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## Getting Started on RHNA 6

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July 2, 2020

### **RHNA 6 and Santa Clara County**

The sixth Regional Housing Needs Assessment will set a high bar. HCD recently released its preliminary number for the Bay Area, indicating a need for 441,000 new units for the 2023–2031 planning period. That is over 2.3x higher than the previous period's target of 188,000 units.

Allocation of the regional need will occur in the coming months. Job-rich jurisdictions will likely receive higher allocations on average than other parts of the region. At the same time, new State laws have established stricter standards for site inventories which will require additional analyses. In most cases, rezoning and changes to zoning standards will be necessary as well as other changes to streamline approvals and support the delivery of more affordable housing.

In light of these challenges as well as the logistical and economic repercussions of the ongoing COVID-19 pandemic, it is more important than ever to leverage resources, streamline and strategically target work efforts, advance affordable housing opportunities, and position every jurisdiction for a successful update process. Many jurisdictions will need to complete their housing elements relying primarily on in-house staff with limited outside support.

### **Leveraging for Success: RHNA 6 and the SCC Planning Collaborative**

Outlined on the following pages are three service packages designed to help all Planning Collaborative members meet state requirements in as timely and cost-effective manner as possible. The packages are structured to leverage shared work efforts and economies of scale while providing the analyses and customized support to achieve certification and help jurisdictions complete their updates in-house if desired.

The estimated costs of the Site Strategies and Foundations packages are **draft** and tiered by city size. All packages assume jurisdictional staff commitment to support the work, as described in the package overviews.

*The cost estimates do not include work effort to complete rezoning actions or other regulatory changes and related environmental analyses.*

We look forward to engaging with directors and staff to refine the draft packages and tailor an approach that best meets everyone's needs.

# Santa Clara County Planning Collaborative

## Support Packages “At-a-Glance”

	Collaboration	Site Strategies	Foundations
<b>Why?</b>	<i>Continues and expands the Planning Collaborative. Makes it easier to complete updates and improves outcomes.</i>	<i>Prepares cities for their site inventory, including market-based analysis by economics firm.</i>	<i>Completes key background sections of the Housing Element.</i>
<b>What You Get</b>	<ul style="list-style-type: none"> <li>✓ Group website with HE tools, products, etc.</li> <li>✓ Collaboration meetings + focused work sessions</li> <li>✓ Countywide and city-specific analyses</li> <li>✓ Data templates, best practice reports</li> <li>✓ ADU affordability survey</li> <li>✓ Educational tools and resources</li> <li>✓ Engagement with HCD and lawmakers</li> </ul>	<ul style="list-style-type: none"> <li>✓ Site inventory baselines and gap analyses</li> <li>✓ Analysis of market-supportive site inventory strategies and summary of fiscal impacts</li> <li>✓ “Missing middle” housing analysis</li> <li>✓ Recommendations on priority policy and program strategies to meet RHNA</li> </ul>	<ul style="list-style-type: none"> <li>✓ Evaluation of existing housing element</li> <li>✓ Drafts of key sections: background, housing needs, constraints (governmental and non-governmental)</li> <li>✓ Refined work plan and schedule to complete the update</li> <li>✓ Tailored educational and outreach materials</li> </ul>
<b>When It Happens</b>	Aug 2020 – Jan 2023 <i>(30 months)</i>	Sept 2020 – June 2021	Oct 2020 – Oct 2021
<b>What It Costs</b> <b>[DRAFT]</b>	<p><b><u>Same Cost for All</u></b></p> <p>\$25,000 over 2.5 years (approx. \$830/month)</p> <p><i>Assumes full participation to share cost of ~65 hrs. staff support per month</i></p>	<p><b><u>Tiered by City Size</u></b></p> <p>\$15,500 – \$47,500</p> <p><i>Will adjust based on how many participate; includes ~\$80k of shared analysis costs</i></p>	<p><b><u>Tiered by City Size</u></b></p> <p>\$16,000 – \$25,000</p>

Total cost of services is cumulative (adding the three package costs, based on jurisdiction size). All services rely on active participation of jurisdiction staff, as summarized on the following pages. Tailored support beyond these proposed services can be provided on a case-by-case basis.

## Collaboration Package

<b>Overview</b>	Support cross-jurisdictional learning, coordination, collaboration and problem-solving for the duration of the housing element process through regular meetings, countywide analyses, best practice research, and shared data and communications tools.
<b>Timing</b>	<i>August 2020 through January 2023 (30 months)</i>
<b>Cost</b>	<i>\$25,000 per jurisdiction for 30 months of collaboration support (~\$830/month)</i>
<b>Core Tasks</b>	<ol style="list-style-type: none"><li>1 Facilitate sharing and collaboration, including special work sessions and regular meetings</li><li>2 Focused research and dialogue on issues of special concern, including strategies to affirmatively further fair housing</li><li>3 Provide educational materials and outreach support</li><li>4 Engage with HCD on overall process, tours, and technical assistance</li><li>5 Develop countywide analyses with jurisdiction-level data for housing needs, etc.</li><li>6 Create templates and best practice tools, including support for property owner surveys</li><li>7 Conduct ADU affordability survey</li><li>8 Educate Sacramento lawmakers about jurisdiction experience</li></ol>
<b>Products</b>	<ul style="list-style-type: none"><li>✓ Update Planning Collaborative website with tools, products, outreach materials, etc.</li><li>✓ Regular meetings and discussion summaries</li><li>✓ Countywide and jurisdiction-specific need tables</li><li>✓ Countywide analyses, data templates, best practice reports, etc. based on group needs</li><li>✓ ADU affordability survey</li><li>✓ Shared educational tools for the general public and decisionmakers</li></ul>
<b>City Roles</b>	<ul style="list-style-type: none"><li>▶ Fully participate in regular meetings and special work sessions.</li><li>▶ Review and provide feedback on draft work products, including data tools, research papers, educational materials, etc.</li><li>▶ Serve as a conduit to others in your city organization and community on issues of shared concern.</li><li>▶ Actively share local challenges, best practices, relevant resources and housing knowledge.</li></ul>

## Site Strategies Package

### Site Inventories and Analysis of Strategy Options

**Overview** Assess site inventories and evaluate strategies for creating additional housing capacity, taking into account anticipated need allocations and recent changes in state laws that affect site eligibility. The outcome will be early identification of the most viable strategies to ensure adequate sites so that rezoning and other actions can be completed in conjunction with the update process.

**Timing** *September 2020 through June 2021 (10 months)*

Cost	<u>Population</u>	<u>Estimated Cost</u>	<u>Population</u>	<u>Estimated Cost</u>
		<20k:	\$15,500	100k+:
	20-60k:	\$24,000	750k+:	\$47,500
	60-100k:	\$27,500		

- Core Tasks**
- 1 Prepare jurisdiction-specific site inventory baselines (based on current inventory of zoned and planned sites) and compare to anticipated RHNA need numbers. How much additional capacity will need to be found?.
  - 2 Engage an economic analysis firm to conduct development feasibility analyses based on defined site inventory gaps to identify market-supportive capacity increases that could be achieved through alternative planning and policy strategies (including rezoning and other regulatory changes).
  - 3 Evaluate and summarize fiscal impacts of each strategy alternative.
  - 4 Study market absorption rates for missing middle housing.
  - 5 Review analysis methodology and results with HCD.
  - 6 Identify the most promising site capacity strategies for each jurisdiction to meet RHNA needs and help ensure that rezoning and other actions can be completed in conjunction with the update process.

- Products**
- ✓ Site inventory baselines and anticipated gaps by jurisdiction
  - ✓ Parcel-level data on market-supportive site capacity increases that could be achieved in each jurisdiction through alternative policy strategies (e.g., rezoning based on defined criteria; changes to development standards; density bonuses; etc.) accompanied by summary of fiscal impacts of each
  - ✓ Report on market absorption rates for "missing middle" housing and implications for site inventories
  - ✓ Recommendations on policy and program strategies for each jurisdiction (developed in conjunction with jurisdiction staff) to meet RHNA

- City Roles**
- ▶ Prepare data on current sites inventory using provided template.
  - ▶ Participate in working group to inform and guide the site strategies analysis and "missing middle" analysis, providing feedback on methodology, strategy alternatives and draft findings.
  - ▶ Work with Planning Collaborative team to define recommendations on strategy priorities for the housing element update to achieve needed site capacity increases.

## Foundations Package

### Evaluation of Existing Element / Housing Needs / Constraints Analyses

**Overview** Evaluate the existing element in relation to recent state law requirements; develop the key foundational sections of the housing element; and refine your work program and schedule (including engagement strategy, rezoning and other actions, as needed) to achieve a certified element.

**Timing** *October 2020 through October 2021 (12 months)*

Cost	<i>Population</i>	<i>Estimated Cost</i>	<i>Population</i>	<i>Estimated Cost</i>
	<20k:	\$16,000	100k+:	\$22,500
20-60k:	\$18,000	750k+:	\$25,000	
60-100k:	\$19,500			

- Core Tasks**
- 1 Work with jurisdiction staff to evaluate existing Housing Element and define update needs.
  - 2 Prepare jurisdiction-specific Housing Needs Analysis and Background text, drawing on countywide and local data.
  - 3 Prepare jurisdiction-specific Governmental and Non-Governmental Constraints Analysis sections in collaboration with jurisdiction staff.
  - 4 Develop jurisdiction-specific scope and schedule for completing the housing element update, including needed regulatory changes.
  - 5 Facilitate informal consultation with HCD on jurisdiction-specific issues.
  - 6 Provide tailored educational and outreach materials regarding local housing needs and opportunities.

- Products**
- ✓ Evaluation of existing housing element
  - ✓ Drafts of key sections: background, housing needs, governmental constraints and non-governmental constraints
  - ✓ Refined work plan and schedule for remainder of the housing element update
  - ✓ Tailored educational and outreach materials

- City Roles**
- ▶ Provide data relevant to the existing housing element, local housing conditions, and both governmental and non-governmental constraints using provided templates. Write some jurisdiction-specific context.
  - ▶ Edit material provided by the Planning Collaborative team.
  - ▶ Collaborate on developing and refining the work program and schedule to complete the update.
  - ▶ Participate in jurisdiction-specific consultations with HCD.
  - ▶ Review and provide feedback on draft work products.
  - ▶ Engage other jurisdictional staff and departments as needed to provide relevant data and reviews.
  - ▶ Schedule and lead local engagement activities with Planning Collaborative support.

# Santa Clara County Planning Collaborative

## RHNA 6 Process Overview

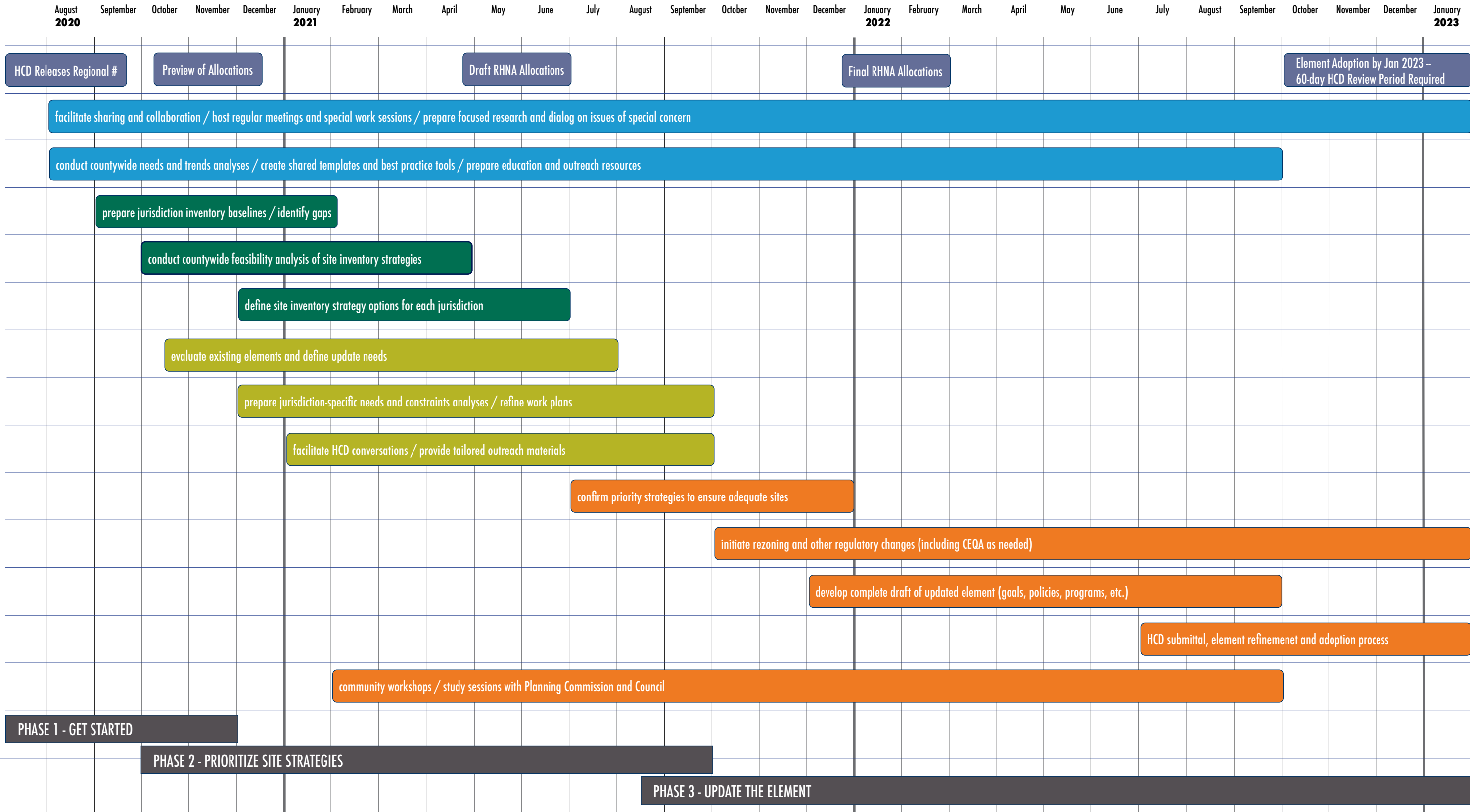
Prepared July 2, 2020

COLLABORATION PACKAGE

SITE STRATEGIES PACKAGE

FOUNDATIONS PACKAGE

JURISDICTION WORK TO COMPLETE  
UPDATED ELEMENT



PHASE 1 - GET STARTED

PHASE 2 - PRIORITIZE SITE STRATEGIES

PHASE 3 - UPDATE THE ELEMENT