



**CITY OF PACIFICA
RENT ADVISORY TASK FORCE
MINUTES**

January 31, 2017

8:15 - 9:45 A.M.

**Pacifica Community Center Card Room
540 Crespi Drive, Pacifica, CA 94044**

Order of Business

1. Call to Order: 8:18 AM

2. Roll Call

Members Present

Mary Bier
Tygarjas Bigstyk
Patricia Marques
Michael Mau
Dennis Thomas
Tom Thompson

Staff Present

Christian Murdock; Planning Department
Michael Perez; Parks, Beaches, & Recreation Department
Tina Wehrmeister; Planning Department

Facilitators Present

Debbie Schechter
Valerie Powell

3. Adoption of Minutes: 1/19/2017

Adopted, 6-0 vote, with minor changes requested by Ms. Bier and Mr. Thompson.

4. Prior Meeting Follow-up: Questions for Staff

Ms. Bier expressed her preference that audio of RATF meetings be recorded and that the minutes provide a word-for-word transcript of the meetings. Ms. Schechter and Ms. Powell indicated they were keeping detailed notes that summarized the content of the RATF's conversations. Ms. Bier seemed satisfied with this solution.

5. Agenda Review, Meeting Purpose and Objectives, Administrative Notes

Ms. Schechter led the discussion of this item.

6. Update on Request for Additional Pacifica Housing Stock Characteristics and Population Demographics Data

Associate Planner Murdock explained his ongoing effort to collect additional data to respond to the Task Force's requests at the last meeting.

Ms. Bier said she had contacted the school district seeking data on student households and expected to receive the data soon.

Mr. Thomas said he attended a recent California Association of Realtors (CAR) conference at which many interesting housing data were presented. He provided to staff contact information for CAR's staff economist, Jordan G. Levine, and thought Mr. Levine may be able to provide useful data on housing in Pacifica. Mr. Thomas also remarked that the unaffordability of housing is not unique to Pacifica, that it is a regional issue. He believes it is the result of a lack of sufficient housing supply, and that abuses of the California Environmental Quality Act by opponents of housing construction are a significant factor in slowing housing production.

Mr. Thompson described the article "Increase Housing Supply to Increase Affordability" written by Dr. Benjamin Powell, PhD, posted on *The Daily Caller* site on November 11, 2015. Mr. Thompson provided a copy to staff.

7. Topic Areas Addressed in City of Healdsburg Rent Stabilization Advisory Measure

Topic Areas Unique to and Appropriate for Pacifica

Members provided their opinions on topic areas that should be addressed in the City of Pacifica's rent advisory measure. They generally agreed the focus areas in the City of Healdsburg measure should be incorporated into Pacifica's measure; the City should maintain a list of housing resources for tenants; and, that requiring a written lease for rental housing units was not an issue to be included in a rent advisory measure. They provided additional individual comments as follows:

Mr. Thomas: Repairs, when done positively, will get you better responses from tenants. The City should fast-track permit reviews for rental housing repairs. Annual inspection of all rental units would be a burden on tenants and owners.

Mr. Thompson: Owners already must undergo regular inspections of building exteriors from the County of San Mateo Health Department and City of Pacifica Fire Department for interior fire safety inspections.

Ms. Marques: Supports all Healdsburg focus areas. The City of Healdsburg's population is comprised of 50% renters. Healdsburg created a Housing Action Committee to help address renter issues.

Mr. Bigstyk: Address rent stability.

Ms. Bier: Address just cause eviction and short-term rentals.

Mr. Mau: Address short-term rentals.

Messrs. Thompson and Thomas: Encourage additional housing development. Mr. Thomas emphasized the need for "workforce housing."

Mr. Thomas: Samaritan House helps renters experiencing short-term financial hardships. Government assistance through the Section 8 housing voucher program is also available to persons experiencing long-term financial hardships.

Ms. Bier: The Pacifica Resource Center makes referrals to Samaritan House.

8. Public Comment (3 minutes per speaker)

Rhovy Lyn Antonio: The Task Force should look at the latest U.S. Department of Housing and Urban Development fair market rent (FMR) figures. The current FMRs are historically high.

9. Member Communications

Mr. Mau requested data on the number of Section 8 units in Pacifica.

10. Staff/Facilitator Communications, Meeting Summary

Ms. Wehrmeister: Short-term rentals are included as an issue to evaluate on the City Council's FY 2016-17 work plan.

Mr. Murdock: Related a public comment received prior to the Task Force's last meeting. The comment was from Joe Hurley and remarked on the inconvenience of the Task Force's meeting times for members of the public.

Mr. Perez: Announced the Pacifica School District is evaluating a workforce housing project at the site of the former Oddstad School on Oddstad Boulevard.

Next Meeting: 8:00-9:30 AM, Tuesday, 2/14/2017, Community Center Card Room

11. Adjournment: 9:33 AM