



Housing Element Update General Introduction

February 28, 2022

Ad Hoc Housing Element Committee

Town of Portola Valley



Why does the Town have to do this?

Examples of enforcement remedies/tools by the State:

1. Prescriptive zoning requirements and loss of discretionary review
2. Attorney General judicial action- potential initial monetary penalties ranging from \$10,000 - \$100,000. These may be increased over time. Example: Huntington Beach
3. Civil Lawsuits. Developers and housing advocates have right to sue cities/towns. Court may issue following orders:
 - a. Order to comply with Housing Element Law
 - b. Suspension of local control over ALL building permits (including remodels)
 - c. Court approval of housing developments
 - d. Penalties
 - e. Attorney's fees(Examples: Menlo Park, Corte Madera, Pleasanton, Alameda, Benicia, Santa Rosa)



Overall Approach

Generally speaking, cities/towns do not build housing themselves.

Developers build housing.

The Town's role is to create the policies so that it is feasible to build housing.


Fundamental Assumption:

The Town should keep discretionary review over projects to the extent feasible, allowing ASCC and Town Committee review




Schedule Change

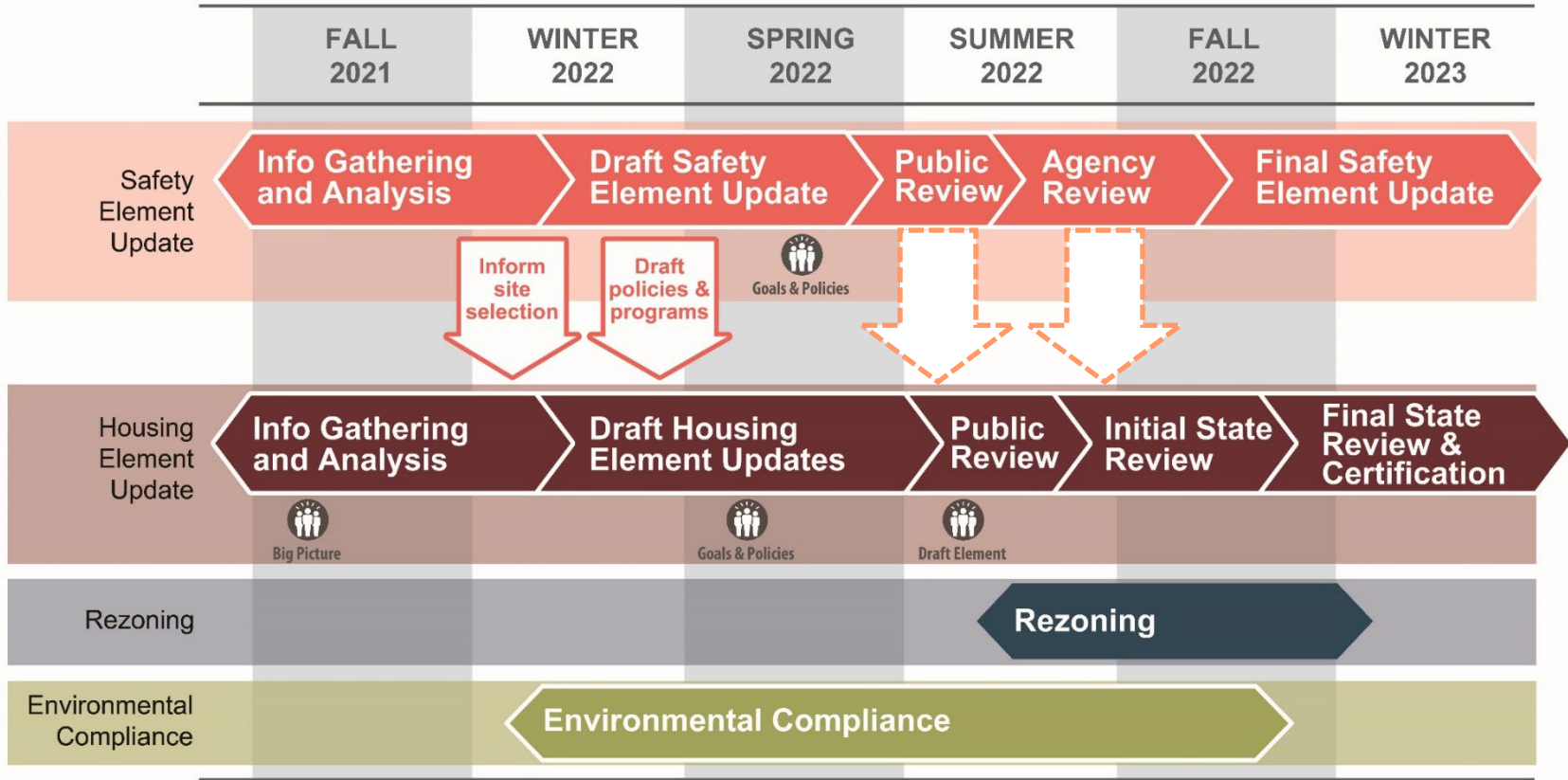
3 rd Quarter 2021	4 th Quarter 2021	1 st Quarter 2022	2 nd Quarter 2022	3 rd Quarter 2022 	4 th Quarter 2022
Initial Development of Strategies		Work on sections of Housing Element and Zoning	Complete draft of Housing Element developed	Review complete draft of Housing Element	Revise and approve final Housing Element

 September 2022 - Submit Draft to HCD

3 rd Quarter 2021	4 th Quarter 2021	1 st Quarter 2022	2 nd Quarter 2022 	3 rd Quarter 2022	4 th Quarter 2022
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 End of June 2022 - Submit Draft to HCD

Relationship to Safety Element



 Community Meeting