

PORTOLA VALLEY HOUSING ELEMENT CONSULTANTS SUMMARY

- Staff will coordinate with the Town's Housing Element Update consultants with whom we have Council-approved contracts. There are two separate consultants supporting the Housing Element Update: 21 Elements and Urban Planning Partners
- 21 Elements (primary consultant)
 - o 21 Elements is an ongoing collaboration between the 21 jurisdictions of San Mateo County to collectively address our region's housing needs through shared learning, collaboration and coordinated action. The 21 Elements effort has been underway for over a decade and has been recognized statewide as a best practice for housing planning and policy
 - o 21 Elements will assist with the Housing Element itself:
 - assist with Housing Element goals, policies and programs to meet state requirements
 - Assess any land use changes and help identify housing sites
 - Work with staff to prepare the Draft and Final Housing Element and attend public hearings
- Urban Planning Partners
 - o Will be generally filling in the areas not covered by 21 Elements including community outreach and all policy changes required to implement the Housing Element
 - o Provide support on special issues analyses
 - o Conduct environmental review under the California Environmental Quality Act (CEQA)
 - o Assist with any resulting Zoning Code amendments
 - o State law requires that all elements of general plans be consistent; Urban Planning Partners will also be reviewing all Elements of the current General Plan to ensure consistency and propose any necessary amendments

Questions? Contact: housing@portolavalley.net