

## 21 Elements RHNA 5



TAC Meeting #18  
June 13, 2013

### AGENDA

- I. Welcome, Introductions and Review of the Meeting Purpose
- II. Coordination and Transition
- III. Case Study – Menlo Park Housing Element  
Justin Murphy
- IV. Resources for Streamlined Review
- V. Schedule and Products
- VI. Guest Speakers - Golden Gate Regional Center –  
Gabriel Rogan
- VII. Affordable Housing Nexus Study

### Coordination and Transition

### Case Study Menlo Park

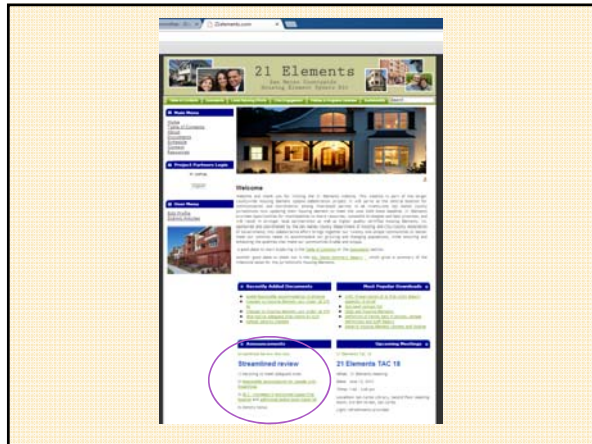
- See Menlo Park Powerpoint Slides

### Resources for Streamlined Review

- Survey says...
- HCD says...Public Outreach
- Essential tasks and resources
  - Reasonable accommodation for people with disabilities
  - SB 2 homeless zoning
  - Rezoning to meet adequate sites
  - State density bonus law

### Survey Results

- Rezoning – 4 cities
- SB 2 – 4 cities
- Reasonable accommodation – 6 cities
- Density Bonus – 8 cities



### Reasonable Accommodation

- Background material
- Flyers
- Sample ordinances from jurisdictions
- Model ordinance from HCD
- Sample staff report

### SB 2 Homeless Rezoning

- Background
- Who rezoned which zones
- Best practices
- CEQA
- Sample ordinances
  - Local ones?

### Rezoning for Adequate Sites

- Follow golden rules
  - By right
  - 16 units on the site
  - Zoning sets a floor of 20 + units
  - Half the sites not mixed use
- Do it soon
- Swapping sites is ok

### State Density Bonus Law

### Housing Needs

- Tables
- A question of form

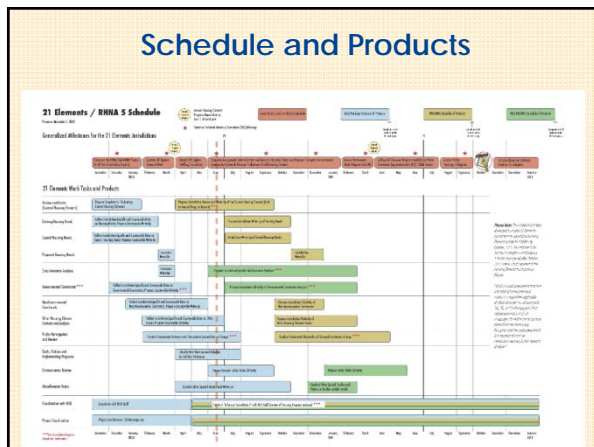
### Defining Trends

- Baby boomers retiring and needing different housing options
- Diverse Millennial generation's growing influence
- Single person households
- More interest in *complete communities* and environmental sustainability
- Challenges providing housing for the workforce

### Other Products

- Review and Revise
- Constraints

### Schedule and Products



### Guest Speaker - Gabriel Rogan

- See Golden Gate Regional Center Powerpoint

### Affordable Housing Nexus Study