

A Draft Timeline for Updating the Housing Element (Assuming Electorate Vote Fails)

Category	Activity	Start Date	Duration
RFP and Consultant Selection	Issued RFP	12/20/2019	2 months
	Evaluate Proposals {WE ARE HERE}	02/20/2020	3 weeks
	Select Consultant and Take Contract to Council for Authorization	03/24/2020	3 weeks
Initial Review and Community Outreach	<ul style="list-style-type: none"> Review Existing Housing Element Identify Required Updates Conduct Community Outreach Contact Property Owners Identified on Current Housing Opportunity Sites Inventory for Substantial Evidence 	04/15/2020	6 months
Document Writing and Submittal	<ul style="list-style-type: none"> Prepare Draft Housing Element and Land Use Element for Planning Commission and City Council Review Prepare Amendments to Rezone Properties for By-Right Development Conduct Necessary Environmental (Environmental Impact Report [EIR] is Expected) Conduct Necessary Fiscal Impact Analysis 	10/15/2020	12 months
	<ul style="list-style-type: none"> Submit Draft Housing Element to HCD HCD Conducts Preliminary Review of Draft and Responds to City 	10/15/2021	2 months
Final Revisions and Adoption for Submittal To HCD	Work with HCD to Resolve Findings and Recommendations	12/15/2021	2 months
	Final Housing Element and Land Use Element Review and Recommendation by PC	02/17/2022	1 month
	Final Housing Element and Land Use Element Review and Adoption by CC with Requirement for Special Election	03/08/2022	88 days (max)
	Special Election for Land Use Amendment Adoption (Charter Section 423)	06/02/2022	3 months
	Revise Documents and Hold Second Special Election (If First Fails)	09/02/2022	9 months
	File for Declaratory Relief and Judicial Review (If Second Fails)	05/30/2023	9 months
	Submit Adopted Housing Element for Final HCD Review	03/01/2024	3 months

The above draft is a rough outline and anticipates a relatively smooth update process. Here are a few notable items:

- *Initial Review and Community Outreach* will take at least six months, especially given the requirement to obtain “substantial evidence” from property owners of properties identified on the City’s current housing opportunity sites inventory.
- *Document Writing and Submittal* is anticipated to take at least one year when considering rezoning areas for by-right residential development in conjunction with the preparation of an environmental impact report.
- *Final Revisions and Adoption for Submittal to HCD* will take over nine months with an expectation that the update is going to require a vote of the electorate under the City’s Charter Section No. 423. The requirements under said Charter Section are triggered when increased development surpasses a certain threshold.