

Updating the **Housing Element** to Build Livable Communities



California Department of Housing and
Community Development 2007

Housing Element Updates Matter



Timing sets stage for effectively accessing critical infrastructure funds from Strategic Growth Bonds.

Readiness Matters!



Creates real opportunity to implement regional goals including objectives from the Compass Project.

Inter-jurisdictional Cooperation Matters!



Creates opportunity to implement new housing and smart growth initiatives — moving from rhetoric to action.

Implementation Matters!



Housing Element Updates Matter



Opportunity to focus on strategies to preserve and improve housing.

Existing Housing Stock Matters!



Creates mechanism to address housing market slow down.

Momentum Matters!



Opportunity to engage public and critical stakeholders and build support for community goals.

Participation Matters!



Housing Element Updates Matter



Job growth and retention are jeopardized without adequate housing.

Results Matter!



Growth is coming; only choice is whether communities plan well to maximize benefits and minimize impacts.

Vision Matters!



Communities are strongest and most successful when workers and families have access to safe affordable housing.

People Matter!



Good planning produces good results.

Planning Matters!





State Goal

Government Code Section 65580 declares:

“The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.”



Local Government Role

Most critical decisions about supply and affordability of housing occur at local level





Recent Statutory Changes

SB 520 (Chesbro) of 2001:

Analysis (GC Section 65583(a)(4))

- Analyze constraints to housing development, maintenance and improvement of housing for persons with disabilities.
- Analyze zoning and land use, processing and building codes.

Program (GC Section 65583(c)(3))

- Address constraints.
- Establish appropriate reasonable accommodation procedure.



Recent Statutory Changes

AB 2348 (Mullin) 2004:

Requires more detailed inventory of sites to accommodate projected housing needs and provide greater development and housing element review certainty.

AB 1233 (Jones) 2005:

If prior element failed to identify or implement adequate sites, the local government must zone or rezone to address this need within one-year of update (in addition to new projected need).



Recent Statutory Changes

SB 1087 (Florez) 2005:

- Requires local governments to IMMEDIATELY forward adopted housing element to water and sewer providers.
- Requires water and sewer providers to establish **specific procedures** to grant priority service to housing with units affordable to lower-income households.
- Prohibits water and sewer providers from denying or conditioning the approval of, or reducing the amount of service for an application for development that includes housing affordable to lower-income households unless specific written findings are made.



Recent Statutory Changes

SB 575 (Torlakson) 2005:

- Strengthens prohibitions against arbitrary denials of affordable housing projects. Amends the finding that allows project denial if inconsistent with zoning and general plan -- This finding may no longer be made if project is on a site identified in the element as suitable to meet lower- or moderate-income need or if housing element did not identify adequate sites.
- Provides court authority to order local denial vacated and deem a project approved.
- Adds court authority to impose fines to be deposited to a housing trust fund if local government is found to have acted in bad faith for failing to carry out court order within 60 days.



Recent Statutory Changes

AB 2634 (Lieber) 2006:

Requires quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

AB 2511 (Jones) 2006:

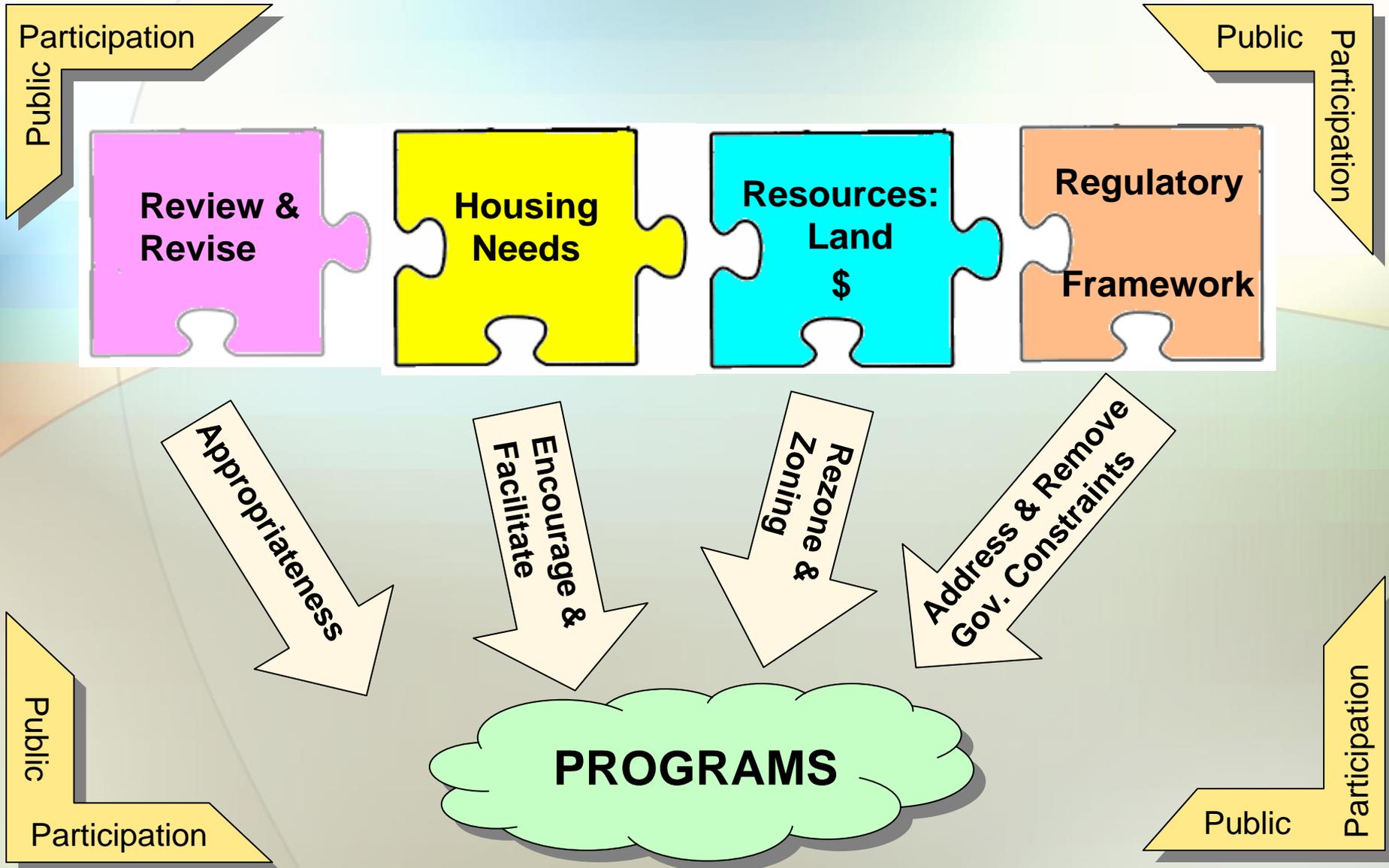
Amended several sections of general plan and housing laws. Includes provisions strengthening Anti-NIMBY protections and no-net loss requirements. Added potential penalties for non-reporting of annual general plan progress report.



Update Process

- Use existing element as base
- No need to start from scratch
- Keep what works – change what doesn't

Housing Element Framework





Public Participation

Local government must make a diligent effort to achieve the public participation of all economic segments of the community.

“Why?”

- Assist in the development of housing element.
- Identify key community housing concerns and brainstorm solutions.
- Engagement throughout the update/review process leads to community acceptance at time of adoption.
- Key to implementation of the housing element.



Public Participation Strategies



Establish an ongoing housing or housing element task force



Use differing methods of engaging the public:

- use web based strategies
- go to community meetings and scheduled events
- conduct meetings at various times and in various neighborhoods
- schedule community picnics or events centered around housing
- conduct surveys and stakeholder interviews
- provide usable information—focus on facts
- promote shared learning
- use new technology



Public Participation Strategies



Post notices in public gathering places: libraries, welfare and employment offices, bus stops, and community and senior centers



Include information in community newsletters and newspapers



Outreach to advocacy, church, community, housing developers (both for- and non-profit), and service groups



Based on the diversity of the community, distribute public participation and housing element information in languages other than English



Review and Revision of Previous Element

PROGRESS

Review results of previous policies, programs, and objectives

EFFECTIVENESS

Analyze difference between projected goals and achievement

APPROPRIATENESS

Describe program changes based on analysis

ADEQUATE SITES

Assess the implementation of adequate sites per AB 1233

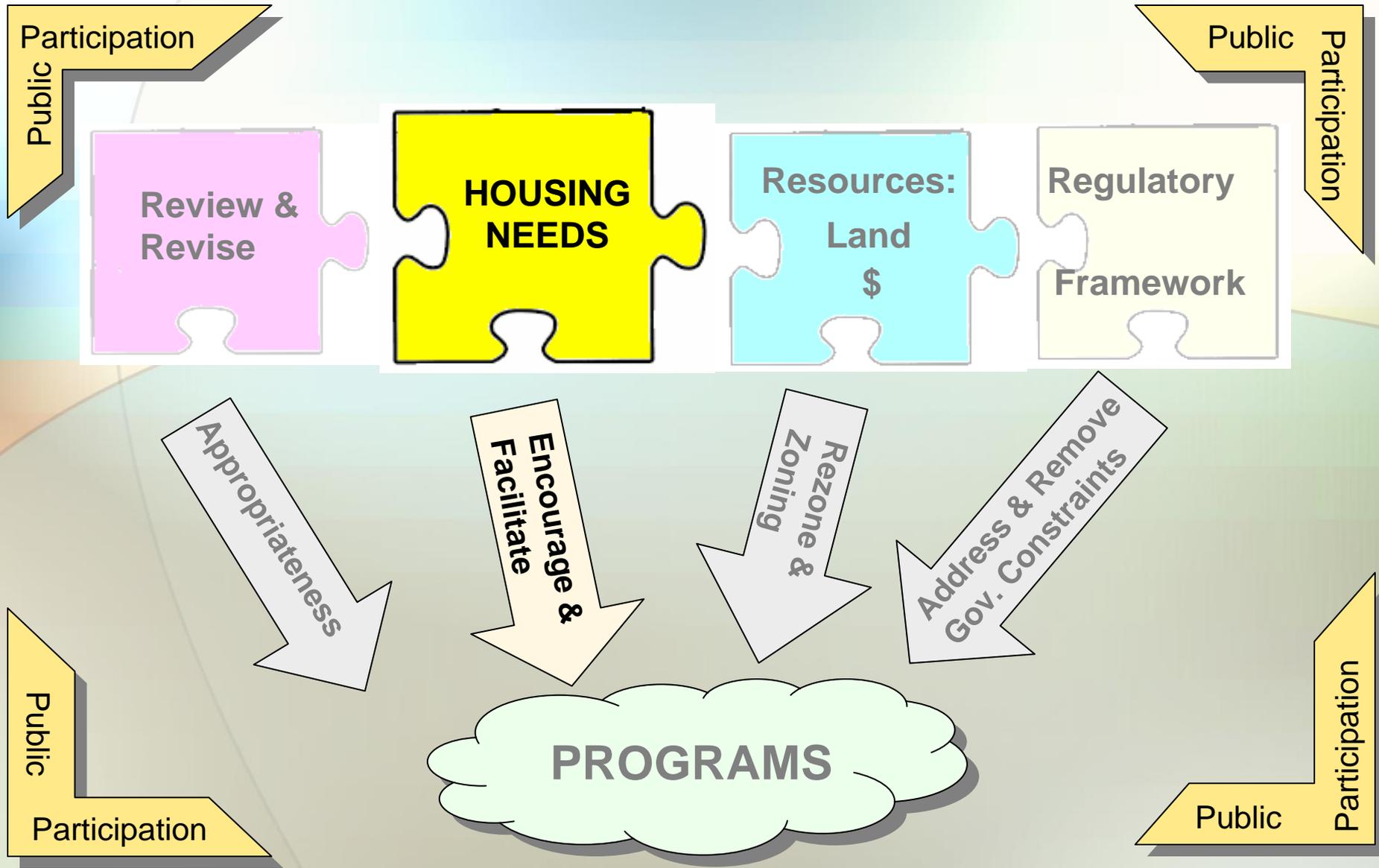


Review and Revise Example

Goal 1: Preserve, rehabilitate, and enhance existing housing and neighborhoods.

Policy/Program	Accomplishments
<p>Action: Apply for Small City CDBG funding through the State Department of Housing and Community Development by 2003 to assist in the rehabilitation of 20 lower-income housing units.</p> <p>Timing: December 2003</p> <p>Responsibility: Housing Department</p>	<p>Progress: In 2003 the City applied and received a CDBG Grant for \$500,000 for the rehabilitation of housing units for lower- income households. Since 2003 the City has rehabilitated 10 units.</p> <p>Effectiveness: Moderate success. A total of 10 households have been assisted through this program. However, due to limited marketing, the City was unable to meet its goal of assisting 20 households.</p> <p>Appropriateness: The City will continue this program and will reapply for funding in 2009. With additional marketing through local newspapers, and notices sent to households in Spanish and English, the City's goal is to assist at least 20 lower-income households.</p>

Housing Element Framework



Housing Needs Assessment

The screenshot shows the American FactFinder web application in a Microsoft Internet Explorer browser. The page title is "U.S. Census Bureau American FactFinder". The navigation menu includes "Main", "Search", "Feedback", "FAQs", "Glossary", and "Help". The current data set is "Census 2000 Summary File 3 (SF 3) - Sample Data". The "Detailed Tables" section is active, and the "Select Geography" section is highlighted. The "Select Geography" section includes a "Choose a selection method" dropdown menu with options: "list" (selected), "name search", "address search", "map", and "geo within geo". Below this is a "Select a geographic type" dropdown menu with "Place" selected. There is a "Select a state" dropdown menu with "California" selected. The "Select one or more geographic areas and click 'Add'" section includes a list of geographic areas: "All Places", "Acton CDP", "Adelanto city", "Agoura Hills city", "Alameda city", and "Alamo CDP". There are "Add" and "Remove" buttons, and a "Map It" button. The browser's address bar shows the URL: "http://factfinder.census.gov/servlet/DTGeoSearchByListServlet?ds_name=DEC_2000_SF3_U8_Jang=en&ts=59657065232".

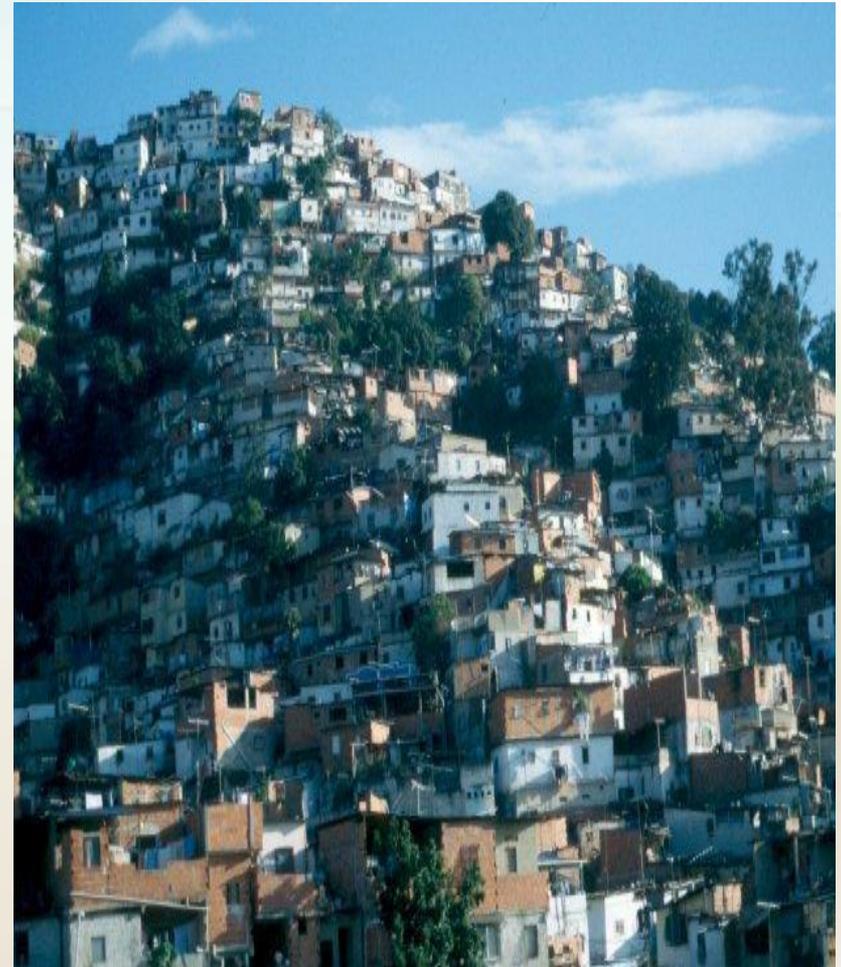
Existing Needs

- Population and employment
- Households characteristics
- Housing stock conditions
- Special housing needs
- Assisted housing at-risk of conversion to market-rate

Housing Needs Assessment

Household Characteristics

- **Households by tenure**
- **Overpaying lower-income households**
- **Overcrowded households**



Housing Needs Assessment

Housing Stock Conditions



- Housing units by type
- Housing in need of repair or replacement:

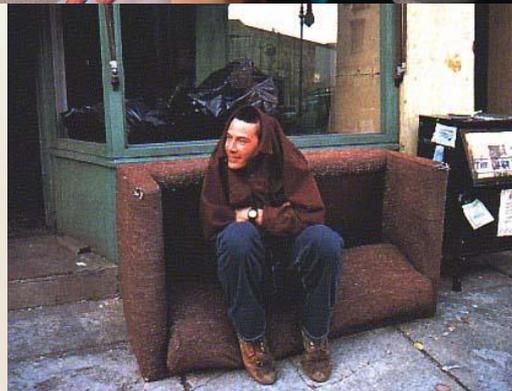
Windshield survey

Census and Local Information

Housing Needs Assessment

Special Needs Groups

- **Disabled**
- **Elderly**
- **Farmworkers**
- **Female headed households**
- **Homeless**
- **Large families**





Special Needs Analysis

- **Quantify number of persons or households (by tenure where possible).**
- **Quantification and qualitative description of need.**
- **Use multiple sources to determine need for hard to quantify special needs groups (i.e. homeless, farmworker).**
- **Analyze household characteristics, needed housing types, needed zoning, and existing resources.**
- **Formulate strategy to address needs: foundation for policies and implementation.**



Housing Needs Assessment



Extremely Low-Income

**“What is Extremely Low-Income?”
30% of Median and Below**

Minimum Wage = **\$14,040**

SSI = **\$9,744**

(1-person household)

County	1 Person	4 People
Los Angeles	\$14,550	\$20,800
Fresno	\$10,700	\$15,250
San Francisco	\$23,750	\$33,950

Housing Needs Assessment

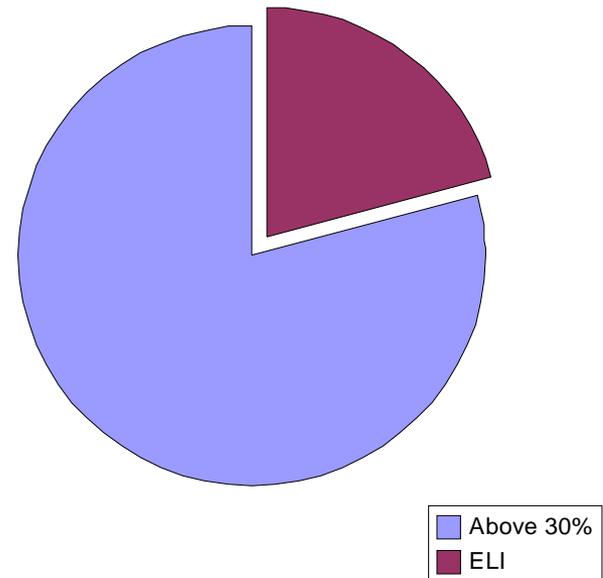
To Determine Projected ELI Need

➤ Use Census

Or

➤ Assume 50% of VLI need

Total VLI Need





Housing Needs Assessment

Additional Analysis

- **What kind of housing is available and suitable for ELI households?**
- **Does the zoning code permit needed housing types, and on the sites identified in the housing element?**

Housing Needs Assessment

Units At-Risk



1. Identify subsidized units over ten-year period
2. Assess project risk for conversion
3. Cost analysis of preservation compared to replacement
4. Identify entities qualified to preserve at-risk housing
5. Preservation program
6. Identify funding resources

California Housing Partnership

<http://www.chpc.net/pages/atriskdata.html>

At Risk Data - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites History Print W

Address <http://www.chpc.net/pages/atriskdata.html> Go Links

At Risk Data

- Home
- About CHPC
- At Risk Data**
- Preservation Information
- Tax Credits
- Property/Asset Management
- Financial Consulting Services

[Federally Assisted Multifamily Housing Inventory and Risk Assessment](#)
Description of Inventory and Risk Assessment categories

[Statewide Summary of Projects At Risk](#)
Data on the statewide inventory

[Total Units Prepaid and Terminated in California](#)

Projects in Process of Opt-Out (As of May 2002)

- [Los Angeles](#)
- [San Diego](#)
- [Northern California](#)
- [Sacramento](#)

Projects in Process of Payment (As of May 2002)

- [Los Angeles](#)

Done Internet

Start I. A. A. H. C. H. F. K. F. D. L. 10:32 AM

Housing Needs Assessment

Sources of Information

- U.S. Census Bureau and Department of Finance
- Housing Authority waiting lists
- School Districts
- Housing providers, builders, realtors
- Religious organizations
- Employment Development Department
- Farmworker organizations
- Area Agencies on Aging
- Social service providers: emergency shelters, independent living centers
- Fair housing groups
- Building departments
- Advocacy groups
- California Housing Partnership Corp
- Legal services

The Regional Housing Need Allocation

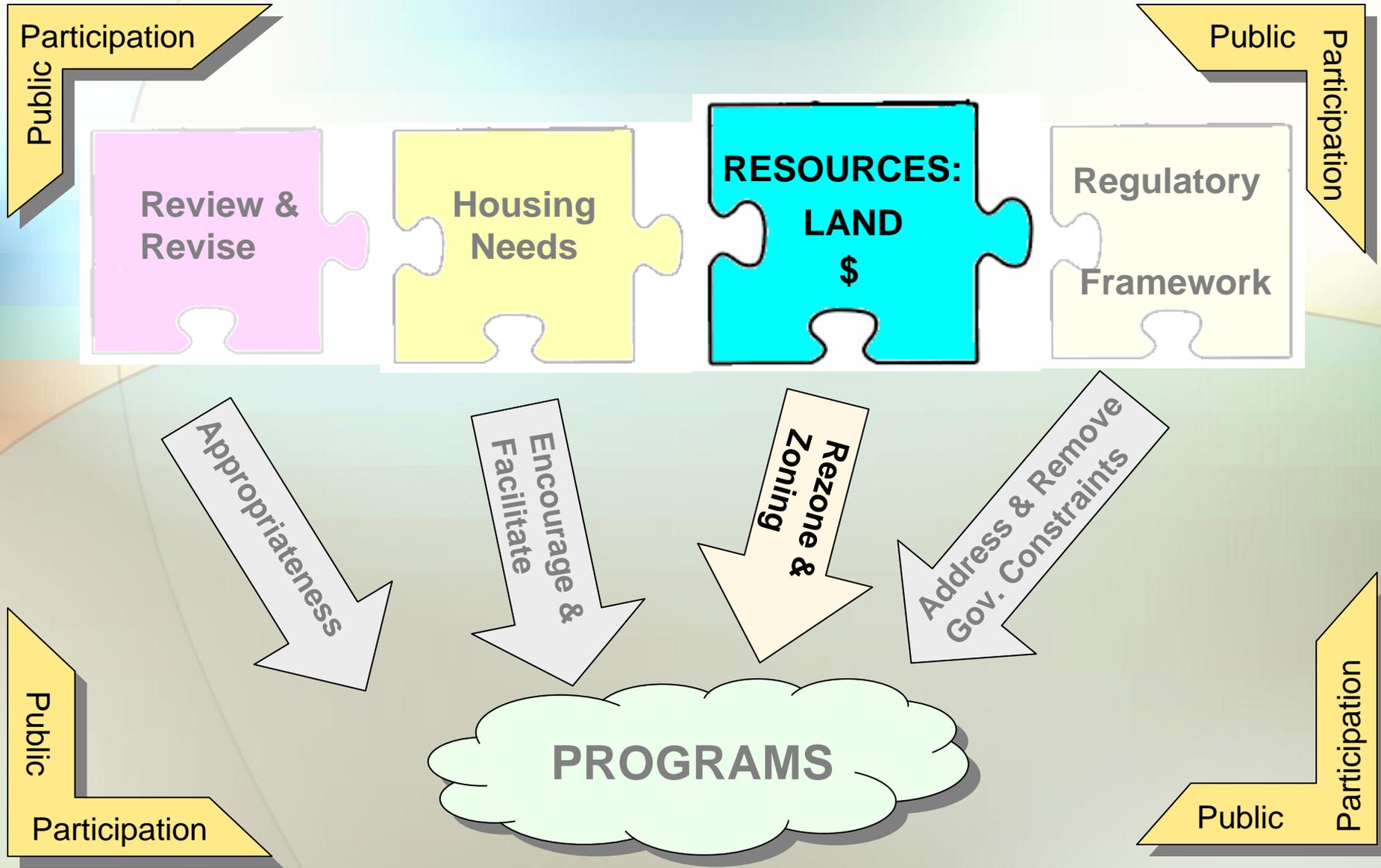
The RHNA is . . .

- A projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period.

The RHNA is not . . .

- A ceiling on the development of housing or should act as a basis for denying housing applications.
- Limited by existing residential land use capacity.
- Limited by local growth controls.

Housing Element Framework





Purpose of Inventory

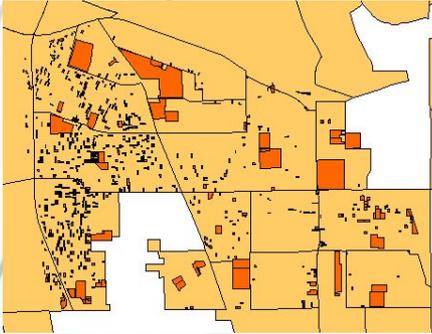


Identify specific sites suitable for residential development with capacity to meet the locality's housing need by income group and housing type.



A thorough sites inventory will help determine additional governmental actions needed to provide sites with appropriate zoning, development standards, and infrastructure capacity to accommodate its housing need.

Sites Inventory



- Listing of properties (APN or other unique identifier)
- Size, zoning, general plan designation
- For non-vacant sites: a description of uses of each property

Vacant Land Summary

APN	Zone*	GP Designation	Acres	Capacity	Existing Use
041042002	R-3	Multifamily Residential	2.0	40	Vacant
037040027	R-2	Multifamily Residential	0.75	7	Vacant
037100040	R-1	Single Family Residential	4.5	22	Vacant
037100039	C-1	Mixed Use Commercial	1.5	12	Parking Lot

* Where R-3 = (20-30 du/ac), R-2 =(10-20 du/ac), R-1 = (5-10 du/ac) C-1 = (20 du/ac assuming 60% commercial)

Land Inventory Analysis

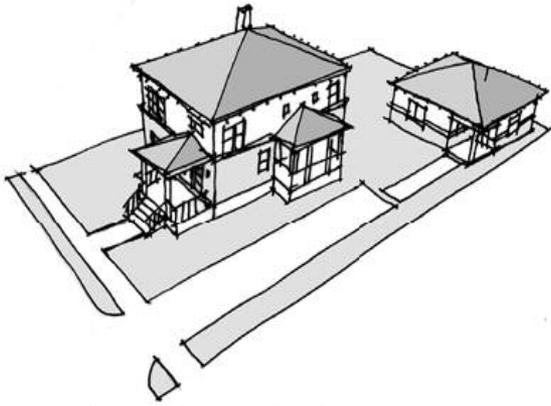


Realistic Capacity (GC 65583.2(c)(1&2))

- **Capacity for each listed property by:**
 1. **Established minimum density or**
 2. **Based on analysis (typically built densities or policies/programs promoting built densities)**

- **Analysis must adjust for land use controls and sites improvements**

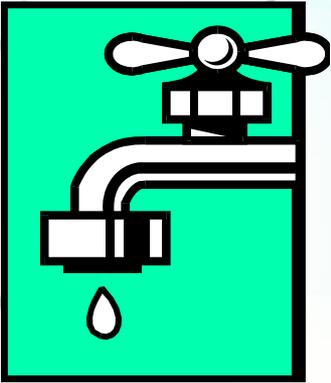




Land Inventory Analysis

Realistic Capacity of Second Units in the Planning Period

- **Capacity based on development of second-units in prior planning period**
- **Market demand**
- **Incentives**



Land Inventory Analysis

Suitability and Availability

- **General description of any environmental constraints to housing**
- **Description of existing or planned water, sewer and other dry utilities including the availability and access to distribution facilities**
- **Map of sites (for reference purposes only)**



Land Inventory Analysis

Suitability and Availability of Non-Vacant Lands (65583.2(g))

Explanation of methodology including:

- **Extent existing uses impede additional residential development**
- **Development trends and market conditions**
- **Regulatory or other incentives to encourage additional residential**



Land Inventory Analysis

Very Small Sites

- **Describe impact of small sites on the feasibility of housing affordable to lower-income households.**
- **Describe the jurisdiction's role or track record in facilitating small-lot development.**
- **Where necessary include program actions for lot consolidation and/or parcel assemblage.**



Land Inventory Analysis

Zoning

Densities to Accommodate Housing for Lower-Income Households (GC Section 65583.2(c)(3))

1. Analysis demonstrating the appropriateness of zoning for housing for lower-income households:

- Market demand
- Financial feasibility
- Trends within zones

Or

2. Default densities



Land Inventory Analysis

Sites and Zoning for a Variety of Housing Types (GC Section 65583(c) (1) and 65583.2(c))

- **Emergency shelters**
- **Transitional housing**
- **Supportive housing** ← **New**
- **Single-room occupancy** ← **New**
- **Second units**
- **Farmworkers (permanent and seasonal)**
- **Manufactured housing and mobilehomes**
- **Multifamily**

Emergency Shelters and Transitional Housing

Emergency Shelters

Emergency shelters offer temporary short-term shelter to homeless individuals and families.

Zoning:

Allow the siting of a shelter by permitted or conditional use and does not impede the development of the sites. Any zoning applications should regulate the use, not the users.

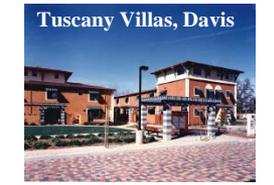
VS

Transitional Housing

Transitional housing facilitates the movement of homeless individuals and families to permanent housing by providing housing with services generally up to a two-year period.

Zoning: Operates like traditional housing but provides additional services. Should be subject to the same permitting processes and zoning as other housing without undue special regulatory approval.

Planning for a Mix of Housing Types

	Los Angeles Region	Bay Area Region	Sacramento Region	San Diego Region
5-10 units per acre	<p>Laurel Walk, Brea</p> 	<p>Schoolhouse Court, Napa</p> 		
10-20 units per acre	<p>Ocean Park Coop, Santa Monica</p> 	<p>Page Mill Court, Palo Alto</p> 	<p>Aggie Village, Davis</p> 	<p>Pacific Village, Oceanside</p> 
20-30 units per acre	<p>City Walk, Brea</p> 	<p>Promenade, Pleasanton</p> 	<p>Tuscany Villas, Davis</p> 	<p>Martson Pt. Place, San Diego</p> 
30-50 units per acre		<p>Center City Plaza, Redwood City</p> 	<p>St. Francis, Sacramento</p> 	<p>Seabridge Apartment Villas, San Diego</p> 
50+ units per acre	<p>Capri, Santa Monica</p> 	<p>Cecil Williams Glide Community House, San Francisco</p> 	<p>Pensionne K, Sacramento</p> 	<p>Kettner Row, San Diego</p> 



Land Inventory Analysis

Counting Rehabilitated, Preserved, or Acquired Housing

- **Must have a committed assistance program within first two years of planning period.**
- **May count up to 25 percent of housing need for the following:**

Substantial rehabilitation

Preservation

Acquired housing

Inventory of Sites
(Listing and Maps of Sites)

Zoning

Density
Default or Analysis

Housing for
a variety of
types

Suitability and Availability

Infrastructure
and
environmental
constraints

Site
analysis
Vacant
Non-Vacant

Realistic Capacity

Minimum Density
and/or Analysis

Second Units

**Sites Program
Alternative**

Determination of Adequate Sites

Program

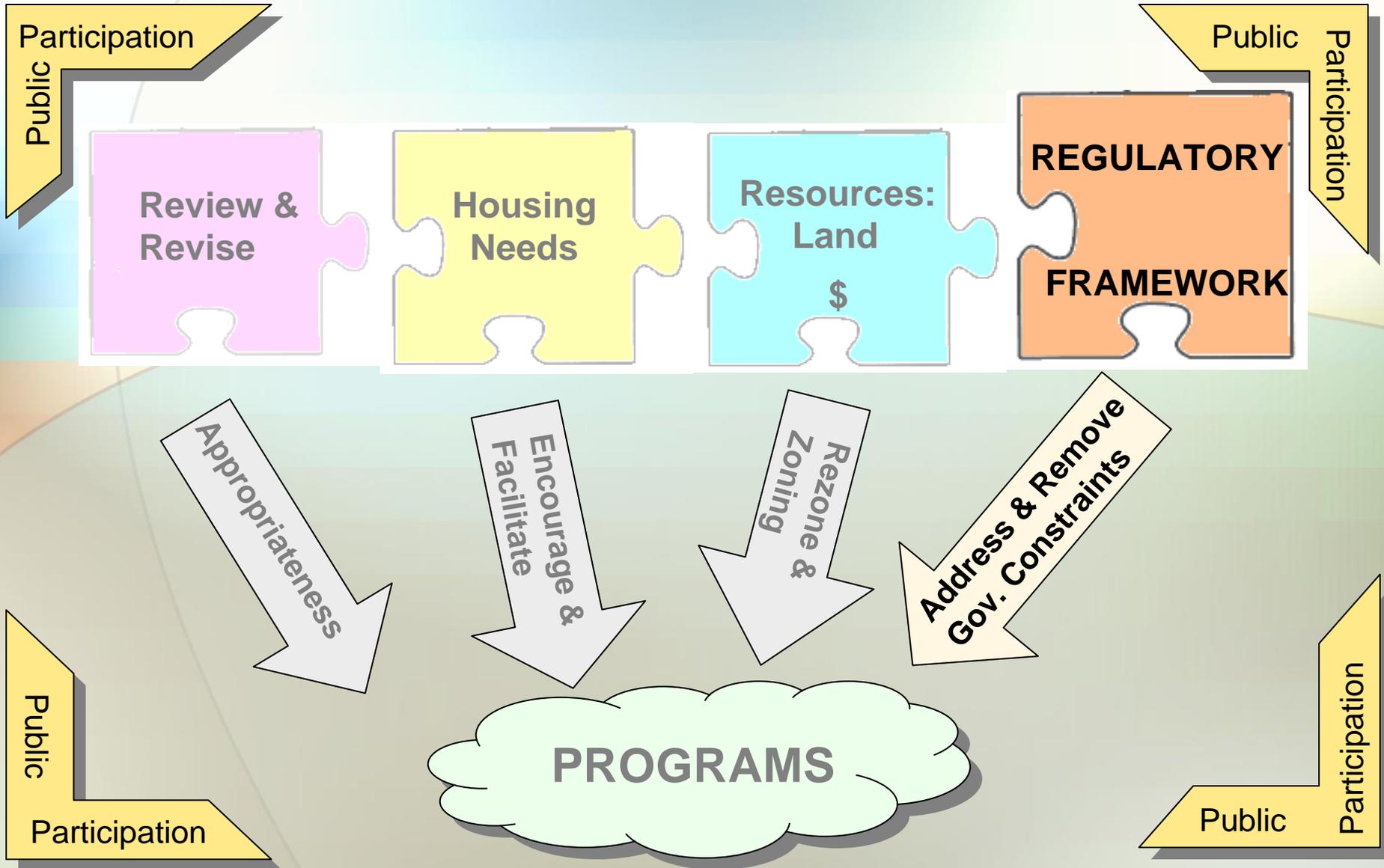
Financial Resources



BUDGET PLANNING

- **Local Trust Funds**
- **Redevelopment Funds**
- **Federal Housing and Urban Development**
- **State Housing and Community Development**
- **California Housing Finance Agency (CalHFA)**
- **California Low- Income Housing Tax Credit Allocation Committee (TCAC)**
- **California Debit Limit Allocation Committee (CDLAC)**

Housing Element Framework



Potential Governmental Constraints



Describe AND Analyze

- Land use controls
- Building codes and enforcement
- Site improvements
- Fees and exactions
- Permit and processing procedures
- Housing for persons with disabilities

Potential Governmental Constraints

Land Use Controls

- Floor area ratios
- Setbacks
- Lot coverage
- Minimum lot sizes
- Minimum unit sizes
- Parking requirements (covered/uncovered)
- Heights limits
- Open space
- Growth controls

Zone District	Bldg Height	Lot Width	Minimum Yard Setback			Minimum Lot Area (sq. ft.)	Lot Area Per DU (sq. ft.)	Parking Spaces Per DU	Minimum Open Space (sq. ft)
			Front	Side	Rear				
R-A	30 ft	120 ft	30 ft	10 ft	20 ft	24,000	NA	2	12,000 ft
R-1A	30 ft	75 ft	30 ft	10 ft	20 ft	12,000	NA	2	6,000 ft
R-1	30 ft	60 ft	20 ft	5 ft	20 ft	6,000	NA	2	3,000 ft
R-2	30 ft	60 ft	20 ft	5 ft	20 ft	6,000	NA	2	3,000 ft
R-3	40 ft	60 ft	15 ft	5 ft	15 ft	6,000	1,500	1	3,000 ft
R-3A	20 ft	60 ft	15 ft	5 ft	15 ft	6,000	1,500	1	3,000 ft
MHP	30 ft	30ft	15 ft	5 ft	10 ft	2,400	1,500	2	1,200ft

Potential Governmental Constraints



Codes and Enforcement

- Amendments to State Housing Code
- Degree and type of enforcement



Site Improvements

- Subdivision level requirements (i.e., street widths, curbing, landscaping, etc.)



Fees and Exactions

- Permit, planning, and impact fees
- Land dedications and/or other exactions

Potential Governmental Constraints

Permit and Processing Procedures Multifamily and Single-Family



- **Typical processing time & permit procedures**
- **Extent of discretionary review and decision-making standards**
- **Design review**
- **Planned development procedures**

Permit Procedures Example

Permit Types

Residential Use	R1	R2	R3	C-1
SF-Detached	P	P	P	P
SF-Attached	CUP	P	P	CUP
2-4 DU	CUP	P	P	--
5+ DU	--	CUP	P	CUP
Residential Care <6P	P	P	--	--
Residential Care >6P	CUP	P	P	P
Emergency Shelter	--	--	CUP	P
Single Room Occup.	--	--	P	CUP
Manufactured Homes	P	P	--	--
Transitional Housing	--	--	P	CUP
2 nd Unit	P	P	CUP	CUP
P=Permitted CUP=Conditional Use				



Potential Governmental Constraints

Housing for Persons with Disabilities

- **General** (reasonable accommodation procedures)
- **Zoning and land use**
- **Processing and permits**
- **Building codes**



Potential Non-Governmental Constraints

- **Land costs**
- **Available financing**
- **Construction costs**

INCOME/LOAN AMOUNT AFFORDABILITY

Interest Rate	Median Selling Price (2002)	Net Monthly Payment	Income Required
6.00%	\$177,563	\$1,206	\$48,240
7.00%	\$177,563	\$1,310	\$52,398
8.00%	\$177,563	\$1,417	\$56,560
9.00%	\$177,563	\$1,529	\$61,160
10.00%	\$177,563	\$1,644	\$65,760
11.00%	\$177,563	\$1,761	\$70,440



Opportunities for Energy Conservation

- Promote higher density and compact development.
- Adopt an Energy Conservation Ordinance to establish programs that encourage conservation of nonrenewable energy resources.
- Provide incentives to encourage green (energy-efficient and environmentally-sensitive) building techniques and materials in new and resale homes and apartments such as direct financing, flexibility in design and development standards, fee waivers or deferrals, and expedited permit processing.



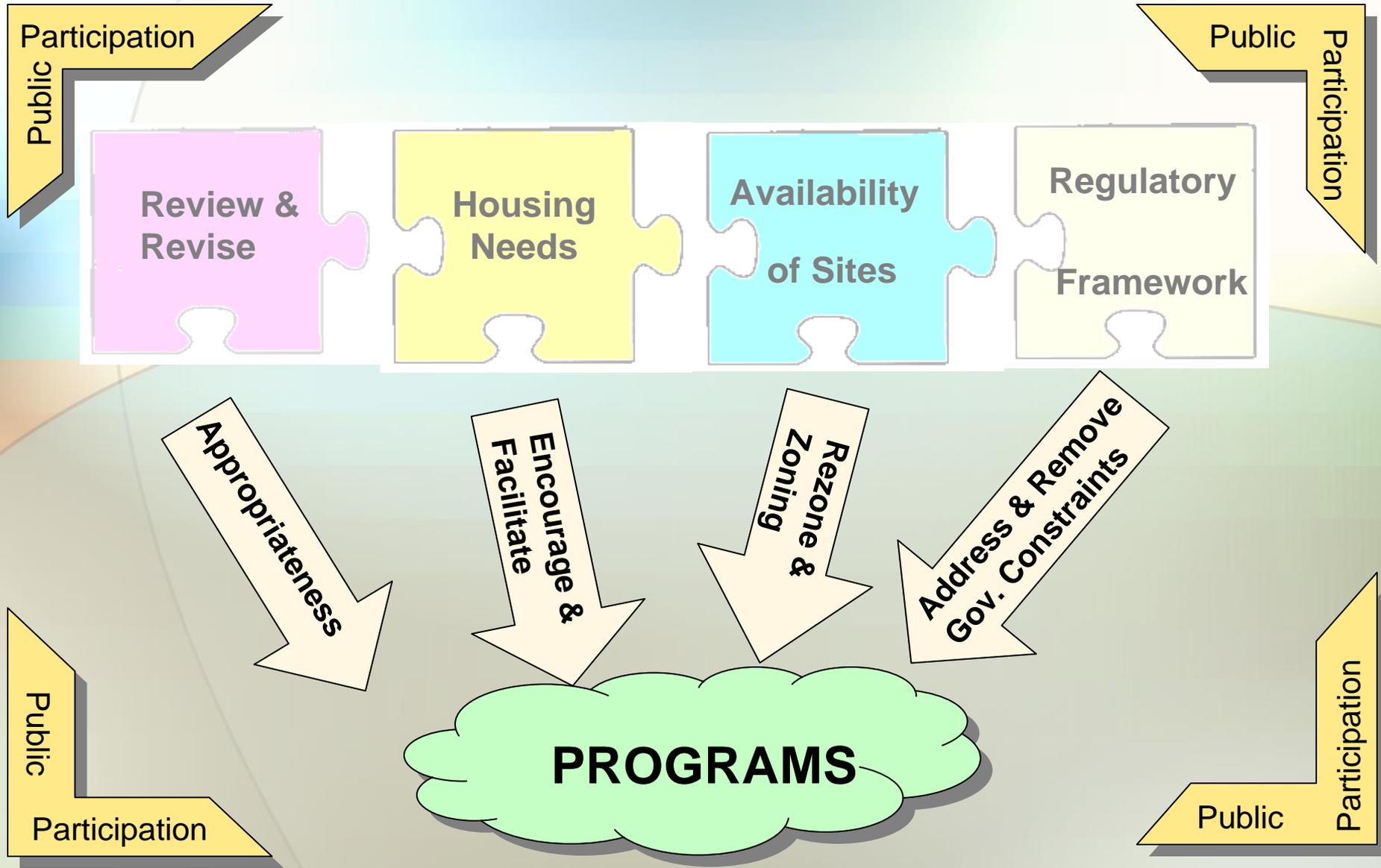


Opportunities for Energy Conservation

- Promote energy audits and resident participation in utility rebate programs through private and public utility companies.
- Develop energy conserving standards for street widths and landscaping of streets and parking lots to reduce heat loss and/or provide shade.
- Promote the construction of tighter building envelopes with maximum height and sky exposure and minimum setbacks.



Housing Element Framework





Housing Programs

- ★ Adequate sites
- ★ Facilitate housing development for low- & moderate-income households
- ★ Remove/mitigate constraints
- ★ Conserve/improve existing stock
- ★ Preserve units at-risk
- ★ Promote equal housing opportunities



Housing Programs

Specific commitment and timeframe

Agency responsible

Realistic measurable commitment to implement

Policy: *Encourage the development of housing to assist persons with special needs.*

Program: The City will amend the zoning ordinance to allow transitional housing facilities without a conditional use permit in multifamily zoning districts.

Responsibility: Planning Department and City Council

Timing: December 30, 2009



Housing Programs

Adequate Sites

1. Adequate sites to accommodate share of the regional housing need: in total and by income
2. Zoning for a variety of housing types:
multifamily, emergency shelter, transitional housing, farmworker, manufactured homes, mobilehomes, single-room occupancy and supportive housing



Housing Programs

Adequate Sites

Adequate sites program (GC Sections 65583(c)(1) and 65583.2(h)) must:

1. Accommodate 100% of remaining need for lower-income households.
2. Provide processing by-right:
 - No CUP, PUD or other discretionary review triggering “project” under CEQA.
 - Design review allowed as long as “project” not triggered under CEQA.
3. Permit at least 16 units per site.
4. Have a minimum density of 16 or 20 units per acre.
5. Accommodate at least 50% of the remaining need on residential-only sites.



Housing Programs

Programs to Identify Adequate Sites

- Increase permitted densities
- Rezone non-residential sites for residential
- Increase capacity in built areas (i.e., multifamily above existing space and increasing densities in underutilized areas)
- Allow for stand-alone multifamily residential in mixed-use zones
- Promote and incentivize transit oriented development



Housing Programs

Programs to Encourage and Facilitate a Variety of Housing Types

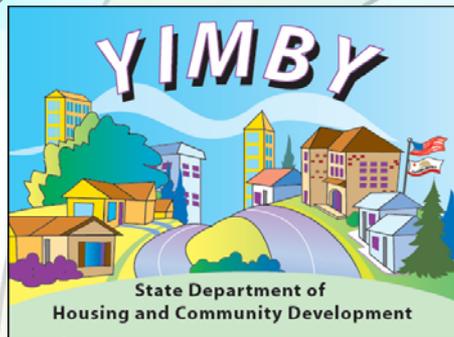
- **Ensure zoning and development standards allow a variety of housing types to meet needs of permanent and migrant farmworkers.**
- **Partner with agriculture community to fund housing programs**
- **Make ending homelessness a priority**
- **Ensure zoning allows and encourages development of emergency shelters and transitional housing**
- **Establish homeless prevention strategies: housing support centers, improve access to supportive and employment services**



Housing Programs

Programs to Encourage and Facilitate a Variety of Housing Types

- **Establish minimum densities**
- **Expedite processing for more compact development**
- **Develop pre-approved plans for second units and infill housing**
- **Rezone to promote SRO**



Housing Programs

Assist in Development of Housing for Lower Income Groups (including extremely-low)

- Apply for private, federal and State funding
- Establish a local housing trust fund
- Expeditiously use redevelopment funds
- Increase redevelopment housing set-aside above 20 percent
- Proactive outreach and support for local and regional housing sponsors and developers
- Promote density bonuses
- Expedited processing and application technical assistance
- Prioritize funding for supportive housing

Housing Programs



Remove or Mitigate Constraints

- **Reduce or modify zoning and development standards**
 - Reduced parking for TODs
 - Consider parking alternatives and caps
 - Building Codes/zoning allow/promote adaptive reuse
 - Increase Height Limits
 - Flexible setbacks and lot coverage requirements
- **Remove conditional use process for multifamily**
- **Adopt a reasonable accommodation ordinance**



Housing Programs

Remove or Mitigate Constraints

- **Simplify permit approval procedures**
 - Streamline Processing Requirements
 - Institute one-stop shop
 - Allow concurrent processing
 - Assign project manager to work project through local process
 - Provide pre-application consultation
 - Provide pre-approved prototypes
 - Increase Development Certainty

- **Reduce or defer fees**



Housing Programs

Conserve and Improve Existing Housing Stock

- Monitor and maintain coastal zone housing
- Establish tool lending programs
- Promote weatherization programs
- Stabilize zoning for mobile-home parks
- Link code enforcement to rehabilitation programs
- Seek federal and State rehabilitation funds

Housing Programs

Promote Equal Housing Opportunities

- Establish a process for referring fair housing complaints
- Distribute fair housing materials throughout the city or county
- Conduct fair housing education fairs and events
- Review policies and local ordinances for fair housing impediments





Housing Programs

Preserve Units At-Risk of Conversion to Market-Rate

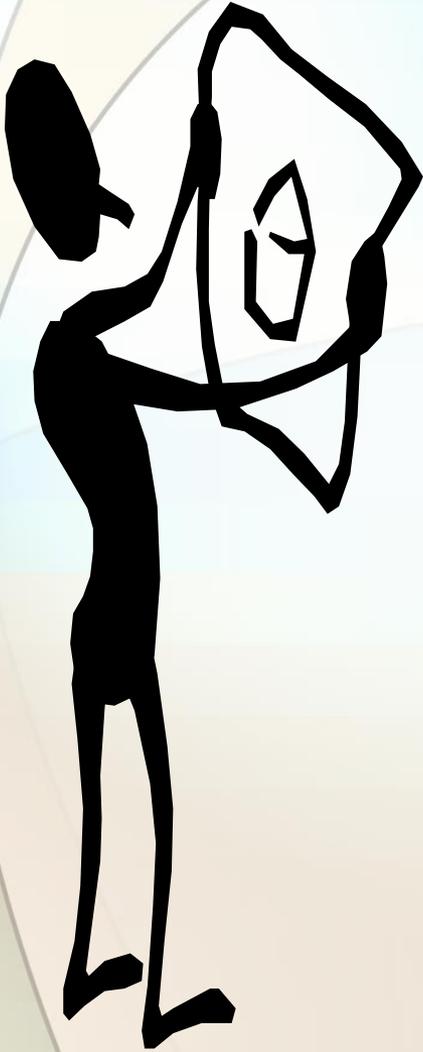
- Establish early warning/monitoring system
- Respond to federal/State prepayment notices
- Allocate potential funding sources
- Provide tenant education and assistance

Quantified Objectives

	Very Low	Low	Mod	Above Mod
Construction				
Rehabilitation				
Conservation (include Preservation)				

Other General Requirements

- Consistency with other General Plan elements
- Annual reports, due April 1 (GC 65400)
- Coastal zone requirements
- Housing element submission to water and sewer providers and establish procedures to grant priority service to lower-income developments (GC 65589.7)



HCD Review Process

- HCD technical assistance in developing draft
- 60-day review for draft element
- 90-day review for adopted element
- HCD analyst reviews element and contacts local government prior to finalizing review
- HCD required to consider third party comments
- HCD site visits to provide assistance

Technical Assistance Resources



- On-site technical assistance
- Demographic/**census data**
- Case studies and program examples
- Library and research assistance
- Implementation workshops



California Department of Housing and Community Development

Division of Housing Policy Development

www.hcd.ca.gov