

SCC Planning Collaborative RHNA6 Support Packages [DRAFT]

25 June 2020



Key Dates

Summer 2020	Regional number received: 441,176 (235% increase)
Fall 2020	Draft methodology, pre-draft allocation
Oct 2022	Draft Housing Element (2-month review, Hearings)
Jan 2023	Due Date

(harsh) Realities...

- Higher RHNA numbers
 - Regionally a 235% increase from RHNA 5
 - Higher for job centers, opportunity areas, transit access
- Fewer sites plus increased scrutiny
 - Recent development
 - Previously listed sites
 - Small/large sites
 - Non-vacant sites
- New State laws
- Strained budgets

What are your plans?

1. What are your element update plans?

- *Doing mostly in-house or hiring a consultant?*
- *When do you plan to start?*
- *Do you anticipate rezoning?*

2. How can the Planning Collaborative be helpful?

Goals

1. **Start early**

More time for rezoning and difficult decisions

2. **Better products and policies**

Best practices, shared learning, templates

3. **Easier time getting certified**

4. **Leverage resources, tailor to local needs**

5. **Support doing in-house to extent possible**

Timeline

1. Get Started

Late Summer / Fall 2020

2. Prioritize Strategies

Fall 2020 – Fall 2021

3. Update the Element

Summer 2021 - Oct+ 2022

Phase I: Get Started

- Late Summer and Fall 2020
- Develop Work Plans
- Initiate Evaluation of Sites and Strategy Options
 - Understand likely RHNA
 - Evaluate available and potential site inventory
 - Update/refine existing inventories
 - Evaluate potential sites and policy levers
 - Understand fiscal implications and trade-offs
 - Evaluate small-plex/missing middle options;ADUs
 - Understand rezoning needs and strategy options
- Outreach and Education

Phase 2: Prioritize Strategies

- Fall 2020 – Fall 2021
- Define local priorities for rezoning and other policies/programs to ensure adequate sites and meet State requirements
- Community and decisionmaker engagement
- Initiate rezoning processes as needed
- Start developing key background chapters – housing needs, constraints, etc. using templates and boiler plates as possible

Phase 3: Update the Element

- Summer 2021 - Oct+ 2022
- Continue community outreach and engagement
- Develop the full Draft Housing Element, with final site inventory and implementing programs
- Ensure adequate time for HCD review
- Hold public hearings for review and adoption by January 2023
- Adopt related ordinances, including rezonings

DRAFT Packages

- Collaboration Package
- Getting Started Package
- Foundations Package

Collaboration Package

Aug 2020 – Jan 2023 (30 months); ~ \$800/month

- Regular meetings to collaborate and share, plus special work sessions
- Support education and engagement
- Engage with HCD; coordinate TA
- Conduct countywide analyses (housing needs, constraints comparison, etc.)
- ADU affordability survey; property owners survey template; other shared templates

Getting Started Package

Sept 2020 – June 2021 (~10 months); ~\$28k tiered

- Update/evaluate existing sites inventories
- Conduct countywide analysis of policy scenarios (rezoning and other regulatory changes)
- Summarize fiscal impacts of alternatives
- Evaluate “missing middle” options
- Define most promising strategy options for each jurisdiction
- Support community engagement needs

Foundations Package

Oct 2020 – Oct 2021 (~12 months); ~\$19k tiered

- Support evaluation of existing elements
- Help prepare housing background and housing needs sections; constraints analyses + write-ups
- Facilitate HCD review + input as-needed
- Define work program needs/priorities for completing updates
- Provide tailored education/outreach materials

Questions / Feedback

