



**HILLSBOROUGH**  
*California*

**STUDY SESSION:**

**RHNA 6 DRAFT HOUSING ELEMENT  
BRIEFING ON PUBLIC COMMENT RECEIVED TO DATE**



# HILLSBOROUGH *California*



- Development of the Draft Housing Element
- Engagement & Outreach
- Overview of Public Comments
- Next Steps
- Q&A



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## Development of the Draft Housing Element

### **1) Consultants**

*Houseal Lavigne Associates & Baird & Driskell (21 Elements)*

### **2) Technical Advisory Committee**

In 2021, an internal technical advisory committee (TAC) was established, made up of a representative from each Town Department to provide department-specific insight into the Housing Element Update.

### **3) City Council Subcommittee**

Vice Mayor Krolik and Councilmember Cole.

### **4) Housing Element Advisory Committee (HEAC)**

A 17-person committee was formed to advise staff on the development of the Housing Element update. The HEAC is comprised of a diverse group of Town residents. Members were selected through an application process that was widely advertised and open to all town residents.

### **5) Hillsborough Community**

The Town developed a multifaceted outreach approach to ensure that the Hillsborough community is aware of and can contribute to the development of the Housing Element Update document.



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## Components of the Draft Housing Element

### **Section 1: Purpose of the Housing Element and History of the Town**

### **Section 2: Public Participation**

Summarizes the Town's community engagement efforts to achieve diverse public participation of the community.

### **Section 3: Review and Revision of Past Performance**

Evaluates housing programs and objectives in the past Housing Element and the Town's efforts in meeting the program requirements and achieving the objectives.

### **Section 4: General Plan Consistency**

Evaluates whether the Housing Element is consistent with the goals and policies set forth by the General Plan.

### **Section 5: Housing Needs**

An analysis of current demographic and housing trends and conditions.

### **Section 6: Housing Constraints**

Summarizes governmental and non-governmental constraints on production, maintenance, and affordability of housing.

### **Section 7: Housing Resources**

Summary of housing production, available land, and RHNA.

### **Section 8: Sites Inventory Analysis**

Identifies candidate sites available for net-new housing development, by income category, to meet the town's RHNA.

### **Section 9: Affirmatively Furthering Fair Housing (AFFH)**

Summary of findings from the Town's Fair Housing Assessment and the Town's fair housing action plan.

### **Section 10: Housing Plan**

Summarizes Housing Policies, Programs, and Actions



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## Public Engagement Efforts

### Electronic and Mailed Communications

- 84 e-announcements (electronic)
- 4 Town Newsletter articles (paper; sent to all Hillsborough residents)
- 1 Hillsborough Living article (paper and electronic)
- 1 informational handout (paper; distributed at Light Up the Town, Celebrate May, and available at Town Hall and the Police Department)
- 2 post cards (mailed to all Hillsborough residents)
- 1 bill insert (solid waste bills)
- 7 invitations to participate in the public review process sent Hillsborough City School District (HCSD) families via the HCSD newsletter

### Virtual Engagement

- 2 community-wide questionnaires (online)
- 7 Housing Element Advisory Committee meetings
- 17 City Council Subcommittee meetings
- 14 City Council Meetings
- 1 Architecture and Design Review Board (ADRB) Meeting
- 5 Citizen Communications Advisory Committee (CCAC) Meetings
- 1 community-wide virtual Visioning Workshop
- 1 community-wide virtual Open House

### In-Person Engagement

- 2 in-person Open Houses on August 18, 2022 (80 attendees) and September 6, 2022 (134 attendees)



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## Public Review Period

The public review and comment period for the Draft Housing Element is open and ongoing.

While state law only requires a 30-day public review and comment period, the Town has opted to increase this to 45-days to increase the opportunity for community input.

The public draft was released for review on Thursday, August 4, 2022.  
The 45-day public review period **will close on Monday, September 19, 2022.**

During this period the project team is in listening mode; collecting comments and feedback.

At the close of the public review period the team will catalogue all public comments, which will be shared with the public, City Council, and ultimately, HCD. As the policy-making body of the Town, the City Council will be the final decision makers who direct staff regarding the content of the document to be submitted to HCD



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## Overview of Public Comments Received to date

As of Thursday September 8, 2022, the Town has received public comments as follows:

- Total of 14 comments before August 4, 2022, prior to the release of the Draft Housing Element
- Total of 81 comments received via email, as of September 8<sup>th</sup> packet distribution
- Total of 89 additional comments received via email after packet distribution
- Total of 44 comments received via comment cards from the in-person Open House #1
- Total of 99 comments received via comment cards from the in-person Open House #2
- Total of 15 responses to the online survey
- Total of 8 comments received through the virtual open house

*\*All public comments available on the Town's website*



**Council to consider these comments at the September 26<sup>th</sup> Meeting**

**“No Net Loss” Buffer:**

Reduce or eliminate the 20% buffer

**Accessory Dwelling Units (ADUs):**

- Utilize maximum number of ADUs allowed
- Prioritize development of ADUs
- Increase the size and/or number of ADUs allowed on a lot

**RD-1 Zoning:**

- No Rezoning – no reduction to lot size/width
- Encourage development of existing vacant lots

**RD-2 Zoning/Opportunity Sites:**

- Explore alternative opportunity sites
- Support for senior housing

**RD-3 Zoning – Town Hall Complex:**

- Support for multi-family housing located near El Camino
- Concerns about the impacts of construction; traffic, noise, sunlight, parking
- Concerns about height of the building(s) and impacts of increased density

**Housing Element Programs:**

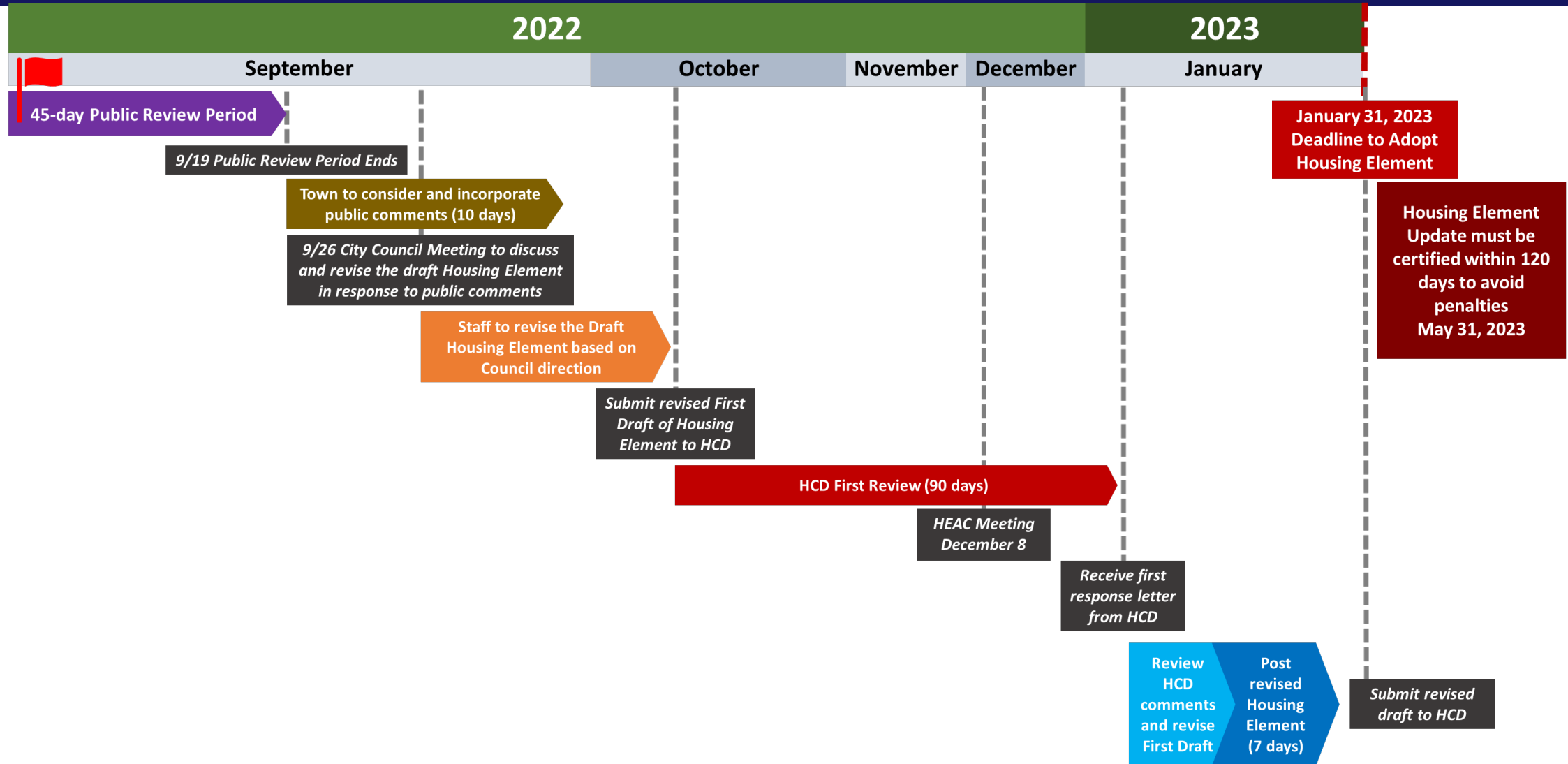
- Impacts to infrastructure, water supply, traffic, etc.
- Impacts of construction
- Change in character of the Town
- Policy 4, Goal 4.5: "Discourage redevelopment of sites with existing, smaller, single-family homes."





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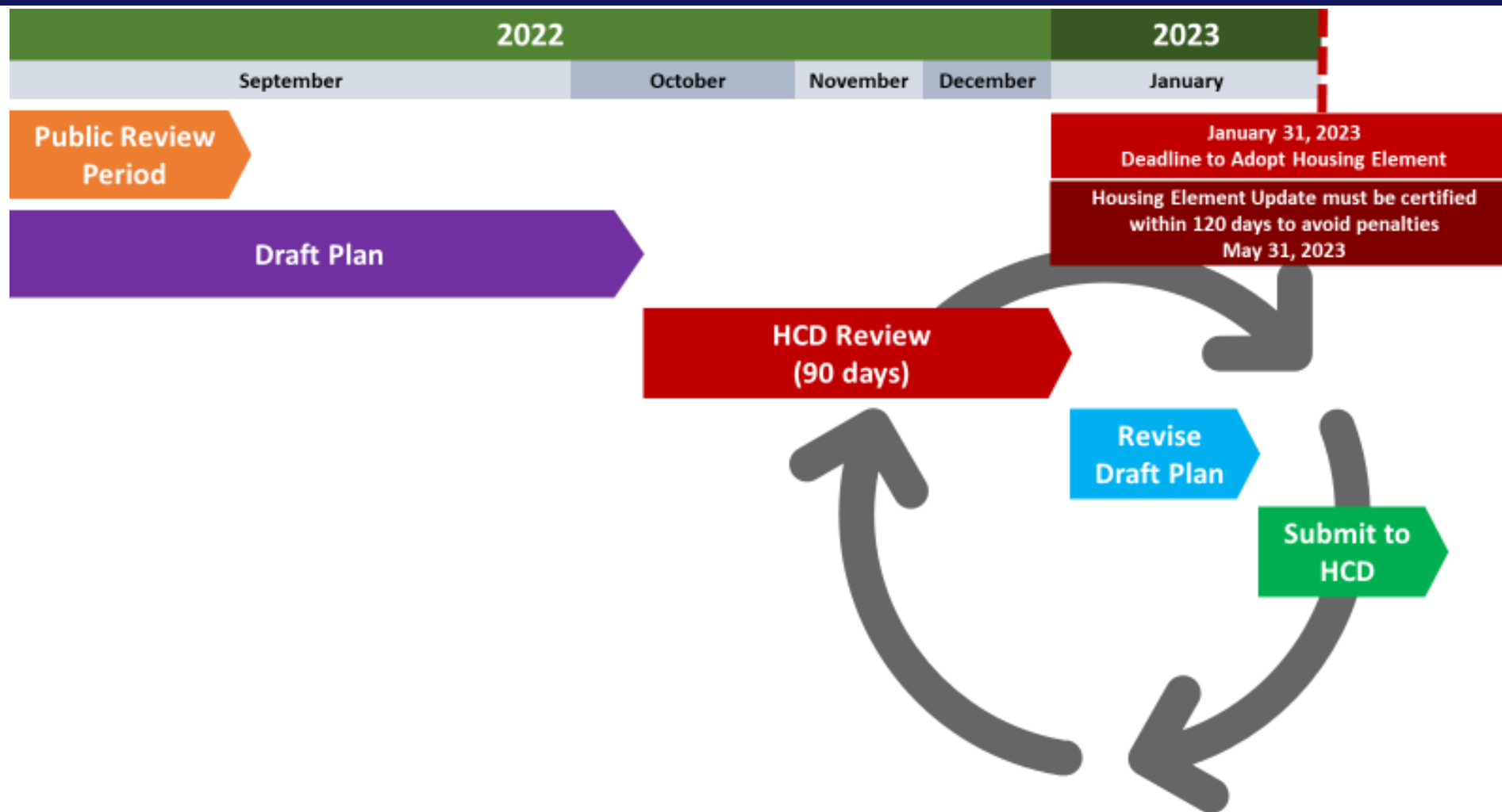
## Next Steps





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## Next Steps





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**2023-31 DRAFT HOUSING ELEMENT**

**Thank You**