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 slowdown.

*Momentum Matters!*

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

*Participation Matters!*
Housing Element Updates Matter

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

Good Planning
Strong Leadership
+ Public Engagement
= Results
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.
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

- Review & Revise
- Housing Needs
- Resources: Land $
- Regulatory Framework

PROGRAMS

- Appropriateness
- Encourage & Facilitate
- Rezone & Zoning
- Address & Remove Gov. Constraints
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**

<table>
<thead>
<tr>
<th>Goal 1: Preserve, rehabilitate, and enhance existing housing and neighborhoods.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy/Program</strong></td>
</tr>
<tr>
<td><strong>Action:</strong> 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. <strong>Timing:</strong> December 2003 <strong>Responsibility:</strong> Housing Department</td>
</tr>
</tbody>
</table>
Housing Element Framework

- Review & Revise
- HOUSING NEEDS
- Resources: Land
- Regulatory Framework
- Appropriateness
- Encourage & Facilitate
- Rezone & Zoning
- Address & Remove Gov. Constraints

PROGRAMS
Housing Needs Assessment

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)

<table>
<thead>
<tr>
<th>County</th>
<th>1 Person</th>
<th>4 People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles</td>
<td>$14,550</td>
<td>$20,800</td>
</tr>
<tr>
<td>Fresno</td>
<td>$10,700</td>
<td>$15,250</td>
</tr>
<tr>
<td>San Francisco</td>
<td>$23,750</td>
<td>$33,950</td>
</tr>
</tbody>
</table>
Housing Needs Assessment

To Determine Projected ELI Need

- Use Census

- Assume 50% of VLI need

Total VLI Need

- Above 30%
- ELI
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
At Risk Data

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
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

- Review & Revise
- Housing Needs
- RESOURCES: LAND
- Address & Remove Gov. Constraints
- Appropriateness
- Encourage & Facilitate
- Rezone & Zoning

PROGRAMS

Public Participation
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

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

* 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)
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

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
- Single-room occupancy
- 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.

**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

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

Sources: Caltrans, HCD, Local Government Commission
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
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

- 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

REGULATORY FRAMEWORK

Review & Revise
Housing Needs
Resources: Land

PUBLIC PARTICIPATION

Appropriateness
Encourage & Facilitate
Rezone & Zoning
Address & Remove Gov. Constraints

PROGRAMS
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

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

<table>
<thead>
<tr>
<th>Residential Use</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>C-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF-Detached</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>SF-Attached</td>
<td>CUP</td>
<td>P</td>
<td>P</td>
<td>CUP</td>
</tr>
<tr>
<td>2-4 DU</td>
<td>CUP</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>5+ DU</td>
<td>--</td>
<td>CUP</td>
<td>P</td>
<td>CUP</td>
</tr>
<tr>
<td>Residential Care &lt;6P</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Residential Care &gt;6P</td>
<td>CUP</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>--</td>
<td>--</td>
<td>CUP</td>
<td>P</td>
</tr>
<tr>
<td>Single Room Occup.</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>CUP</td>
</tr>
<tr>
<td>Manufactured Homes</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>CUP</td>
</tr>
<tr>
<td>2\textsuperscript{nd} Unit</td>
<td>P</td>
<td>P</td>
<td>CUP</td>
<td>CUP</td>
</tr>
</tbody>
</table>

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

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

- Review & Revise
- Housing Needs
- Availability of Sites
- Regulatory Framework

Programs

- Appropriateness
- Encourage & Facilitate
- Rezone & Zoning
- Address & Remove Gov. Constraints

Public Participation
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

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

Agency responsible

Realistic measurable commitment to implement
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, mobile homes, single-room occupancy and supportive housing
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

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<th>Very Low</th>
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<tbody>
<tr>
<td><strong>Construction</strong></td>
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<td><strong>Rehabilitation</strong></td>
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<td><strong>Conservation</strong> (include Preservation)</td>
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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