



# Housing Element Community Meeting #3

**‘Eleniti ‘o e  
Nofo’anga  
Fakataha Faka-  
kolo hono 3**

City of East Palo Alto

05-05-2022

6:00pm



# Interpretation | Fakatonulea



Click Here / [Lomi'i hen] / [[Kiliki ii]]

1

Spanish and English interpretation available!



More

1

Click Here / [Lomi'i hen] / [Kiliki ii]

Click "Language Interpretation" / [lomi'i 'a e Fakatonulea ki he lea fakafonua] / [Kiliki le "Language Interpretation"]

2

Background and Filters

Language Interpretation

Disconnect Audio

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Raise Hand



2

✓ Off

Select Language / [Fili 'a e lea fakafonua ke ngau'e'aki] / [Filifili le Gagana]

3

Select Language / [Fili 'a e lea fakafonua ke ngau'e'aki] / [Filifili le Gagana]

Original Audio

English

Spanish

select language / seleccione idoma



# Agenda | ‘Asenita | Mataupu Faasolo

- Background | [Puipuitu'a] | [Talaaga]
- Policies & Programs | [ Polokalama moe Tu'utu'uni Fakangaue] | [Faiga Faavae & Polokalame]
- Housing Sites Inventory | [Lisi hokohoko 'o e ngaahi feitu'u 'oku tu'u ai e ngaahi Nofo'anga] | [Lisi Faamaumau o Nofoaga o Fale]
- Next Steps | [Sitepu hoko] | [Laasaga e Soso'o ai]

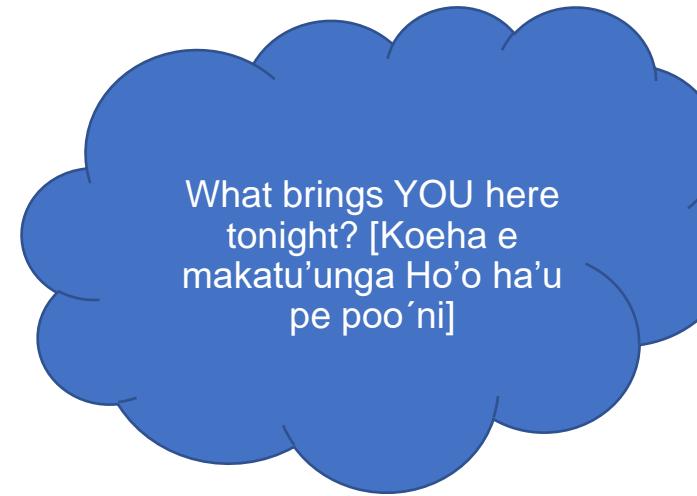
# Why are we here tonight? | [Koeha ‘oku tau ‘i heni ai he poo’ ni?] | [Aiseā ua tatou iai iinei i lenei po?]

- We’re here to share information about the Housing Element so you can help shape this important planning documents. | [‘Oku tau ‘i heni ke vahevahe ‘a e fakamatala fekau’aki moe “elementi ‘o e Nofo’anga (Housing Element) koe’uh i ke tokoni ke fakafuo ‘a e ngaahi palani moe fakamatala mahu’inga ko eni. ] | [Ua tatou iine e faasao faamatalaga e uiga i le Housing Element ina ia mafai ona e fesoasoani e faatulaga nei pepa o fuafuaga taua.]
- Our goal is to make this update process as inclusive and community-driven as possible. [Ko ‘etau taumu’ā ke ‘ai ‘a e foun ga fakamuimuitaha ko ‘eni ‘o fakatatau mo e fakakau mo e teke ‘a e kolo.] | [O le tatou sini o le faafou o lenei faagasologa e pei ona aofia atoa ma fa’alenuu i le mea e mafai ai]

# POLL: What brings you here tonight? Koeha e me'a na'a ne 'omai ko ki heni he poo' ni? | PALOTA: O le a le mea ua e sau ai i lenei po?

**Instructions:** Go to [www.menti.com](http://www.menti.com) on your phone and use the code 1763 2617 | [Ngaahi Fakahinohino: 'Alu ki he [www.menti.com](http://www.menti.com) 'i ho'o telefoni pea ngaue'aki e kuouti fika 17632617] | [Faatonuga: Alu i le [www.menti.com](http://www.menti.com) i luga o lau telefoni ma fa'aaogā le numera 17632617]

1. I want to learn more | ['Oku ou fiema'u keu ako keu 'ilo lahi ki ai] | [Ou te fia a'oa'o atili]
2. I want to voice my support or concerns to development on specific sites | ['Oku ou fiema'u keu fakaha 'eku poupou pe ko 'eku hoha'a ki he langa fakalakalaka 'i ha ngaahi feitu'u pau. | [Ou te mana'o e faaleo la'u lagolago poo popolega i le atina'ega i nofoaga patino]
3. I want to voice my support or concerns to certain policies or programs | ['Oku ou fiema'u ke fakahā] 'eku poupou pe ko 'eku hoha'a ki ha ngaahi tu'utu'uni ngaue pe ngaahi polokalama | [Ou te mana'o e faaleo la'u lagolago poo popolega i ituaiga faiga faavae poo polokalame]
4. I want to raise awareness to specific issues (e.g. environment, safety, displacement, etc.) ['Oku ou fiema'u ke 'ohake ke 'ilo lahia ha ngaahi tefito'i kaveinga( fakatātā. 'atakai, malu moe hao, movetevete nofo 'a e kakai, moe hā fua).] | [Ou te mana'o e faailoga faalauaitele mataupu faapitoaga (f.f. siosiomaga, saogalemu, feavea'iga, ma isi.)]
5. Other | [Ngaahi me'a kehe] | [Isi]



# What is a Housing Element? | Ko e ha ‘a e ‘Elemeniti ‘o e Nofo‘anga? (HousingElement) | O le a le Housing Element?

A chapter/section in the City's General Plan (Vista 2035) | [Koe vahe /konga 'i he Palani Fakalukufua 'a e Kolo (Vista 2035)] | [O se mataupu/vaega i totonu o le Fuafuaga Lautele a le Aai (Vista 2035)]

- Lays out “goals, policies, and programs” to meet community’s housing needs | Fokotu’u ‘a e “ngaahi taumu’á, tu’utu’uni, mo e ngaahi polokalamá” ke feau e ngaahi fiema’u ki he nofo’anga ‘o e koló.] | [Faataatia ai “sini, faiga faavae, ma polokalame” e faafeiloa’ia mana’oga o Fale Mautotogi a le nuu]
  - Updated every 8 years | [‘Oku fakahoko e ngaahi fakafo’ou mo fakatonutonu fakamuimuitaha he ta’u ‘e 8 kotoa pe.] | [E ta’i 8 tausaga ma faafou]
  - Sections | [Ngaahi Kupu] | [Vaega]:
    - Public Participation | [Kau mai kotoa e kakai] | [Auai Lautele]
    - Review of Current Housing Element | [Toe Vakai’i ‘o e ‘Elemeniti ‘o e Nofo’anga Lolotonga ] | [Iloilo le Housing Element o iai nei]
    - Housing Needs Assessment | [Vakai’i ‘o e ngaahi fiema’u ki he ngaahi nofo’anga] | [Iloiloga o Mana’oga o Fale Mautotogi]
    - Housing Needs for Special Needs Populations | [Ngaahi Fiema’u ki he nofo’anga ma’a e kakai ‘i ai ‘enau ngaahi fiema’u makehe.] | [Mana’oga o Fale mo le Faitau Aofa’i o i latou e iai Mana’oga Faapitoa]
    - Affirmatively Furthering Fair Housing/Assessment of Fair Housing | Fakapapau’i ‘oku taau e ngaahi nofo’anga /Toe vakai’i e taau ‘o e ngaahi nofo’anga] | [Faamautinoa atili le Lelei o Fale]
    - Affordable Housing Units at Risk of Conversion to Market Rate | [Ngaahi ‘iuniti totongi ma’ama’a ‘oku tu’u ‘ he tu’unga fakatu’utamaki ki hano liliu ki he totongi ‘a e maketi.] | [Tulaga Iamatia o Fale Taugofie i le Faafesuia’iga i le Fua faatatau a le Maketi]
    - Analysis of Governmental Constraints | [‘Analaiso ngaahi fakangatangata faka-pule’anga] | [Samoan Translation]
    - Zoning for a Variety of Housing Types | [Fakasone ngaahi Nofo’anga kehekehe] | [Iloiloga o Tapula’a Faalemalo]
    - Sites Inventory | [Lisi hokohoko ‘o e ngaahi feitu’u pe saiti] | [Faasoneina mo Ituaiga Fale Eseese]
    - Policies & Programs | [Ngaahi Tu’utu’uni Ngaue moe Ngaahi Polokalama] | [Lisi Faamaumau o Nofoaga]

[Ngaahi kolo lalahi kotoa 'o Kalefonia pea mo hono ngaahi vahenga ke nau ngaue'aki 'a e fokotu'utu'u ngaue ki he 'Elemeniti 'o e Nofo'anga pe Housing Elements .] | [E faaaaogaina e taulaga uma ma itumalo o Kalefonia se Housing Element]

# Regional Housing Needs Allocation

(“Ree-Nuh”) | Vahevahe Ngaahi Fiema’u ki he Ngaahi Nofo’anga Fakafeitu’u. (“Ree-Nuh”) | Faasoasoaina o Mana’oga o Fale o le Itulagi

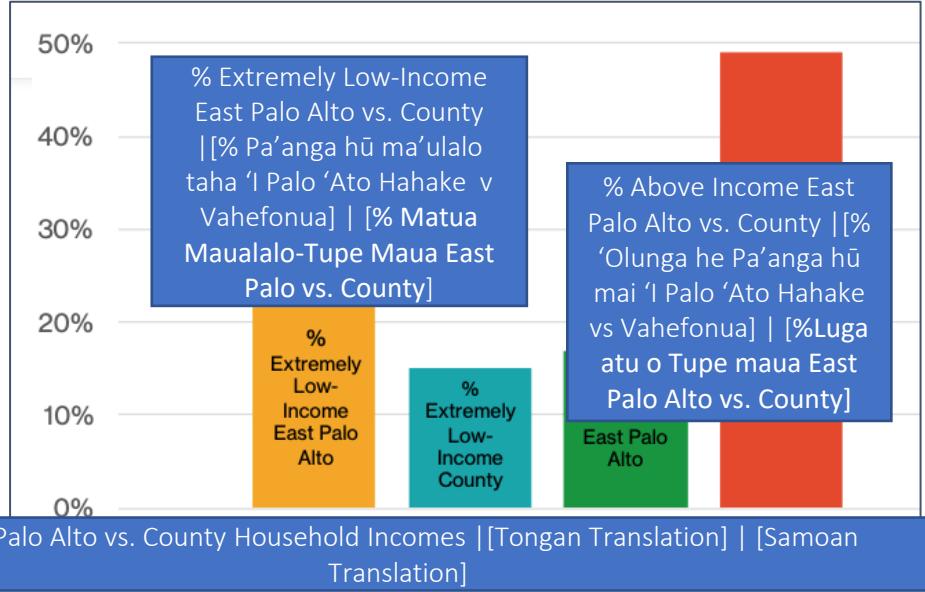


State -> Regional Housing Needs Determination (RHND) -> RHNA | [Siteiti->Ngaahi me'a 'oku ne fakapapau'i fiema'u ki he nofo'anga fakavahe (RHND)-> RHNA] | [Sitete -> Naunauta'iga o Mana'oga o le Fale o le Itulagi(RHND) -> RHNA]

- Regional Housing Needs Allocation originates from state and is allocated to jurisdictions by regional Councils of Government (ABAG) | [Ngaahi fiema'u ki he nofo'anga fakavahelahi 'oku kamata mei he Siteiti pea 'oku vahevahe ia ki he ngaahi vhenga 'e he ngaahi Kosilio fakavahelahi 'o e pule'anga(ABAG) ] | [E tupuga mai le Faasoasoaina o Mana'oga o Fale mai le sitete ma ua tuuina atu i pulega faa-faamasinoga e le Au Fono o Malo (ABAG)]
- Methodology based on proximity to jobs and transit and access to “high-opportunity areas” | [Founga ngaue'aki', Fakatefito 'i he ofi ki he ngaahi ngaue'anga, tu'u fakataimi moe hu ki he ngaahi feitu'u lahi ai e ngaahi faingamalie ma'olunga. ] | [E faavae metotia i le latalata o galuega ma malaga ma avanoa i “ nofoaga maualuga-avanoa”]
- A *baseline*, not a *maximum* | [Koe Tu'unga kamata pe, ka 'oku 'ikai koe ma'olunga taha.] | [O se laina faavae, e le o se tulaga maualuga]

Income Level	RHNA 5	Increase (%)	RHNA 6
Very Low Income (50% AMI)   [Ma'ulalo 'aupito pa'anga hū mai (50% AMI)]   [Matuā Maualalo Tupe Maua (50% AMI)]	64	158%	165
Low Income (60% AMI)   [Ma'ulalo pa'anga hū mai](60%AMI)   [Maualalo Tupe Maua (60% AMI)]	54	76%	95
Moderate Income (80% AMI)   ['Ikai fu'u hulu pa'anga hū mai(80%AMI)]   [Feololo Tupe Maua (80% AMI)]	(50% AMI) 83	92%	159
Above Moderate Income (120% AMI)   ['I 'olunga hake 'I he hulu e pa'anga hū mai(120%AMI)]   [Luga atu ma le Feololo Tupe Maua(120%AMI)]	266	54%	410
TOTAL   [FAKAKĀTOA]   [AOFAI'IGA]:	467	78%	829

# Housing Needs – Data | [Fakamatala ki he Ngaahi Fiema'u Fale] | [Samoan Translation]



**65%**

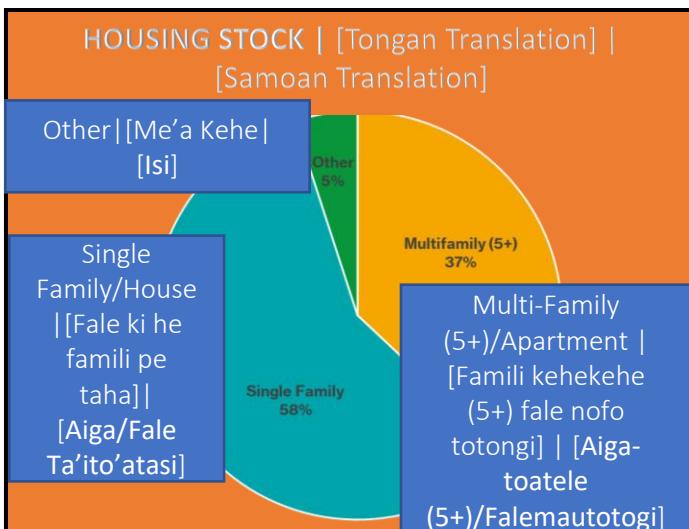
% Households in neighborhoods “experiencing or susceptible to displacement” | [% ngaahi fāmili ‘i he ngaahi kaungā’apí “oku nau a’usia pe tu’u lavea ngofua ke nau ‘aauhē pe nofohili” | [% o Fale i totonu o pitonuu “feagai pe faigofie ona feoa’i ”]

**160%**

Increase in home prices since 2010 | [Hiki ki ‘olunga he mahu’inga ‘o e fale nofo’anga talu mei he 2010] | [Alu i luga le tau o fale talu mai le 2010]

MEDIAN AGE | [Tausaga ogatotonu]

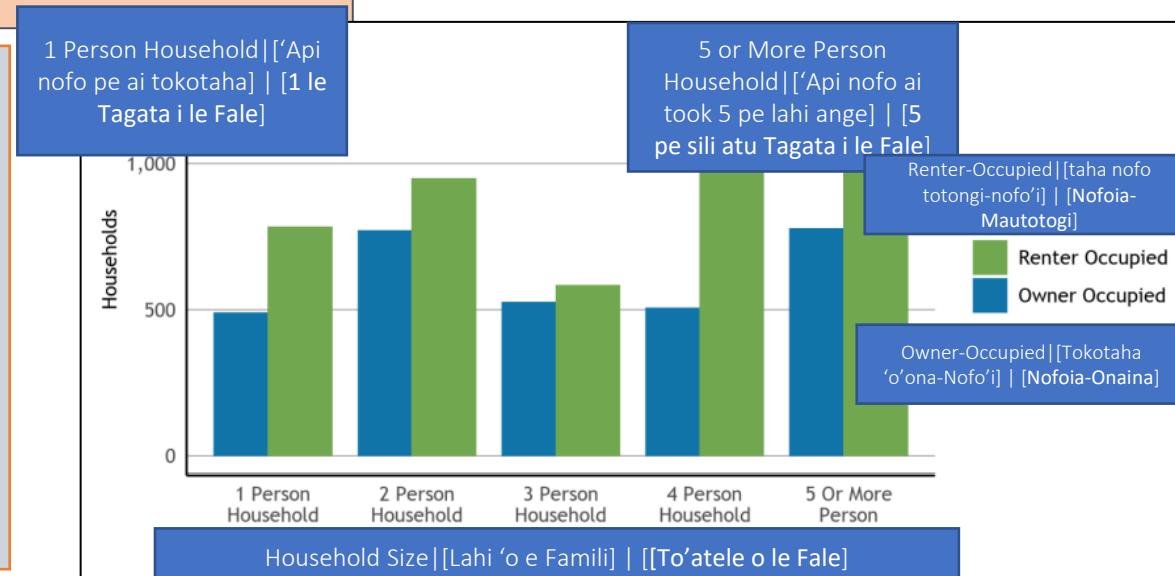
**30**



**Rent v. Own |**  
**[Totonga v. ma’u pe ‘a’ana] | [Mautotogi v. Onaina]**

**60% | 40%**

Compared to 40% | 60% countywide |  
 [60% | 40% Fakafehoanaki ki he peseta | 40% | 60% Fakaluukufua Fonua] | [Faatusa i le 40% | 60% i le atunuu atoa]



# More Housing Data | Ngaahi Fakamatala lahi ange ki he nofo'anga | Nisi Faamaumauga o Fale

[https://www.cityofepa.org/sites/default/files/fileattachments/housing/page/19915/c2\\_abag\\_mtc\\_housing\\_needs\\_data\\_report\\_east\\_palo\\_alto\\_w\\_toc\\_1.pdf](https://www.cityofepa.org/sites/default/files/fileattachments/housing/page/19915/c2_abag_mtc_housing_needs_data_report_east_palo_alto_w_toc_1.pdf)

## HOUSING NEEDS DATA REPORT: EAST PALO ALTO

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-04-02



Housing Needs Data Report: East Palo Alto |  
Lipooti 'o e ngaahi fie ma'u ki he nofo'anga:  
Palo 'Ato Hahake | ipoti Faamaumau o  
Mana'oga o Fale: East Palo Alto

# Policies and Programs - Input to Date | Ngaahi Tu'utu'uní mo e Ngaahi Polokalamá - Fakahū a'u mai ki he 'Ahó ni. | Faiga Faavae ma Polokalame-Aso Faaofi



## Policies & Programs

The Housing Element is a chapter in the City's General Plan, which lays out the "goals, policies and programs" to meet the community's housing needs, and is updated every 8 years. That is why YOUR input is important! We hope you can provide your input on potential policies and programs to prioritize for the next 8 years.

Below, you will find each of the goals, policies, and programs from our current Housing Element. We want you to share with us:

- How we are doing
- Which policies we should keep
- Which new policies we should consider

Housing Element Update:  
Policies & Programs |  
[Fakamatala Fakamuimuitaha ki  
he 'Elemēniti 'o e Nofo'angá:  
Ngaahi Tu'utu'uní Ngaue &  
Ngaahi Polokalama ] | [Tala Fou  
o Fale o Housing Element:Faiga  
Faavae ma Polokalame]

**Surveys are open until May 9, 2022! | ['Oku faka'atā 'a e saveá 'o a'u ki he 'aho 9 'o Mē 2022! | [E tatala faatalanoaga seia oo i le Aso 9 Me, 2022]**

- Preliminary results as of April | [Ola Kuo'osi fokotu'utu'u] | [Faaiuga Muamua]:
  - More than 2/3 indicated "low" performance on | ['Oku laka hake 'i he 2/3 'oku ha ai 'a e ngae "ma'ulalo" 'i he ] | [E sili atu ma le 2/3 na faailoa faatinoga "maualalo" i luga o]:
    - GOAL 3: Available sites for the development of housing | [TAUMU'A 3: Ngaahi feitu'u 'oku lava ke ma'u ki hono fakatupulaki 'o e nofo'anga .] | [SINI 3: Nofoaga avanoa mo le atina'ega o fale]
    - **GOAL 4: Reduced constraints & enhanced incentives for housing development** | [TAUMU'A 4: fakasi'isi'i e fakangatangata & faka'ai'ai ki he fakalakalaka 'o e nofo'anga] | [SINI 4: Faaititia tapulaa & faaleleia faamalosi 'au mo atinae'ga o fale]
    - GOAL 7: Increased homeownership opportunities | [Fakalahilahi e faingamalie 'e malava ke ma'u hato 'api.] | [SINI 7: Faatele avanoa i le onaina o fale]
    - **GOAL 9: Improved housing & neighborhood conditions** | [Fakalelei'i e ngaahi fale nofo'anga mo e tu'unga 'oku 'ai e feitu'u pe ngaahi kaunga'api] | [SINI 9: Faaleleia tulaga o fale & pitonuu]
  - More than 1/3 indicated "good" or "ok" performance [Laka hake 'i he 1/3 'oku hā ai 'a e ngāue "lelei" pe "sai"] | [Sili atu ma le 1/3 na faailoa faatinoga "lelei" poo "ok" i luga o]:
    - GOAL 2: Link jobs + housing | [TAUMU'A 2: Fakafehokotaki e ngae moe nofo'anga] | [SINI 2: Fesoota'i galuega + fale]
    - GOAL 5: Adequate housing for special needs groups | [TAUMU'A 5: nofo'anga fe'unga ki he ngaahi kulupu fiema'u makehe .] | [Lelei Fale mo vaega e iai mana'oga faapitoa]
    - GOAL 8: Minimized tenant displacement | [Taumu'a 8: Fakasi'isi'i hono toe fe'unuaki holo e kau nofo totongi] | [SINI 8: Faaititia le Feoa'i o tagata nofomautotogi]
    - GOAL 10: Fair Housing & decent, safe living environments for all | [Taumu'a 10: Ha ngaahi fale 'oku fe'unga, tuha mo taau pea mo ha 'atakai 'oku malu mo hao ai e taha kotoa.] | [SINI 10: Talafeagai Fale & lelei, saogalemu le siosiomaga e nonofo uma ai]
    - GOAL 12: Increased energy efficiency | [Tongan Translation] | [Faateleina le lelei o le malosi]
  - **More than half indicated Goal #9 (83.3%) and Goal #4 (55.6%), to be the most important.** | [Na'e laka hake 'i he vaeua 'e tahá ne nau faka'ilonga'i 'a e taumu'a #9 (83.3%) mo e taumu'a #4 (55.6%), ko e mahu'inga tahá.] | [E sili atu ma le afa na faailoga le Sini #9(83.3%) ma le Sini #4(55.6%)] e taua tele]

# Policies and Programs - Input to Date | Ngaahi Tu'utu'uní Ngaue mo e Ngaahi Polokalamá - Fakahū 'o a'u mai ki he 'Ahó ni

## Preliminary survey themes | [Ngaahi kaveinga ki hono tomu'a vakai'i 'o e saveá]

- Improved housing & neighborhood conditions Deeper housing affordability | [Fakalelei'i e ngaahi tu'unga 'o e nofo'anga & nofo'anga 'oku vivili fiema'u ke ma'ama'a ]
- More homeownership opportunities | [Lahi ange faingamalie ke ma'u 'api kakai]
- Reduced constraints to affordable housing | [Fakasi'isi'i fakangatangata ke ma'u ha nofo'anga fe'unga moe ivi]
- Environmentally sustainable development | [Fakalakalaka tu'ula mo sai ki he 'atakai]
- Anti-displacement | ['Ikai poupou ki he hikihiki holo moe nofo hili 'a e kakai]



# Policies and Programs - Input to Date | Ngaahi Tu'utu'uní mo e Ngaahi Polokalamá-Fakahū a'u mai ki he 'aho ni. | Faiga Faavae ma Polokalame- Aso Faaofi

What does affordable housing mean? || Koeha 'a e 'uhinga ki he ha 'a e nofo'anga totongi ma'ama'a?] | [O le a le uiga o le fale taugofie]

+ 0	+ 1	+ 0
an apartment		
Attainable	Attainable	Our diversity
+ 0	+ 0	+ 0
I hope that all of the major races that make up epa get to stay here and live in stable conditions not in rvs down the street	viviendas para todos ,viviendas al alcance de las personas con bajos ingresos	
+ 0	+ 0	

What are the housing needs? Cual son las necesidades de vivienda?

Affordable and good quality housing that is attainable	Increase of accessible affordable housing for people with intellectual and developmental disabilities who need coordinated services to live independently in the community as well as housing that is affordable to	Housing should also be available for those who have been displaced.
+ 0	+ 0	+ 0
Housing needs to be made available to those who are earning more than \$30K per year.		

What are the housing needs? || [Koeha e ngaahi fiema'u ki he nofo'anga?] | [O a mana'oga o fale?]

## Housing Element Community Meeting

What is the City doing well? Que esta haciendo bien la ciudad?

Well motivated staff that recognizes the importance of housing for EPA	muchas gracias por la interpretación	The city prioritizes housing for extremely low income families.
+ 0	+ 0	+ 0

What is the City doing well? || [Koeha 'a e me'a 'oku fai lelei'i 'e he kolo] | [O le a le mea o lelei ona faia e le Aai]

What does the City need to do better? Que necesita hacer la ciudad mejor?

How does UC Berkeley's Displacement Study IMPACT EPA council's goals around lessening displacement?	Partner with Housing Authority to increase availability of housing affordable to people on fixed incomes such as SSI which is well below ELI limits	Workforce housing
+ 0	+ 0	+ 0

What does the City need to do better? || [Koeha ha me'a 'oku fiema'u ke fai 'e he kolo ke toe lelei ange?] | [O le a le mea e mana'omia ona faia lelei e le Aai]

What do you love about your community? Que es lo que amas de tu comunidad?

It is home for so many	One of the most diverse communities in San Mateo County	somos una ciudad multicultural y unida ,
+ 0	+ 0	+ 0

What do you love about your community? || [Koeha ha me'a 'oku ke sai'ia ai ho kolo?] | [O le a le mea e te fiafia iai i le tou nuu]

What do you envision for East Palo Alto housing over the next 5-10 years? / ¿Qué imagina para las viviendas de East Palo Alto durante los próximos 5 a 10 años?

I envision that those who have been displaced can find a path back.	I envision a jobs-housing balance in EPA	In-fill development and overlay zones that encourage density
+ 0	+ 0	+ 0

What do you envision for East Palo Alto over the next 5-10 years? || [Koeha ho'o fakakaukau ki Palo Alto Hahake 'i he ta'u 'e 5 ki he 10 ka hoko?] | [O le lau vaimamao mo East Palo Alto i le isi 5-10 tausaga]

# Policies and Programs - Input to Date | Ngaahi Tu'utu'uni Ngaue pea moe Ngaahi Polokalama kuo fakahū 'o a'u mai ki he 'aho ni. | Faiga Faavae ma Polokalame- Aso Faaofi

**Feedback from City Council and Planning Commission Joint Study Session on April 26th | [Fakamatala mei he polokalama ako fakataha 'a e Kosilio 'a e kolo pea moe Komisiona ki he Palani 'I he 'aho 26 'o 'Epeleli.] | [Fautuaga ami le Fono a le Aai ma le Vaega A'oa'o Faatasi a le Komisi Fuafua i le aso 26 Aperila]**

Theme   [Kaveinga]   [Autu]	Policy or Program   [Tu'utu'uni Ngaue pe Polokalama]   [Faavae poo le Polokalame]
Environmental constraints   [Fakangatangata 'o e "Atakai"]   [Faafitaui tau Siosiomaga]	Use environmental "overlay" to avoid housing in at-risk areas   [Ngaue'aki 'a e "ufu'ufi "Faka-'Atakai ke ta'ofi e nofo'I ngaahi feitu'u tu'u fakatu'utamaki]   [Faaaoga "overlay" tau siosiomaga e 'alofia ai fale i nofoaga lamatia]
Environmental constraints   [Fakangatangata 'o e faka-'Atakai]   [Faafitaui tau siosiomaga]	Resolve issues with East Palo Alto Sanitary District (EPASD) to improve sanitary sewer infrastructure   [Fakalelei'i kaveinga fekau'aki moe Va'a ki he Ma'a Fakavahenga 'a Palo 'Ato Hahake(EPASD) ke fakalelei'I e ngaahi ngaue ki he tanaki'aki va'u 'uli pe sua.]   [Foia faafitaui ma le Itumalo o Vai Mama a East Palo Alto( EPASD) ina ia faalelei le faata'otoga o alavai sua ]
Incentives for affordable housing development   [Ngaahi faka'ai'ai ki he fakalakalaka totongi ma'ama'a 'o e nofo'anga]   [Tulaga Faamalosi mo le atina'ega o fale taugofie]	Affordable housing overlay zone   [Feitu'u totongi ma'ama'a ki he nofo'anga]   [Samoan Translation]
Encouraging smaller-scale, "missing middle" housing like duplexes/triplexes and (market-rate) ADUs   [Faka'ai'ai nofo'anga 'ikai lalahi, "ikai 'asi 'i lottomalie" hange ko nofo'anga tu'u loua/lo tolu (totongi 'a e maketi) ADUs]   [Faamalosia fua-laiti, "misi le ogatotonu" fale e pei o potulua/potutolu, ma (fuafaataatau-maketi) ale ADU]	<ul style="list-style-type: none"> <li>Streamlining   [Fokotu'utu'u Ngaue]   [Faafagofie]</li> <li>Fee reductions   [Fakasi'isi'i ngaahi totongi]   [Faapa'ū Pili Totogi]</li> <li>Outreach targeting smaller developers   [Taumu'a poplokalama a'u atu ki he ngaahi kautaha langa fakalakalaka iiki]   [Fesoota'i atu i tagata atia'e laiti]</li> </ul>
ADUs as lower-income affordable housing   [Koe ADU ma'a kinautolu ma'u ulalo pa'anga hū mai ki he nofo'anga a'u ki ai e ivi e kakai]   [O ADU maualalo-tupe maua fale taugofie]	<ul style="list-style-type: none"> <li>Amnesty and legalization of unpermitted second units   [Fakamolemole'i mo fakalao 'o e ngaahi 'iuniti hono ua 'oku te'eki ma'u ha'anau ngofua]   [Tatala ma faatulafono fale lona lua e le faatagaina]</li> <li>Public/private partnerships to fund rehab/repairs   [Ngaahi hoa ngaue fakapule'anga/fakatautaha ki he pa'anga fakalelei/monomono]   [Paaga lautele/patino e fatupeina faafouga/lipea]</li> <li>Additional loan programs to build deed-restricted affordable ADUs   [Tanaki atu ngaahi polokalama no ke langa'aki e ngaahi nofo'anga 'i he ngaahi feitu'u 'oku fakangatangata e mafai ki he kelekele ke deed.]   [Paaga lautele/patino e fatupeina faafouga/lipea]</li> </ul>
Promote homeownership opportunities   [Faka'ai'ai e ngaahi faingamalie ki he ma'u 'api]   [Faalauihoa avanoa o fale e onaina]	<ul style="list-style-type: none"> <li>Leverage all available federal funding support for downpayment and first-time homebuyer assistance   [Pule'i 'a e tokoni fakapa'anga kotoa pe 'a e fetulolo ki he totongi ki he fale ma'a kinautolu kau 'uluaki fakatau 'api.]   [Faaaoga uma lagolago tau tupe maua a le malo mo totogi faaalu muamua ma lagolago tagata faatoa fatau ni fale]</li> <li>Advocate for these programs at regional level   [Taukapo pe tu'uaki 'a e ngaahi polokalama ko 'enī 'i he tu'unga fakavahelahi]   [Fautua mo nei polokalame i le tulaga faaitulagi]</li> </ul>
Anti-displacement   [Fakafepaki'I hikihiki holo moe nofo 'aauhē kakai.]   [E le feavea'i tagata]	<ul style="list-style-type: none"> <li>Jobs-housing linkage that links production of commercial office space to affordable housing production   [Ngaue'anga- Nofo'anga 'oku ne fakafekotaki 'a e langa 'o e ngaahi 'ofisi fakomesiale ki he fale nofo'anga totongi ma'ama'a]   [Fesoogaiga o galuega-fale e fesootai ai le faia o avanoa o ofisa faapisinisi i le faiga o fale taugofie]</li> <li>Strengthen housing replacement requirements   [Fakamāloha e ngaahi fiema'u ki he fetongi e nofo'angā]   [Faamalosia mea mana'omai i suga o fale]</li> <li>Preservation/rehabilitation   [Fakatolonga/fakaakeake]   [Faasao/Faafou]</li> </ul>

# 2617 | Fakahinohino: 'Alu ki he [www.menti.com](http://www.menti.com) 'i ho'o telefoni pea ngaue e fika kouti 17632617 | Faatonuga: Alu i le [www.menti.com](http://www.menti.com) i luga o lau telefoni ma faaaoga le numera 17632617

Production — Protection — Preservation — Producción — Protección — Preservación

|

Goals from 2015-23 Housing Element included | [Ngaahi taumu'a mei he 2015-23 'elementi 'o e nofo'anga na'e kau ai] | [Sini mai le 2015-23 Aofia ai Housing Element]:

- ✓ Meet the RHNA & produce all housing types | [Ke a'usia 'a e RHNA & 'omi 'a e fa'ahinga nofo'anga kotoa pe] | [Feiloa'i i le RHNA & faia ituaiga fale uma]  
Link jobs + housing: ensuring there is a balance between new jobs and new affordable housing | [Fakafehokotaki e ngaue + nofo'an fakapapau'i 'oku 'i ai ha palanisi 'i he vaha'a 'o e ngaahi ngaue fo'ou mo e nofo'anga totongi ma'ama'a fo'ou] | [Fesoota'i galuega + fale: faamautu e iai se paleni i le va o galuega fou ma fale fou taugofie]
- ✓ Reduced constraints and enhanced incentives for housing development | [Fakasi'isi'i e fakangatangata pea fakalahi ange faka'ai'ai ki he fakalakalaka ngaahi nofo'anga] | [Faititia faafitauli ma faalelei tulaga faamalosi mo atina'ega o fale]
- ✓ Special Needs Housing: Create housing opportunities for special needs groups | [Nofo'anga ki he kau fiema'u makehe: fokotu'u ha ngaahi faingamalie nofo'anga ki ha ngaahi kulupu 'i ai 'enau ngaahi fiema'u makehe] | [Faia se avanoa fale mo vaega e iai mana'oga faapitoa]
- ✓ Provide financial or policy assistance to low-income households | [Fai ha tokoni fakapa'anga pe tu'utu'uni ngaue ki he ngaahi fāmili 'oku si'isi'i 'enau pa'anga hū maí] | [Sauni fesoasoani tautupe poo favae i aiga e maualalo-tupe maua]
- ✓ Increase homeownership opportunities | [Fakalahi faingamalie ki he ma'u 'api] | [Faatele avanoa e onaina ai fale]
- ✓ Minimize displacement of renters | [Fakasi'isi'i hikihiki moe nofo hili kau nofo totongi.] | [Faititia le feoa'i o tagata mautotogi]
- ✓ Improve housing/neighborhood conditions | [Fakalelei'i tu'unga 'o e nofo'anga/ 'i he ngaahi tukui kolo] | [Faaleleia tulaga o fale/pitonuu]
- ✓ Fair Housing | [Fale nofo'anga lelei] | [Fale Talafeagai]
- ✓ Improve information to public and decisionmakers about housing / greater transparency | [Fakalelei'i 'a e fakamatala ki he kakai mo e kau fa'u tu'utu'uni fekau'aki mo e nofo'anga/femahino'aki lahi ange] | [Faaleleia faamatalaga i le lautele ma latou faia filifiiga e uiga i le manino lelei o fale]
- ✓ Increase energy efficiency in housing | [Fakalahi ngaue ke holoki ngaue'aki e ma'u'anga ivi kae ma'u pe ola tatau he nofo'anga] | [Faatele le aoga o le malosi i totonu o fale]

What policies & programs do you want to see? |||  
Koe ngaahi Tu'utu'uni  
Ngaue moe ngaahi  
polokalama ke fiema'u ke  
ke mamata ki ai. ] | [O a  
faiga faavae & polokalame  
e te fia vaai iai?]



# Policies and Programs Whiteboard Activity | Ngaahi Tu'utu'uní mo e 'Ekitiviti 'i he Papa Hinehina. | Galuega Tusitusi Faiga Faavae ma Polokalame

Write your input on a sticky note and place it on the board! | [Hiki ho'o fakamatalá 'i ha ki'l pepa pipiki pea fakapipiki ki he palakipoé] | [Tusi i totonu ou manatu i le pepa faapipii m tuu i luga o le laupapa]

Place it under the appropriate category or create a new category. | [Fakapipiki 'i lalo 'i he kulupu totonu pe fa'u ha kulupu fo'ou] | [Tuu i lalo o le vaega talafeagai pe fai se vaega fou]

If you're online, visit | [Kapau 'oku ke 'i he 'Initaneti, hu ki he ] | [Afai o e i luga o le upega tafailagi, asiasi] :

Do it like this | [Fai 'o hangē ko 'eni] | [Fai faapea]:

# Sites Inventory – where can new housing go? | Lisi Hokohoko Ngaahi Feitu'u pe Saiti-'e lava ke 'alu ki fe 'a e nofo'anga fo'ou? | Faamaumauga o Fale- o fea e mafai ona alu ai se fale fou?

When choosing a housing site | [‘I he taimi ‘oku ke fili ai ha feitu'u ke ke nofo ai] | [A filifili se nofoaga fale]

- **Vacant** | [‘Atā] | [Avanoa]
- **Nonvacant but Underutilized** | [‘Ikai ‘atā pea ‘ikai faka'aonga'i] | [Le avanoa ae e le o faaaogaina]
- **City-owned** | [Ma’u ‘e he Kolo] | [Anaina-Aai]
- **Re-zoned** | [Toe Faka-sone] | [Toe-Soneina]



Income Level	RHNA 6
Very Low Income (50% AMI)   [Ma’ulalo ‘aupito pa’anga hū mai(50% AMI)]   [Matuā Maualalo Tupe Maua (50% AMI)]	165
Low Income (60% AMI)   [Ma’ulalo Pa’anga hū mai (60% AMI)]   [Maualalo Tupe Maua (60% AMI)]	95
Moderate Income (80% AMI)   [Ma’olunga Pa’anga hū mai (80% AMI)]   [Feololo Tupe Maua (80% AMI)]	159
Above Moderate Income (120% AMI)   [Ma’olunga ange pa’anga hū mai (120% AMI)]   [Luga atu ma le Feololo Tupe Maua (120% AMI)]	410
<b>TOTAL   [FAKAKATOA]   [AOFA’IGA]:</b>	<b>829</b>

Sites with the most potential have | [Ngaahi Feitu'u matamata ke lahi ai e faingamalie] | [Nofoaga e sili ona gafatia e iai]

- **Transit** | [Fakataimi pe] | [Auala Femalaga'i]
- **High-performing schools** | [Ngaahi Ako ‘oku ma’olunga ‘a e ola ‘enau ngae] | [Aoga Maualuga-Faatinoga]
- **Jobs** | [Ngaahi Ngaue] | [Galuega]
- **Amenities, like parks, healthcare, grocery stores** | [Ngaahi Faingamalie hange koe Pa’ake, Me’ā ki he mo’ui pea moe fale fakatau’anga koloa] | [Tulaga faafafia, e pei o paka, tausisoifua, faleoloa]
- **Sufficient infrastructure** | [Fe’unga ngaahi naaunaau] | [Lava le Faatulagaina]
- **No environmental mitigation needed** | [‘Ikai fiema’u ha fakasi’isi’i ki he ‘Atakai] | [Le mana’omai ona faaitiitia le siosiomaga]
- **Minimum 35 dwelling units/acre** | [Ngaahi ‘iuniti/’eka si’isi’i taha ‘e 35] | [Laititi ifo ma le 35 fale nofo/ eka]

NOTE: Developments that have not received a *Certificate of Occupancy* before June 2022 count towards the next RHNA | [FAKATOKANGA'I ANGE: ko e ngaahi fakalakalaka kuo te’eki ai ke nau ma’u ha tohi fakamo’oni ‘o e nofo’anga kimu’ā ‘i Sune 2022 ‘e lau ia ki he RHNA hono hoko] | [MANATUA: O atina’e e le’i maua se Tusi Faamaonia o le Nofofale ae le’i oo ia luni 2022 faitau aga’i i le isi RHNA sosoo ai]

“This site is not vacant...” | [ “‘Oku ‘ikai ‘atā ‘a e saiti pe konga ko ‘enī...”] | [E le o avanoa le nofoaga..”]

“This site is too small...” | [ “‘Oku fu’u si’isi’i ‘a e konga pe saiti ko eni...”] | [E laititi tele lenei nofoaga]

“This site is too big...” | [ “‘Oku fu’u lahi ‘a e konga pe saiti ko eni...”] | [E telē tele lenei nofoaga..”]

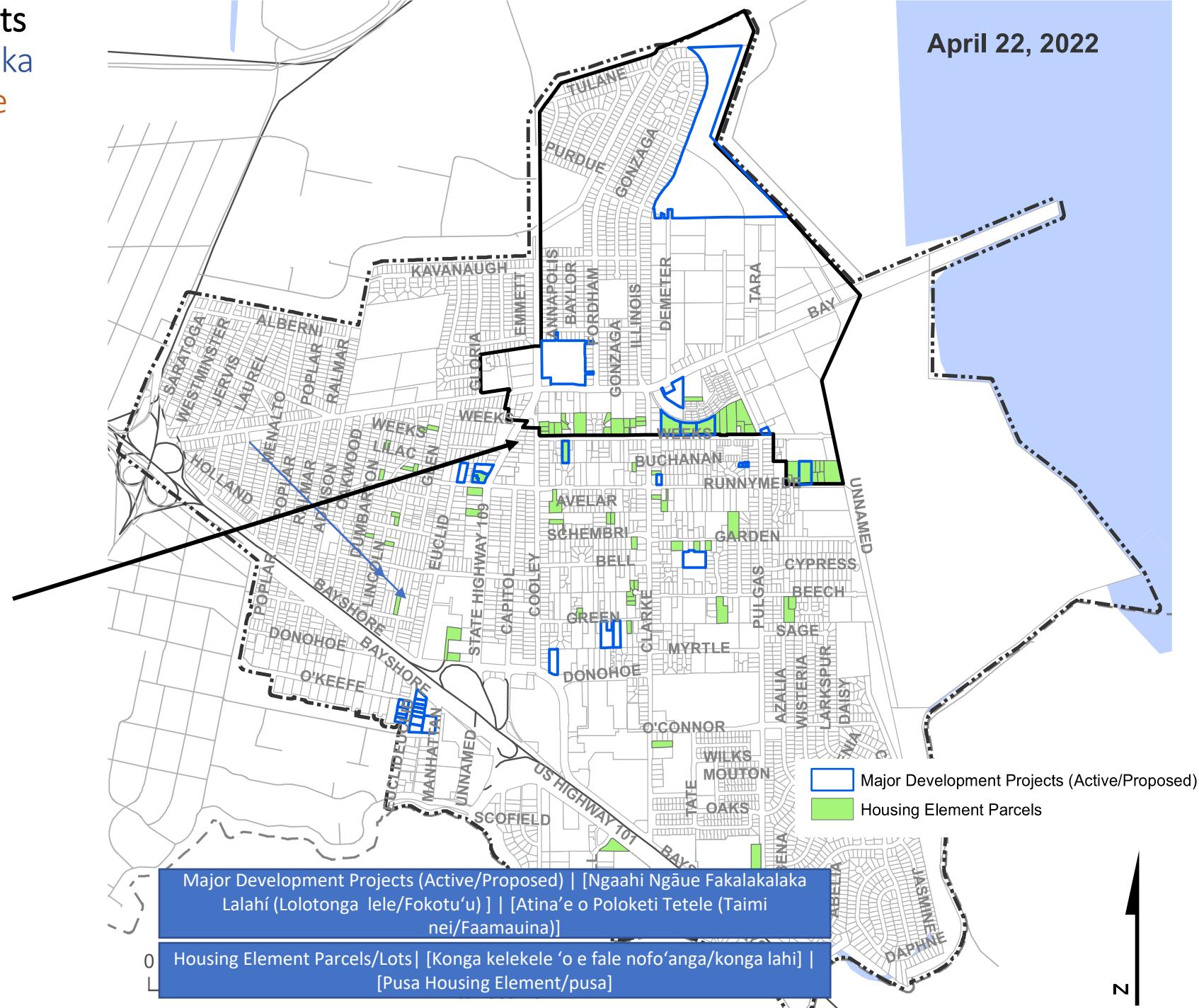


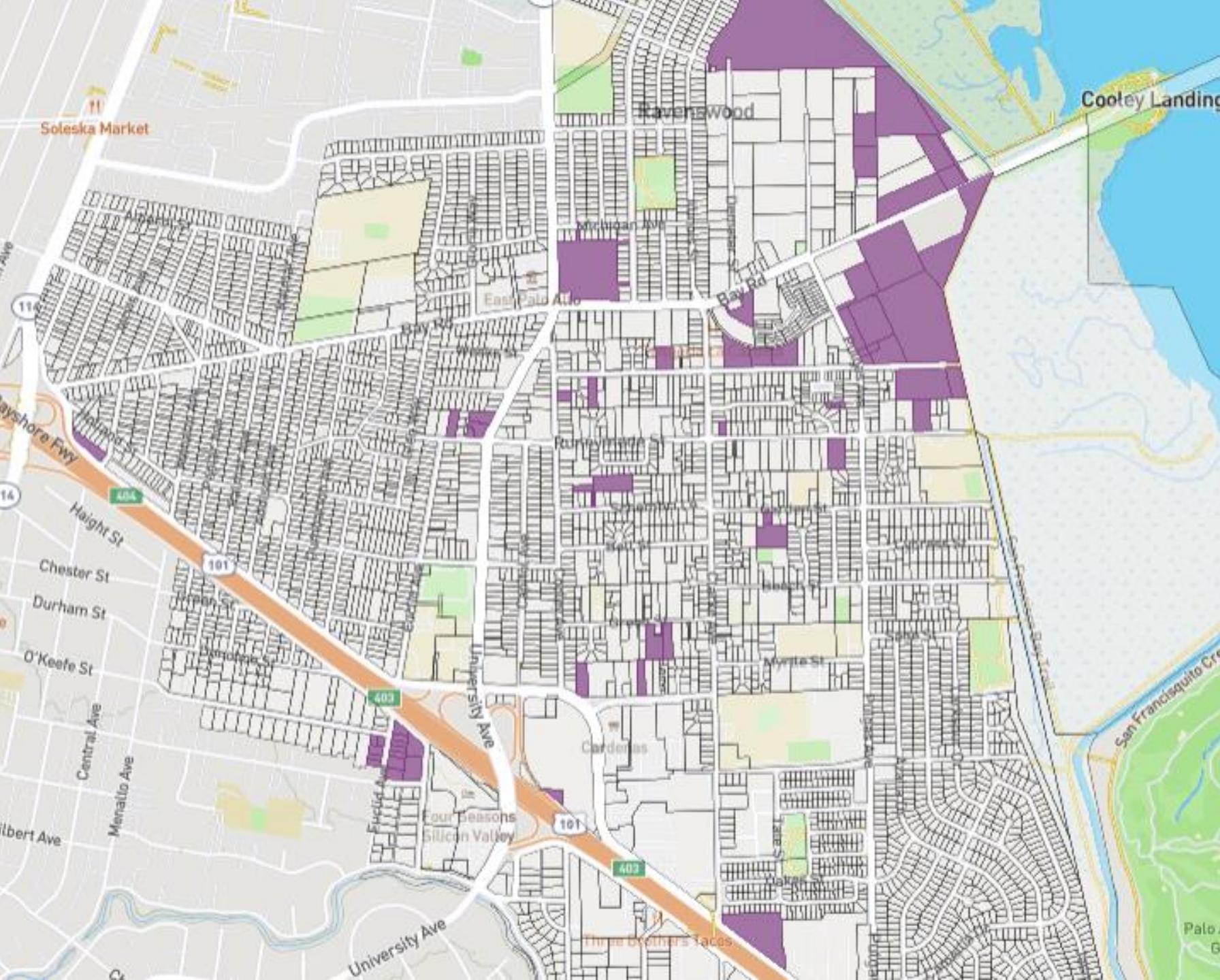
# RHNA 5 + Major Development Projects

| [RHNA 5 + Ngaahi ngaue fakalakalaka lalahi] | [RHNA 5 + Poloketi o Atina'e Tetele]

April 22, 2022

- The RHNA 5 sites inventory included 79 sites | [Na'e kau 'i he 'inivenitoli pe lisi hokohoko 'o e ngaahi feitu'u pe saiti RHNA 5 ha ngaahi saiti 'e 79] | [O faamaumauga o nofoaga RHNA 5]
- Delay on residential projects everywhere due to water moratorium (until 2018) | [Toloi 'a e ngaahi ngaue ki he 'api nofo'anga 'i he feitu'u kotoa pe koe'uhiko e Tu'utu'uni Fakalao ki he vai (kae 'oua kuo a'u ki he 2018)] | [Faatuai i poloketi o fale i soo se mea ona ole taofi o le suavai (seia oo i le 2018)]
- Much development interest has occurred on parcels not identified in the RHNA 5 Housing Element/areas not zoned for housing (Ravenswood/4 Corners Specific Plan Area) | [Lahi e tokanga ki he fakalakalaka 'i he ngaahi konga kelekele 'oku 'ikai 'asi 'i he RHNA 5 'elemeniti 'o e nofo'anga/ngaahi feitu'u 'oku 'ikai fakasone ki he nofo'anga (Ravenswood/4 Ngaahi tuliki 'o e palani pau)] | [O le tele o atina'e na tupu i vaega e le'i faailoga i totonu o le RHN 5 Housing Elements/ vaega e le'i soneina mo fale (Fuafuaga Faapitoa Ravenswood/4 Corner)]
  - Market conditions have changed | [Liliu Tu'unga Maketi] | [Tulaga o Maketi ua sui]
  - New conditions must be considered for sites inventory | [Makatu'unga fo'ou ki he lisi hokohoko ki he ngaahi saiti pe feitu'u] | [E tatau ona vaai tulaga fou mo faamaumauga o nofoaga]
- Limited area for new development – focus on infill; a lot of interest in RBD | [Si'isi' 'elia ki ha fakalakalaka fo'ou, tokanga ki he fakahoko ngaue lahi moe tokanga ki he RBD] | [Tapulaa vaega mo atina'e fou – taula'i i le faatumuina; tele le fiafia i le RBD]



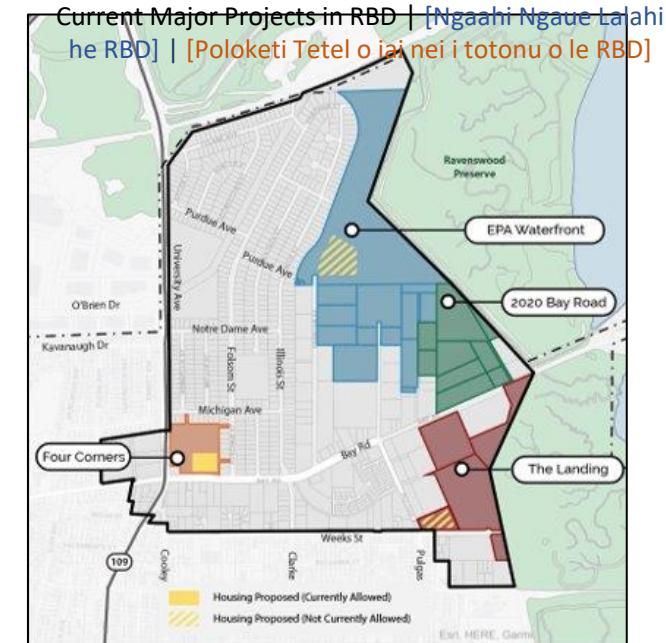
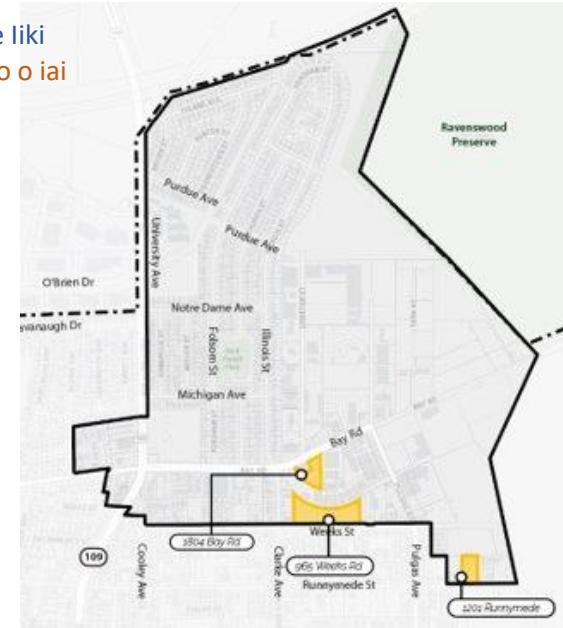


Pipeline Projects  
Citywide: ~1571 Units |  
[Ngaahi Polokalama  
Ngaue Langa kotoa  
he Kolo: 'luniti 'e  
~1571 ] | [Poloketi  
Faasolo i le Aai Atoa:  
~1571 Units]

No major rezoning effort  
needed (outside RBD) |  
['Ikai fiema'u hano toe  
fakasone lahi ('I tu'a he  
RBD)] | [E le o  
mana'oma le toe  
soneina  
(fafo o le RBD)]

# Sites Inventory – Intersection with RBD | [Tohi hokohoko ‘o e Ngaahi Feitu’u pe Saití – Fetaulaki’anga mo e RBD] | [Faamaumauga o Nofoga- Faalava ma le RBD]

Current Minor Projects in RBD | [Ngaahi Ngāue liki Lolotonga fakahoko ‘i he RBD] | [Poloketi Feololo o iai nei totonu o le RBD]



- City conducting analysis for RBD Specific Plan update (see February 1, 2022 staff report) | [‘Analaiso fakahoko ‘e he Kolo ma’ae Palani Fakapatonu RBD fakamuimuitaha (Vakai ki he Lipooti ‘a e kau ngaue Fepueli 1,2022)] | [Faatino e le aai iloiloga mo Fuafuaga Patino RBD (vaai lipoti Fepuari 1, 2022)]
- City Council directed staff to study the addition of **up to 1,600** housing units in the area in the supplemental Environmental Impact Report (“Supplemental EIR”) | [Tu’utu’uni ‘e he Kosilio ‘a e kolo ki he kau ngaue ke nau vakai’I ka toe tanaki atu ha ngaahi ‘iuniti nofo’anga ‘e 1,600 ‘i he Lipooti Fakalahi ki he ‘Atakai” (“Fakalahi EIR”) | [Faatonu e le Fono a le Aai tagata faigaluega e a’oa’o le faaopoopoga o luga atu i le 1,600 fale i totonu i nofoaga i totonu o le Lipoti Faaopopo o Aafiaga o le Siosiomaga (“Supplemental EIR”)]
- City must provide further justification to HCD for the development capacity of any sites included in sites inventory; not all sites will be included | [Kuo pau ke ‘omi ‘e he kolo ha fakatonuhia lahi ange ki he HCD ki he fakalakalaka ‘o ha fa’ahinga saiti pe ‘oku kau ‘i he lisi hokohoko ‘o e ngaahi saiti; ‘ikai fakakau ‘a e ngaahi saiti kotoa pē] | [E tatau e le Aai ona faamatala tonu atili i le HCD mo le atina’e o soo se nofoaga aofia i totonu o le faamaumauga o nofoaga; e le aofia uma nofoaga]
- The RBD is where the most new housing is anticipated to be built | [Ko e RBD ko e feitu’u ia ‘oku ‘amanaki ke langa ai ‘a e nofo’anga fo’ou taha] | [O le RBD o le nofoaga o talitalia e fausia ai fale pito sili ona fou]
- Will require rezoning | [‘E Fiema’u ke Fakasone fo’ou] | [Mana’omia le toe faasoneina]

Staff Recommendations for New Housing Locations | [Ngaahi Fokotu’u ‘a e Kau Ngāué ki he Ngaahi Feitu’u Nofo’anga Fo’ou] | [Fatuaga o Tagata faigaluega mo Nofoga o Fale Fou]

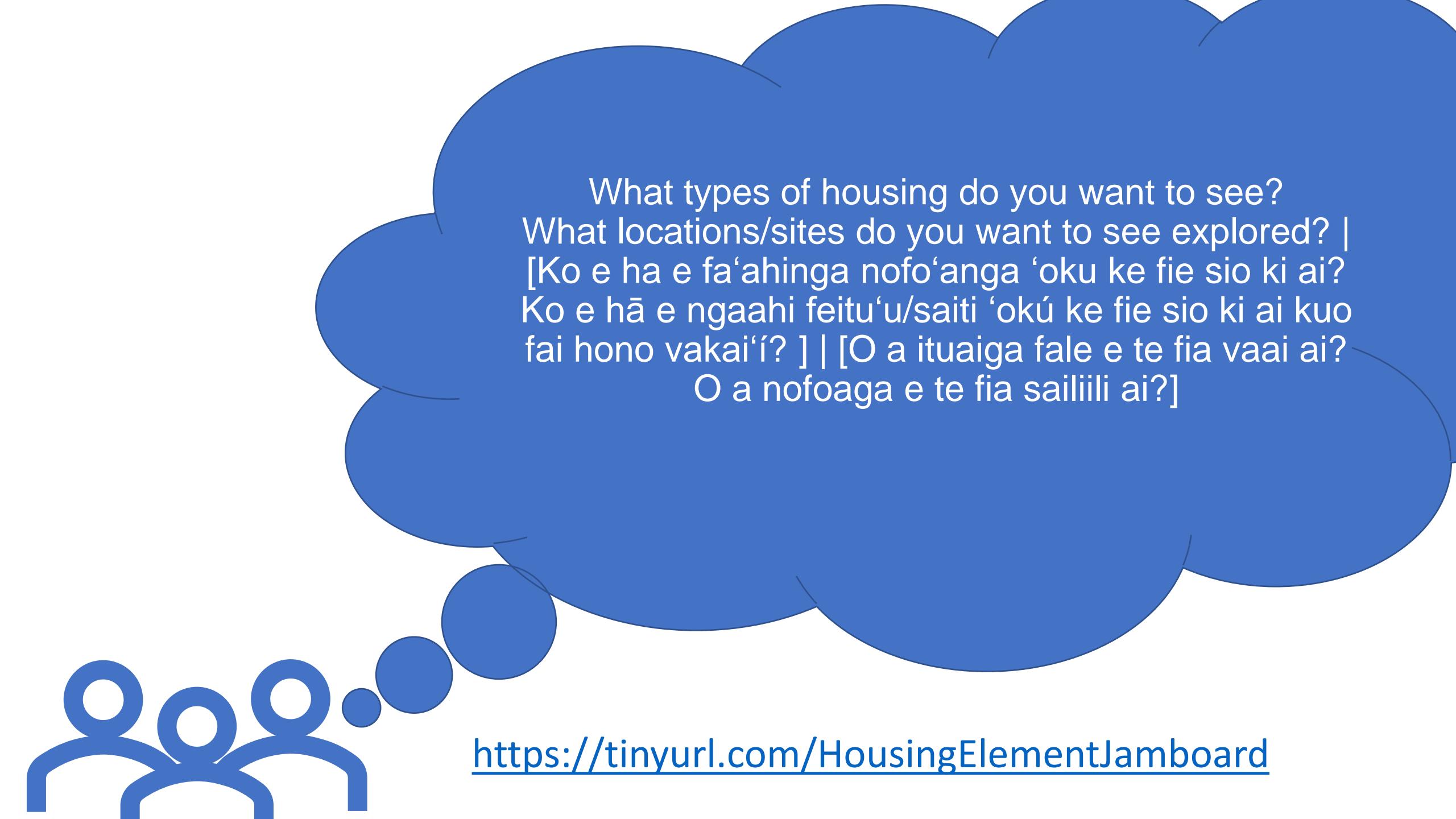


Parcels with chance of redeveloping into housing in next 10-20 yrs

# Sites Inventory - Input to Date | Lisi Hokohoko 'o e Ngaahi Saití pe Feitu'u - Fakahū a'u mai ki he 'Aho ni. | Nofoaga Faamaumau- Aso Faaofi

Feedback at City Council and Planning Commission Joint Study Session on April 26<sup>th</sup> | [Fakamatala 'i he fakataha'anga alea fakataha 'a e Kosilio 'a e Kolo pea moe Komisoni Palani.] | [Fautua i le Fono i le Aai ma Vaega Su'esu'e Faatasi o Fuafuaga a le Komisi i le Aperila 26]:

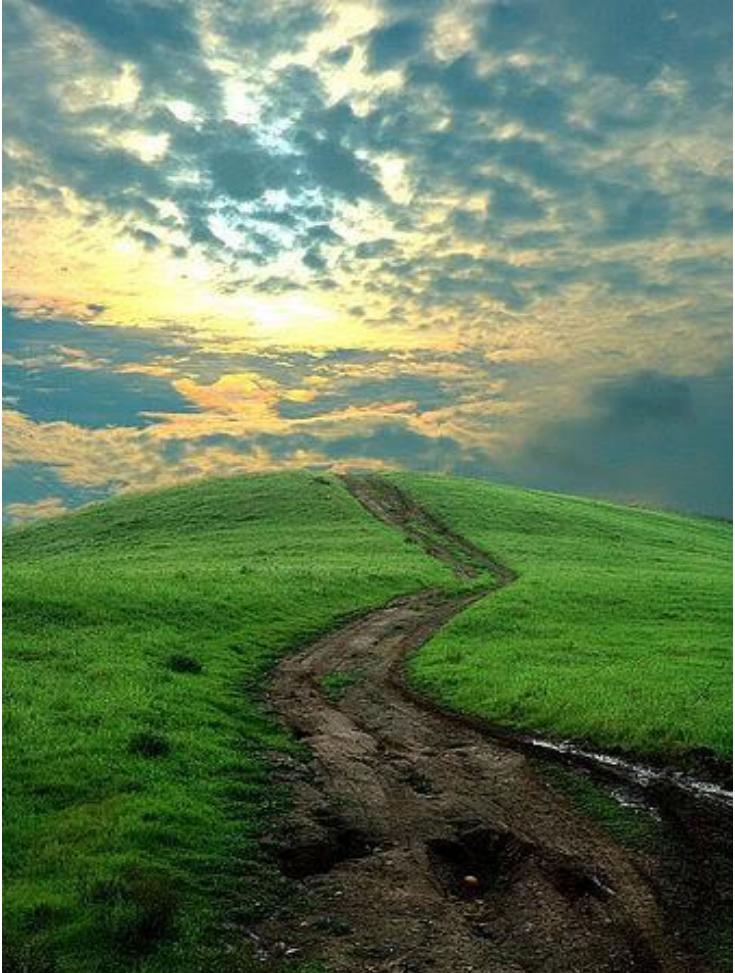
- Yes, pursue higher density (up to 1,600 units in RBD area) | [Io, tulifua ke toe lahi mo lelei ange ngaahi nofo'anga(a'u ki he 'luniti 'e 1,600 'i he feitu'u RBD)] | [Ioe, taumafai e maua le maualuga lautele ( luga atu i le 1600 iunite i totonu o le RBD)]
- Explore building affordable housing on church lots | [Vakai'i ha fale totongi ma'ama'a 'i he ngaahi feitu'u 'oku tu'u ai e ngaahi falelotu] | [Saili le fauina o fale taugofie i luga o fanua o le lotu]
- Explore mixed-use with housing at Ravenswood Shopping center (housing above retail) | [Vakai'i 'a e tuifio mo e nofo'anga 'i he Senita fakatau Ravenswood(nofo'anga ke 'i 'olunga he totongi fakamoveteve) | [Saili le faaaogaina faatasi ma fale i le FaleoloaTutotonu Tele i Ravenswood (fale e i luga o faleoloa)]
- **What do you think?** | [Ko e hā ho'o fakakaukaú?] | [O le a lou manatu?]



What types of housing do you want to see?  
What locations/sites do you want to see explored? |  
[Ko e ha e fa‘ahinga nofo‘anga ‘oku ke fie sio ki ai?  
Ko e hā e ngaahi feitu‘u/saiti ‘okú ke fie sio ki ai kuo  
fai hono vakai‘í? ] | [O a ituaiga fale e te fia vaai ai?  
O a nofoaga e te fia sailiili ai?]

<https://tinyurl.com/HousingElementJamboard>

# Where are we in this process? | ‘Oku tau ‘i fe ‘i he founiga ko eni? | O fea tatou i le faasologa slation]



- Community meetings **through Spring 2022** | [Ngaahi fakataha fakakolo ‘o a‘u ki he Fa‘ahita‘u Failau ‘o e 2022 ] | [Fono a le nuu i le **Tau Totogo 2022** nslation]
- Full draft Housing Element by **Fall 2022** | [Fokotu‘utu‘u kakato ‘o e nofo‘anga (Housing Element) ‘i he faha‘i ta‘u fakatō lau 2022] | [Faataatia Atoa o le Housing Element i le **Tau Toulu 2022**]
- Submit to HCD by **December 2022** | [Fakahū ki he HCD kimu‘a ‘i Tīsema 2022] | [Lafo i i le HCD i le aso **Tesema 2022**]
- HCD approval by **January 2023** | [Tali ‘e he HCD ‘i Sānuali 2023] | [faamaonia e le HCD i le aso **Ianuari 2023**]

# What do YOU think? | [Koeha ho'o Fakakaukau?] | [Mana'omai lou manatu faaalia]

- We need your feedback! | ['Oku mau fiema'u ho'o fakamatala] |  
[Mana'omai lou manatu faaalia]

<https://tinyurl.com/EastPaloAlto-HousingElement>

Contact us! | [Fetu'utaki mai] | [Faafesoota'i matou]  
[housing@cityofepa.org](mailto:housing@cityofepa.org)

Rachel Horst, Housing & Economic Development Manager |  
[pule ki he nofo'anga moe Fakalakalaka faka'ekonomika] | [Pule o Atina'e o Fale & Tamaoaiga]

Karen Camacho, Housing Project Manager |  
[Pule Ngaue ki he polokalama Ngaue ki he Nofo'anga] | [Pule o Poloketi o Fale]

THANK YOU! |  
[Malo] | [FAAFETAI!]

