



Sustainable San Mateo County 2017 City and County Survey

Municipality: City of Daly City

1. How many of your municipal staff, firefighters and police officers live outside the county or more than 20 miles from your municipality?

Category	Outside Municipality (more than 20 miles)	Outside County	Comment
Staff	Determining the 20 mile radius is difficult	173	outside daly city borders: 336 in Daly City: 81 within county but outside Daly City borders: 163
Firefighters	-	-	We aren't able to separate out Fire or PD. But anyway, all city staff are important!
Police Officers	-	-	

2. What policies has your municipality enacted to ease the transportation and/or housing costs for employees?

9/80 schedules allow eligible staff to commute one less day per pay period.

Only other incentives for transportation are though Commute.org (purchase transit fares using pre-tax dollars), but the City does not subsidize the program.

3. Parking policy can shape travel behavior, community design, and development economics. What are your parking policies?

Category	Yes	No	Comment (please provide details, clarifications, or links to additional information)
Does your municipality have parking space minimums for new housing developments (# cars per unit or # cars per bedroom outside TOD? within TOD)? The number of required spaces is important economically because the cost of each space adds to development cost and can increase rents or sales price.	x		Parking space minimums are the same across the city, see Chapter 17.34 on off-street parking in Daly City's Zoning Ordinance: https://library.municode.com/ca/daly_city/codes/code_of_ordinances?nodeId=TIT17ZO Single family: 2 spaces per unit Duplex: 2 spaces per unit totaling 4 per structure Multifamily: 1 space per studio, 1

			and one-half spaces per one bedroom, 2 spaces for each two bedroom or larger Mobile home: 1 space for each mobile home and 1 guest space (in a common area) ... The list goes on for all types of developments, but that's most of the housing types. Check the ordinance if you want data on nursing homes, boarding houses, hotels, etc.
Does the city require or allow unbundled parking (paid separate from unit rent)? Unbundled parking can help reduce housing cost.		x	No, charging for parking spaces separately is prohibited by Zoning Ordinance.
Does the city encourage shared parking by reducing per unit parking ratio where shared parking is provided? This can reduce development cost by reducing total number of spaces needed to meet demand.	x		Yes, somewhat. Mixed-use development is typically granted a 20% reduction.
Does your municipality have a policy regarding Residential Permit Parking (RPP) which is used to protect nearby properties from overflow parking from new development?		x	

4. How many housing units have been built in the past year or in the pipeline for this year? What percent of these are affordable?

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	400	38	0	0	0	0	0	0	0	0	38	362
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	188	15	7	0	0	0	0	0	0	0	22	166
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		221	14	17	0	0	0	0	0	0	0	31	190
Above Moderate		541	89	140	0	0	0	0	0	0	-	229	312
Total RHNA by COG. Enter allocation number:		1350											
Total Units			156	164	0	0	0	0	0	0	0	320	
Remaining Need for RHNA Period													1030

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

See "Year Two" for permitting activity. Approximately 17% of the units constructed in 2016 were affordable.

5. How many square feet of office/commercial development has been approved in the past year or in the pipeline for this year? How many new jobs are expected to result from this development?

Not including the parking structure which is under construction at Serramonte Shopping Center, there is approximately 174,000 square of retail under construction in Daly City (mostly Serramonte Shopping Center) and a 79,000 self-storage building. An economic study performed to evaluate the fiscal impacts of the Serramonte Shopping Center expansion estimated that the current construction phases would generate 450 jobs.

6. Does your city have a minimum wage ordinance? Please describe the timeline, wage levels and other adjustments (such as requirements for use of prevailing wage labor in city-owned developments.)

Not at the moment. The Council will be considering this at their next study session and providing direction.

7. How many permits have been approved for second or Accessory Dwelling Units (ADU)? ADUs have the potential to provide affordable housing. Does your municipality provide any incentives or participate in any activities to promote ADU's?

The City approved 13 permits for ADUs in 2016. While the City does not provide incentives per se for ADU construction, it complies with State law with regard to permitting ADUs.

8. Has your municipality signed the US Climate Mayor's commitment to adopt, honor and uphold the Paris Climate Agreement goals and/or has the subject been discussed at a Council meeting?

Yes, on Monday, August 14, 2017 on the consent agenda. No discussion at council meeting.

9. What are the most pressing sustainability-related issues for your municipality in the short- and long-term? Please describe them.

Short term:

- Increasing diversion of organics and recyclables from the landfill: Under our new contract with the garbage company, Daly City began offering curbside pickup of organics in February 2016. This new program is gradually helping to increase our diversion, but behavior change is a major challenge in getting residents to source separate organics.
- Reducing illegal dumping and litter: Illegal dumping is a major challenge in Daly City and is strongly correlated with lower household incomes, lower education attainment, etc. Littering is also rampant. There are clearly health and safety concerns as well as stormwater management concerns.
- Better stormwater management in a concrete jungle through green infrastructure: Daly City is completely built out. Many residents have paved their front yards to make room for more parking spaces in this overcrowded city. The amount of impervious surface is increasing.
- Increasing urban canopy cover/growing and diversifying our urban forest: Tree death rates have increased following the recent drought, due to water stress and disease. Since only three species account for the majority of trees planted in Daly City, our urban forest is not very resilient to external shocks like drought. Even before the drought, urban canopy cover was low. Increasing tree planting in a city filled with impervious surfaces is difficult and expensive, especially when concrete must be removed for tree wells.
- Further reducing greenhouse gas emissions (luckily we have Peninsula Clean Energy now!) and increasing energy efficiency: Financing and installing EV charging stations is a challenge for Daly City due to fiscal constraints, increasing the amount of energy upgrades in housing is a challenge due to cost and education barriers, etc.

Long term:

- Climate change adaptation: How will we adapt our communities to deal with increasingly intense rainfall events and extended drought?
- Sea level rise impacts to coastal bluffs and closed coastal Mussel Rock Landfill: Erosion of coastal bluffs is a concern for single family homes located along the coast. Daly City has experienced landslides in the past that resulted in homes being abandoned and demolished. The closed landfill has

also been studied as part of the County's sea level rise vulnerability assessment, since it is already subject to erosion from waves. The City is currently planning for necessary improvements that include raising the height of a sea wall. But in the long term, these improvements will not be enough. Will we have to physically move the contents of the landfill to an inland location. What will the cost be for that?

- Water conservation as drought will inevitably dominate our climate – Daly City has the lowest per capita water consumption in the County already, but we will still be impacted by future water restrictions.

10. What additional resources, programs or events could SSMC provide that would be valuable to your work?

A guide or lecture series on innovative ways to finance sustainability programs.
Compiled report of urban greening efforts

11. The Indicators Report covers more than 40 sustainability indicators addressing the three E's – economy, environment and equity. Please describe any other initiatives that showcase progress your municipality is making towards sustainability.¹

One program that I'd like to showcase is called Project Green Space.

Project Green Space is a tree planting and rain garden program aimed at increasing our community's resilience to climate change and better managing stormwater. Daly City is one of the most densely populated cities in the country and experiences some of the highest pollution burdens in the County of San Mateo. Our highly urbanized population, with lower median household incomes than the rest of the region, now faces a new climate reality in an overwhelmingly concrete jungle. The urban forest is dominated by three tree species, two of which have been steadily declining from drought stress and disease. The decimated urban forest simply cannot counter the impacts of pollution and climate change, leaving the City's predominantly lower-income population completely exposed.

Project Green Space began in 2016 with a \$25,000 grant from Cities of Service and the Walmart Foundation. Over the course of one year, community volunteers planted 90 drought-tolerant trees and a series of 10 drought-tolerant rain gardens. All trees have been adopted by community members. Using an impact volunteering model, community members have become champions for new green infrastructure in their neighborhoods. The approach has treated rain gardens as community gardens and street trees as community trees. These installations are transformed into green community assets, not just stormwater infrastructure created by the City.

The City just received a second \$25,000 grant from Cities of Service and the Walmart Foundation to build upon this success in two disadvantaged neighborhoods that suffer from the highest pollution burdens, mostly from high volume traffic on major highways that bisect the City. With the help of two AmeriCorps VISTAs and strong partnerships with community groups, work is underway to install new green spaces in the areas of the city that need it the most. Daly City residents are demonstrating that resilience is built from within communities and are setting the example that all people can actively adapt to the new climate reality by working together.

More info at www.dalycity.org/ProjectGreenSpace.

¹ If you have supporting photos, please send high-resolution image files (1 Mb or higher or at least 300 dpi) to: photos@sustainablesanmateo.org together with a description of the image and photo credits. We will include selected photos on the website and in print materials.