedro Mountain opposes two projects being proposed on San Pedro Mountain by the same developer. Linda Mar Woods & Hillside Meadows. Hillside Meadows is a complete application and beginning CEQA review.

I appreciate your time and consideration of this feedback. Thank you again for your service to our community.

Best,  
Xavier Macy



Pacifica, CA 94044

On Mon, Mar 27, 2023 at 1:14 PM Xavier Macy wrote:

To the Pacifica Planning Department staff, commission, and council,

First and foremost, thank you for the great amount of work that has gone into developing this housing element plan. Clearly there is no such thing as a perfect plan, but I will commend you on the underlying intentions of navigating this important aspect of our community's future. I believe the general spirit and direction of the plan does a wonderful job of reflecting the overall Pacifica community's values and wishes.

My feedback on the plan is as follows...

I strongly agree with the intended direction of limiting future development & housing construction to within the city's current footprint and not expanding development into our hillsides or current green spaces. The combination of safety, environmental, and financial components of modern urban planning have shown that suburban sprawl into our green spaces is not a viable future.

Pacificans value our hillsides and wish to see them preserved. Already, we've allowed more building into them than what was intended in our Hillside Preservation Ordinance, and this is a feature of our community that is unsuitable to any type of mass developments. This is the direction that has been reiterated by council & staff in numerous community meetings and should be upheld in the final versions of this draft.

While I disagree with the state's position of mandating these RHNA numbers on communities like Pacifica that have unique challenges and infrastructure limitations, I do understand the importance of creating a plan that meets these regulations. That said, I would like to see our civic leadership join with others in our state to push back on these unrealistic targets and work towards housing solutions that take into account infrastructure limitations, our changing environment, and the fact that California housing is a more complex issue than simple supply & demand economics.

Very minor correction please - on page 198 (or D-68 of the document) there are a few clarifications...

The community group mentioned is titled "Protect San Pedro Mountain", not "Save" Protect San Pedro Mountain opposes two projects being proposed on San Pedro Mountain by the same developer. Linda Mar Woods & Hillside Meadows. Hillside Meadows is a complete application and beginning CEQA review.

I appreciate your time and consideration of this feedback. Thank you again for your service to our community.

Best,  
Xavier

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



From: [helen.smith](#)  
To: [Housing](#)  
Subject: Re: LAST CHANCE  
Date: Monday, March 27, 2023 1:45:23 PM

---

**[CAUTION: External Email]**

Dear Mr. Murdock,

As you may know, my business is located next to the Sea Bowl property. I was disappointed when I began hearing the rumors that the bowling alley would be closing after so many years of operation. While it pains me to see it go away, I support Toll Brothers in their plans to revitalize the site with market and below market-rate housing. The below market rate housing will be great for the locals that we need to keep in the City. Please accommodate the Toll Brothers' plan in the Housing Element Update.

My brewery was designed to add coastal charm to our city. I believe Toll brothers will add great value to our town and, is looking to keep the integrity of our coastal vibes in mind.

Thank you,  
Helen Nasser

Sent from my iPhone

On Mar 27, 2023, at 11:32 AM, Pacifica Housing Element Updates  
<[housing@pacifica.gov](mailto:housing@pacifica.gov)> wrote:



**Don't wait! Today is the final day to provide  
your thoughts on the Draft Housing Element.**

**The City is accepting written public comments until 5  
PM today. Submission details below.**

---

Public comments on the Draft Housing Element will be accepted **until 5 PM today**. The Draft is available for public review on the [Plan Pacifica website](#) and also at the Pacifica Planning and Building Counter, 540 Crespi Drive, Pacifica, CA 94044, during [normal business hours](#). Pacifica community members are encouraged to review the Draft Housing Element and provide their comments.

**From:** [Josey White](#)  
**To:** [Housing](#)  
**Subject:** San Pedro mountain development.  
**Date:** Monday, March 27, 2023 1:38:06 PM

---

[CAUTION: External Email]

Dear Pacifica Planning Department,

I hope this letter finds you well. I am writing to express my concern over the proposed development of San Pedro Mountain. As a resident of Pacifica, I strongly oppose this project and its potential impact on our community.


San Pedro Mountain is an integral part of Pacifica's natural beauty, and I fear that any development on it will have significant negative consequences. Aside from the destruction of natural habitats and ecosystems, such a project would bring heavy traffic, pollution, and additional strain on our infrastructure. The mountain plays a crucial role in protecting our city from coastal erosion and serves as a refuge for wildlife, all of which should be maintained for future generations.

Furthermore, I believe that this project could potentially put the safety of our community in jeopardy. San Pedro Mountain is located in a highly sensitive earthquake zone, flood zone, fire zone and area with a history of fatal landslides. This development on the mountain could have unforeseen future consequences. It's important that we prioritize the preservation of our natural resources and the protection of our community when considering such projects.

Therefore, I urge you to reject this project and protect the natural beauty and safety of Pacifica. Thank you for your attention to this matter.

Sincerely,

Josephine white  
Resident

  
Pacifica, CA 94044

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

**From:** [Tony Sladek](#)  
**To:** [Housing](#)  
**Subject:** sharp park housing draft omments  
**Date:** Monday, March 27, 2023 4:56:36 PM

---

**[CAUTION: External Email]**

I would encourage you not to approve more wholesale manufacturing businesses. Industrial type cities are never attractive for tourists, visitors or homeowners. Approve retail and service business, not tire shops, window installation, sheet metal, etc.

Also, some universal family services, like spas, groceries, etc, and not tattoo and pot shops.

Let's make it a nice place in the long run, and not short term taxes as the guiding principle.

Tony S

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

March 21, 2023  
Joint Study Session

**Public Comments**  
**Agenda Item 1 – Joint Study Session**  
**Draft 2023-2031 Housing Element of the General Plan**  
Written Comments Received By 12pm on 03/21/2023



*Joint Study Session*  
*City Council & Planning Commission*  
*Tuesday, March 21, 2023*



---

**From:** Suzanne Moore [REDACTED]  
**Sent:** Sunday, March 19, 2023 12:00 PM  
**To:** Housing; \_City Council; \_Planning Commission Group  
**Cc:** Suzanne Moore  
**Subject:** Housing Element input

**[CAUTION: External Email]**

Thank you, city staff, Council, and Commissioners for this first draft of Pacifica's Housing Element. There are some wonderful and encouraging suggestions put forward. I appreciate the effort to educate us all about Pacifica's needs, advance our goals to meet the needs of special populations, and reach for housing equity.

Housing impacts every aspect of our community: our financial and economic stability, the health and wellbeing of community members, our environment, and even our ability to engage in important tasks like our Housing Element. Members of our community are in immediate need for housing stability and our draft substantiates that urgency. In addition, our report acknowledges our past failure to reduce displacement, preserve low-income housing, and build much-needed below market-rate housing. For these reasons, I want to advocate for urgent timelines and clear commitment to the following:

1. Goal - Anti-displacement w/ data demonstrating a third of Pacificans who are housing-cost burdened, rent increase of 69% since 2009, a constrained housing market, Pacifica an outlier compared to other communities for high rental costs, low vacancy rate, high numbers of housing for recreational use.
  - a. Ordinance for just cause for eviction with protection from no-fault eviction from day one of tenancy,
  - b. Substantial renovation ordinance, (HE - I- 11), move timeline to 2023-24, reimburse for 3 months of rent which more closely reflects the expense of an unplanned move,
  - c. Short term rental ordinance, timeline 2023-24, to protect existing housing stock
2. Goal - reduce homelessness since our data demonstrates an increase of unsheltered homeless living in cars and vans. Implement an agreement with San Mateo County and the Pacifica Resource Center to bring our Safe Parking Program to its intended level of functioning and create a pilot program of temporary transitional housing for our unsheltered.  
Plan - timeline before next winter
3. Goal - preservation and production of low-income housing w/ data demonstrating past failures to meet below market-rate housing goals, and our needs assessment identifying our disabled, elders, large families, women head of households at risk. Immediate 2023-24 timelines. Since some complexity may be involved in the processes, these all should be undertaken immediately to best assure time to follow through and assure utilization this RHNA 6 cycle.
  - a. Create a policy to prioritize low-income housing on public lands. Timeline - before the sale of public lands.
  - b. Create a Housing Action Fund to best participate with developers for housing preservation and nonprofit developers for low-income housing. Funding sources include a vacancy tax, in-lieu fees increased to \$750,000 per unit, sales of public lands.
  - c. Establish policies to collaborate with developers for housing preservation and nonprofits, with outreach every 6 months for potential projects.
  - d. Initiate Caltrans land decertification immediately
  - e. Create a policy to seamlessly utilize school property when opportunities arise.
4. Promote fair housing policies  
Goal - reduce the racially concentrated areas of affluence identified in our housing draft, address the culturally disproportionate risk to Hispanics for housing insecurity, create new policy to more successfully meet goals for low-



income housing production

Implement - increase of inclusionary rate, create policy land entitlement as a means for nonprofit incentives, identify sites for rezoning for moderate income duplexes and triplexes. Plan -

a. immediately initiate the process for Nexus study and other steps necessary to increase the inclusionary rate for Council approval.

b. Create a policy for land entitlement before sales of City-owned land

c. Using existing public surveys, identify rezoning sites, and notify the public for feedback. Timeline 2023-24.

I truly appreciate the work that has been done on this Housing Element draft. Thank you.

--

**Suzanne Moore**



**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

---

**From:** Clif Lawrence [REDACTED]  
**Sent:** Sunday, March 19, 2023 4:26 PM  
**To:** clay@coastsidegroup.com; Public Comment  
**Subject:** Public Comment on Pacifica's Draft Housing Element vs Pacifica's Gentrification  
**Attachments:** Pacifica Housing Element - plus .pdf

[CAUTION: External Email]

I set out to make a spreadsheet... building on the income definitions in the Housing Element.

First: I researched current Pacifica AMI (Average Median Income).  
Answer: \$138,548

Second: I had to find a factor to apply to Income to find Maximum Mortgage.

Online I found that a one-million dollar mortgage would require an income between \$200,000 and \$225,000.

Using the 200k number, the multiplier factor is 3.008594359

Third: I needed to find a current cost per square foot.

Realtor.com (3/19/2023) listed Pacifica's Median Listed Price Cost per Square Foot = \$853. [ 1,641 sf ]

I decided to use a more friendly \$700/sf

Lastly, in the case of RENTERS, what rent levels would be affordable if rents were 1/3 of income.

The attached chart shows that the average Pacifica owner today could not afford to buy here. They would be fortunate to be able to rent here. To Buy a home with average square footage, would require a \$1.4m mortgage and a \$280k income.

Since most Planning Applications ask for residential areas of 2,000 sf and 3,000 sf, it is obvious they are not planned to meet local housing needs, but needs of those elsewhere in places like, Woodside, Hillsborough, Portola Valley and Atherton.

Also recall that residential development does not pay its way in municipal infrastructure and services. Unless this finance issue is solved, new development will ONLY cause an increase in the City's tax burden.

Thank you,

Clifford (Clif) Lawrence  
West Fairmont, Pacifica

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

RHNA 6th Cycle		Pacifica AMI = \$ 138,548.00		Household Incomes		Maximum Mortgages		Square Footage \$700/SF		33% monthly rent	
	Extremely LOW	Under 30% AMI		under \$ 41,564.40		\$125,050.42		179		under	\$1,154.57
538	Very LOW	30-50% AMI	\$ 41,564.40	to \$ 69,274.00	\$ 125,050.42	\$ 208,417.37		179	298	\$1,154.57	\$1,924.28
310	LOW	50-80% AMI	\$ 69,274.00	to \$ 110,838.40	\$ 208,417.37	\$ 333,467.79		298	476	\$1,924.28	\$3,078.84
291	Moderate	80-120% AMI	\$110,838.40	to \$166,257.60	\$333,467.79	\$500,201.68		476	715	\$3,078.84	\$4,618.27
753	Above Moderate	120% AMI PLUS	\$ 166,257.60	plus	\$ 500,201.68			715		\$4,618.27	plus
		online quotes	\$ 184,656.00		\$ 555,555.00	3.008594359		794			
		inferred	\$ 232,666.79		\$ 700,000.00			1000			
		online quotes	\$ 200,000.00	\$ 225,000.00	\$1,000,000.00	x4.444 - x5		1429			
		Realtor.com 3/19/2023 Average Listing	\$ 280,000.00		\$1,400,000.00			1641			

---

**From:** Clif Lawrence [REDACTED]  
**Sent:** Sunday, March 19, 2023 5:12 PM  
**To:** Public Comment  
**Subject:** Public Comment - City Work Session - Draft Housing Element - "AFFORDABLE HOUSING"

**[CAUTION: External Email]**

The phrase/term "Affordable Housing" has no benefit except to developers who wish to obfuscate that the term has no relationship to INCOME.

If "Affordable" is defined as 80% of Market Rate ...  
Clearly, 80% of a 2 million dollar home, does not make it "affordable".

It would be best if we stopped using the word.

Thank you,  
Clifford (Clif) Lawrence  
West Fairmont, Pacifica

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.



---

**From:** Clif Lawrence [REDACTED]  
**Sent:** Monday, March 20, 2023 11:45 AM  
**To:** info@bayareametro.gov  
**Cc:** clay@coastsidenewsgroup.com; Public Comment  
**Subject:** Pacifica Housing Element - Follow the Numbers - How can this be a solution?  
**Attachments:** Pacifica Housing Element - plus.pdf

**[CAUTION: External Email]**

Hello. My name is Clifford (Clif) Lawrence, resident of Pacifica, CA.

In order to better understand your housing income definitions, I started a spreadsheet.

Please see the attached. This appears to say that those with incomes in these definitions, cannot purchase a residence with average space for a family. In fact, even those with moderate income would only be able to afford an ADU sized dwelling.

How can Pacifica meet your RHNA quota's, when lender rules, and contractor costs seem to make it impossible?

Thank you for your attention,

Clif Lawrence  
[REDACTED]

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

RHNA 6th Cycle		Pacifica AMI =	\$ 138,548.00	House
	Extremely LOW	Under 30% AMI		
538	Very LOW	30-50% AMI	\$ 41,564.40	
310	LOW	50-80% AMI	\$ 69,274.00	
<b>291</b>	<b>Moderate</b>	<b>80-120% AMI</b>	<b>\$ 110,838.40</b>	
753	Above Moderate	120% AMI PLUS	\$ 166,257.60	
		online quotes	\$ 184,656.00	
		inferred	\$ 232,666.79	
		online quotes	\$ 200,000.00	
		Realtor.com 3/19/2023 Average Listing	\$ 280,000.00	

Household Incomes	Maximum Mortgages		Square Feet \$700/sq ft
under \$ 41,564.40		\$125,050.42	
to \$ 69,274.00	\$ 125,050.42	\$ 208,417.37	179
to \$ 110,838.40	\$ 208,417.37	\$ 333,467.79	298
<b>to \$ 166,257.60</b>	<b>\$ 333,467.79</b>	<b>\$ 500,201.68</b>	<b>476</b>
plus	\$ 500,201.68		715
		Factor	
	\$ 555,555.00	<b>3.008594359</b>	794
	\$ 700,000.00		1000
\$ 225,000.00	\$ 1,000,000.00	x4.444 - x5	1429
	<b>\$ 1,400,000.00</b>		<b>1641</b>

notage  
'SF

33% monthly rent

179	under	\$1,154.57
298	\$1,154.57	\$1,924.28
476	\$1,924.28	\$3,078.84
<b>715</b>	<b>\$3,078.84</b>	<b>\$4,618.27</b>
	\$4,618.27	plus

---

**From:** Coffey, Sarah  
**Sent:** Tuesday, March 21, 2023 8:48 AM  
**To:** Public Comment  
**Subject:** FW: Draft Housing Element

---

**From:** Beckmeyer, Sue <sbeckmeyer@pacificagov>  
**Sent:** Monday, March 20, 2023 5:48 PM  
**To:** Housing <Housing@pacificagov>  
**Cc:** Coffey, Sarah <scoffey@pacificagov>; Murdock, Christian <cmurdock@pacificagov>  
**Subject:** Fw: Draft Housing Element

Please include John Keener's comments on the Housing Element for the record.  
Thank you!  
-- Sue B.

---

**From:** John Keener [REDACTED]  
**Sent:** Sunday, March 19, 2023 4:57 PM  
**To:** Beckmeyer, Sue <sbeckmeyer@pacificagov>  
**Subject:** Draft Housing Element

[CAUTION: External Email]

Hi Sue,

I imagine you've gotten a lot of mail about the Housing Element - allow me to add one more piece to the pile!

I am most encouraged by the designation of City-owned properties for low income housing, on the sites of the old Sanchez school (#23), the Sanchez library (#24), and the Public Works Dept. corporation yard (#20) (Table 4, page 11). These sites do not require property acquisition, and could generate 282 low income units. However, no date is given for City Council evaluation (HE-I-1, #7). Rezoning of the old Sanchez school and the Sanchez library in particular, could be expedited to occur before January 2026 (HE-I-1, #1).

The city proposes an RFP to find a developer to work collaboratively by December 2027 on any other city-owned sites, with the goal of adoption (of what?) by December 2029. (HE-I-1, #7). It seems that this date could be moved up to 2023 or 2024.

Why is initiation of Caltrans decertification (of sites #18, 26, and 26) delayed until December 2024 (HE-I-1, #6)?

A "housing action fund" is laudable but the hiring of a consultant to study best practices in establishing such a



fund needs to be moved up from December 2027 to December 2023 (HE-I-5, #1). I support using in-lieu fees from waiving required BMR units, monies from sales of public lands, transfer fees on luxury properties, impact fees, and a residential vacancy tax, as well as Federal, State, and Regional monies to build a "housing action fund" (HE-I-5, #1).

A proposed increase in the Below Market Rate to require 20% affordable units, as well as allowing larger density bonuses for low or very low income units, is good, but will it really take until December 2028 just to commission a study of it (HE-I-6, #1)?

I support a just cause for eviction policy, but I didn't see it mentioned in this Housing Element. I also support having a building permit before eviction due to substantial renovation, but it seems that council could consider such an ordinance before June 2025 (HE-I-11, #6).

A theme emerges, why not do it sooner?

Best,  
John Keener  
Linda Mar, Pacifica

**CAUTION:** This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

---

**From:** Mark Hubbell [REDACTED]  
**Sent:** Sunday, March 19, 2023 11:18 PM  
**To:** Public Comment  
**Cc:** clay@coastsidenewsgroup.com  
**Subject:** Public Comment - Affordable Housing Element - City Work Session

**[CAUTION: External Email]**

### **Housing Element Questions For City:**

#### **How are you defining "affordable housing"?**

- What is your price "affordability" target for monthly apartment rent?\* (Use current US dollars)
- What is your "affordable" price per square foot target for house purchase?\* (Use current US dollars)

\*Please do not answer by stating: "Below Market Rate" -- *below what market rate for who* is too amorphous to qualify as policy'.

#### **What is your plan for connecting housing with employment opportunities?**

- Have you considered that without employment opportunities, no housing is affordable for working people?
- Is there a plan to improve Pacifica's access to mass transit?
- Are there State or Federal grants available to Pacifica for childcare to assist working parents in affording homes or apartments?

#### **What tenant rights guarantees will Pacifica endorse to prevent unwarranted evictions?**

**Is it true that cities failing to comply with the state housing mandates are likely to be denied eligibility for infrastructure grants? What is the likelihood of this happening to Pacifica? Please explain in detail.**

Thank you,

Mark Hubbell

Pacifica Resident (36 Years)

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**



**Attachment D-1**

**San Mateo County Fair Housing Survey Findings**





# Community Engagement

This section reports the findings from the resident survey conducted of San Mateo County residents to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents' access to economic opportunity, captured through residents' reported challenges with transportation, employment, and K-12 education. The survey was offered in both English and Spanish.

The resident survey was available online, in both Spanish and English, in a format accessible to screen readers, and promoted through jurisdictional communications and social media and through partner networks. A total of 2,382 residents participated.

The survey instrument included questions about residents' current housing situation, housing, neighborhood and affordability challenges, healthy neighborhood indicators, access to opportunity, and experience with displacement and housing discrimination.

**Explanation of terms.** Throughout this section, several terms are used that require explanation.

- “Precariously housed” includes residents who are currently homeless or living in transitional or temporary/emergency housing, as well as residents who live with friends or family but are not themselves on the lease or property title. These residents may (or may not) make financial contributions to pay housing costs or contribute to the household in exchange for housing (e.g., childcare, healthcare services).
- “Disability” indicates that the respondent or a member of the respondent’s household has a disability of some type—physical, mental, intellectual, developmental.
- “Single parent” are respondents living with their children only or with their children and other adults but not a spouse/partner.
- “Tenure” in the housing industry means rentership or ownership.
- “Large households” are considered those with five or more persons residing in a respective household.
- “Seriously Looked for Housing” includes touring or searching for homes or apartments, putting in applications or pursuing mortgage financing.

**Sampling note.** The survey respondents do not represent a random sample of the county or jurisdictions' population. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey. The self-selected nature of the survey prevents the collection of a true random sample. Important insights and themes can still be gained from the survey results, however, with an understanding of the differences among resident groups and between jurisdictions and the county overall. Overall, the data provide a rich source of information about the county's households and their experience with housing choice and access to opportunity in the communities where they live.

Jurisdiction-level data are reported for cities with 50 responses or more. Response by jurisdiction and demographics are shown in the figure below. Overall, the survey received a very strong response from typically underrepresented residents including: people of color, renters, precariously housed residents, very low income households, households with children, large households, single parents, and residents with disabilities.

**Figure 1.**

**Resident Survey Sample Sizes by Jurisdictions and Selected Characteristics**

County	East														Half Moon Bay		Redwood City		San Bruno		San Mateo		South San Francisco	
	Brisbane	Burlingame	Daly City	Palo Alto	Foster City	Hillsborough	Milbrae	Pacifica	City	Bruno	Mateo	Francisco												
Total Responses	2,382	82	173	130	53	148	63	59	55	84	163	99	175	832										
Race/Ethnicity																								
African American	134	7	4	9	8	10	6	4	4	5	14	4	17	15										
Hispanic	397	9	14	26	27	13	8	1	8	12	59	13	31	149										
Asian	500	9	26	43	6	32	6	8	13	14	11	19	23	249										
Other Race	149	10	6	8	3	14	3	3	3	3	9	7	13	47										
Non-Hispanic White	757	35	89	27	4	44	27	27	15	35	54	36	58	195										
Tenure																								
Homeowner	1,088	51	96	39	9	89	26	46	18	42	37	48	58	409										
Renter	1,029	30	65	67	36	43	28	7	33	38	105	41	88	324										
Precariously Housed	309	8	12	26	12	17	14	5	7	13	23	16	29	87										
Income																								
Less than \$25,000	282	11	12	21	15	12	11	5	6	7	40	11	29	61										
\$25,000-\$49,999	265	9	10	22	9	8	6	3	6	7	28	5	20	97										
\$50,000-\$99,999	517	14	38	43	10	26	11	3	10	17	37	22	40	206										
Above \$100,000	721	24	69	16	8	64	12	30	14	32	31	40	40	251										
Household Characteristics																								
Children under 18	840	24	53	50	26	44	17	18	20	29	61	37	64	287										
Large households	284	7	11	20	18	8	3	5	7	8	20	13	15	133										
Single Parent	240	8	15	19	11	12	9	3	7	7	30	9	21	49										
Disability	711	25	41	38	22	40	22	13	17	29	62	34	65	210										
Older Adults (age 65+)	736	27	66	37	11	54	25	25	18	33	44	32	37	248										

Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

## Primary Findings

The survey data present a unique picture of the housing choices, challenges, needs, and access to economic opportunity of San Mateo County residents.

Top level findings from residents' perspectives and experiences:

- The **limited supply of housing** that accommodates voucher holders presents several challenges. Specifically,
  - Eight out of 10 voucher holders represented by the survey find a landlord that accepts a housing voucher to be “difficult” or “very difficult.”
  - According to the survey data, vouchers not being enough to cover the places residents want to live is a top impediment for residents who want to move in San Mateo County, as well as African American, Asian, and Hispanic residents, households with children under 18, single parents, older adults, households with a member experiencing a disability, and several jurisdictions.
- **Low income is a barrier** to accessing housing. The impacts are highest for large households, Hispanic households, and residents in South San Francisco and Redwood City.
- **Nearly 4 in 10 respondents who looked for housing experienced denial of housing.** African American/Black respondents, precariously housed respondents, households with income below \$50,000, and single parent respondents reported the highest denial rates.
- **1 in 5 residents have been displaced** from their home in the past five years. One of the main reasons cited for displacement was *the rent increased more than I could pay*. The impacts are higher for African American households, single parents, households that make less than \$25,000, and precariously housed respondents.
- For households with children that were displaced in the past five years, **60% of children in those households have changed schools.** The most common outcomes identified by households with children who have changed schools include *school is more challenging, they feel less safe at the new school, and they are in a worse school.*
- **Nearly 1 in 5 residents reported they have experienced discrimination** in the past five years. African American, single parent, precariously housed respondents reported the highest rates of discrimination. The most common actions in response to discrimination cited by survey respondents were *Nothing/I wasn't sure what to do* and *Moved/found another place to live.*

- Of respondents reporting a disability, **about 25% report that their current housing situation does not meet their accessibility needs.** The three top greatest housing needs identified by respondents included installation of grab bars in bathroom or bench in shower, supportive services to help maintain housing, and ramps.
- On average, respondents are **fairly satisfied with their transportation situation.** Groups with the highest proportion of respondents somewhat or not at all satisfied with their transportation options included African American, single parents, precariously housed, and Brisbane respondents.

There are some housing, affordability, and neighborhood challenges unique to specific resident groups. These include:

- **Would like to move but can't afford it**—Most likely to be a challenge for Daly City, East Palo Alto, and Redwood City respondents, as well as Hispanic, renter, precariously housed, households making less than \$50,000, and large household respondents.
- **My house or apartment isn't big enough for my family**—Most likely to be a challenge for East Palo Alto respondents, as well as Hispanic households, large and single parent households, and households with children under 18.
- **I'm often late on my rent payments**—Most likely to be a challenge for East Palo Alto and renter respondents, as well as households that make less than \$25,000.
- **I can't keep up with my utility payments**—Most likely to be a challenge for Daly City, East Palo Alto, and San Mateo respondents, as well as African American and Hispanic respondents, single parent households, households with children under 18, and households that make less than \$50,000.
- **Bus/rail does not go where I need to go or does not operate during the times I need**— Most likely to be a challenge for African American, precariously housed, single parent household, Brisbane and Pacifica respondents.
- **Schools in my neighborhood are poor quality**—Most likely to be a challenge for East Palo Alto, Redwood City, San Bruno and South San Francisco respondents, as well as Hispanic respondents and households with children under 18.

## Resident Survey Findings

Of survey respondents who reported their race or ethnicity, 40% of survey respondents identified as non-Hispanic White, followed by Asian (26%), Hispanic (20%), African American (7%), and Other Minority (8%) residents (Figure 2). Overall, 45% of the survey respondents were homeowners, followed by 42% of renter respondents. Thirteen percent of



respondents reported they are precariously housed (Figure 3). Four in ten respondents reported having household income greater than \$100,000. Nearly 30% of respondents reported a household income between \$50,000-99,999, followed by 15% of respondents who made between \$25,000-49,999 and 16% of respondents making less than \$25,000 (Figure 4).

The survey analysis also included selected demographic characteristics of respondents, including those with children under the age of 18 residing in their household, adults over the age of 65, respondents whose household includes a member experiencing a disability, those who live in large households, and single parents. Thirty five percent of respondents indicated they had children in their household, while 31% indicated they were older adults. Thirty percent of respondents indicated they or a member of their household experienced a disability, 12% of respondents reported having large households, and 10% were single parents.

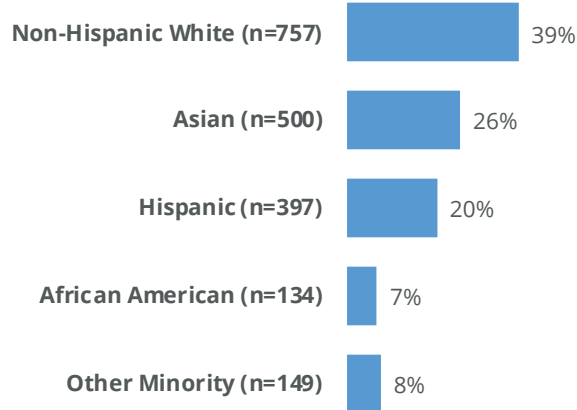
**Figure 2.**  
**Survey Respondents**  
**by Race/Ethnicity**

Note:

n=1,937; 535 respondents did not indicate their race or ethnicity.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



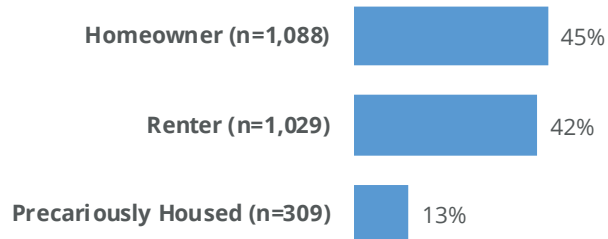
**Figure 3.**  
**Survey Respondents**  
**by Tenure**

Note:

n=2,426.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



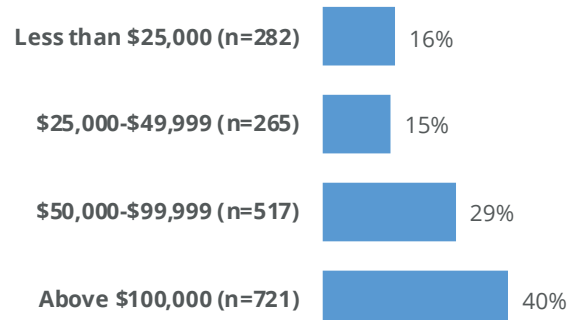
**Figure 4.**  
**Survey Respondents**  
**by Income**

Note:

n=1,785.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



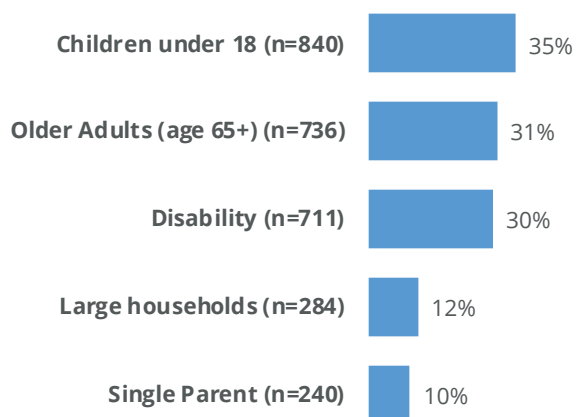
**Figure 5.  
Survey Respondents  
by Selected  
Household  
Characteristics**

Note:

Denominator is total responses to the survey (n=2,382)

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



## Housing, Neighborhood and Affordability Challenges

**Housing challenges: overall.** Survey respondents were asked to select the housing challenges they currently experience from a list of 28 different housing, neighborhood, and affordability challenges. Figures 6a through 8c present the top 10 housing and neighborhood challenges and top 5 affordability challenges experienced by jurisdiction, race/ethnicity, tenure, income, and selected household characteristics.

**These responses allow a way to compare the jurisdictions to the county for housing challenges for which other types of data do not exist.** In this analysis, “above the county”—**shaded in light red or pink**—is defined as the proportion of responses that is 25% higher than the overall county proportion. “Below the county”—**shown in light blue**—occurs when the proportion of responses is 25% lower than the overall county proportion.

As shown in Figure 6a, residents in Redwood City and East Palo Alto experience several housing challenges at a higher rate than the county overall. Conversely, Foster City and Hillsborough residents experience nearly all identified housing challenges at a lower rate than the county.

Notable trends in housing, neighborhood, and affordability challenges by geographic area include:

- Residents in Daly City, East Palo Alto, and Redwood City are less likely to move due to the lack of available affordable housing options.
- East Palo Alto, Redwood City, and San Mateo residents report living in housing that is too small for their families.
- Millbrae and Pacifica residents report being more reticent to request a repair to their unit in fear that their landlord will raise their rent or evict them.
- Nearly 1 in 5 Pacifica survey respondents report that their home or apartment is in bad condition.

- Brisbane residents are more likely to experience a landlord refusing to make repairs to their unit.
- Residents in Daly City and Millbrae are more likely to report that they don't feel safe in their neighborhood or building
- Half Moon Bay and East Palo Alto expressed the greatest need for assistance in taking care of themselves or their home.

When compared to the county overall, **the most common areas where respondents' needs were higher than the county overall** were:

- Overall, half of the jurisdictions' respondents reported *I need help taking care of myself/my home and can't find or afford to hire someone* at a higher rate than the county.
- Nearly 40% of jurisdictions' respondents reported a higher rate than the county for the following housing or neighborhood challenges: *My home/apartment is in bad condition, my landlord refuses to make repairs despite my requests, and I don't feel safe in my neighborhood/building.*

**Figure 6a.**

**Top 10 Housing Challenges Experienced by Jurisdiction**



Housing or Neighborhood Condition	County	Brisbane			Burlingame		Daly City		East Palo Alto		Foster City		Half Moon Bay		Hillsborough		Milbrae		Pacifica		Redwood City		San Bruno		San Mateo		South San Francisco	
		73	158	118	49	135	59	50	53	79	151	93	163	738														
Valid cases	2,159																											
I would like to move but I can't afford anything that is available/income too low	31%	12%	20%	51%	41%	16%	25%	4%	32%	28%	43%	30%	38%	35%														
My house or apartment isn't big enough for my family	20%	11%	14%	24%	35%	10%	12%	4%	21%	11%	26%	20%	26%	21%														
I worry that if I request a repair it will result in a rent increase or eviction	14%	10%	13%	17%	14%	9%	10%	2%	23%	15%	20%	11%	15%	13%														
My home/apartment is in bad condition	11%	14%	9%	15%	12%	3%	7%	0%	11%	18%	14%	5%	15%	10%														
My landlord refuses to make repairs despite my requests	6%	14%	3%	5%	12%	4%	5%	2%	2%	9%	9%	5%	10%	5%														
I live too far from family/friends/my community	6%	5%	4%	8%	4%	5%	8%	6%	6%	3%	8%	4%	7%	5%														
I don't feel safe in my building/neighborhood	6%	5%	5%	13%	8%	0%	7%	6%	11%	10%	8%	3%	6%	3%														
I need help taking care of myself/my home and can't find or afford to hire someone	5%	7%	7%	7%	10%	2%	14%	2%	8%	9%	3%	4%	8%	4%														
I have bed bugs/insects or rodent infestation	5%	5%	4%	3%	16%	2%	3%	4%	6%	9%	11%	6%	4%	3%														
The HOA in my neighborhood won't let me make changes to my house or property	4%	5%	1%	3%	8%	11%	3%	2%	4%	5%	3%	3%	4%	2%														
None of the above	42%	48%	50%	20%	33%	55%	44%	76%	36%	47%	28%	45%	35%	46%														

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



The following three figures segment the answers by:

- Housing affordability challenges only; and
- Neighborhood challenges only.

**Housing challenges.** As shown in Figure 6b, residents in San Mateo, Daly City, East Palo Alto, and Pacifica experience affordability challenges at a higher rate than the county overall. Conversely, Hillsborough, Burlingame, and South San Francisco residents experience affordability challenges at a lower rate than the county.

The most significant geographic variations occur in:

- San Mateo city residents experience all five affordability challenges at a greater rate than the county overall. In addition to being less likely to pay utility bills or rent on time, San Mateo residents are more than twice as likely than the average county respondent to have bad credit or a history of eviction/foreclosure that impacts their ability to rent.
- San Mateo, East Palo Alto, and Daly City residents are most likely to experience difficulty paying utility bills.
- Residents in East Palo Alto and Redwood City are most likely to be late on their rent payments.
- Millbrae residents experience the greatest difficulty paying their property taxes among jurisdictions in San Mateo County.
- Respondents from Brisbane, Half Moon Bay, and Pacifica are more likely to have trouble keeping up with property taxes.
- City of San Mateo, Daly City and Redwood City respondents are more likely to have bad credit or an eviction history impacting their ability to rent

Overall, nearly 40% of jurisdictions' respondents experienced the following affordability challenges at a higher rate than the county: *I can't keep up with my property taxes* and *I have bad credit/history of evictions/foreclosure and cannot find a place to rent*.

Figure 6b.

Top 5 Affordability Challenges Experienced by Jurisdiction

		25% Above County average														25% Below County average									
		East														Half Moon Bay		Redwood City		San Bruno		San Mateo		South San Francisco	
		Daly City		Palo Alto		Foster City		Hillsborough		Millbrae		Pacifica		Redwood City		San Bruno		San Mateo		South San Francisco					
County		Brisbane	Burlingame	Daly City	Palo Alto	Foster City	Half Moon Bay	Hillsborough	Millbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco											
Valid cases		73	157	115	51	134	58	50	50	77	147	93	160	728											
I can't keep up with my utilities		5%	6%	15%	16%	5%	12%	4%	12%	8%	12%	9%	15%	9%											
I'm often late on my rent payments		5%	6%	10%	20%	3%	7%	2%	8%	4%	12%	4%	11%	7%											
I can't keep up with my property taxes		10%	4%	3%	2%	8%	10%	0%	16%	10%	3%	5%	9%	5%											
I have bad credit/history of evictions/foreclosure and cannot find a place to rent		4%	2%	13%	6%	0%	0%	2%	0%	5%	8%	4%	10%	2%											
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment		7%	3%	3%	2%	7%	3%	4%	4%	5%	3%	3%	6%	2%											
None of the above		68%	80%	65%	59%	78%	66%	88%	64%	71%	70%	77%	63%	80%											

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

**Neighborhood challenges.** As shown in Figure 6c, residents in East Palo Alto, Brisbane, Daly City, and Pacifica experience neighborhood challenges at a higher rate than the county. Burlingame and Foster City both experience neighborhood challenges at a lower rate than the county.

Hillsborough residents report divergent experiences related to neighborhood challenges — respondents identified more challenges around neighborhood infrastructure and access to transit but fewer challenges around school quality and job opportunities.

**There are a handful of jurisdictions who experience specific neighborhood challenges at a disproportionate rate compared to the county.**

- For instance, East Palo Alto residents experience neighborhood infrastructure issues (e.g., bad sidewalks, no lighting) more acutely than county residents overall.
- Brisbane residents experience transportation challenges in their neighborhoods.
- East Palo Alto, Redwood City, and San Bruno experience challenges with school quality in their neighborhoods.
- Residents in Brisbane, Hillsborough, Pacific, and Half Moon Bay report the highest rates of difficulty accessing public transit.
- Daly City, Millbrae, San Mateo, and East Palo Alto residents were more likely to identify the lack of job opportunities available in their neighborhoods.

Over 30% of jurisdictions' respondents experienced the following neighborhood challenges at a higher rate than the county: *I can't get to public transit/bus/light rail easily or safely* and *There are not enough job opportunities in the area*.

**Figure 6c.**

**Top 5 Neighborhood Challenges Experienced by Jurisdiction**

		<div><div>25% Above County average</div><div>25% Below County average</div></div>													
Neighborhood Challenges		County													
		Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco	
Valid cases	2,079	72	153	116	48	130	56	53	46	75	145	91	151	712	
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	18%	13%	25%	40%	4%	18%	23%	20%	15%	21%	14%	12%	16%	
Schools in my neighborhood are poor quality	15%	18%	3%	17%	25%	4%	14%	2%	7%	13%	20%	20%	15%	20%	
Bus/rail does not go where I need to go or does not operate during the times I need	15%	24%	8%	14%	15%	21%	18%	9%	15%	24%	17%	14%	17%	10%	
I can't get to public transit/bus/light rail easily or safely	14%	29%	7%	9%	10%	14%	18%	25%	17%	21%	12%	13%	15%	10%	
There are not enough job opportunities in the area	12%	8%	7%	20%	17%	8%	14%	0%	20%	13%	11%	11%	18%	12%	
None of the above	50%	28%	69%	45%	33%	62%	46%	57%	50%	52%	41%	52%	52%	55%	

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

**Differences in needs by race and ethnicity and housing tenure.** As shown in Figure 7a, and compared to the county overall:

- African American, Hispanic, and Other race respondents, and
- Renters and those who are precariously housed experience several housing challenges at a higher rate than the county overall.
- Conversely, non-Hispanic White residents and homeowners are less likely to experience housing challenges.

Specifically,

- Black or African American residents are more than three times as likely to have a landlord not make a repair to their unit after a request compared to county residents overall. Hispanic, Other Race, and Precariously housed residents are also more likely to experience this challenge.
- African American, Asian, Hispanic, Renters, and Precariously Housed groups are more likely to experience bed bugs or rodent infestation in their homes.
- African American, Hispanic, Renters, and Precariously Housed groups are also more likely to live further away from family, friends, and their community.
- African Americans are three times more likely than the average county respondent to be told by their HOA they cannot make changes to their house or property. Asian households are twice as likely to experience this challenge.
- Hispanic, Other Race, and Renter respondents are more likely to worry that if they request a repair it will result in a rent increase or eviction and to report that their homes are in bad condition.



**Figure 7a.**

**Top 10 Housing Challenges Experienced by Race/Ethnicity and Tenure**

Housing or Neighborhood Condition	County	Race							Precariously Housed	
		African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Homeowner	Renter
Valid cases	2,159	132	489	392	144	734	986	974	301	301
I would like to move but I can't afford anything that is available/income too low	31%	30%	32%	50%	31%	20%	7%	48%	56%	56%
My house or apartment isn't big enough for my family	20%	16%	21%	35%	22%	11%	12%	29%	18%	18%
I worry that if I request a repair it will result in a rent increase or eviction	14%	17%	13%	23%	19%	11%	2%	28%	13%	13%
My home/apartment is in bad condition	11%	12%	9%	16%	17%	10%	6%	17%	10%	10%
My landlord refuses to make repairs despite my requests	6%	20%	7%	10%	10%	5%	2%	13%	10%	10%
I live too far from family/friends/my community	6%	15%	6%	6%	13%	6%	5%	8%	9%	9%
I don't feel safe in my building/ neighborhood	6%	13%	6%	6%	9%	5%	4%	8%	7%	7%
I need help taking care of myself/my home and can't find or afford to hire someone	5%	14%	7%	5%	6%	5%	5%	6%	11%	11%
I have bed bugs/insects or rodent infestation	5%	14%	8%	7%	5%	4%	4%	9%	9%	9%
The HOA in my neighborhood won't let me make changes to my house or property	4%	14%	8%	4%	3%	3%	5%	3%	7%	7%
None of the above	42%	18%	37%	24%	38%	58%	68%	21%	13%	13%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

The above trends are similar for the **most acute housing affordability challenges**. As shown in Figure 7b, African American and Hispanic households, as well as renters and those precariously housed, experience affordability challenges at a higher rate than the county overall. Non-Hispanic White residents and homeowners experience these same challenges at a lower rate than the county.

- African American residents experience all five affordability challenges at a greater rate than the county overall.
- In addition to being more likely to not pay utility bills or rent on time, African American residents are more than four times as likely than the average county respondent to have a Section 8 voucher and worry that their landlord will raise their rent more than the voucher payment.
- Along with African American residents, Hispanic households, renters, and precariously housed households are most likely to experience difficulty paying utility bills, as well as have bad credit or eviction/foreclosure history impacting their ability to find a place to rent.
- These groups, with the exception of those precariously housed, are also more likely to be late on their rent payments.

**Figure 7b.**

**Top 5 Affordability Challenges Experienced by Race/Ethnicity and Tenure**



Affordability Challenges	County	Non-Hispanic						Precariously	
		African American	Asian	Hispanic	Other Race	White	Homeowner	Renter	Housed
Valid cases	2,130	132	487	391	146	739	983	953	293
I can't keep up with my utilities	10%	22%	11%	17%	14%	5%	5%	15%	15%
I'm often late on my rent payments	8%	13%	6%	12%	12%	4%	1%	15%	8%
I can't keep up with my property taxes	6%	16%	8%	4%	5%	7%	9%	5%	14%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	5%	3%	8%	4%	2%	1%	6%	11%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	18%	5%	6%	7%	2%	2%	7%	8%
None of the above	73%	32%	70%	63%	64%	83%	84%	61%	54%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 7c, African American and precariously housed residents experience neighborhood challenges at a higher rate than the county. These two groups experience neighborhood issues related to transportation more acutely than county residents overall. In addition to Other race respondents, they are also more likely to identify the lack of job opportunities in their respective neighborhoods.

Additionally, Hispanic residents are more likely to live in neighborhoods with poor performing schools than the average county respondent. Homeowners are also more likely to report that they cannot access public transit easily or safely.

**Figure 7c.**

**Top 5 Neighborhood Challenges Experienced by Race/Ethnicity and Tenure**

Neighborhood Challenges	County	Non-Hispanic White						Precariously Housed	
		African American	Asian	Hispanic	Other Race	Homeowner	Renter		
Valid cases	2,079	133	486	389	146	737	975	918	284
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	14%	17%	19%	16%	18%	18%	15%	18%
Schools in my neighborhood are poor quality	15%	13%	18%	20%	17%	13%	18%	13%	13%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	33%	16%	13%	17%	17%	17%	14%	24%
I can't get to public transit/bus/light rail easily or safely	14%	24%	15%	11%	16%	16%	18%	11%	19%
There are not enough job opportunities in the area	12%	22%	14%	12%	19%	9%	9%	15%	20%
None of the above	50%	23%	46%	48%	45%	53%	49%	51%	36%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



**Differences in needs by household status.** As shown in Figure 8a, single parents, households making less than \$50,000, households with children under 18 and those with a member experiencing a disability experience the majority of housing challenges are more likely to experience housing challenges. Conversely, households making more than \$100,000 experience nearly all specified housing challenges at a lower rate than the county.

Single parents experience all ten housing challenges at a greater rate than the county overall.

Households making less than \$25,000 also experience every challenge at a higher rate, with the exception of *I worry that if I request a repair it will result in a rent increase or eviction.*

Households making less than \$50,000, single parents, and households with children under 18 are more likely to experience the following challenges:

- My house or apartment isn't big enough for my family;
- My house or apartment is in bad condition;
- My landlord refuses to make repairs despite my request;
- I live too far from family/friends/my community;
- I don't feel safe in my building/neighborhood;
- I need help taking care of myself/my home and can't find or afford to hire someone; and
- I have bed bugs/insects or rodent infestation.

Households with a member experiencing a disability are also more likely to experience landlords refusing their requests to make repairs, living further away from family/friends/community, and not being able to find or afford someone to help take care of themselves or their homes. These households are also more likely to experience bed bugs, insects, or rodent infestation, as well as HOA restrictions impacting their ability to make changes to their home or property.

Additionally, large households have the highest proportion of respondents among the selected groups that would like to move but can't afford anything that is available or because their income is too low.

**Figure 8a.**

**Top 10 Housing Challenges Experienced by Income and Household Characteristics**

Housing or Neighborhood Condition	County	Income								Household Characteristics		
		Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)		
Valid cases	2,159	280	260	505	701	827	278	240	701	709		
I would like to move but I can't afford anything that is available/income too low	31%	47%	48%	37%	16%	35%	51%	40%	36%	25%		
My house or apartment isn't big enough for my family	20%	25%	25%	23%	16%	34%	43%	32%	20%	13%		
I worry that if I request a repair it will result in a rent increase or eviction	14%	16%	18%	19%	9%	19%	19%	28%	16%	11%		
My home/apartment is in bad condition	11%	15%	20%	12%	6%	15%	17%	17%	12%	9%		
My landlord refuses to make repairs despite my requests	6%	13%	13%	8%	2%	9%	8%	14%	10%	6%		
I live too far from family/ friends/my community	6%	9%	9%	6%	5%	10%	5%	10%	8%	6%		
I don't feel safe in my building/ neighborhood	6%	9%	9%	6%	3%	8%	4%	10%	7%	5%		
I need help taking care of myself/my home and can't find or afford to hire someone	5%	9%	9%	5%	3%	7%	6%	12%	11%	6%		
I have bed bugs/insects or rodent infestation	5%	10%	9%	5%	3%	9%	4%	15%	9%	6%		
The HOA in my neighborhood won't let me make changes to my house or property	4%	7%	3%	4%	3%	7%	4%	11%	6%	5%		
None of the above	42%	21%	21%	37%	61%	28%	26%	12%	32%	49%		

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 8b, households making less than \$50,000, as well as large households, single parents, households with children under 18, and households with a member experience a disability, experience the most acute affordability challenges at a higher rate than the county overall. Households making more than \$50,000 and adults over the age of 65 are less likely to experience affordability challenges.

Households making less than \$25,000, single parents, and households with children under 18 experience all five affordability challenges at a greater rate than the average county respondent.

Households making less than \$25,000 and households with a member experiencing a disability also disproportionately report affordability challenges.

Of households experiencing major affordability issues, **single parent households are most acutely impacted.** These households are more than three times as likely to have a Section 8 voucher and fear their landlord will raise the rent impacting the viability of their voucher, more than twice as likely to miss utility payments and have bad credit/eviction or foreclosure history impacting their ability to rent, and twice as likely to have trouble keeping up with their property taxes.

**Figure 8b.**

**Top 5 Affordability Challenges Experienced by Income and Household Characteristics**

		<div><div>25% Above County average</div><div>25% Below County average</div></div>									
Affordability Challenges		County	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases		2,130	276	260	509	703	830	279	239	699	716
I can't keep up with my utilities		10%	16%	16%	12%	3%	16%	14%	23%	15%	8%
I'm often late on my rent payments		8%	19%	16%	6%	1%	11%	12%	15%	11%	4%
I can't keep up with my property taxes		6%	7%	9%	8%	5%	9%	4%	12%	8%	7%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent		4%	8%	7%	4%	1%	5%	6%	10%	6%	3%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment		4%	11%	6%	4%	1%	7%	3%	14%	8%	5%
None of the above		73%	46%	56%	72%	90%	59%	70%	32%	59%	75%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 8c, households with children under 18, as well as single parents, households with a member experiencing a disability, and households making less than \$25,000 are more likely to experience neighborhood challenges. These households are most likely to report that *the bus/rail does not go where I need to go or does not operate during the times I need*. In addition to households that make between \$25,000-\$100,000, these groups are more likely to identify the lack of job opportunities in their respective neighborhoods.

Households with children under 18 are more likely to live in neighborhoods with poor quality schools. Large households are more likely to report issues with neighborhood infrastructure (e.g., bad sidewalks, poor lighting) and households with a member experiencing a disability are more likely to report they cannot access public transit easily or safely.



**Figure 8c.**

**Top 5 Neighborhood Challenges Experienced by Income and Household Characteristics**

		<div><div>25% Above County average</div><div>25% Below County average</div></div>								
Neighborhood Challenges	County	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,079	273	259	503	709	824	277	234	692	714
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	17%	15%	18%	17%	19%	22%	16%	19%	14%
		17%	14%	11%	19%	24%	19%	17%	14%	9%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	19%	16%	15%	16%	19%	11%	28%	19%	16%
		15%	12%	14%	14%	15%	12%	15%	19%	17%
I can't get to public transit/bus/light rail easily or safely	14%	15%	12%	14%	14%	15%	12%	15%	19%	17%
There are not enough job opportunities in the area	12%	21%	17%	16%	6%	17%	12%	19%	15%	11%
		40%	45%	51%	53%	38%	48%	31%	41%	53%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

## Experience Finding Housing

This section explores residents' experience seeking a place to rent or buy in the county and the extent to which displacement—having to move when they do not want to move—is prevalent. For those respondents who seriously looked for housing in the past five years, this section also examines the extent to which respondents were denied housing to rent or buy and the reasons why they were denied.

**Recent experience seeking housing to rent.** Figure 9 presents the proportion of respondents who seriously looked to rent housing for the county, jurisdictions, and selected respondent characteristics, as well as the reasons for denial.

Over half of county respondents (56%) have seriously looked for housing in the past five years. The **most common reasons for denial** included:

- Landlord not returning the respondent's call (26%),
- Landlord told me the unit was available over the phone but when I showed up in person, it was no longer available (22%), and
- Landlord told me it would cost more because of my service or emotional support animal (14%).

Jurisdictions with the highest percentage of respondents who seriously looked for housing include Millbrae (74%), San Mateo (73%), and Redwood City (72%). While all three jurisdictions reported that *landlord not returning the respondent's call* was one of their main reasons for denial, 18% of Redwood City respondents identified *landlord told me they do not accept Section 8 vouchers* as a main reason for denial.

Eighty percent of African American respondents reported that they had seriously looked for housing in the past five years while the lowest percentage of respondents who reported seriously looking for housing were non-Hispanic White (46%). The main reasons for denial experienced by African American respondents included *landlord told me the unit was available over the phone but when I showed up in person, it was no longer available* (39%), *landlord told me it would cost more because of my service or emotional support animal* (34%), and *landlord told me I couldn't have a service or emotional support animal* (28%).

Among respondents by tenure, renters (75%) and precariously housed (74%) tenants reported the highest rates of seriously looking for housing. Among respondents by income, households making less than \$25,000 (71%) had the highest rate. However, the main reasons for denial reported by these households were *landlord told me I couldn't have a service or emotional support animal* (36%) and *landlord told me it would cost more because of my service or emotional support animal* (30%).

Single parents (79%) and households with children under 18 (66%) also reported the highest percentage of those who seriously looked for housing in the past five years among the selected

household characteristics respondent groups. In addition to sharing the top two reasons for denial with the county, 25% of single parent household respondents also reported they were denied housing because the *landlord told me I can't have a service or emotional support animal*.

**Figure 9. If you looked seriously for housing to rent in San Mateo County in the past five years, were you ever denied housing?**

	Overall Percent Seriously Looked for Housing	Reason for Denial								n
		Landlord did not return calls and/or emails asking about a unit	Landlord said unit was available over phone, but when I showed up in person, it was no longer available	Landlord told me it would cost more for my service or emotional animal	Landlord told me I can't have a service or emotional support animal	Landlord told me it would cost me more to rent because I have children	Landlord told me they don't rent to families with children	Landlord told me they do not accept Section 8 vouchers	Landlord told me they couldn't make changes to the apartment/home for my disability	
Jurisdiction										
County	56%	26%	22%	14%						928
Brisbane	59%		41%			22%				27
Burlingame	48%	19%	23%							57
Daly City	63%	33%	16%			16%				61
East Palo Alto	58%	35%	30%							23
Foster City	50%	12%		16%	14%					51
Half Moon Bay	68%					17%	17%			29
Hillsborough	42%		14%	29%	14%					14
Milbrae	74%	25%	46%							28
Pacifica	51%	16%	26%					16%		31
Redwood City	72%	31%						18%		99
San Bruno	57%			22%						36
San Mateo	73%	30%	34%			22%				98
South San Francisco	47%	24%	13%							248
Race/Ethnicity										
African American	80%		39%	34%	28%					101
Asian	56%	19%	29%							199
Hispanic	63%	32%	22%							230
Other Race	70%	29%	22%							91
Non-Hispanic White	46%	29%	20%							263
Tenure										
Homeowner	36%		25%					15%		183
Renter	75%	29%	22%							641
Precariously Housed	74%	23%	32%							188
Income										
Less than \$25,000	71%			30%	36%					182
\$25,000-\$49,999	60%	39%	32%							149
\$50,000-\$99,999	58%	24%		20%						251
Above \$100,000	48%	19%	14%							216
Household Characteristics										
Children under 18	66%	30%	29%							447
Large Households	60%	33%	19%			18%				139
Single Parent	79%	25%	35%		25%					173
Disability	63%	24%	24%							386
Older Adults (age 65+)	48%	20%	29%							282

Note: The "Percent Seriously Looked for Housing" column includes all respondents, not just those who indicated they rent.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

**Recent experience seeking housing to buy.** Figure 10 presents the proportion of respondents who seriously looked to buy housing in the county, by jurisdiction, and selected respondent characteristics, as well as the reasons for denial. As noted above, 56% of county respondents have seriously looked for housing in the past five years.

The most common reasons for denial included:

- Real estate agent told me I would need to show I was prequalified with a bank (29%) and
- A bank would not give me a loan to buy a home (22%).

For the jurisdictions with the highest percentage of respondents who seriously looked for housing (Millbrae, San Mateo and Redwood City), all three cities shared the same top two reasons for denial as the county. Additionally, 21% of Millbrae respondents reported that *the real estate agent would not make a disability accommodation when I asked*.

For African American respondents who looked to buy housing in the last five years, the most common reason for denial was *the real estate agent would not make a disability accommodation when I asked* (47%). African Americans, along with Other Races, also most commonly reported that they needed a loan prequalification before real estate agents would work with them. While between 43-54% of respondents from other racial/ethnic groups reported they did not experience any reason for denial when seriously looking to buy housing over the past five years, 12% of African American respondents reported similarly.

Among respondents by income, the main reasons for denial for households making less than \$25,000 were *the real estate agent told me I would need to show I was prequalified with a bank* (32%) and *real estate agent only showed me or only suggested homes in neighborhoods where most people were of my same race or ethnicity* (26%).

Among the selected housing characteristics category, single parent households and households with children under 18 reported shared the same top two reasons for denial as the county. Additionally, 36% of single parent household respondents reported that *the real estate agent would not make a disability accommodation when I asked*, as well as 25% of respondents over the age of 65.

Residents in Redwood City, Millbrae, and South San Francisco, as well as large households, also reported that *a bank or other lender charged me a high interest rate on my home loan* as a reason for denial.



**Figure 10. If you looked seriously for housing to buy in San Mateo County in the past five years, were you ever denied housing?**

Jurisdiction	Percent Seriously Looked for Housing	Reason for Denial					n
		The real estate agent told me I would need to show I was prequalified with a bank	A bank or other lender would not give me a loan to buy a home	The real estate agent would not make a disability accommodation when I asked	Only showed homes in neighborhoods where most people were same race/ethnicity	A bank or other lender charged me a high interest rate on my home loan	
County	56%	29%	23%				870
Brisbane	59%	36%			30%		33
Burlingame	48%	22%	14%				51
Daly City	63%	19%	27%				52
East Palo Alto	58%	24%	33%				21
Foster City	50%	25%	20%				51
Half Moon Bay	68%	35%	23%	23%			26
Hillsborough	42%	18%		23%			22
Milbrae	74%	25%	29%	21%	21%		28
Pacifica	51%	35%	35%				31
Redwood City	72%	30%	22%			27%	64
San Bruno	57%	14%	21%				42
San Mateo	73%	40%	32%				82
South San Francisco	47%	26%	18%		16%		251
<b>Race/Ethnicity</b>							
African American	80%	40%	38%	47%			89
Asian	56%	30%	25%				223
Hispanic	63%	29%	28%				174
Other Race	70%	36%	21%		21%		90
Non-Hispanic White	46%	29%	23%				250
<b>Tenure</b>							
Homeowner	36%	29%	17%				332
Renter	75%	32%	27%				467
Precariously Housed	74%	36%	36%	30%			154
<b>Income</b>							
Less than \$25,000	71%	32%	25%		26%		131
\$25,000-\$49,999	60%	42%	40%				106
\$50,000-\$99,999	58%	35%	30%				216
Above \$100,000	48%	22%	13%		10%		296
<b>Household Characteristics</b>							
Children under 18	66%	33%	28%				443
Large Households	60%	33%	25%		25%		126
Single Parent	79%	38%	43%	36%			143
Disability	63%	35%	26%				330
Older Adults (age 65+)	48%	35%	29%	25%			252

Note: The "Percent Seriously Looked for Housing" column includes all respondents, not just those who indicated they rent.

Source: Root Policy Research from the 2021-2022 21 Elements AFH Resident Survey.

**Denied housing to rent or buy.** Figure 11 presents the proportion of those who looked and were denied housing to rent or buy for the county, jurisdictions, and selected respondent characteristics, as well as reason for denial. As shown, nearly 4 in 10 county respondents who looked for housing experienced denial of housing. African American/Black respondents, precariously housed respondents, households with income below \$50,000, and single parent respondents have denial rates of 60% or higher. African American (79%) and single parent (74%) respondents report the highest rates of denial.

Among the reasons for denial:

- ***Income too low was a major reason for denial for all groups*** except homeowners and households with incomes above \$100,000. Additionally, all jurisdictions report this as a common reason for being denied housing with the exception of Foster City, Hillsborough, and San Bruno.
- *Haven't established a credit history or no credit history* was also a common reason of denial for most groups. The impacts are higher for Asian, Hispanic and African American households, along with renter and precariously housed respondents, households with income below \$50,000, and single parent households, households with children under 18, and households with a member experiencing a disability.
- Another top denial reason among certain groups is the *landlord didn't accept the type of income I earn (social security or disability benefit or child support)*. **Source of income was the most common reason for denial among African American households** (28%). Other groups with denial rates of 25% or higher for this specific issue include precariously housed respondents, single parent households, and households with a member experiencing a disability, as well as Foster City and San Bruno residents.
- *Bad credit* is another barrier for accessing housing, particularly for Hispanic and Other Race households, households with income between \$50,000-\$100,000, and large households. This also impacts East Palo Alto, San Mateo, Daly City, Redwood City, Burlingame, and South San Francisco residents.

**Figure 11. If you looked seriously for housing to rent or buy in San Mateo County in the past five years, were you ever denied housing?**

Reason for Denial																	
Jurisdiction	Percent Denied Housing	Total n	Bad Credit	Eviction history	Income too low	Too many people in my household	Other renter/ applicant willing to pay more for rent	Haven't established a credit history/no credit history	Don't have a regular/ steady job/ consistent work history	Landlord didn't accept the type of income I earn (social security or disability)	Lack of stable housing record	Real or perceived sexual orientation or gender identity	Criminal background	I had/ have COVID	The language I speak	Foreclosure	n
County	39%	1154	18%		44%		19%	21%									449
Brisbane	42%	38			25%			19%				31%					16
Burlingame	30%	71	24%		29%												21
Daly City	49%	73	28%		53%		28%		19%								36
East Palo Alto	55%	29	38%		44%			25%									16
Foster City	30%	63							25%	40%	30%						19
Half Moon Bay	41%	34			29%			29%									14
Hillsborough	23%	22										40%					5
Millbrae	36%	33			67%	25%		33%						25%			12
Pacific	38%	39			47%			27%	33%								15
Redwood City	41%	105	28%		63%	26%		26%									43
San Bruno	25%	51		31%						31%	38%						13
San Mateo	48%	112	30%		38%						28%						53
South San Francisco	30%	331	19%		58%		28%			17%							98
Race/Ethnicity																	
African American	79%	107		25%	25%			25%		28%		27%					85
Asian	42%	281		38%	38%			28%		21%		21%					117
Hispanic	49%	253	28%		60%	253	26%	26%									125
Other Race	43%	105	22%		49%		24%										45
Non-Hispanic White	31%	351			40%			19%	23%		25%						108
Tenure																	
Homeowner	26%	348															91
Renter	45%	687		48%	48%		20%	24%		24%	22%	23%					310
Precariously Housed	61%	208		42%	42%			22%		25%							126
Income																	
Less than \$25,000	64%	199		47%	47%			31%	29%								127
\$25,000-\$49,999	65%	158		48%	48%			21%		20%	20%						103
\$50,000-\$99,999	38%	302	21%	51%	51%	24%											114
Above \$100,000	18%	346				27%	16%			20%				16%			64
Household Characteristics																	
Children under 18	51%	558		42%	42%			26%		19%							283
Large Households	43%	171	27%	64%	64%	41%											74
Single Parent	74%	189		41%	41%			27%		25%							138
Disability	54%	446		39%	39%			21%									239
Older Adults (age 65+)	44%	350		35%	35%					22%		21%					153

Source: Root Policy Research from the 2021-2022 21 Elements AFHH Resident Survey.

**Experience using housing vouchers.** It is “difficult” or “very difficult” for eight out of 10 voucher holders to find a landlord that accepts a housing voucher (Figure 13).

As shown in Figure 12, this is related to the amount of the voucher and current rents and the lack of supply (inability to find a unit in the allotted amount of time). Over half of voucher holders (53%) who experienced difficulty indicated the *voucher is not enough to cover the rent for places I want to live* and almost half of voucher holders (49%) who experienced difficulty indicated there is *not enough time to find a place to live before the voucher expires*.

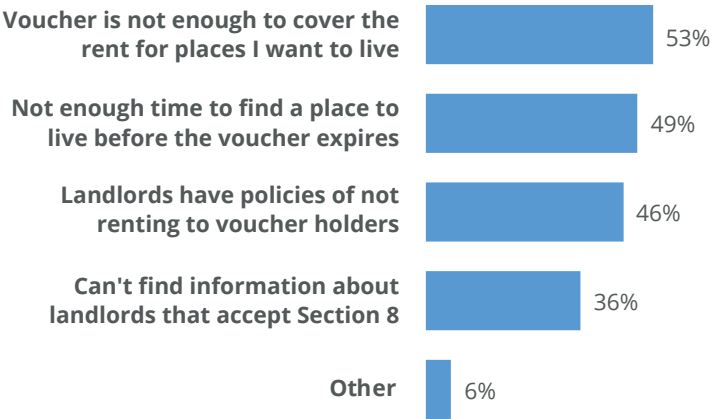
Other significant difficulties using vouchers identified by respondents included *landlords have policies of not renting to voucher holders* (46%) and *can't find information about landlords that accept Section 8* (36%).

Among respondents by race/ethnicity, African American respondents had the greatest proportion of those with a housing choice voucher (60%). Of those respondents, 76% found it difficult to find a landlord that accepts a housing voucher. While 13% of Hispanic respondents have a housing voucher, 85% have found it difficult to use the voucher. Fourteen percent of Asian respondents have housing vouchers—nearly three quarters of these respondents reported that the *voucher is not enough to cover the rent for the places I want to live*.

Other groups of respondents with higher proportions of voucher utilization include single parent households (43%), precariously housed respondents (30%), and households with income below \$25,000 (29%). For each of the aforementioned groups, more than 75% of their respective respondents reported difficulty in utilizing the housing choice voucher. The *voucher is not enough to cover the rent for places I want to live* was one of the main reasons cited for not using the voucher.

**Figure 12.**  
**Why is it difficult to**  
**use a housing**  
**voucher?**

Source:  
Root Policy Research from the 2021-  
2022 21 Elements AFFH Resident  
Survey.





**Figure 13. How difficult is it to find a landlord that accepts a housing voucher?**

Percent with a Housing Voucher		Not difficult	Somewhat difficult	Very difficult	n	Voucher is not enough to cover the rent for places I want to live	Not enough time to find a place to live before the voucher expires	Landlords have policies of not renting to voucher holders	Can't find information about landlords that accept Section 8	Other	n
<b>Jurisdiction</b>											
<b>County</b>	<b>12%</b>	18%	55%	27%	250	53%	49%	46%	36%	6%	203
<b>Brisbane</b>	<b>22%</b>	20%	73%	7%	15	50%	50%	42%	33%	0%	12
<b>Burlingame</b>	<b>8%</b>	0%	75%	25%	12	50%	50%	25%	8%	0%	12
<b>Daly City</b>	<b>12%</b>	14%	50%	36%	14	83%	25%	42%	17%	25%	12
<b>East Palo Alto</b>	<b>14%</b>	29%	57%	14%	7	20%	20%	40%	60%	0%	5
<b>Foster City</b>	<b>12%</b>	18%	47%	35%	17	47%	40%	27%	33%	7%	15
<b>Half Moon Bay</b>	<b>19%</b>	22%	56%	22%	9	71%	29%	29%	43%	14%	7
<b>Hillsborough</b>	<b>8%</b>	25%	75%	0%	4	67%	67%	33%	0%	0%	3
<b>Milbrae</b>	<b>22%</b>	50%	20%	30%	10	60%	40%	20%	40%	0%	5
<b>Pacifica</b>	<b>11%</b>	13%	50%	38%	8	86%	43%	43%	43%	0%	7
<b>Redwood City</b>	<b>16%</b>	13%	61%	26%	23	40%	50%	70%	45%	5%	20
<b>San Bruno</b>	<b>12%</b>	9%	64%	27%	11	40%	60%	50%	10%	10%	10
<b>San Mateo</b>	<b>24%</b>	24%	50%	26%	38	43%	54%	43%	39%	7%	28
<b>South San Francisco</b>	<b>4%</b>	11%	33%	56%	27	63%	50%	71%	63%	8%	24
<b>Race/Ethnicity</b>											
<b>African American</b>	<b>60%</b>	24%	60%	16%	82	55%	52%	40%	31%	6%	62
<b>Asian</b>	<b>14%</b>	23%	63%	14%	71	73%	44%	31%	31%	0%	55
<b>Hispanic</b>	<b>13%</b>	15%	40%	45%	53	58%	42%	51%	49%	11%	45
<b>Other Race</b>	<b>19%</b>	29%	50%	21%	28	55%	45%	65%	35%	5%	20
<b>Non-Hispanic White</b>	<b>8%</b>	14%	61%	25%	64	43%	61%	57%	38%	4%	56
<b>Tenure</b>											
<b>Homeowner</b>	<b>8%</b>	23%	59%	18%	78	58%	49%	42%	31%	0%	59
<b>Renter</b>	<b>18%</b>	19%	52%	30%	165	55%	52%	48%	43%	6%	134
<b>Precariously Housed</b>	<b>30%</b>	14%	66%	20%	86	57%	54%	35%	26%	7%	74
<b>Income</b>											
<b>Less than \$25,000</b>	<b>29%</b>	17%	58%	25%	84	47%	41%	47%	37%	10%	70
<b>\$25,000-\$49,999</b>	<b>18%</b>	17%	52%	31%	48	63%	55%	63%	40%	5%	40
<b>\$50,000-\$99,999</b>	<b>12%</b>	23%	52%	26%	62	55%	55%	51%	37%	2%	49
<b>Above \$100,000</b>	<b>5%</b>	20%	57%	23%	35	43%	61%	29%	32%	4%	28
<b>Household Characteristics</b>											
<b>Children under 18</b>	<b>21%</b>	20%	60%	20%	179	59%	51%	44%	35%	1%	143
<b>Large Households</b>	<b>7%</b>	20%	45%	35%	20	63%	56%	63%	56%	6%	16
<b>Single Parent</b>	<b>43%</b>	17%	58%	24%	103	62%	52%	38%	33%	2%	85
<b>Disability</b>	<b>22%</b>	18%	58%	24%	158	57%	52%	42%	29%	5%	129
<b>Older Adults (age 65+)</b>	<b>17%</b>	18%	63%	19%	123	56%	53%	44%	34%	3%	102

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

**Displacement.** Figure 14 presents the proportion of residents who experienced displacement in the past five years, as well as the reason for displacement.

- Overall, 21% of survey respondents experienced displacement in the past five years. Among all survey respondents, the **main reason for displacement was rent increased more than I could pay** (29%).
- Respondents who are precariously housed have higher rates of recent displacement than homeowners or renters; this suggests that when displaced a unit these housing-insecure tenants are more likely to couch surf or experience homelessness for some period of time before securing a new place to live.
- Among respondents by race/ethnicity, **African American respondents reported the highest rate of displacement** (59%). The primary reason reported by African American respondents for their displacement was *housing was unsafe (e.g., domestic assault, harassment)*. Twenty eight percent also reported that they were *forced out for no reason*.
- Asian households, as well as homeowners, households that make less than \$25,000, single parent households, households that include a member experiencing a disability, and Millbrae, Brisbane and Pacifica residents are also more likely than other respondents to have been displaced due to an unsafe housing situation (e.g., domestic assault, harassment).
- Additionally, Asian, precariously housed respondents, households making less than \$25,000, and single parent households are more likely than other respondents to have been displaced and not given a reason.

For respondents that had experienced displacements, they were asked to identify which city they moved from and which city they moved to. **The most common moves to and from cities included:**

- Moved within South San Francisco (28 respondents)
- Moved from outside San Mateo County to San Mateo (10 respondents)
- Moved from San Bruno to South San Francisco (9 respondents)
- Moved from Daly City to South San Francisco (9 respondents)
- Moved within Burlingame (8 respondents)

**Figure 14. Displacement Experience and Reasons for Displacement**

Reason for Displacement														
Jurisdiction	Percent Displaced	Total n	Rent increased more than I could pay	Personal/ relationship reasons	Landlord was selling the home/ apartment	Landlord wanted to move back to family	Landlord wanted to rent to someone else	Housing was unsafe (e.g., domestic assault,	Forced out for no reason	Health/ I was behind on rent	Poor condition of property	Utilities were too expensive/ shut off	Natural disaster/ flooding/ fire	n
County	21%	2066	29%	19%	18%									417
Brisbane	24%	67				25%		31%		25%				16
Burlingame	22%	152	24%		30%	18%								33
Daly City	25%	115	35%	27%					31%					26
East Palo Alto	32%	50	20%	20%			20%							15
Foster City	11%	130			21%	21%			21%	43%				14
Half Moon Bay	31%	51			31%	25%								16
Hillsborough	12%	52				33%	33%	33%	33%	25%	33%			6
Milbrae	27%	44					42%	33%					25%	12
Pacifica	21%	75			31%			31%	31%					16
Redwood City	29%	146	31%							21%				42
San Bruno	25%	89	33%	29%			24%							21
San Mateo	37%	153	35%	31%					20%					54
South San Francisco	12%	712	42%	15%	16%									81
Race/Ethnicity														
African American	59%	134				29%		30%	28%					79
Asian	22%	500				31%		22%	22%					109
Hispanic	29%	397	33%	22%							18%			115
Other Race	28%	149	54%					20%				24%		41
Non-Hispanic White	14%	757	27%	20%	31%									102
Tenure														
Homeowner	8%	975		27%		25%		31%						75
Renter	34%	905	32%	18%	22%									292
Precariously Housed	48%	280	23%				24%		23%					132
Income														
Less than \$25,000	45%	282	28%	20%				20%	20%					127
\$25,000-\$49,999	30%	265	31%		19%					18%				78
\$50,000-\$99,999	22%	517	32%	22%	18%									115
Above \$100,000	8%	721			27%	20%	23%							60
Household Characteristics														
Children under 18	30%	840	27%			20%	19%							249
Large Households	20%	284	32%		19%						18%			57
Single Parent	55%	240				24%		24%	20%					131
Disability	34%	711	26%	20%			20%	20%						241
Older Adults (age 65+)	22%	736	23%	22%		22%								162

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

**Children changing schools after displacement.** Overall, for households with children that were displaced in the past five years, **60% of children in those households have changed schools.** The most common outcomes reported among these respondents included *school is more challenging* (28%), *they feel less safe at the new school* (25%), and *they are in a worse school* (24%) (Figure 15).

Among respondents by race/ethnicity, non-Hispanic White households (44%) were the only subgroup to report that being displaced resulted in their children being in better schools. Of African American households that were displaced and have children, 87% reported that their children changed schools. Of these respondents, 32% reported that their children *feel safer at the new school* but also *have fewer activities*.

Among respondents by tenure, precariously housed (78%) and homeowner (74%) households had the highest proportion of children who changed schools. The most common outcomes for precariously housed households included *School is less challenging/they are bored* (35%) and their children *feel less safe at school* (34%). For homeowner households, 39% reported that *school is more challenging*, followed by 31% who reported that their children *feel less safe at school*.

Among respondents by selected household characteristics, older adult (77%), single parent (74%), households with a member experiencing a disability (70%), and households with children under 18 (67%) all reported high proportions of children who changed schools. The most common outcomes for these respondents included *School is more challenging* and *they feel less safe at the new school*.

**Figure 15. Children Changing Schools and Outcomes, Displaced Households**

Percent of Children that Changed Schools		School change outcomes									
	Total n	School is less challenging/they are bored	School is more challenging	School provides support for students with disabilities, IEP, and/or 504	They are in a better school	They are in a worse school	They feel less safe at the new school	They feel safer at the new school	They have fewer activities	They have more activities	Things are about the same
<b>Jurisdiction</b>											
County	306		28%		24%		25%				183
Brisbane	81%	16	38%		31%		31%				13
Burlingame	55%	22	33%						33%		12
Daly City	41%	17	43%	29%			29%		29%		7
East Palo Alto	54%	13	43%	57%			29%				7
Foster City	62%	13							50%		8
Half Moon Bay	58%	12	43%				29%	29%	43%		7
Hillsborough	60%	5						67%			3
Milbrae	82%	11	33%		44%		44%	33%			9
Pacifica	91%	11			50%						10
Redwood City	52%	23		25%	33%			25%			12
San Bruno	67%	18	33%	33%			33%				12
San Mateo	66%	35	32%	32%							22
South San Francisco	36%	56	26%	26%						26%	19
<b>Race/Ethnicity</b>											
African American	87%	69	30%	30%				32%	32%		60
Asian	73%	91	27%	32%	32%		27%				66
Hispanic	49%	91	23%	23%	30%		23%		25%		44
Other Race	65%	31	40%		30%		25%	25%			20
Non-Hispanic White	60%	60	28%	31%	44%		28%				36
<b>Tenure</b>											
Homeowner	74%	66		39%	29%		31%				49
Renter	58%	213	25%	30%			25%				122
Precariously Housed	78%	104	35%				34%		30%		80
<b>Income</b>											
Less than \$25,000	65%	92	22%	32%			35%				60
\$25,000-\$49,999	66%	56	25%		28%			28%	25%		36
\$50,000-\$99,999	55%	85		30%	28%		23%				47
Above \$100,000	59%	44	35%	31%	38%						26
<b>Household Characteristics</b>											
Children under 18	67%	237		32%	23%		25%				158
Large Households	45%	44		32%	26%					32%	19
Single Parent	74%	124		32%	28%		29%				92
Disability	70%	188	26%	28%			30%				132
Older Adults (age 65+)	77%	117		35%	29%		29%				89

Source: Root Policy Research from the 2021-2022 21 Elements AFHH Resident Survey.



**Experience with housing discrimination.** Overall, **19% of survey respondents felt they were discriminated against when they looked for housing** in the area.<sup>1</sup> As shown in Figure 16, African American respondents (62%), single parent households (44%) and precariously housed respondents (39%) are most likely to say they experienced housing discrimination. Residents with income above \$100,000 and homeowners are least likely (11%).

Respondents who believed they experienced discrimination when looking for housing in the county reported when the discrimination occurred. Nearly half of respondents (45%) reported that the discrimination they experienced occurred between 2 and 5 years ago. Twenty eight percent of respondents reported that the discrimination occurred in the past year, 20% reported more than 5 years ago and 7% of respondents did not remember when the discrimination happened.

**How discrimination was addressed.** Respondents who believed they experienced discrimination when looking for housing in the county were asked to describe the actions they took in response to the discrimination. Overall, the most common responses to discrimination experienced by survey respondents were *Nothing/I wasn't sure what to do* (42%), *Moved/found another place to live* (30%), and *Nothing/I was afraid of being evicted or harassed* (20%).

Among top responses for actions taken in response to experienced discrimination, every group reported *Nothing/I wasn't sure what to do* with the exception of African American households and Brisbane residents (both groups top response was *Moved/found another place to live*). Similarly, survey respondents from Foster City and Redwood City were the only groups not to include *Moved/found another place to live* among their top responses. African American and Asian households, as well as single parent households, were more likely than other groups to contact either a housing authority, local fair housing organization, or the California Department of Housing or Civil Rights to report their discrimination incident.

**Reasons for discrimination.** Respondents who believed they experienced discrimination when looking for housing in the county provided the reasons why they thought they were discriminated against. Note that the basis offered by residents is not necessarily protected by federal, state, or local fair housing law, as respondents could provide open-ended and multiple reasons why they thought they experienced discrimination.

Examples of how respondents described why they felt discriminated against, which they provided as open-ended responses to the survey, include:

---

<sup>1</sup> Note that this question applies to all respondents, not just those who seriously looked for housing in the past five years.

### **Appearance/Characteristics**

- *"Because of my race and ethnicity"*
- *"[We] were given a subprime loan for home purchase for being Latinx, low-income and primarily Spanish-speaking; refinance last year was lower than expected."*
- *"It was clear my disability is the reason"*
- *"I have a child and a couple places told me they wouldn't rent to me due to my son."*
- *"The agent asked if I was a tech worker. When I said no, the agent said the place was just rented, even though it was on the listing as active."*
- *"I was approved for the unit and when they met my partner, who is Black, they said [the unit] was rented."*

### **Source of Income/Credit**

- *"Income was through SSDI"*
- *"The landlord wanted an excellent credit score..."*
- *"We were not able to provide all the requirement to rent, like SSN [social security number], income proof, employment, and we don't make enough income..."*
- *"They wanted someone with income from employment not due to disability."*
- *"I was discriminated against because of my race and the fact that I had Section 8 at the time. Being African American and having Section 8 made a lot of people feel like I wouldn't take care of their property."*
- *"I am currently being discriminated against due to my need with rental help and because two of us in our household have a need for an emotional support animal."*

### **Immigration status**

- *Mi hermana llamo a los departamentos donde yo vivo y la manager le dijo que no había disponible pero no era verdad también le dijo que hablara inglés y le pidió seguro social pensando que no tenía y le dijo que tenía que ganar una cierta cantidad de dinero para poder rentar. (My sister called the apartments where I live and the manager told her that there was no one available but it was not true. She also told her to speak English and asked for social security thinking that she did not have it and told her that she had to earn a certain amount of money to be able to rent).*

**Figure 16. Percent of respondents who felt they were discriminated against and how was it addressed**

Percent who felt they were discriminated against		In the past year	2 to 5 years ago	More than 5 years ago	Don't remember	n	How was it addressed?										n	
Jurisdiction							Nothing/ I wasn't sure what to do	Moved/ found another place to live	Nothing/ I was afraid of being evicted/ harassed	Called/ emailed housing authority	Called/ emailed local fair housing organization	Called/ emailed California Department of Housing/ Civil Rights	Called/ emailed City office, or human rights department/ agency	Filed a complaint	Other			
County	19%	28%	45%	20%	7%	357	42%	30%	20%		21%					359		
Brisbane	22%	29%	36%	29%	7%	14		64%					21%			14		
Burlingame	14%	25%	50%	20%	5%	20	35%	25%		20%		20%				20		
Daly City	15%	20%	40%	33%	7%	15	56%	25%	25%							16		
East Palo Alto	29%	23%	54%	15%	8%	13	38%	38%	23%							13		
Foster City	18%	15%	40%	45%	0%	20	38%						24%	24%		21		
Half Moon Bay	26%	27%	55%	9%	9%	11	27%	36%			36%					11		
Hillsborough	15%	14%	71%	0%	14%	7		29%			57%					7		
Milbrae	29%	36%	50%	7%	7%	14	31%	23%		38%		23%				13		
Pacifica	21%	29%	36%	36%	0%	14	50%		21%	29%		21%		21%		14		
Redwood City	24%	34%	34%	19%	13%	32	47%	26%	21%	21%						34		
San Bruno	12%	30%	60%	0%	10%	10	50%	30%		30%	30%					10		
San Mateo	30%	35%	45%	15%	5%	40	53%	26%	26%							38		
South San Francisco	13%	30%	40%	23%	6%	82	59%	27%								83		
Race/Ethnicity																		
African American	62%	16%	59%	25%	0%	83		36%	29%	27%	26%	27%	24%			84		
Asian	16%	24%	50%	20%	6%	82	28%	25%	29%	29%	24%					83		
Hispanic	27%	25%	42%	24%	8%	107	52%	27%								107		
Other Race	30%	28%	47%	14%	12%	43	47%	30%	26%							43		
Non-Hispanic White	12%	38%	41%	14%	7%	91	44%	27%	18%							91		
Tenure																		
Homeowner	11%	26%	46%	20%	7%	95	32%	29%	22%							96		
Renter	28%	26%	47%	20%	6%	232	42%	32%	23%							232		
Precariously Housed	39%	21%	54%	20%	4%	98	24%	28%		35%		26%				100		
Income																		
Less than \$25,000	36%	29%	51%	11%	9%	100	39%	30%	25%							102		
\$25,000-\$49,999	24%	31%	41%	22%	6%	64	42%	36%	25%	22%						64		
\$50,000-\$99,999	19%	27%	45%	25%	3%	97	44%	29%			18%					97		
Above \$100,000	11%	28%	45%	21%	7%	76	45%	22%	16%							76		
Household Characteristics																		
Children under 18	26%	21%	57%	15%	6%	216	36%	31%	26%							218		
Large Households	19%	26%	52%	9%	13%	54	65%	24%	15%							55		
Single Parent	44%	13%	65%	17%	5%	106		33%	32%	27%	26%					107		
Disability	33%	27%	48%	21%	4%	215	33%	30%		22%						219		
Older Adults (age 65+)	20%	20%	51%	20%	8%	144	24%	34%	24%	24%						146		

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

**Experience of persons with disabilities.** Overall, 35% of respondents' households include a member experiencing a disability. Of these households, 26% said their housing does not meet their accessibility needs; 74% report that their current housing situation meets their needs. The three top greatest housing needs expressed by respondents included grab bars in bathroom or bench in shower (34%), supportive services to help maintain housing (33%), and ramps (26%). Other needs expressed by a substantial proportion of groups included *wider doorways*, *reserved accessible parking spot by the entrance*, and *more private space in the facility in which I live*.

Of respondents by jurisdiction, East Palo Alto (64%) has the lowest proportion of respondents with disabilities whose current housing situation meets their needs. Of these respondents, 63% indicated they needed supportive services to help maintain housing.

The highest proportion of respondents by group reporting that they or a member of their household experiences a disability were African American (71%), households making less than \$25,000 (59%), single parent households (58%), and precariously housed respondents (56%).

**Figure 17. Respondents experiencing a disability and their top three greatest housing needs**

Jurisdiction	Percent of respondents with a disability	Current housing situation	Total n	Grab bars in bathroom or bench in shower	Supportive services to help maintain housing	Ramps	Wider doorways	Reserved accessible parking spot by entrance	More private space in the facility in which I live	Service or emotional support animal allowed	Would like to live alone (not with a roommate)	Fewer restrictions/ more freedom	Alarm to notify if a non-verbal child leaves the home	Fire alarm/doorbell made accessible for person with hearing disability/deaf	Better navigation for person who is blind	n
County	35%	74%	711	34%	33%	26%										171
Brisbane	37%	72%	25	29%	29%		29%	29%								7
Burlingame	27%	80%	41	63%	50%		50%									8
Daly City	34%	68%	38	36%	36%		36%		45%		36%					11
East Palo Alto	44%	64%	22		63%											8
Foster City	31%	83%	40		29%		29%									7
Half Moon Bay	45%	68%	22	29%							29%					7
Hillsborough	26%	100%	13													n/a
Milbrae	40%	82%	17	25%					25%	25%			25%	25%	25%	4
Pacifica	39%	93%	29				100%									2
Redwood City	42%	68%	62	33%	28%	28%			33%							18
San Bruno	40%	82%	34	50%		33%		33%								6
San Mateo	43%	72%	65	41%	47%					41%						17
South San Francisco	30%	68%	210	35%	28%	32%										57
Race/Ethnicity																
African American	71%	87%	95		40%		40%	33%								15
Asian	31%	77%	157	29%	34%	26%			26%							35
Hispanic	41%	70%	162	37%	54%				35%							46
Other Race	38%	71%	56	63%		50%	44%									16
Non-Hispanic White	32%	77%	241	33%		27%		21%								52
Tenure																
Homeowner	29%	82%	280	35%		37%		37%								43
Renter	39%	73%	347	41%	40%				27%							88
Precariously Housed	56%	71%	154		37%		26%				33%					43
Income																
Less than \$25,000	59%	71%	167		42%											48
\$25,000-\$49,999	40%	67%	107		45%	45%	45%				23%					31
\$50,000-\$99,999	35%	77%	180	43%	26%	24%										42
Above \$100,000	23%	82%	167	52%		34%		41%								29
Household Characteristics																
Children under 18	35%	78%	293		40%		29%		32%							63
Large Households	35%	70%	99	41%	45%				34%							29
Single Parent	58%	81%	139		48%		28%		41%							29
Older Adults (age 65+)	46%	76%	337	44%	29%	30%										79

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



**Transportation.** Over 80% of respondents indicated the type of transportation used most often is driving a personal vehicle. This share was relatively similar across the majority of jurisdictions and was the number one type of transportation used across all jurisdictions and demographic characteristics.

The groups with the lowest proportion of those who primarily drive included African American (40%), households making less than \$25,000 (53%), single parents (57%), and precariously housed (57%) respondents.

As shown in Figure 18, on average respondents are fairly satisfied with their transportation situation. Those groups somewhat or not at all satisfied with their transportation options include African American (58%), Brisbane (51%), single parents (45%) and precariously housed (44%) respondents.

**Figure 18.**  
**Are you satisfied**  
**with your current**  
**transportation**  
**options?**

Source:

Root Policy Research from the  
2021-2022 21 Elements AFFH  
Resident Survey.

	Entirely satisfied	Mostly satisfied	Somewhat unsatisfied	Not at all satisfied	n
<b>Jurisdiction</b>					
<b>County</b>	29%	45%	20%	6%	1,903
<b>Brisbane</b>	17%	33%	38%	13%	64
<b>Burlingame</b>	32%	45%	21%	1%	139
<b>Daly City</b>	19%	52%	20%	8%	109
<b>East Palo Alto</b>	31%	36%	24%	9%	45
<b>Foster City</b>	29%	43%	20%	9%	115
<b>Half Moon Bay</b>	30%	35%	26%	9%	46
<b>Hillsborough</b>	50%	34%	14%	2%	44
<b>Milbrae</b>	30%	45%	13%	13%	40
<b>Pacifica</b>	28%	42%	15%	15%	65
<b>Redwood City</b>	30%	36%	27%	8%	142
<b>San Bruno</b>	23%	54%	19%	4%	81
<b>San Mateo</b>	29%	52%	14%	4%	134
<b>South San Francisco</b>	34%	48%	15%	3%	666
<b>Race/Ethnicity</b>					
<b>African American</b>	22%	21%	48%	10%	134
<b>Asian</b>	23%	49%	24%	4%	500
<b>Hispanic</b>	29%	43%	22%	7%	397
<b>Other Race</b>	29%	41%	21%	9%	149
<b>Non-Hispanic White</b>	32%	45%	17%	5%	757
<b>Tenure</b>					
<b>Homeowner</b>	31%	45%	18%	6%	905
<b>Renter</b>	27%	44%	23%	6%	834
<b>Precariously Housed</b>	20%	36%	35%	9%	254
<b>Income</b>					
<b>Less than \$25,000</b>	22%	39%	29%	10%	282
<b>\$25,000-\$49,999</b>	25%	42%	26%	8%	265
<b>\$50,000-\$99,999</b>	28%	52%	16%	4%	517
<b>Above \$100,000</b>	34%	44%	18%	4%	721
<b>Household Characteristics</b>					
<b>Children under 18</b>	25%	43%	25%	6%	840
<b>Large Households</b>	29%	50%	18%	4%	284
<b>Single Parent</b>	20%	36%	38%	7%	240
<b>Disability</b>	25%	40%	27%	8%	658
<b>Older Adults (age 65+)</b>	30%	43%	21%	6%	736

**Solutions offered by residents.** Respondents were asked a series of questions about how to improve their situations related to housing, employment, health, education and neighborhood.

**Improve housing security.** When asked what could improve a respondent's housing security, the top answers among respondents by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics were *none of the above* and *help me with a downpayment/purchase*.

The highest proportion of respondents among groups that selected *None of the above* includes:

- Hillsborough, 71%
- Owners, 65%
- Income greater than \$100,000, 54%
- Residents of Foster City, 53%
- White, 51%
- Residents of Burlingame, 50%

The highest proportion of respondents among groups that selected *Help me with a downpayment or purchase* includes:

- Renters, 44%
- Large households, 42%
- Residents of Daly City, 41%
- Hispanic, 39%
- Precariously housed, 39%
- Residents of the City of San Mateo, 37%

Other solutions to improve housing security identified by several different groups included *Help me with the housing search*, *help me pay rent each month*, and *find a landlord who accepts Section 8*. The highest proportion of respondents among groups that selected these solutions includes:

*Help me with the housing search*

- Precariously housed, 39%
- Income less than \$25,000, 34%
- Income between \$25,000-\$50,000, 29%

- Half Moon Bay residents, 27%

*Help me pay rent each month*

- Income less than \$25,000, 35%
- Single parent, 31%

*Find a landlord who accepts Section 8*

- Black or African American, 37%

**Improve neighborhood situation.** When asked what could improve a respondent's neighborhood situation, nearly every respondent group by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics identified *Better lighting*. Other solutions flagged by multiple respondent groups to improve their neighborhood situations includes *Improve street crossings* and *none of the above*.

The highest proportion of respondents among groups that selected *Better lighting* includes:

- East Palo Alto residents, 45%
- Millbrae residents, 45%
- Other race, 42%
- Daly City residents, 41%
- Hispanic residents, 40%
- Income between \$25,000-\$50,000, 40%
- Income between \$50,000-\$100,000, 40%

The highest proportion of respondents among groups that selected *Improve street crossings* includes:

- San Mateo residents, 34%
- Single parent, 31%

The highest proportion of respondents among groups that selected *None of the above* includes:

- Foster City residents, 37%
- Hillsborough residents, 36%
- Burlingame residents, 28%

Additionally, 42% of Millbrae respondents chose *Reduce crime*, 40% of Brisbane respondents chose *More stores to meet my needs*, and 33% of Half Moon Bay respondents chose *Build more sidewalks*.

**Improve health situation.** When asked what could improve a respondent's health situation, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *Make it easier to exercise*, *More healthy food* and *None of the above*.

The highest proportion of respondents among groups that selected *Make it easier to exercise* includes:

- Redwood City residents, 48%
- Hispanic, 42%
- South San Francisco residents, 41%
- City of San Mateo residents, 41%
- Asian, 41%
- Renters, 40%

The highest proportion of respondents among groups that selected *More healthy food* includes:

- East Palo Alto, residents 48%
- Precariously Housed, 47%
- Single parent, 41%
- Daly City residents, 40%
- Income less than \$25,000, 38%
- Black or African American, 37%
- Large Households, 37%

The highest proportion of respondents among groups that selected *None of the above* includes residents from:

- Hillsborough, 48%
- Burlingame, 47%
- Foster City, 42%
- White, 41%
- Owners, 39%



Additionally, African American (34%) and San Bruno (29%) respondents identified *Better access to mental health care* as a solution to help improve their health situations.

**Improve job situation.** When asked what could improve a respondent's employment situation, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *Increase wages* and *None of the above*.

The highest proportion of respondents among groups that selected *Increase wages* includes:

- Renters, 52%
- Single parents, 50%
- Hispanic, 49%
- Households with children, 49%
- Daly City residents, 49%
- Income between \$50,000-\$100,000, 49%
- Large households, 48%

The highest proportion of respondents among groups that selected *None of the above* includes:

- Hillsborough residents, 76%
- Owners, 58%
- White, 57%
- Over 65+, 53%
- Income greater than \$100,000, 53%
- Foster City residents, 53%

Additionally, 29% of households with income less than \$25K identified *Find a job near my apartment or house* as a solution to help improve their situation.

**Improve education situation.** When asked what could improve a respondent's education situation for their children, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *None of the above*, *Have more activities*, and *Stop bullying/crime/drug use at school*.

The highest proportion of respondents among groups that selected *None of the above* includes:

- Burlingame residents, 55%

- White, 52%
- Over 65+, 51%
- Hillsborough residents, 49%
- Foster City residents, 46%
- Brisbane residents, 45%

The highest proportion of respondents among groups that selected *Have more activities* includes:

- Single parent, 45%
- Households with children, 41%
- Large households, 41%
- Other race, 37%
- Daly City residents, 34%
- Hispanic, 34%

The highest proportion of respondents among groups that selected *Stop bullying/crime/drug use at school* includes:

- East Palo Alto residents, 38%
- Precariously housed, 31%
- Other race, 30%
- Redwood City residents, 29%
- Hispanic, 29%
- San Mateo residents, 28%

Additionally, 29% of Millbrae respondents identified *Have better teachers at their schools* as a means to improve the education situation in their respective households.

**Attachment D-2**

**ABAG Housing Needs Data Packet**

*This page intentionally left blank*

## Attachment D-2 – Housing Needs Data Packet

This attachment includes additional data provided by the Association of Bay Area Governments (ABAG) as a part of the Housing Needs Data Workbook as well as additional maps from the California Department of Housing and Community Development (HCD) AFFH Data Viewer.

### Fair Housing Complaints Filed with HUD by Basis, San Mateo County, 2017-2021

Source:  
HUD

	2017	2018	2019	2020	2021	2017-2021 Total	
						Cases	% of Total
Disability	8	9	3	9	3	32	56%
Race	3	5	2	1		11	19%
Familial Status	4	3			1	8	14%
National Origin	2				1	3	5%
Religion		1		1		2	4%
Sex					1	1	2%
Total cases	17	18	5	11	6	57	100%



FHEO Inquiries by City to HCD, San Mateo County, 2013-2021

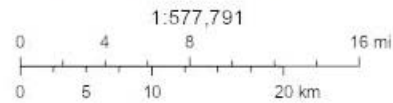


9/28/2021, 11:38:10 AM

County Boundaries

(R) FHEO Inquiries by City (HUD, 2013-2021)

- < .25 Inquiries
- < .5 Inquiries
- < 1 Inquiry



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD  
Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

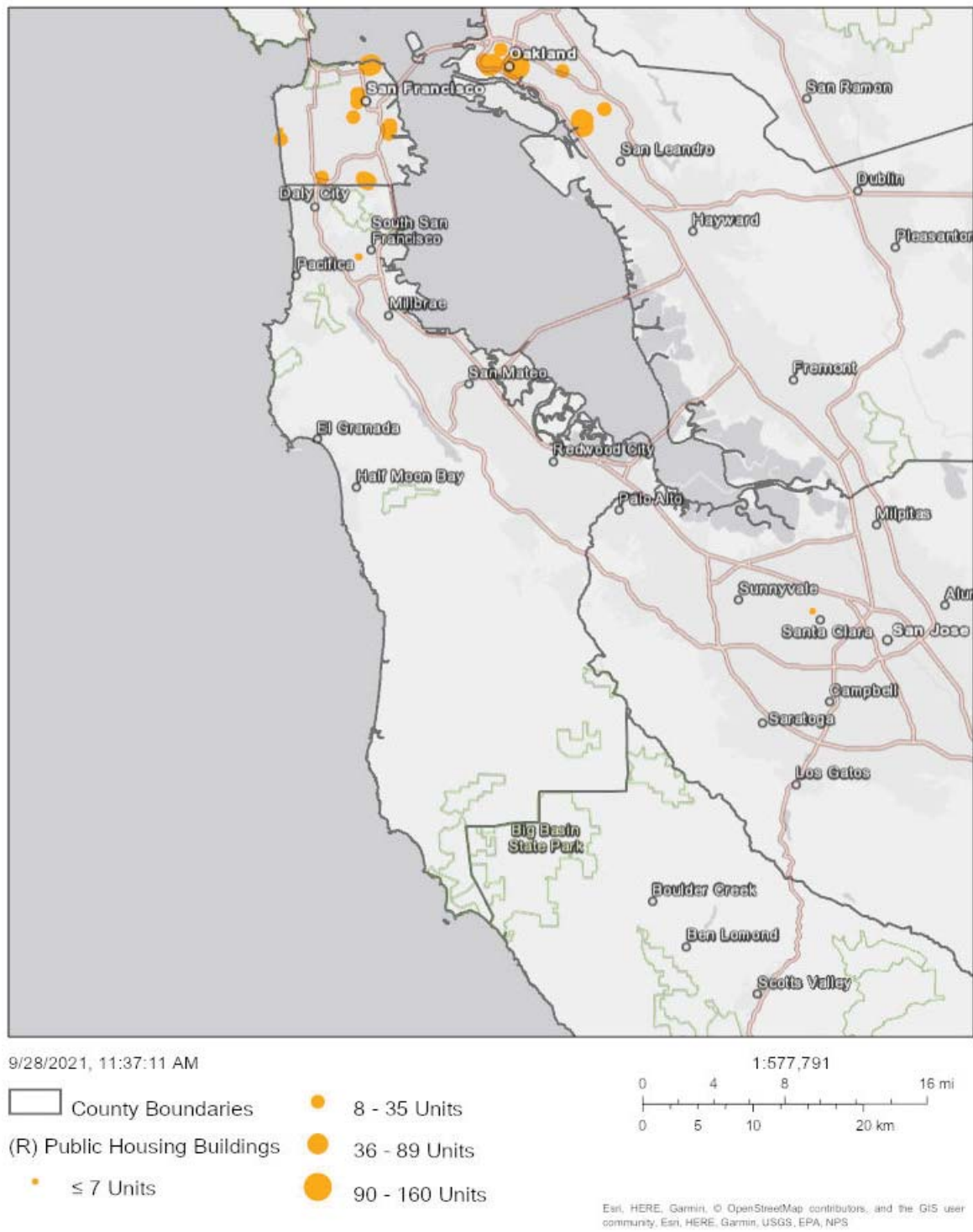
Source: California Department of Housing and Community Development AFFH Data Viewer

## HCD Fair Housing Inquiries by Bias, January 2013-March 2021

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	Total
Atherton	0	0	0	0	0	0	0	0
Belmont	2	0	1	0	0	0	0	9
Brisbane	0	0	0	0	0	0	0	0
Burlingame	3	0	2	0	0	0	0	6
Colma	0	0	0	0	0	0	0	0
Daly City	1	2	1	3	0	0	0	17
East Palo Alto	1	1	0	0	0	0	0	7
Foster City	4	0	0	0	0	0	0	7
Half Moon Bay	0	0	0	0	0	0	0	1
Hillsborough	0	0	0	0	0	0	0	0
Menlo Park	3	0	0	0	0	1	0	11
Millbrae	0	0	0	0	0	0	0	0
Pacifica	3	0	0	1	0	1	0	9
Portola Valley	0	0	0	0	0	0	0	0
Redwood City	5	1	1	1	0	1	0	24
San Bruno	0	0	0	0	0	0	0	5
San Carlos	1	0	1	0	0	0	0	4
San Mateo	4	2	2	2	0	0	0	27
South San Francisco	0	0	0	1	0	0	0	6
Woodside	0	0	0	0	0	0	0	2

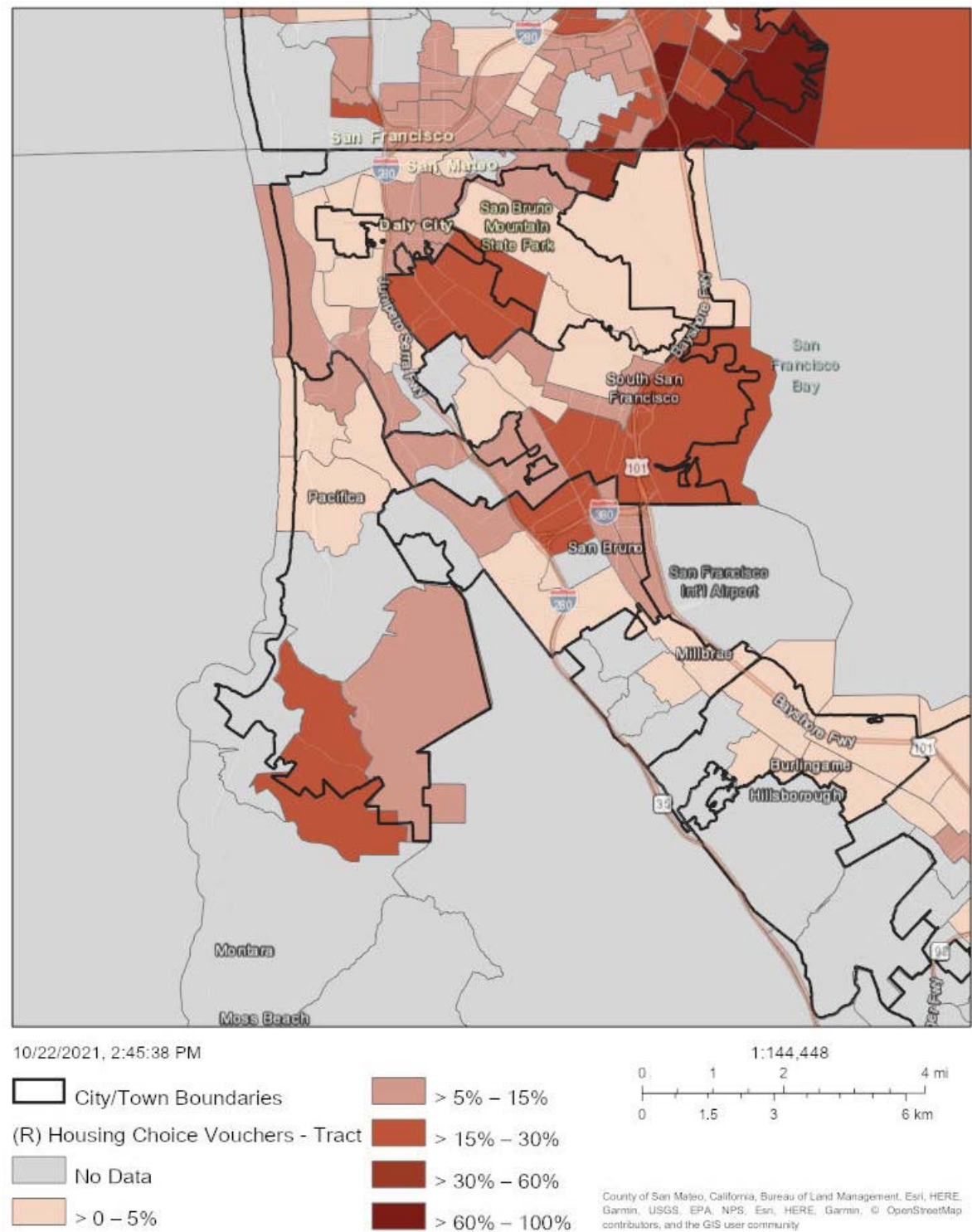
Source: California Department of Housing and Community Development AFFH Data Viewer

Public Housing Buildings, San Mateo County



Source: California Department of Housing and Community Development AFFH Data Viewer

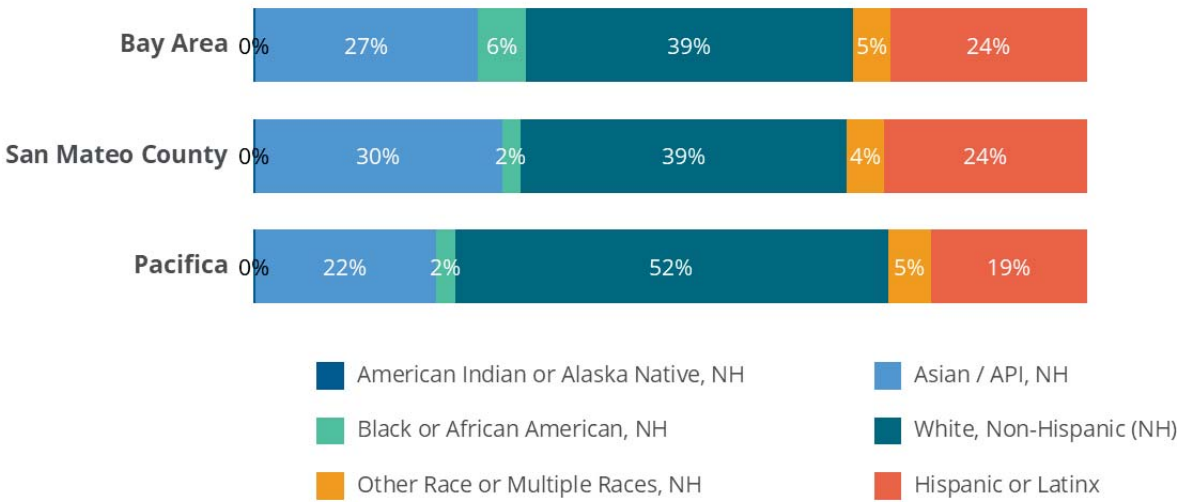
Housing Choice Vouchers by Census Tract



CA HCD  
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

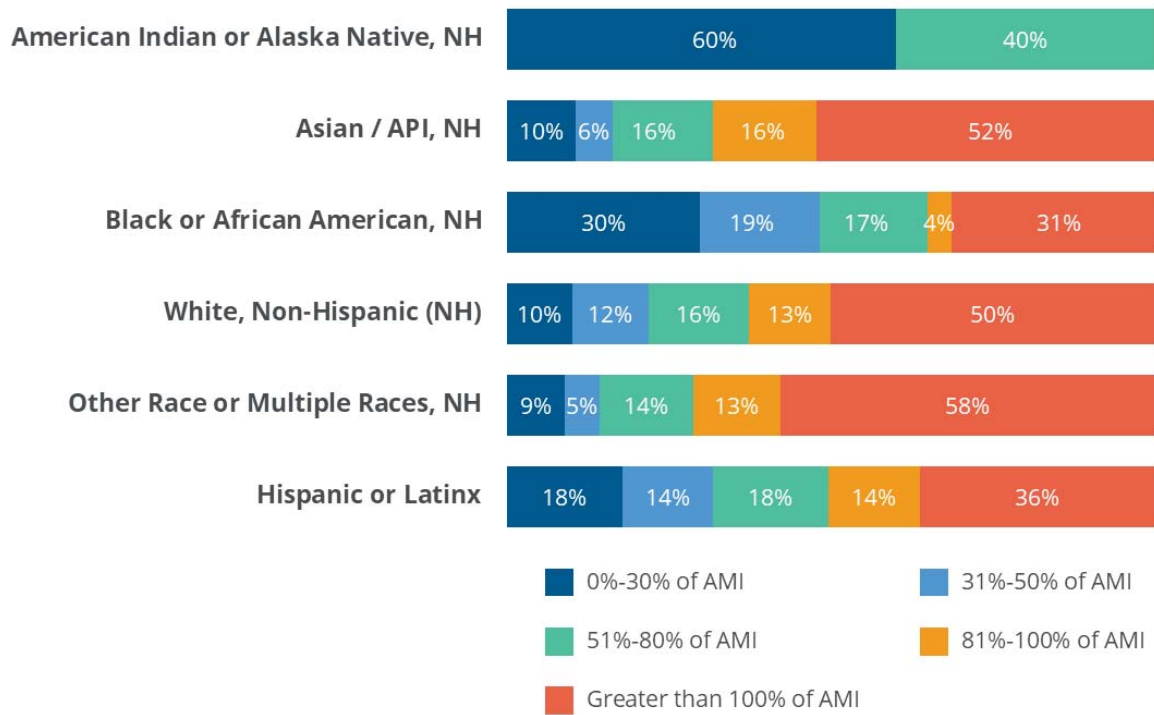
Population by Race and Ethnicity, 2019



Source: ABAG Housing Needs Data Workbook

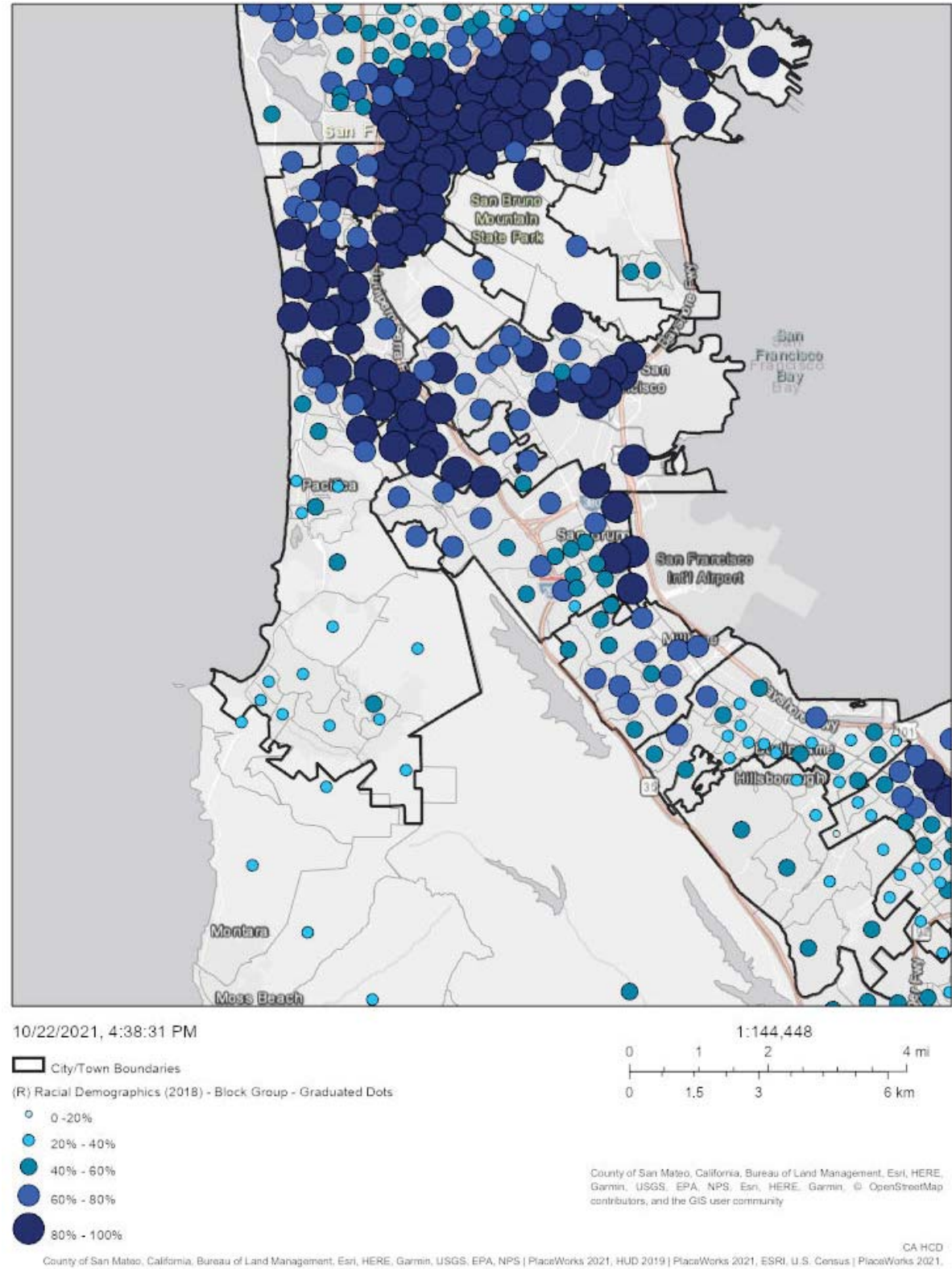


## Area Median Income by Race and Ethnicity, City of Pacifica, 2019



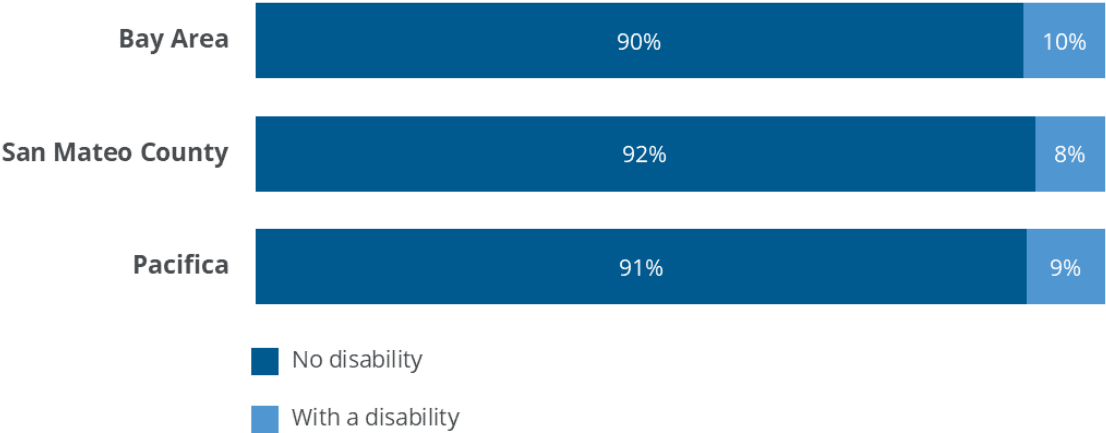
Source: ABAG Housing Needs Data Workbook

Percent Non-White Population by Census Block Groups, 2018



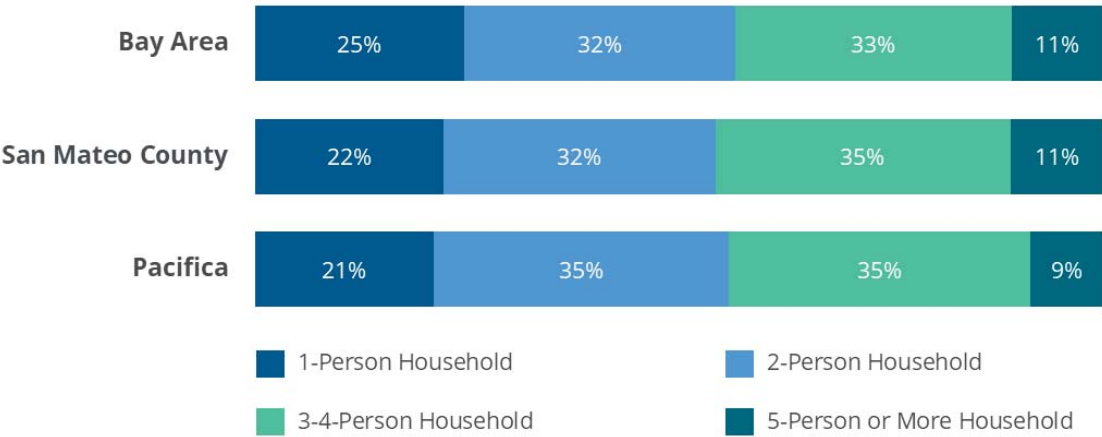
Source: California Department of Housing and Community Development AFFH Data Viewer

Share of Population by Disability Status, 2019



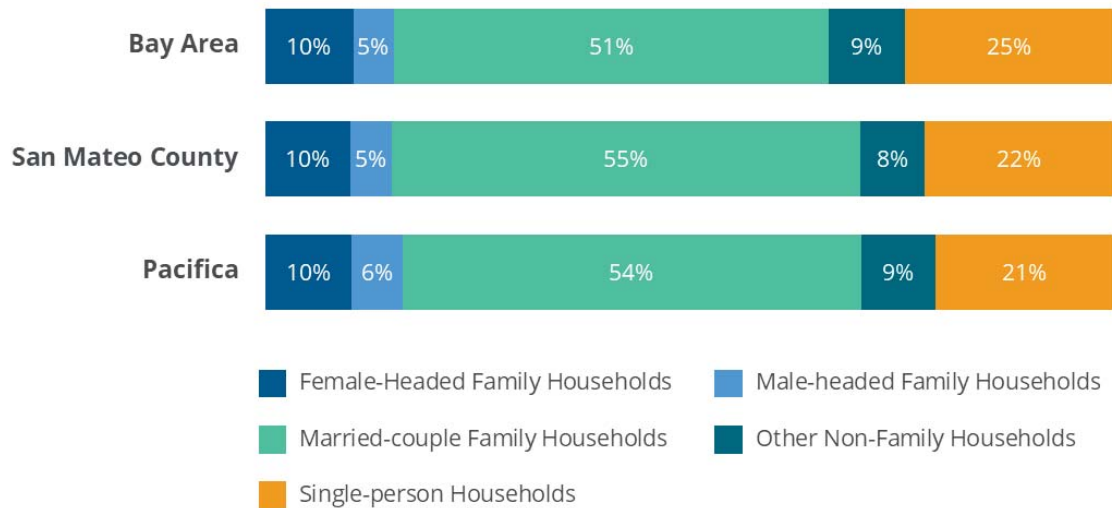
Source: ABAG Housing Needs Data Workbook

Share of Households by Size, 2019



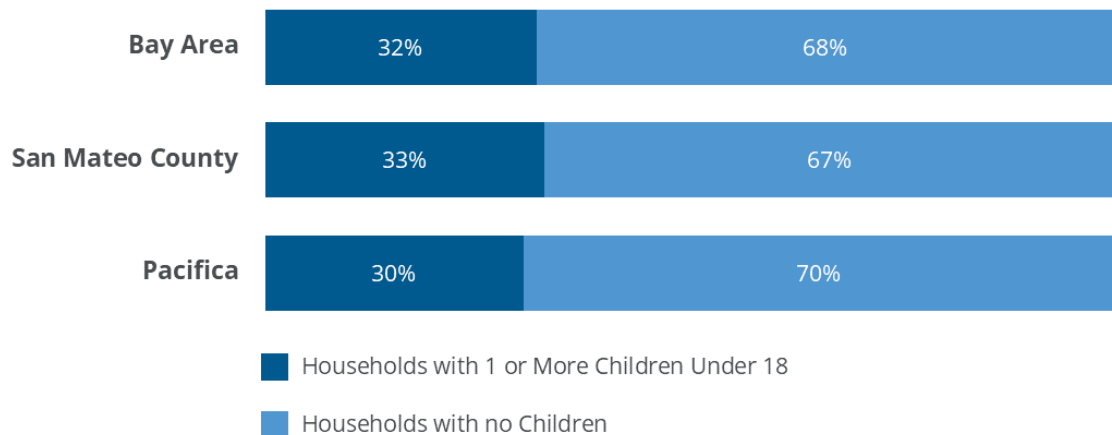
Source: ABAG Housing Needs Data Workbook

## Share of Households by Type, 2019



Source: ABAG Housing Needs Data Workbook

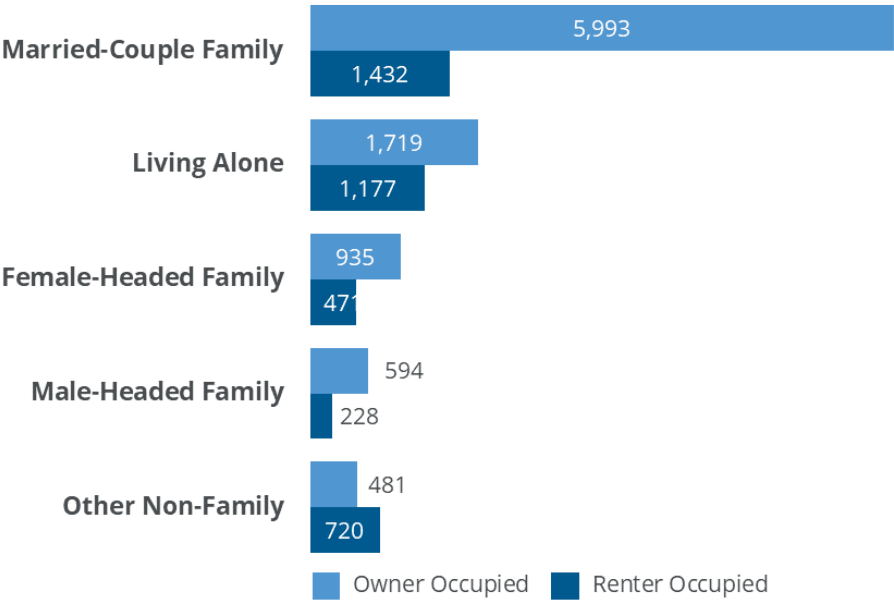
## Share of Households by Presence of Children (Less than 18 years old), 2019



Source: ABAG Housing Needs Data Workbook

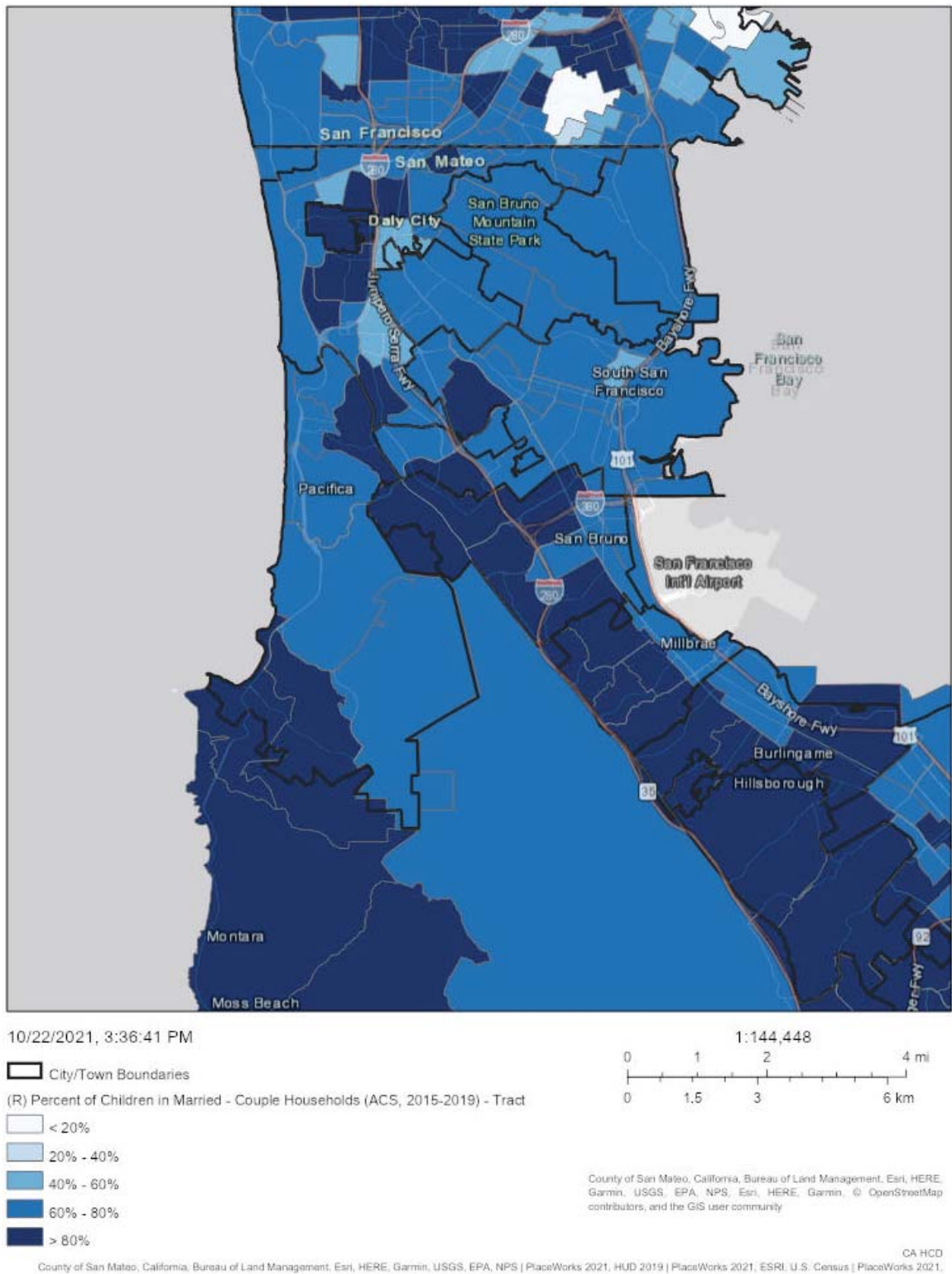


**Housing Type by Tenure, City of Pacifica, 2019**



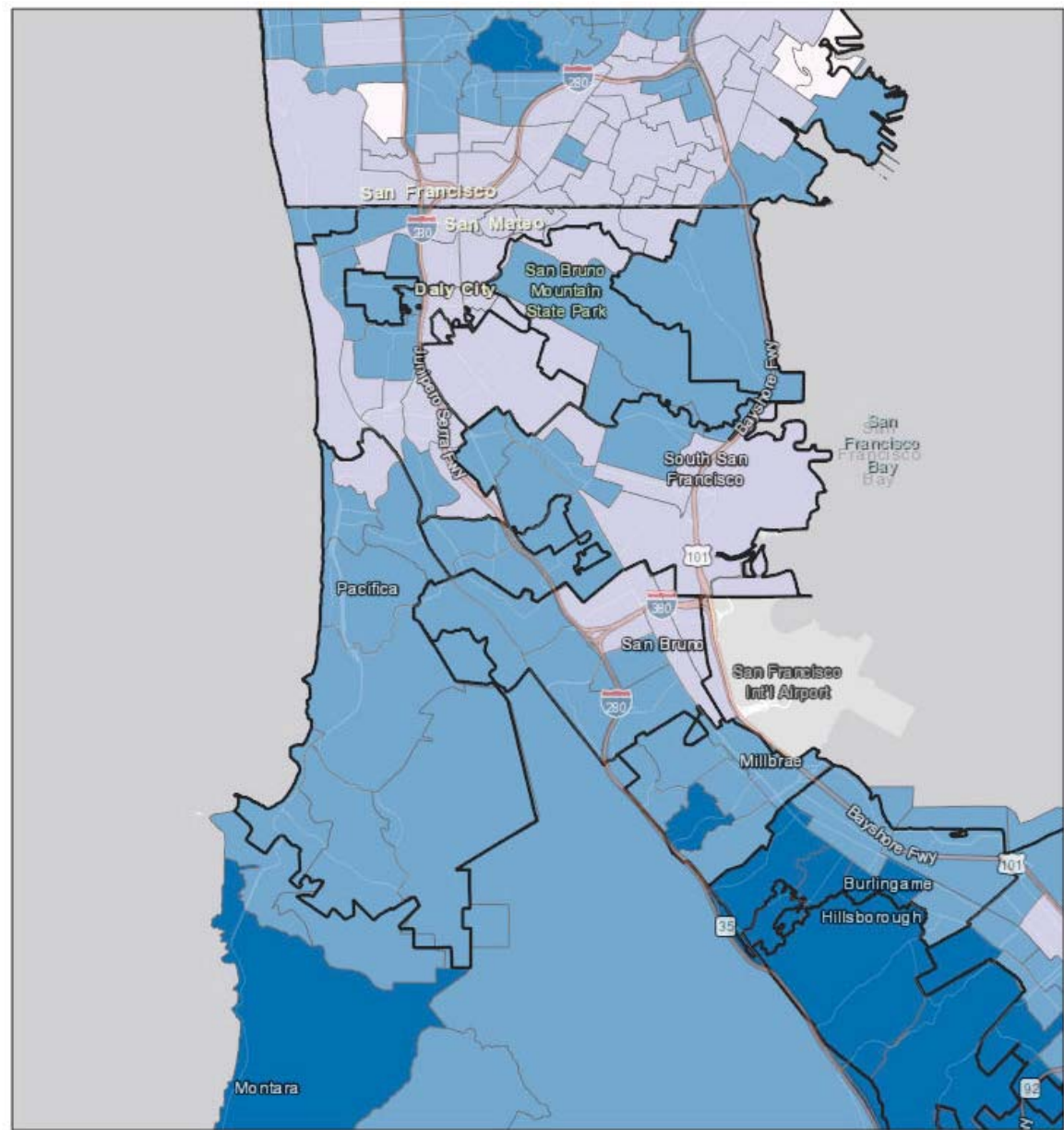
Source: ABAG Housing Needs Data Workbook

Percent of Children in Married Couple Households by Census Tract, 2019



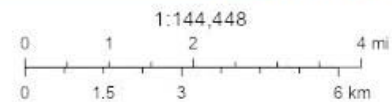
Source: California Department of Housing and Community Development AFFH Data Viewer

Percent of Married Couple Households by Census Tract, 2019



10/22/2021, 3:52:58 PM

City/Town Boundaries

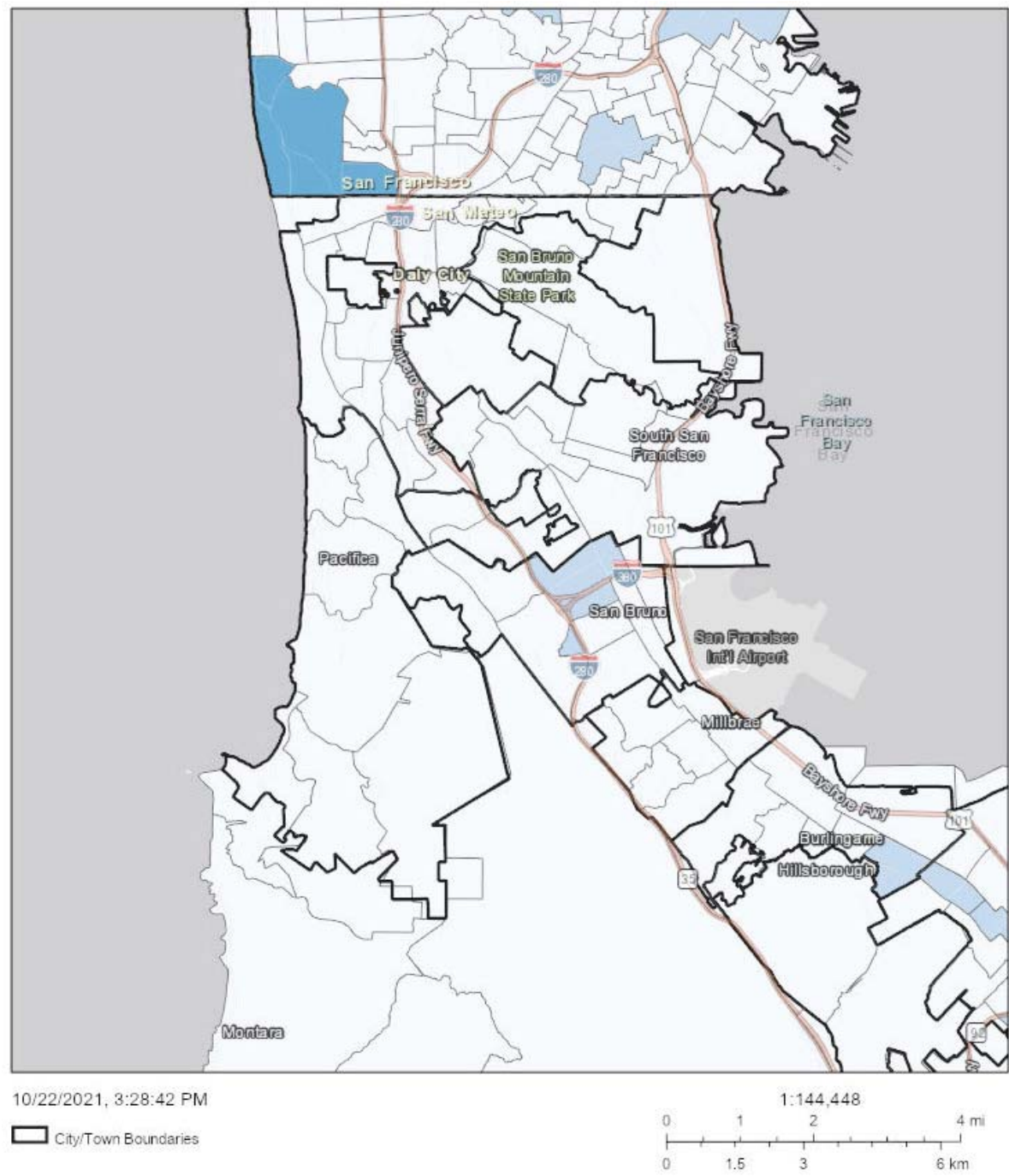


County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

Percent of Adults Living Alone by Census Tract, 2019



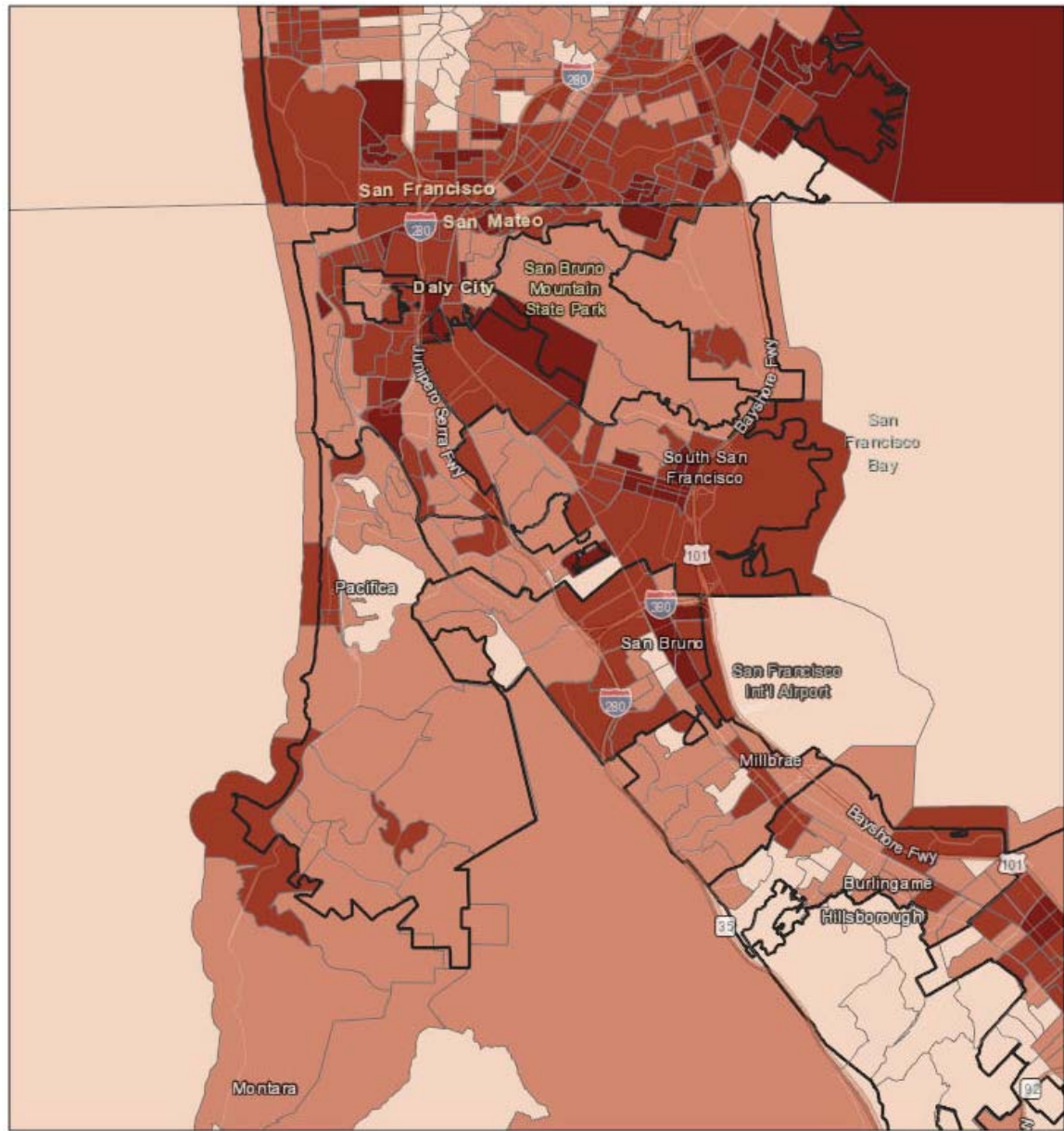
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer



Low to Moderate Income Population by Block Group

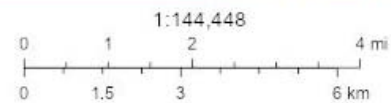


10/22/2021, 3:58:10 PM

City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Block Group

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%



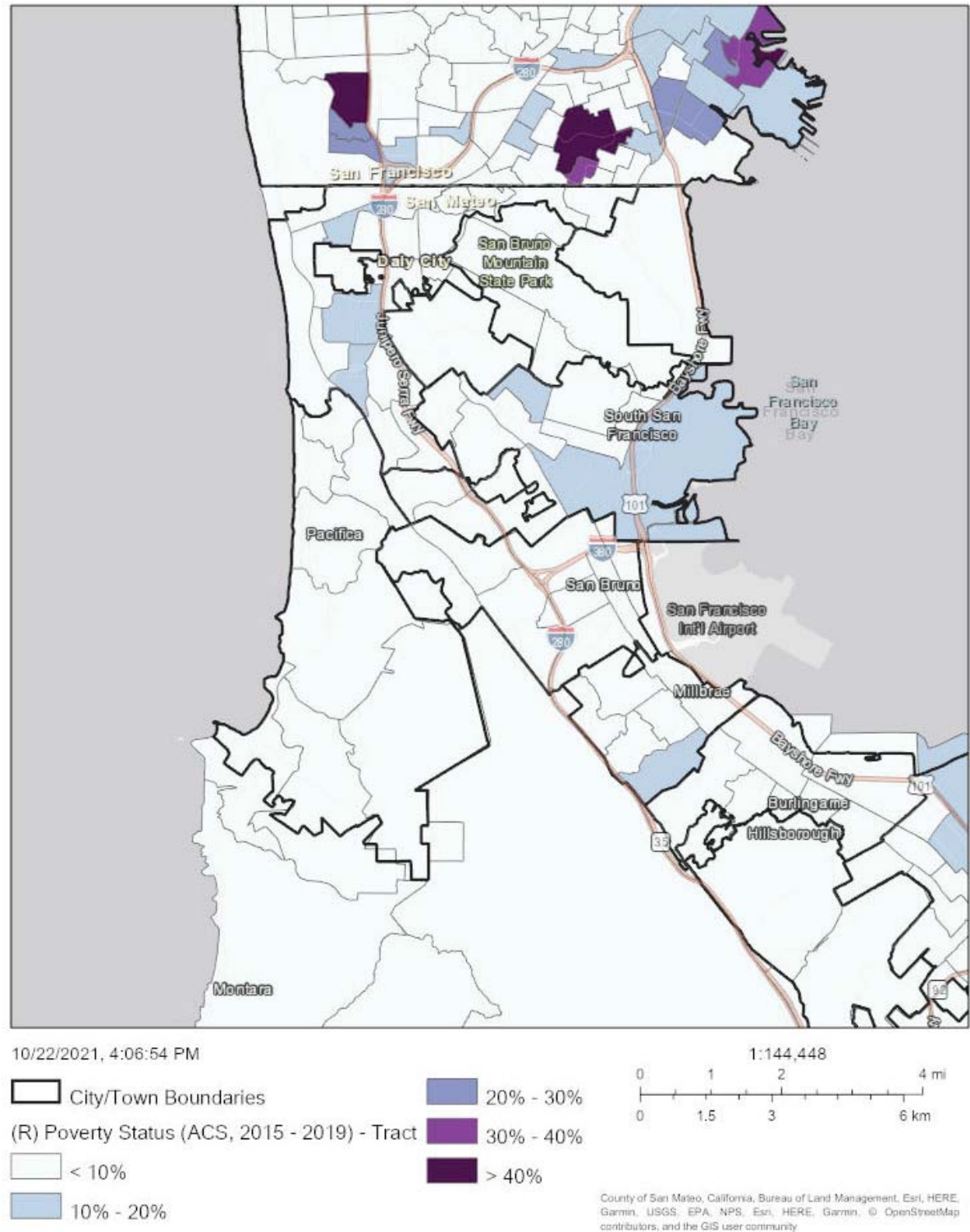
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD  
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

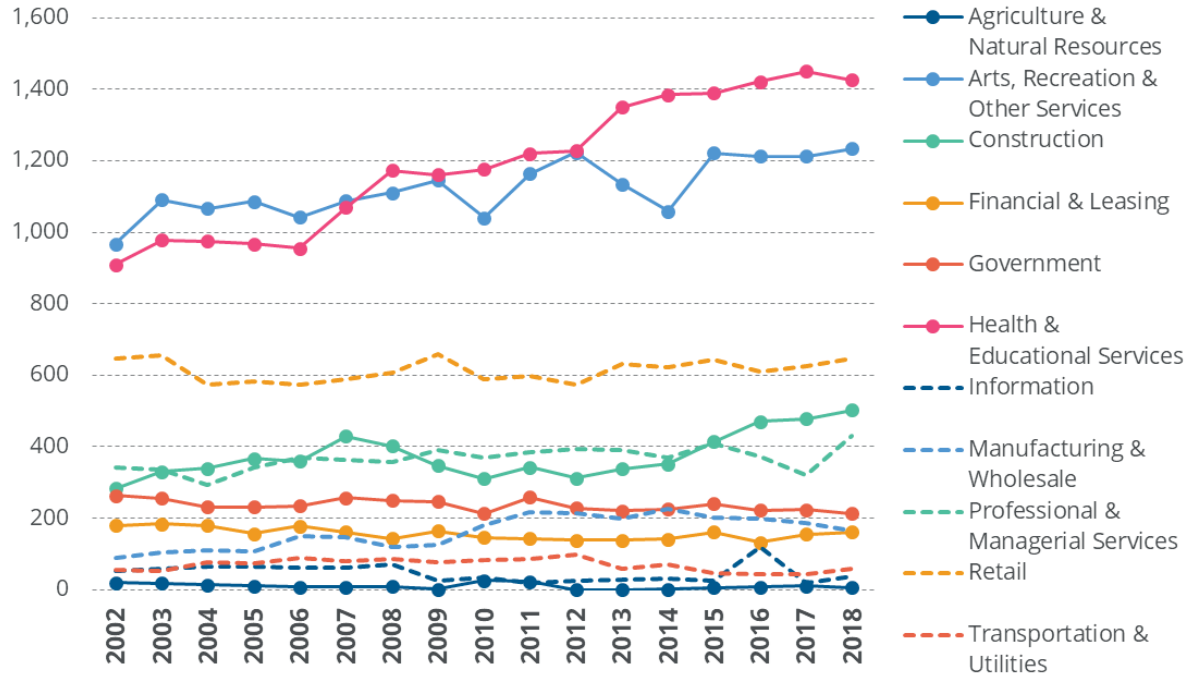


Poverty Status by Census Tract, 2019



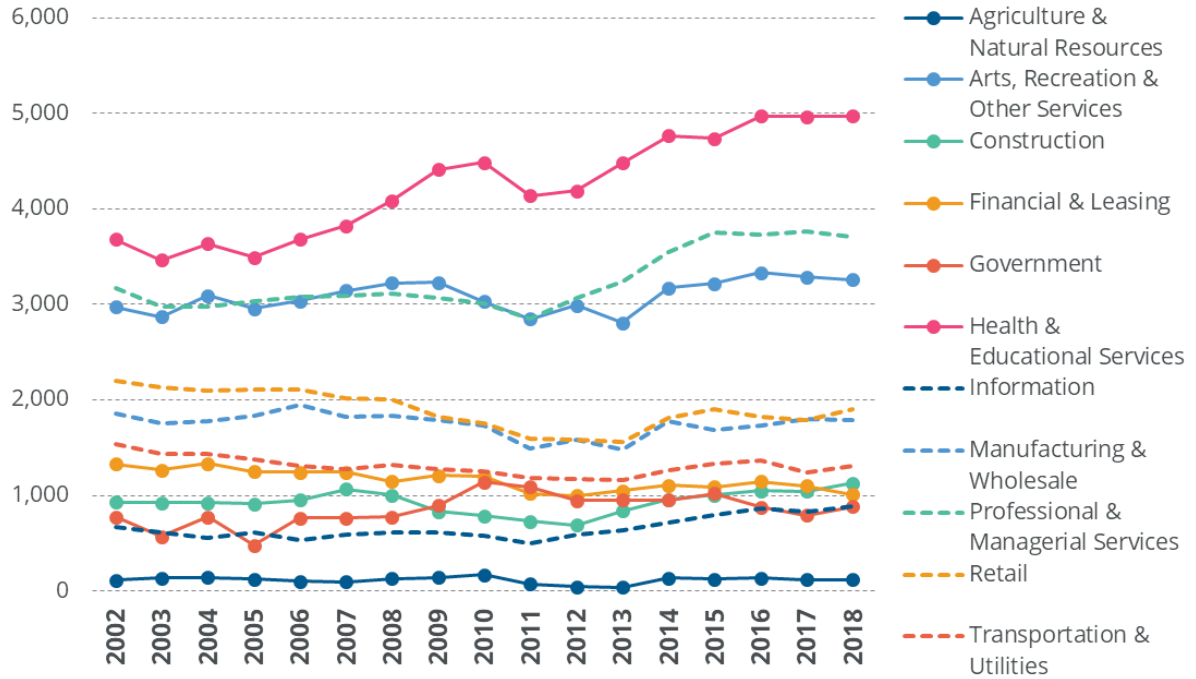
CA HCD  
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021,  
Source: California Department of Housing and Community Development AFFH Data Viewer

## Jobs by Industry, City of Pacifica, 2002-2018



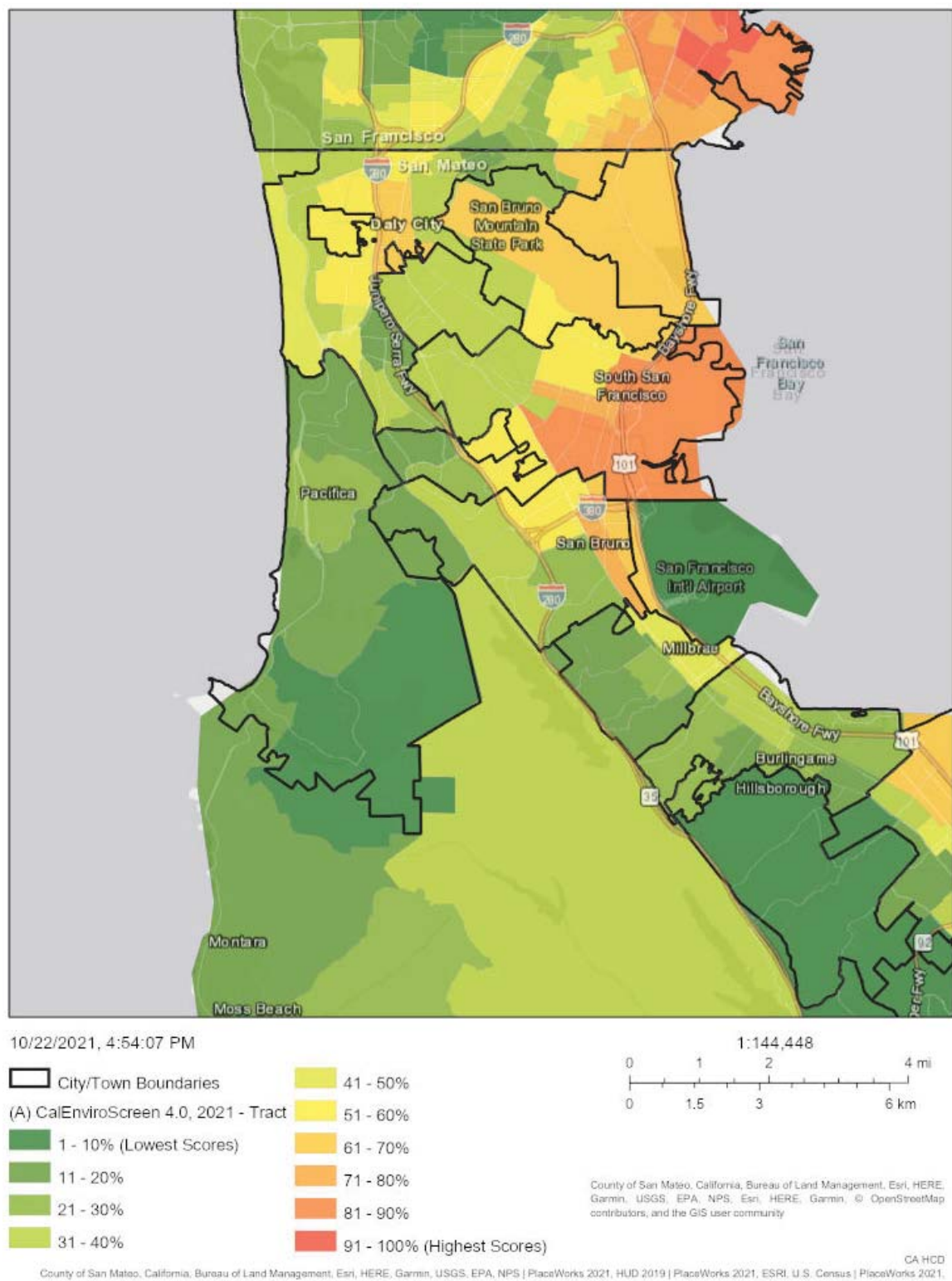
Source: ABAG Housing Needs Data Workbook

## Job Holders by Industry, City of Pacifica, 2002-2018



Source: ABAG Housing Needs Data Workbook

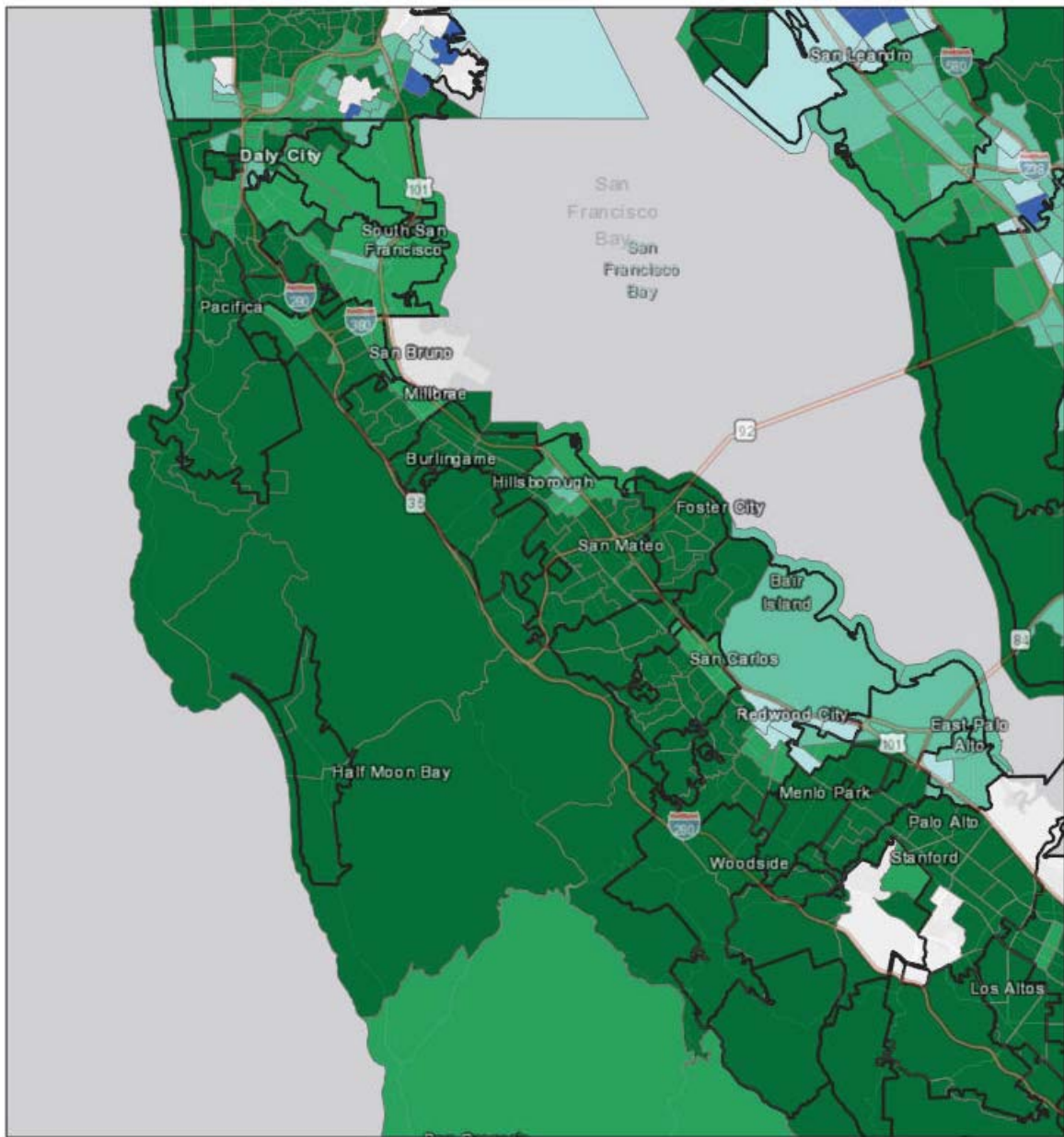
# CalEnviroScreen by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

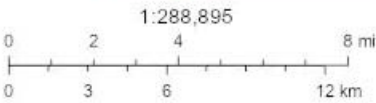


Healthy Places Index by Census Tract, 2021



10/4/2021, 3:07:40 PM

- City/Town Boundaries
- (A) Healthy Places Index (PHASC, 2021) - Tract
  - < 20%
  - 20% - 40%
  - 40% - 60%
  - 60% - 80%
  - 80% - 100%



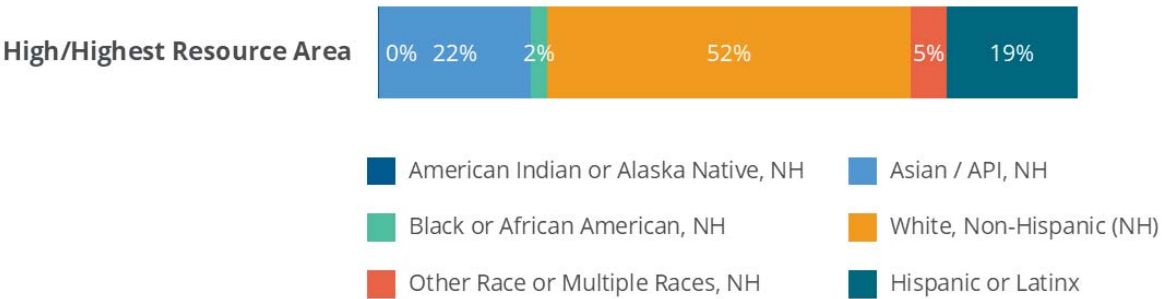
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD  
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

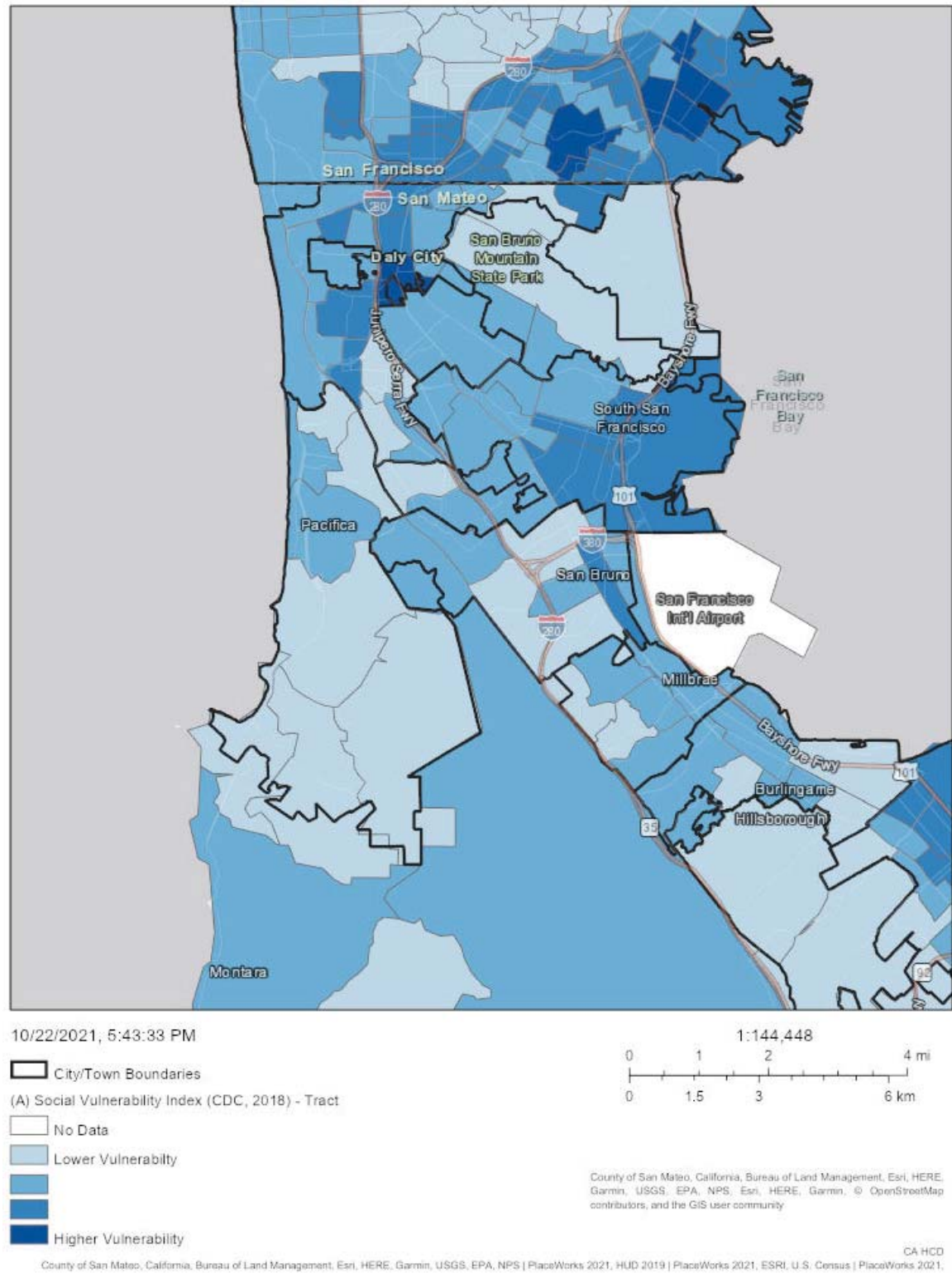


**Population Living in Moderate and High Resource Ares by Race and Ethnicity, City of Pacifica, 2019**



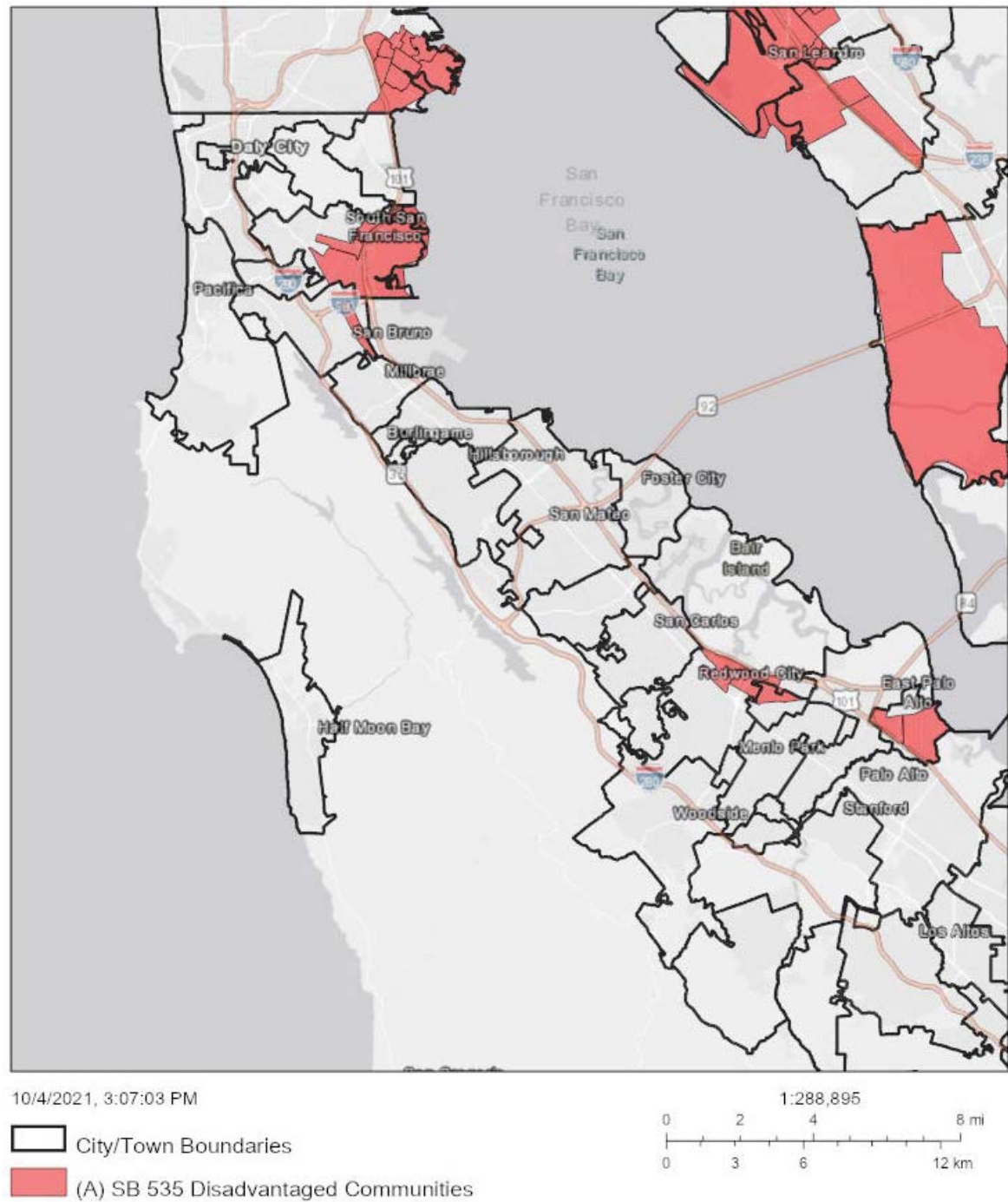
Source: ABAG Housing Needs Data Workbook

Social Vulnerability Index by Census Tract, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer

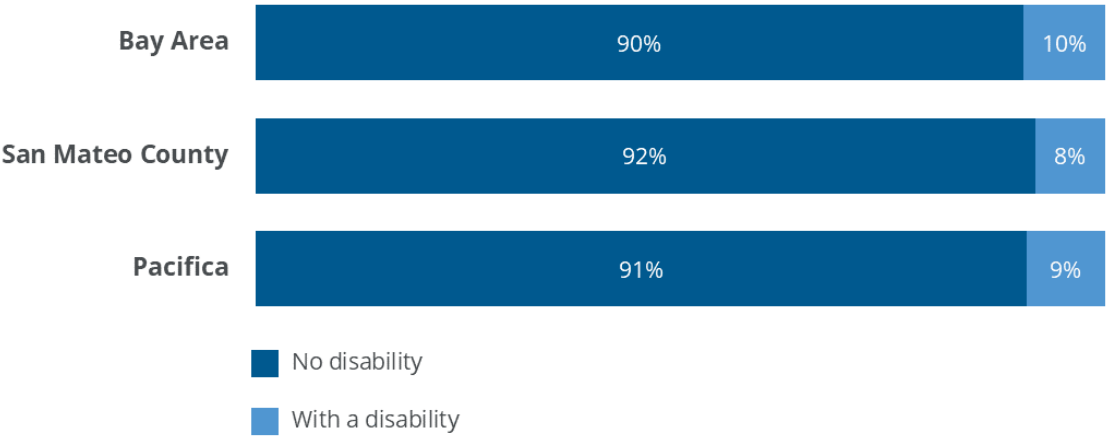
SB 535 Disadvantaged Communities



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

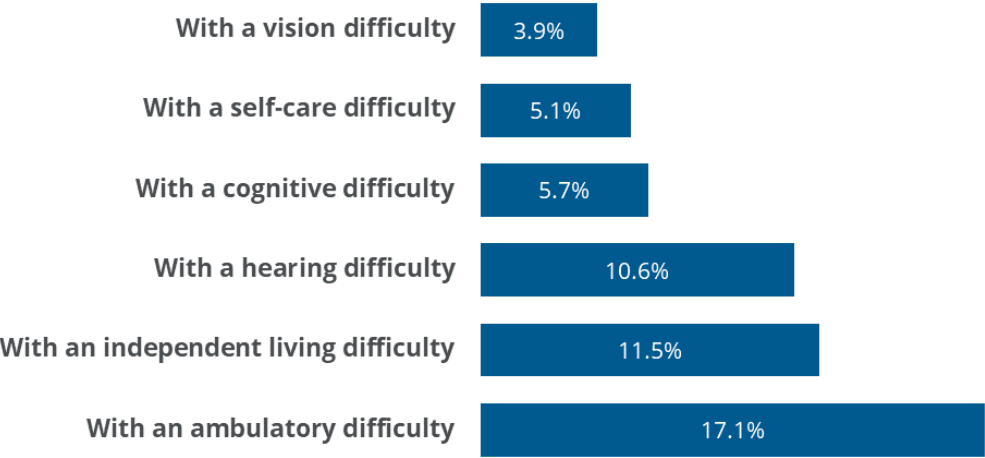
CA HCD  
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021,  
Source: California Department of Housing and Community Development AFFH Data Viewer

Population by Disability Status, City of Pacifica, 2019



Source: ABAG Housing Needs Data Workbook

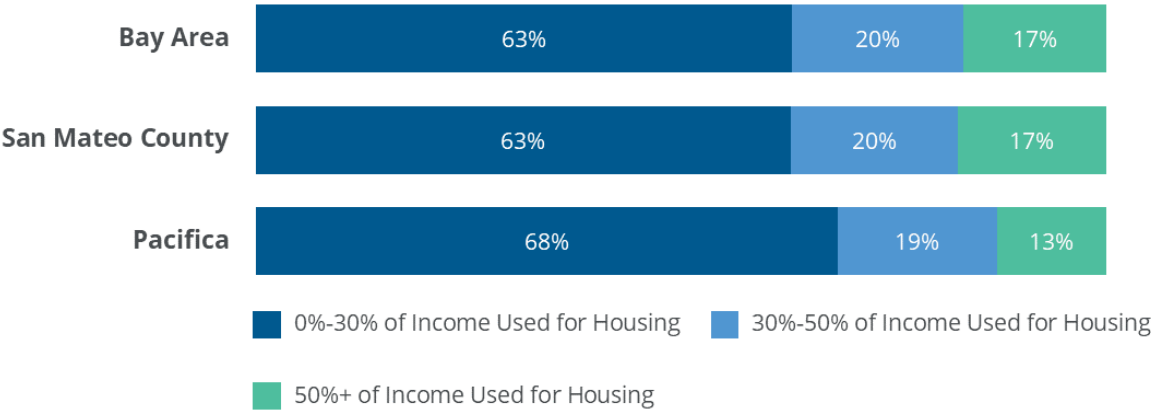
**Disability by Type for Seniors (65 years and over), City of Pacifica, 2019**



Source: ABAG Housing Needs Data Workbook

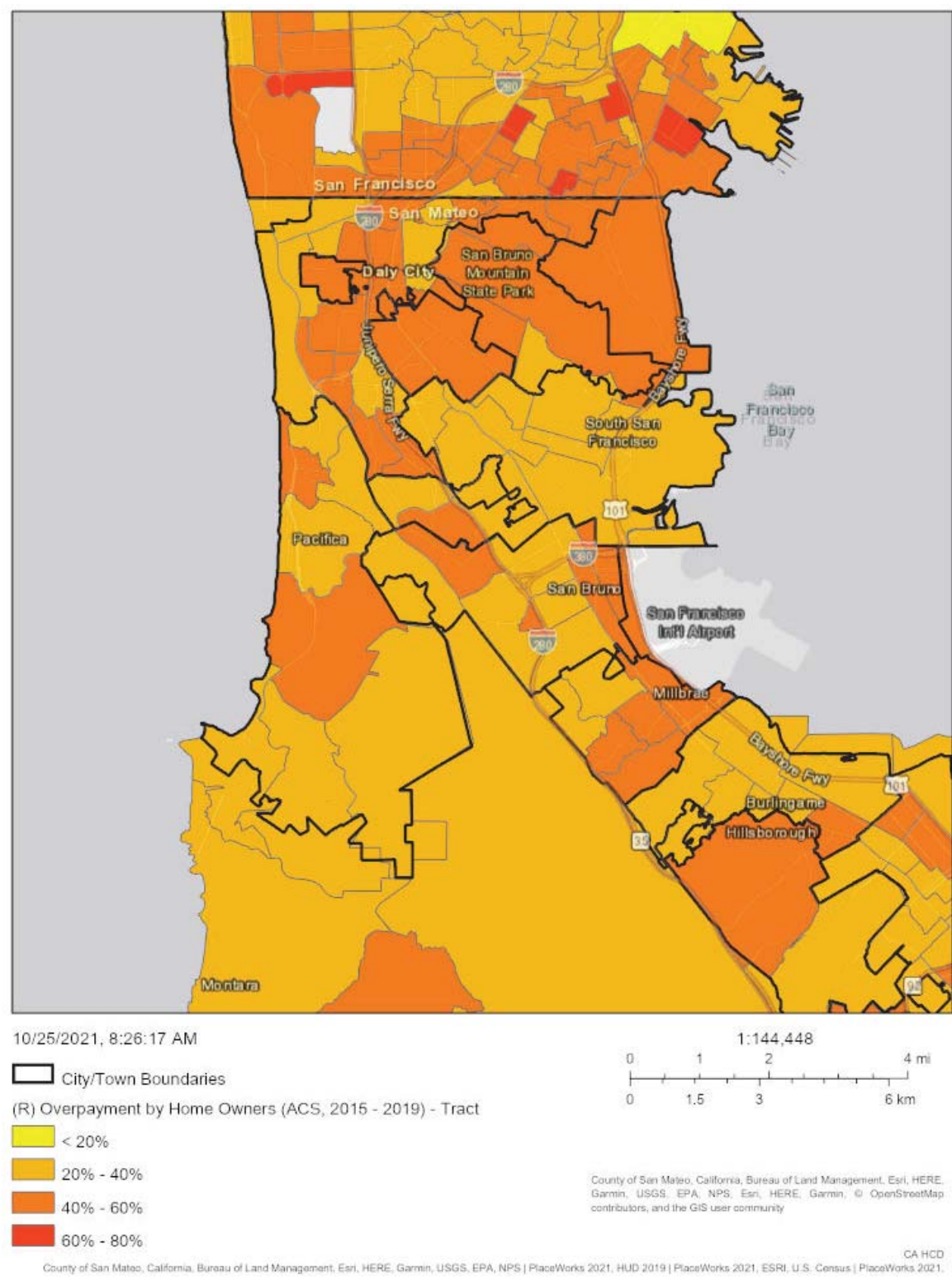


Overpayment (Cost Burden) by Jurisdiction, 2019



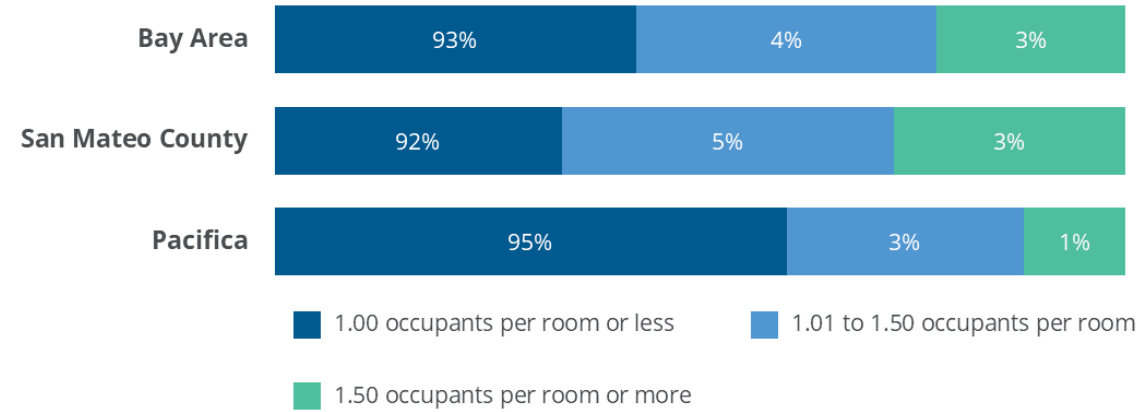
Source: ABAG Housing Needs Data Workbook

Overpayment (Cost Burden) for Owner Households by Census Tract, 2019



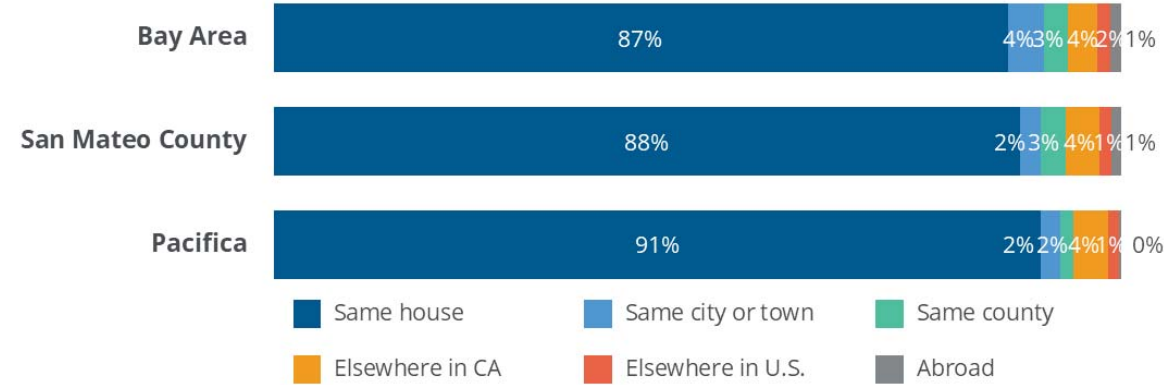
Source: California Department of Housing and Community Development AFFH Data Viewer

Occupants per Room by Jurisdiction, 2019



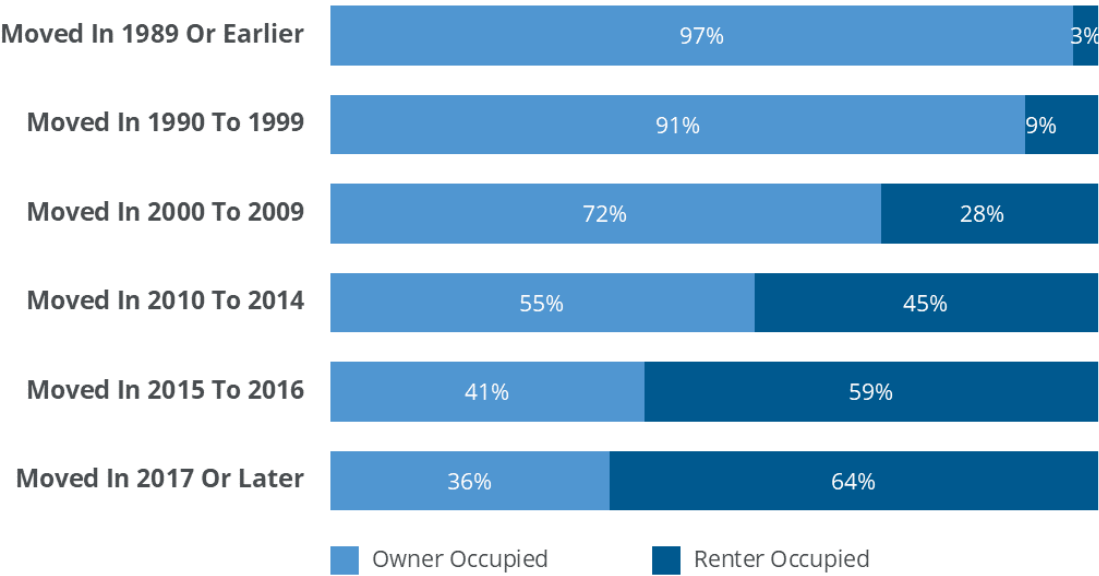
Source: ABAG Housing Needs Data Workbook

Location of Population One Year Ago, City of Pacifica, 2019



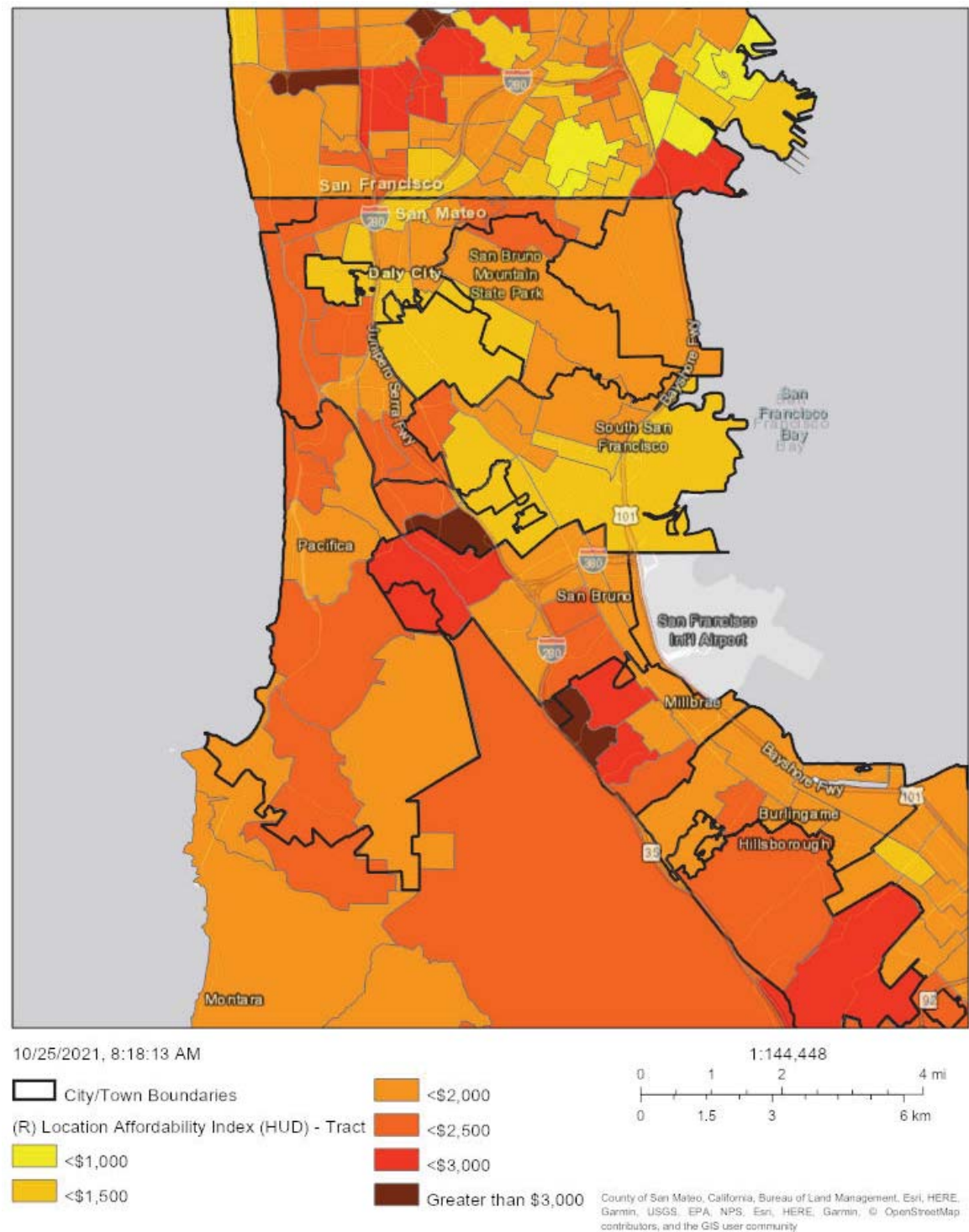
Source: ABAG Housing Needs Data Workbook

Tenure by Year Moved to Current Residence, City of Pacifica, 2019



Source: ABAG Housing Needs Data Workbook

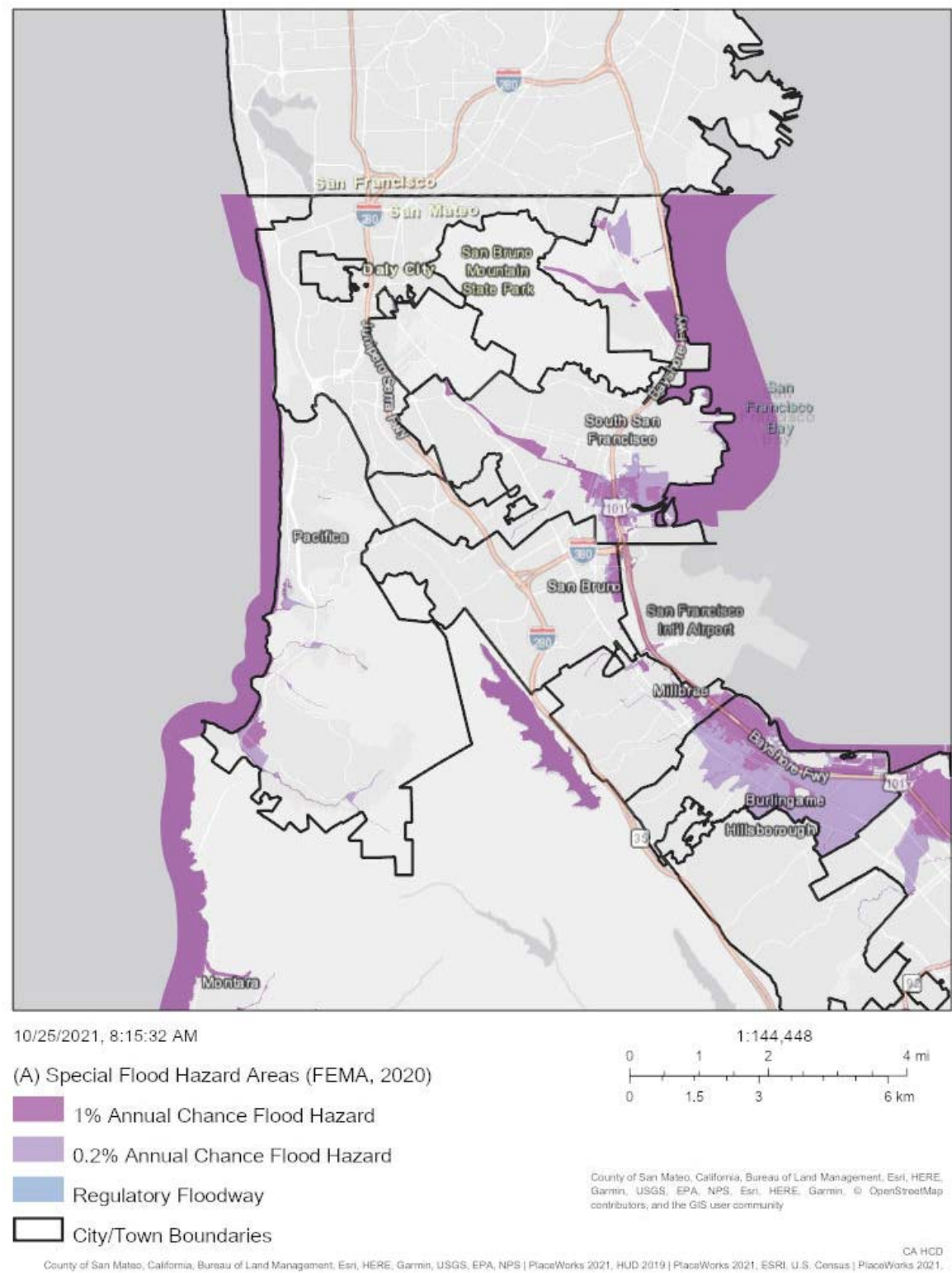
Location Affordability Index by Census Tract



Source: California Department of Housing and Community Development AFFH Data Viewer

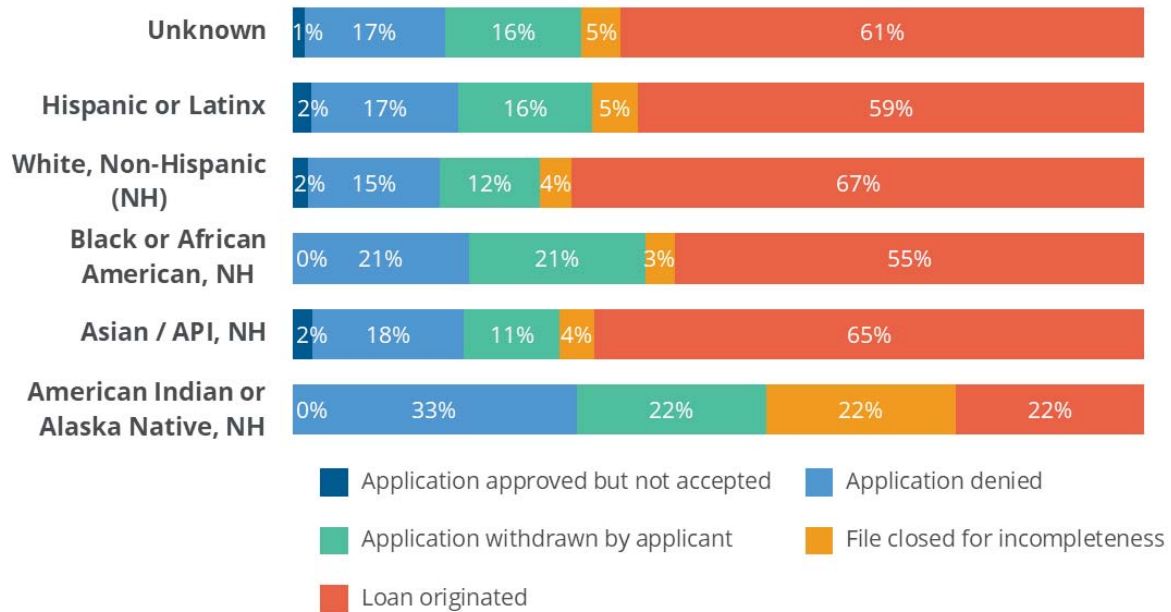


Special Flood Hazard Areas, 2000



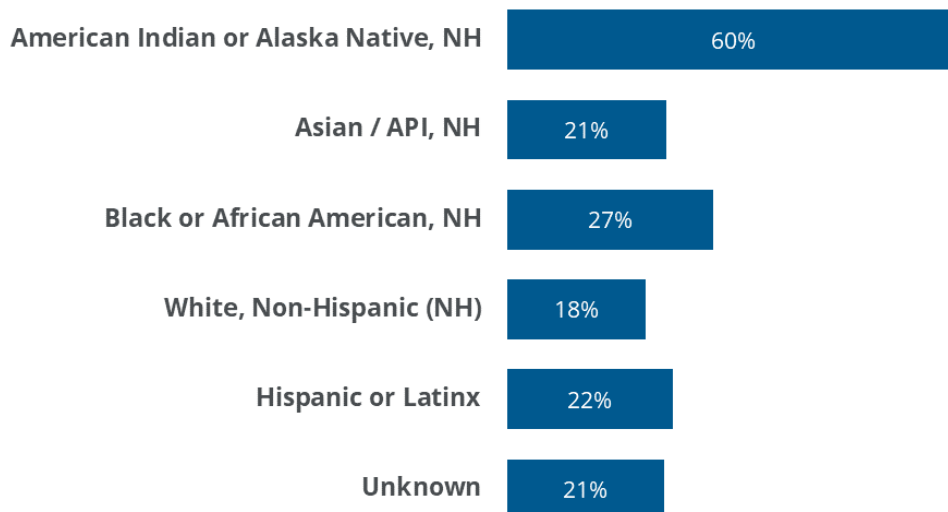
Source: California Department of Housing and Community Development AFFH Data Viewer

## Mortgage Applications by Race and Ethnicity, City of Pacifica, 2018-2019



Source: ABAG Housing Needs Data Workbook

## Mortgage Application Denial Rate by Race and Ethnicity, City of Pacifica, 2018-2019



Source: ABAG Housing Needs Data Workbook

*This page intentionally left blank*