

Housing Elements

Preparing for RHNA 6

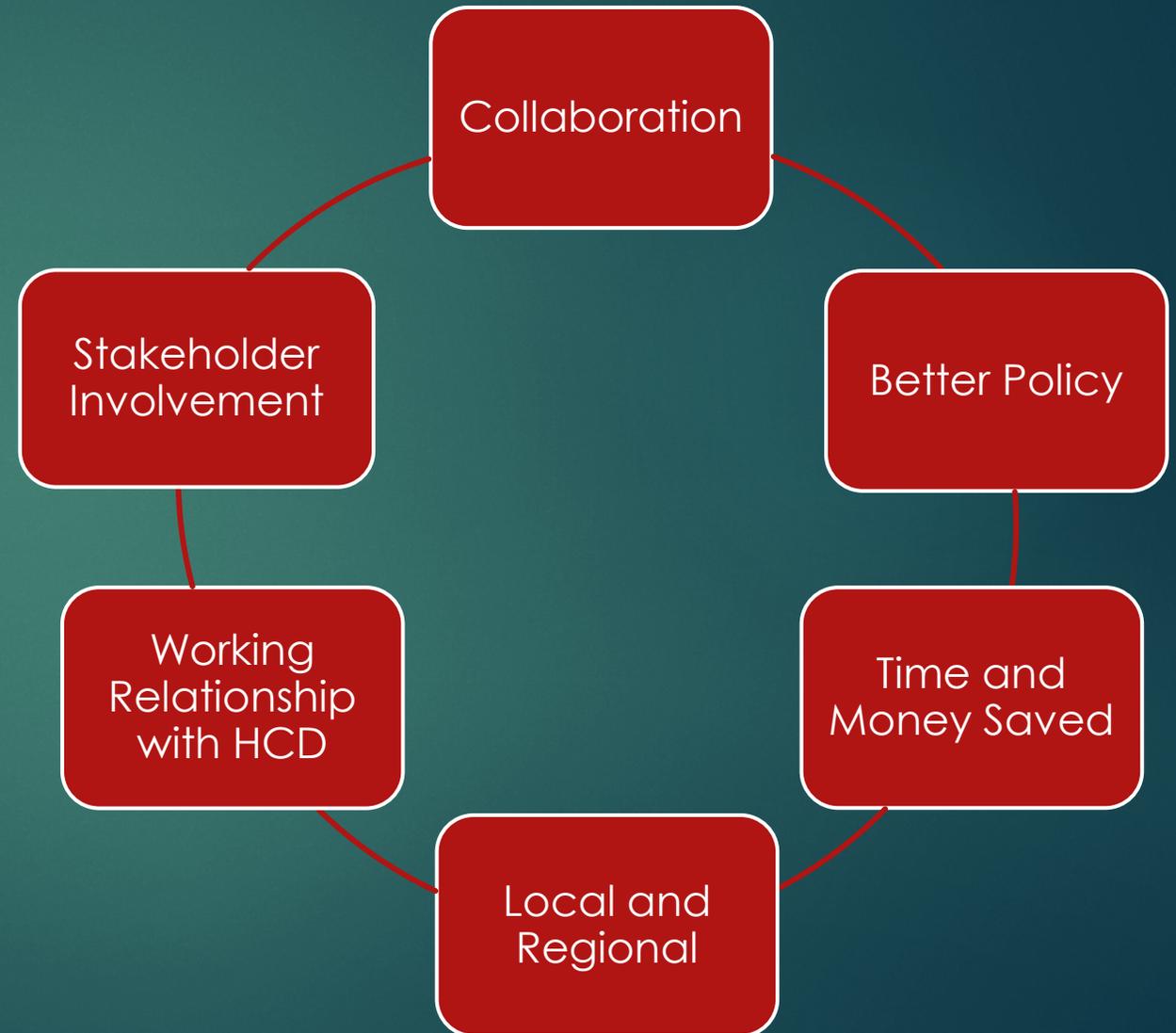
JOSHUA ABRAMS, 21 ELEMENTS



21 Elements

21 Elements

A collaboration among all jurisdictions in San Mateo County to improve housing planning and support policy implementation, with the goals of saving jurisdictions time and money, to better meet our collective housing needs.



Agenda

1. Housing Element 101
2. RHNA Context
 1. Plan Bay Area
 2. S. Cali Experience
 3. Required Objectives
3. ABAG Methodology
4. Timing



Housing Elements

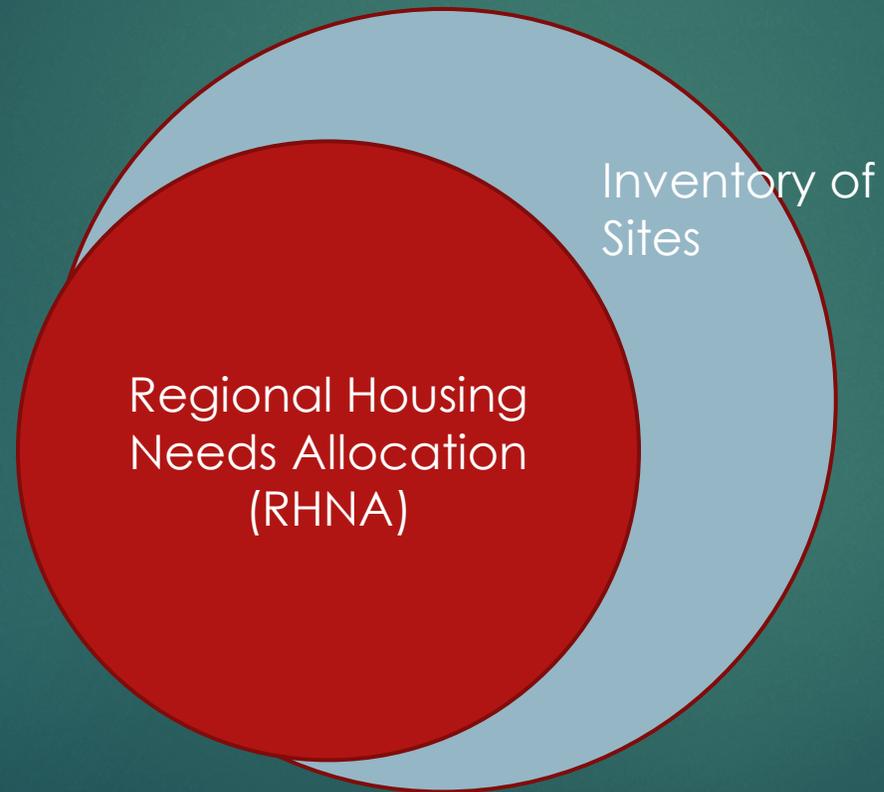
Local housing plan that looks at:

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

All cities
must adopt
housing
elements



RHNA



Plan Bay Area/Blueprint



TELL US WHAT YOU THINK.

I LIKE IT!

- #5 esp. impacts for persons w/ disabilities
- #7 esp close to Freys & public transit
- #3 fresh air good for the environment
- #14 small businesses need encourage to grow
- Need housing that is affordable to middle-income families
- Specifically encourage ADU's to increase density in quality suburbs
- Fill with food & recycling bins and more
- Publicly owned sites for public & community use (including) a market opportunity for affordable housing
- Small transit vehicles are a good fit for Napa Valley also being in valleys
- Good planning calls attention to maintaining roads is essential

Southern California Experience

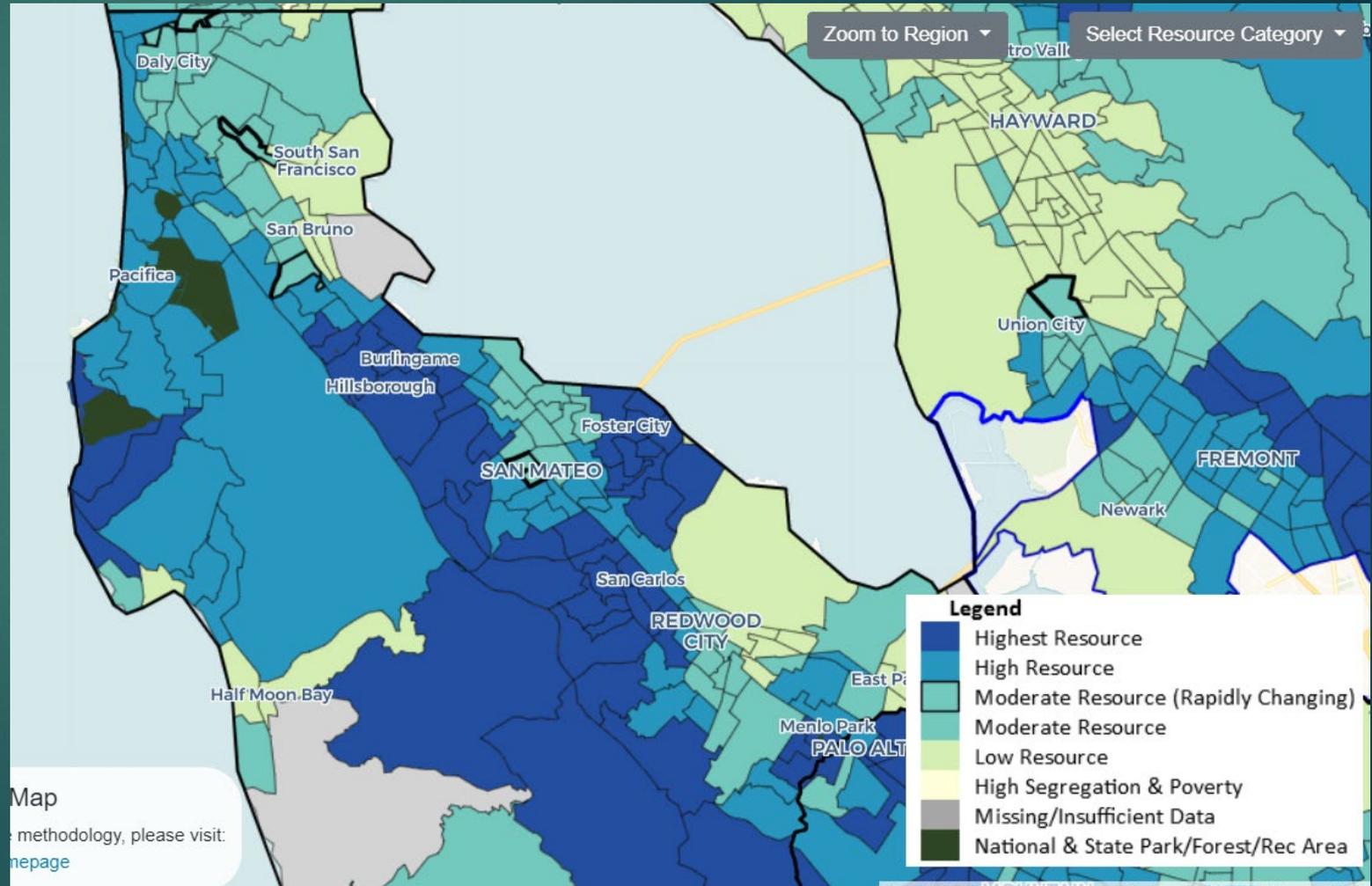
- ▶ W. Hollywood 77 to 3,924
- ▶ Beverly Hills 3 to 3,143
- ▶ S. Pasadena 63 to 2064
- ▶ San Marino 2 to 398

Objectives Overview

- ▶ Required State Objectives
 - ▶ Equitable
 - ▶ Promote infill
 - ▶ Greenhouse gas reduction
 - ▶ Jobs housing fit
 - ▶ Balance existing income disparity
 - ▶ Affirmatively Further Fair Housing

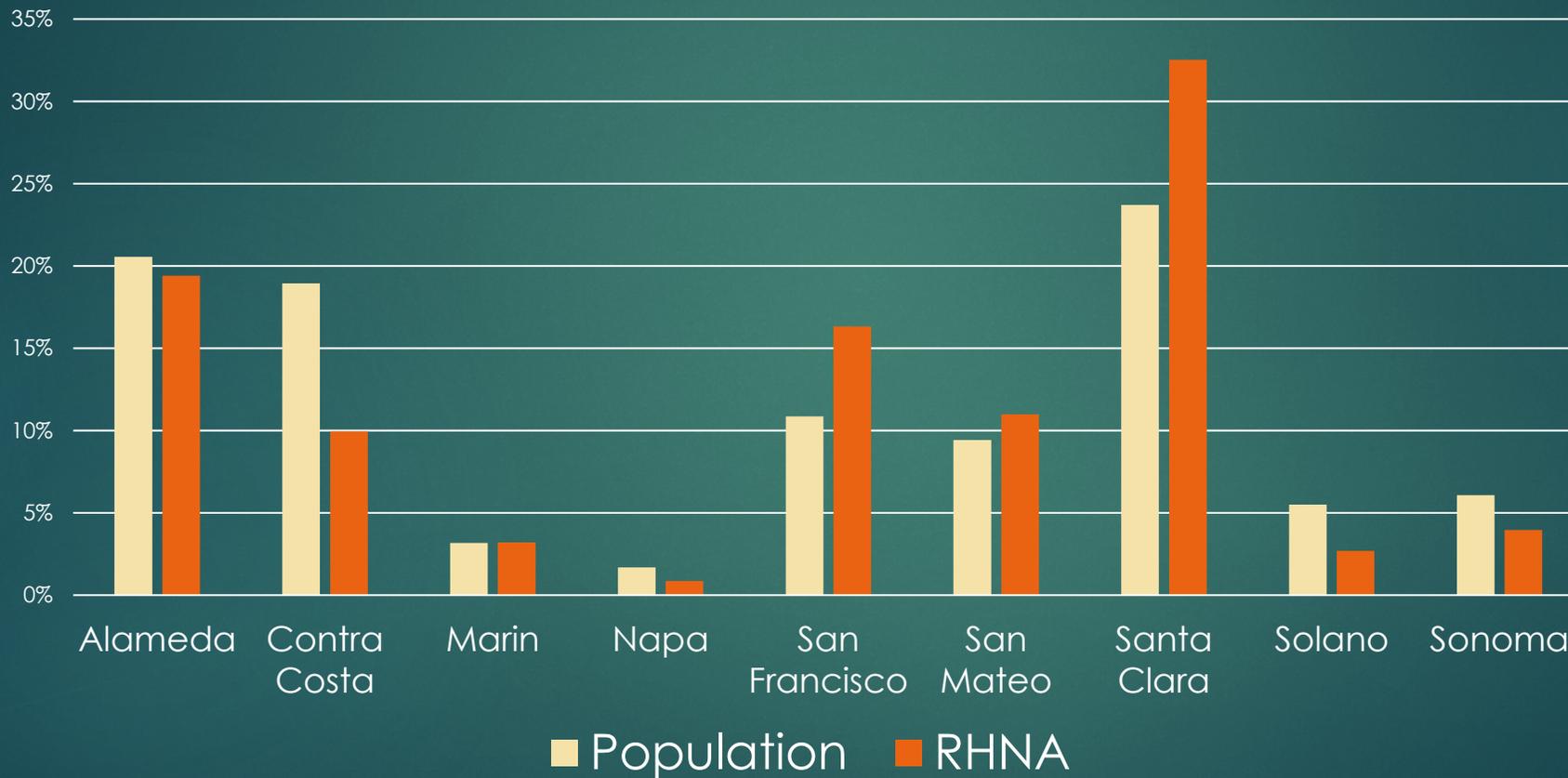
Factors in Methodology

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



Regional Context

Population and RHNA



Jurisdiction Specific Allocations

Percent Increase of Total Allocations for San Mateo County Jurisdictions			
Jurisdiction	RHNA 5	RHNA 6	% Increase
Atherton	93	298	220%
Belmont	468	1,775	279%
Brisbane	83	2,819	3296%
Burlingame	863	3,449	300%
Colma	59	183	210%
Daly City	1,350	4,827	258%
East Palo Alto	467	889	90%
Foster City	430	2,028	372%
Half Moon Bay	240	342	43%
Hillsborough	91	606	566%
Menlo Park	655	3,075	369%
Millbrae	663	2,359	256%
Pacifica	413	1,933	368%
Portola Valley	64	251	292%
Redwood City	2,789	5,199	86%
San Bruno	1,155	2,130	84%
San Carlos	596	2,393	302%
San Mateo	3,100	6,697	116%
South San Francisco	1,864	3,978	113%
Unincorp San Mateo	913	2,933	221%
Woodside	62	326	426%
COUNTY TOTAL	16,418	48,490	195%

Timing



Nov 12th . C/CAG meeting

Number for region (HCD)
Draft Blueprint (ABAG)

Draft methodology / hints at allocations
Final Blueprint

Final Blueprint

Draft allocations

Final Allocations

Housing Elements
Due

Aug 2020

Fall 2020
We are here

Dec 2020

Spring 2021

Winter 2021

Jan 2023



Questions

