21 Elements RHNA 5

TAC Meeting #19

September 12, 2013

Purposes of Today's Meeting

1. Review the 21 Elements and RHNA Schedule
2. Review products, new material and information needed from jurisdictions
3. Review coordination and transition
4. Discuss and determine next steps for the Nexus Study

Today's Agenda

I. Welcome, Introductions and Review of the Meeting Purposes

II. Review Draft Program Guidelines for PDA Planning Grants

III. Review Schedule, Coordination and Project Management Transition

IV. Review Completed/Nearly Complete Products

V. Discuss Approach for Upcoming Items (Constraints, Public Participation Plan, Second Units and Nexus Study)

Close no later than 3:00 pm

Item II.
Draft Program Guidelines for PDA Planning Grants

Item III.
Schedule, Coordination and Project Management Transition

21 Elements / RHNA 5 Schedule

Prepared August 13, 2013

Annual Progress Report — Annual Housing Element Progress Report due by April 1 of each year

★ Tentative Technical Advisory Committee (TAC) Meetings

Generalized Local Jurisdiction Schedule

BASE Package Schedule of Products — Completion of all products under this task group

PRE-QUAL Schedule of Products — Completion of all products under this task group

FULL PACKAGE Schedule of Products — Completion of all products under this task group

Generalized Milestones for the 21 Elements Jurisdictions

FY

- Complete the RHNA/Sub-RHNA Process for RHNA 5 (Including Appeals) — November, December, January 2013
- Confirm HE Update Scope of Work — February, March
- Annual Progress Report — March
- Identify HE Update Staffing/Consultant — April, May
- Complete Background Data Collection and Analysis; Develop Policy and Program Concepts; Conduct Initial Community Outreach; Prepare Preliminary Draft Housing Element — June, July, August, September, October, November, December, January 2014
- Review Preliminary Draft; Prepare Draft HE — February, March
- Annual Progress Report — March
- 60-Day HCD Review; Response to HCD and Public Comments (agreement with HCD); CEQA Review — April, May, June
- Conduct Public Hearings / Adoption — July, August, September
- Adopted — October
- 120 days from the Statutory Deadline for Adoption — November, December, January 2015

21 Elements Work Tasks and Products

Review and Revise (Current Housing Element)	Prepare Template for Evaluating Current Housing Elements; Prepare Jurisdiction Review and Write-Up of the Current Housing Element (Link to Annual Progress Report) ***
Existing Housing Needs	Collect Jurisdiction-Specific and Countywide Data on Housing Needs; Prepare Countywide Write-Up; Prepare Jurisdiction Write-Up of Housing Needs
Special Housing Needs	Collect Jurisdiction-Specific and Countywide Data on Special Housing Needs; Prepare Countywide Write-Up; Jurisdiction Write-Up of Special Housing Needs
Projected Housing Needs	Template/ Write-Up; Jurisdiction Write-Up
Sites Inventory Analysis	Template/ Write-Up; Prepare Jurisdiction-Specific Site Inventory Analysis ***
Governmental Constraints***	Collect Jurisdiction-Specific and Countywide Data on Governmental Constraints; Prepare Countywide Write-Up ***; Prepare Jurisdiction Write-Up of Governmental Constraints Analysis ***
Non-Governmental Constraints	Collect Jurisdiction-Specific and Countywide Data on Non-Governmental Constraints; Prepare Countywide Write-Up; Prepare Jurisdiction Write-Up of Non-Governmental Constraints
Other Housing Element Content and Analysis	Collect Jurisdiction-Specific and Countywide Data on Other Issues; Prepare Countywide Write-Up; Prepare Jurisdiction Write-Up of Other Housing Element Issues
Public Participation and Review	Conduct Community Outreach and Outreach to Special Interest Groups ***; Conduct Community Outreach and Outreach to Interest Groups ***
Goals, Policies and Implementing Programs	Identify Best Practices and Tabulate Jurisdiction Strategies
Environmental Review	Prepare Generic Initial Study Write-Up; Prepare Initial Study Write-Up
Miscellaneous Topics	Conduct Other Special Studies and Write-Ups; Conduct Other Special Studies and Write-Ups for the Jurisdiction HE
Coordination with HCD	Coordinate with HCD Staff; Conduct "Informal Consultation" with HCD Staff (review of Housing Element sections) ***
Project Coordination	Project Coordination; TAC Meetings; etc.

November, December, January 2013, February, March, April, May, June, July, August, September, October, November, December, January 2014, February, March, April, May, June, July, August, September, October, November, December, January 2015

***Task Completion Requires Jurisdiction Involvement

Please Note: *This schedule has been developed to enable 21 Elements jurisdictions to adopt their Housing Element update for RHNA 5 by October 2012. Government Code Section 65588(e)(4) establishes a 120-day time period after January, 2015 within which adoption of the Housing Element must occur, as follows:*

"(4) (A) A local government that does not adopt a housing element within 120 days of the applicable deadline described in subparagraph (A), (B), or (C) of paragraph (2) or subparagraph (A) or (C) of paragraph (3) shall revise its housing element not less than every four years until the local government has adopted at least two consecutive revisions by the statutory deadline."

Item IV.
Completed/Nearly Completed 21 Elements Products

Recently Completed/Nearly Completed Products

- **Review of Current Housing Elements** (3 completed and the rest are 85% done) — (1) need jurisdiction review of drafts to make sure they are complete and up-to-date; (2) program naming and program summary descriptions formatted to make it easier to undertake annual review. *October completion*
- **Housing Needs Tables - Draft**
- **Fact Sheet on Low Income Housing Tax Credits Scoring Formula**

Item V.
Discussion Items

Items for Discussion

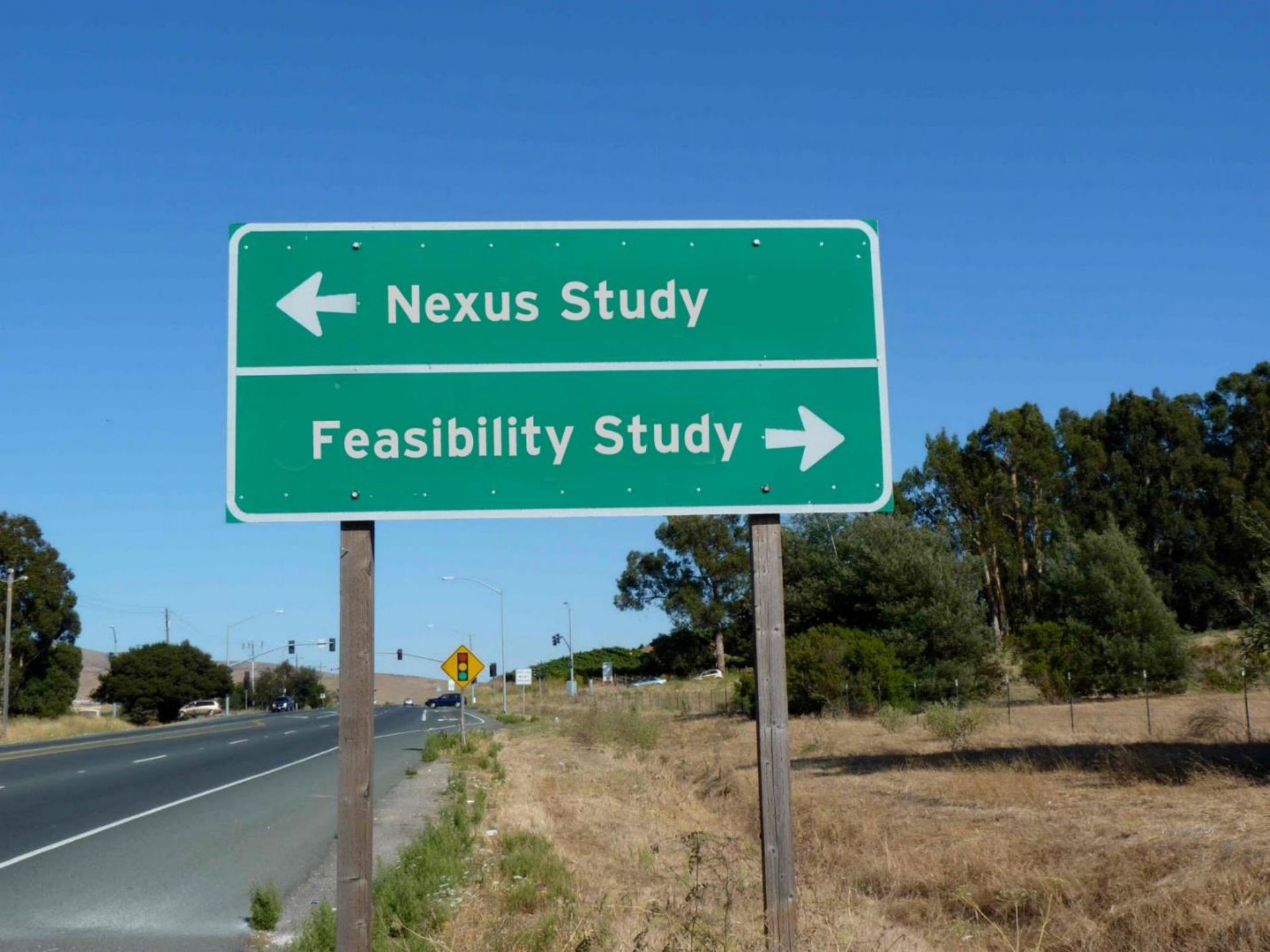
- Potential Governmental Constraints Analysis
- Public Participation Plan
- Second Units
- Nexus Study

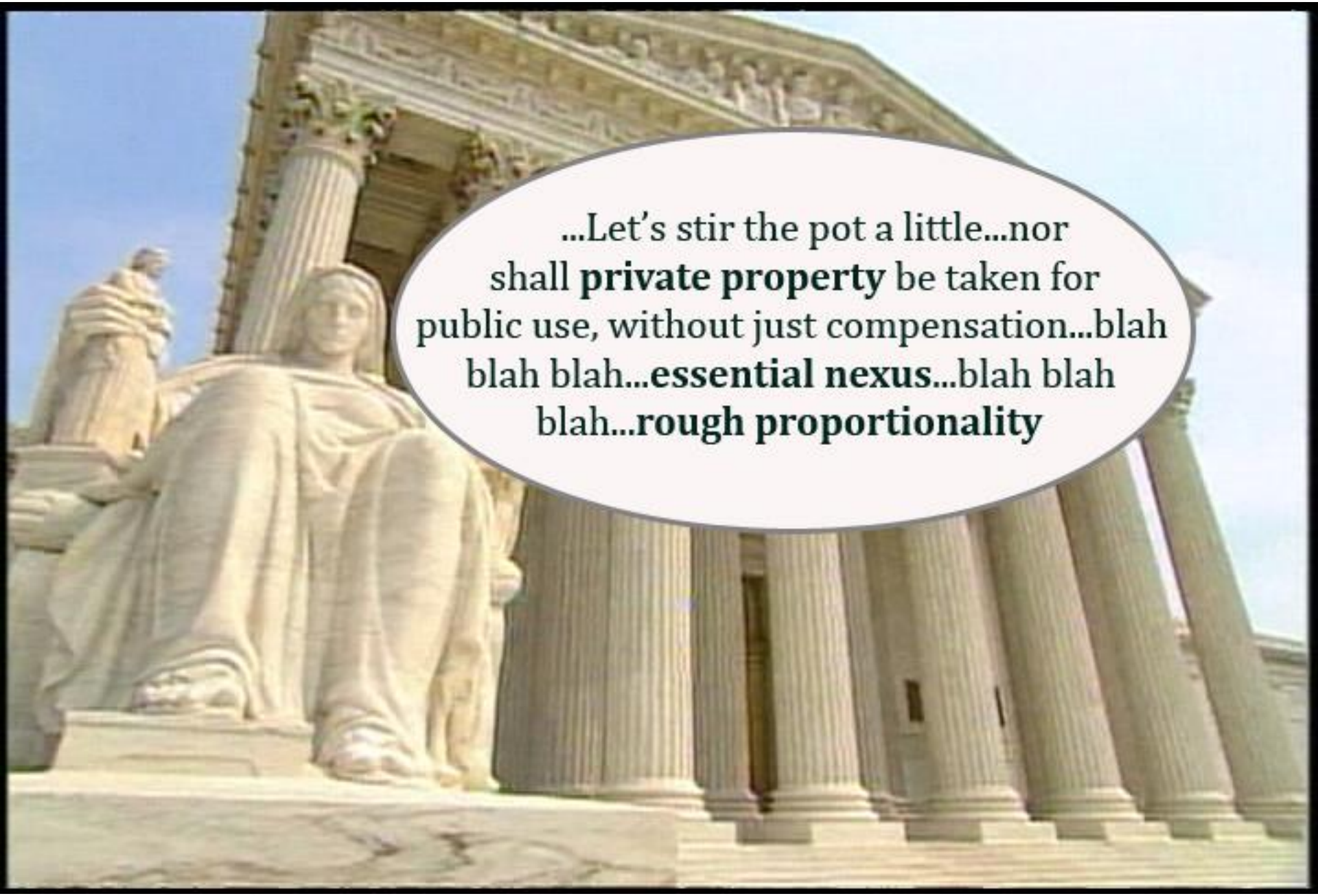
Constraints

Public Participation Plan

- Stakeholder lists
- Web presence
- 21 Element meetings with
  - Housing advocates
  - Developers
  - Special needs advocates
- Optional public meetings
- Optional newsletters
- Handouts

Second Units


Nexus Study
Feasibility Study

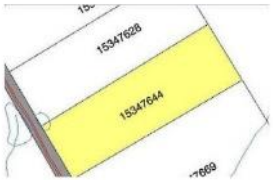

...Let's stir the pot a little...nor shall **private property** be taken for public use, without just compensation...blah blah blah...**essential nexus**...blah blah blah...**rough proportionality**

Feasibility

$100
Final sales price
(determined by market)

$40
Construction
price

$10
Desired
profit

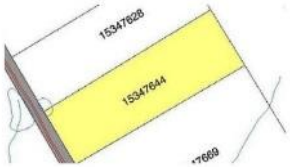


$50
Land Price

$100
Final sales price
(determined by market)

$45
Construction
price and fees

$10
Desired
profit



$45
Land Price

Participating Jurisdictions

- **Commercial Nexus Study** — Foster City, Menlo Park, South San Francisco and City of San Mateo
- **Residential Nexus Study** — Burlingame, Colma, Menlo Park, San Bruno, City of San Mateo and Redwood City