

# Housing Elements

Preparing for RHNA 6

JOSHUA ABRAMS, 21 ELEMENTS



21 Elements

# Agenda

1. Plan Bay Area
2. Housing Element 101
  1. Overview
  2. Elements of the Element
  3. Timing
  4. 21 Elements Coordination

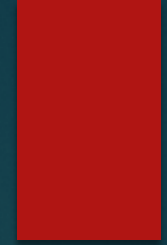


# Take Away Lessons

1. More, high quality housing sites needed
2. Start early
3. Lots of community involvement
4. Work with neighboring cities



# Plan Bay Area/Blueprint



# Housing Elements

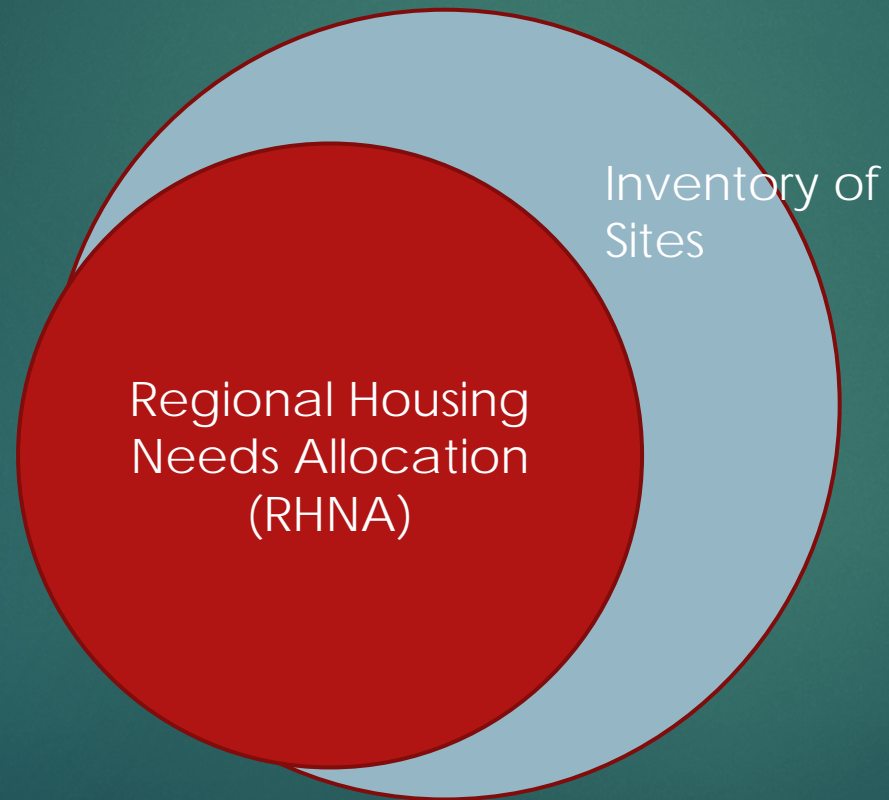
Local housing plan that looks at:

- ▶ Needs and goals
- ▶ Policy directions
- ▶ Constraints to new development
- ▶ Available land for housing

All cities  
must adopt  
housing  
elements



# RHNA

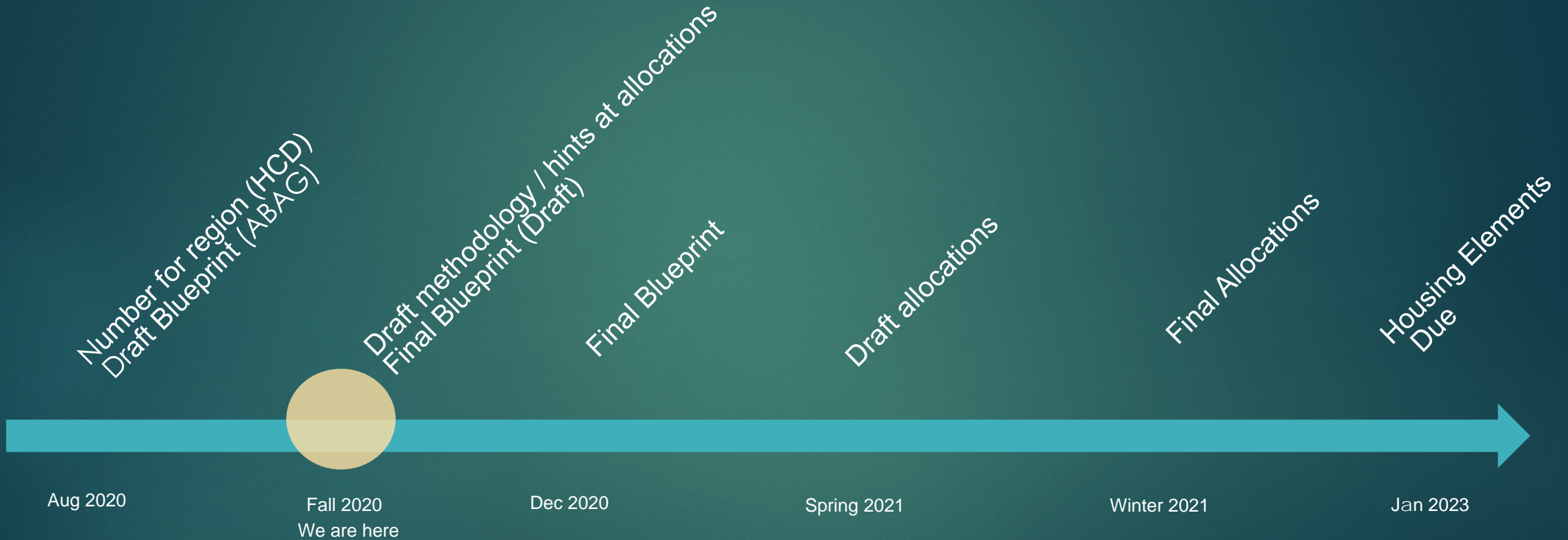


# Typical Process

1. Local outreach (occurs throughout)
2. Research/data gathering
3. Draft plan
4. Local decision maker review (Planning Commission and Council)
5. State HCD review of plan
6. Revise plan if needed
7. Local adoption
8. State certification



# Timing





# Factors in Methodology

- ▶ Plan Bay Area 2050
- ▶ Job Proximity
- ▶ High Opportunity Areas

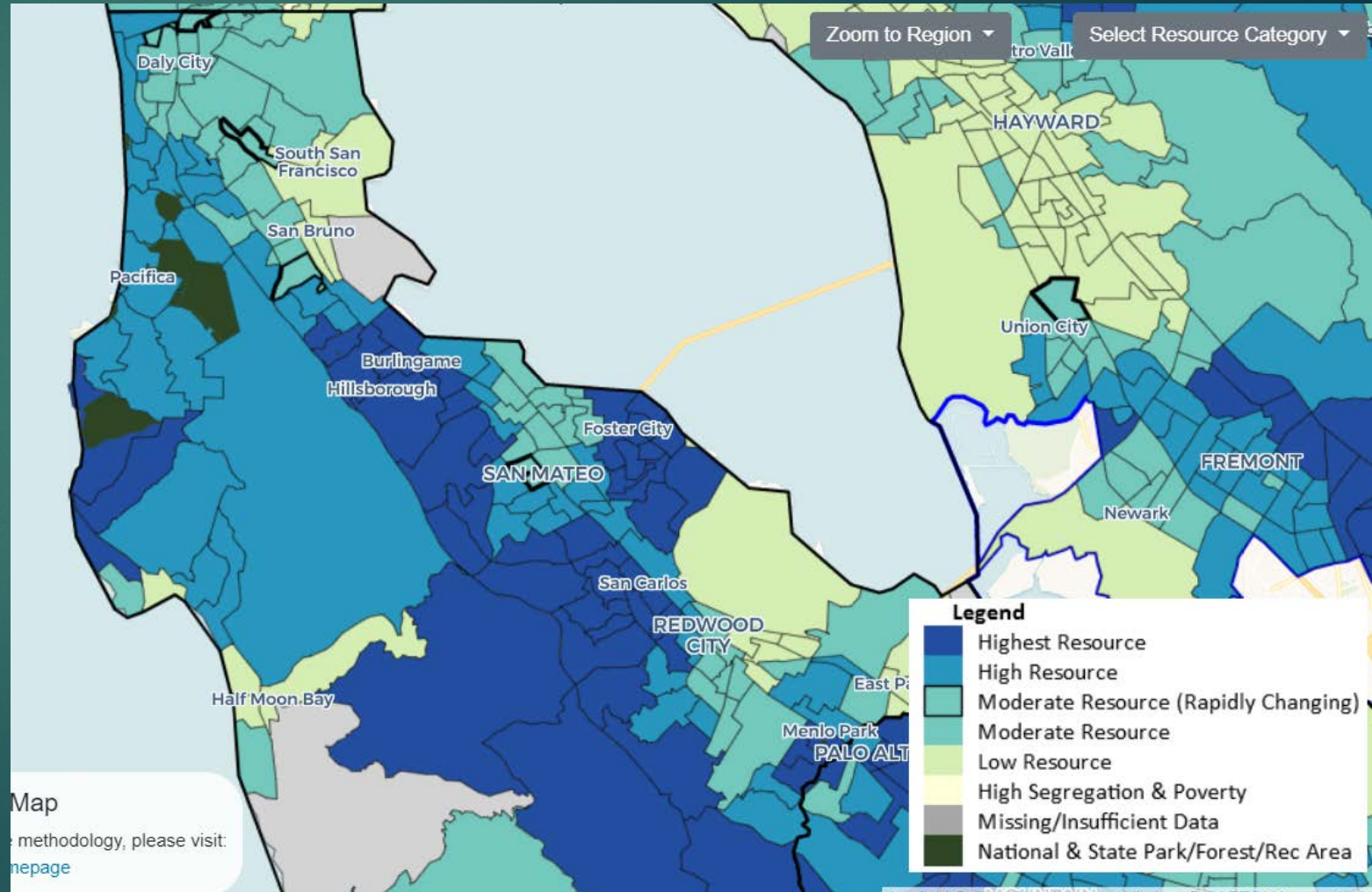


Table 1: Percent Increase of Total Allocations for San Mateo County Jurisdictions

Jurisdiction	RHNA 5	RHNA 6	% Increase
Atherton	93	290	212%
Belmont	468	1,770	278%
Brisbane	83	2,810	3286%
Burlingame	863	3,450	300%
Colma	59	180	205%
Daly City	1,350	4,830	258%
East Palo Alto	467	890	91%
Foster City	430	2,030	372%
Half Moon Bay	240	330	38%
Hillsborough	91	610	570%
Menlo Park	655	3,070	369%
Millbrae	663	2,370	257%
Pacifica	413	1,930	367%
Portola Valley	64	250	291%
Redwood City	2,789	5,190	86%
San Bruno	1,155	2,130	84%
San Carlos	596	2,390	301%
San Mateo	3,100	6,690	116%
South San Francisco	1,864	3,980	114%
Unincorporated San Mateo	913	2,930	221%
Woodside	62	320	416%
COUNTY TOTAL	16,418	48,440	195%

# Challenges for Sites Inventory

- ▶ Increased Scrutiny for
  - ▶ Large Sites (10 acres)
  - ▶ Small Sites (.5 acres)
  - ▶ Redevelopment Sites (i.e. non-vacant sites)
- ▶ New Rules for Reused Sites



# 21 Elements

1. Save resources/Ability to complete in house
2. Better products - Best practices, collaboration, templates
3. Easier time getting certified
4. Tailored options
5. Start early - Lots of time for rezoning + engagement
6. Coordinate with ABAG/HCD



21 Elements

# Early Products

- ▶ Outreach material
- ▶ Sites inventory work



# Questions

