

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



California Department of Housing and
Community Development 2008

Housing Element Updates Matter



Top 10 Reasons Why Housing Element Updates Matter

10.

Update timing sets stage for effectively accessing critical Infrastructure Funds from Strategic Growth Bonds.

Readiness Matters!



9.

Update creates real opportunity to implement regional goals including objectives from The FOCUS Initiatives.

Inter-jurisdictional Cooperation Matters!



Top 10 Reasons Why Housing Element Updates Matter

8.

Creates opportunity to address climate change and energy conservation issues

Implementation Matters!

7.

Opportunity to focus on strategies to preserve and improve housing.

Existing Housing Stock Matters!



Top 10 Reasons Why Housing Element Updates Matter

- 6.** *Creates mechanism to address current housing market issues including foreclosure crisis.*

Timing Matters!

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

Participation Matters!



Top 10 Reasons Why Housing Element Updates Matter

4.

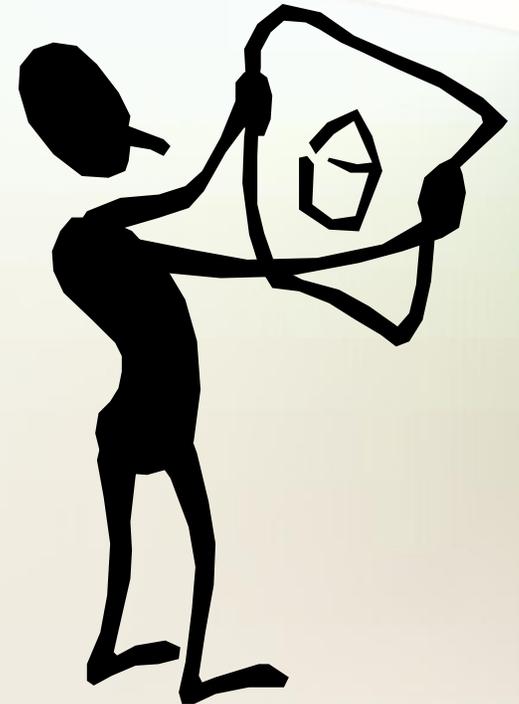
Job growth and retention are jeopardized without adequate housing.

Results Matters!

3.

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

Vision Matters!



Top 10 Reasons Why Housing Element Updates Matter

2.

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

People Matter!



And the Number **ONE** Reason Why
Housing Element
Updates Matter

***Good Planning Produces
Good Results***



Planning Matters!



Update Process

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



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

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.

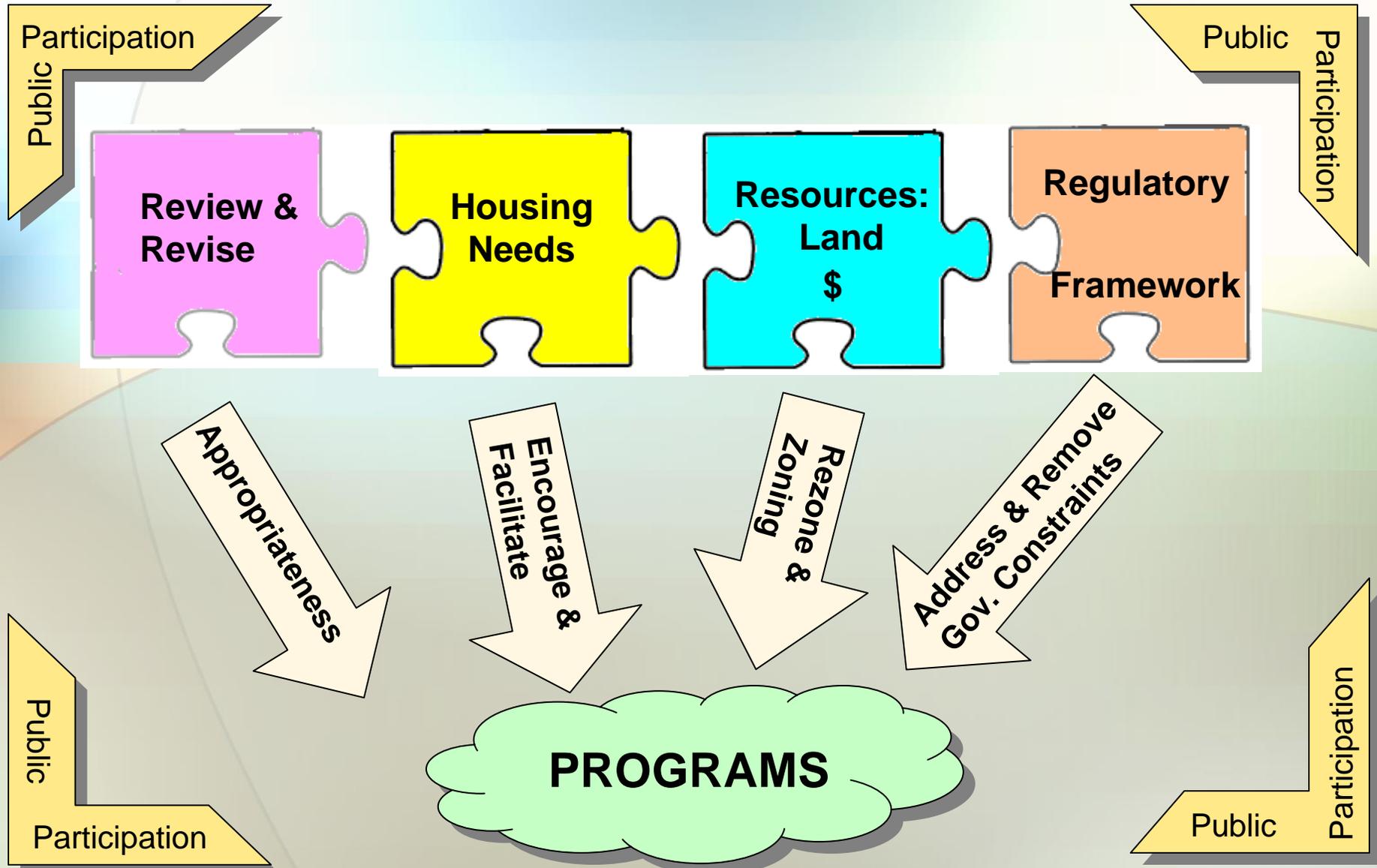


Recent Statutory Changes

SB2 (Cedillo) 2007:

Clarifies and strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act.

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
- 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

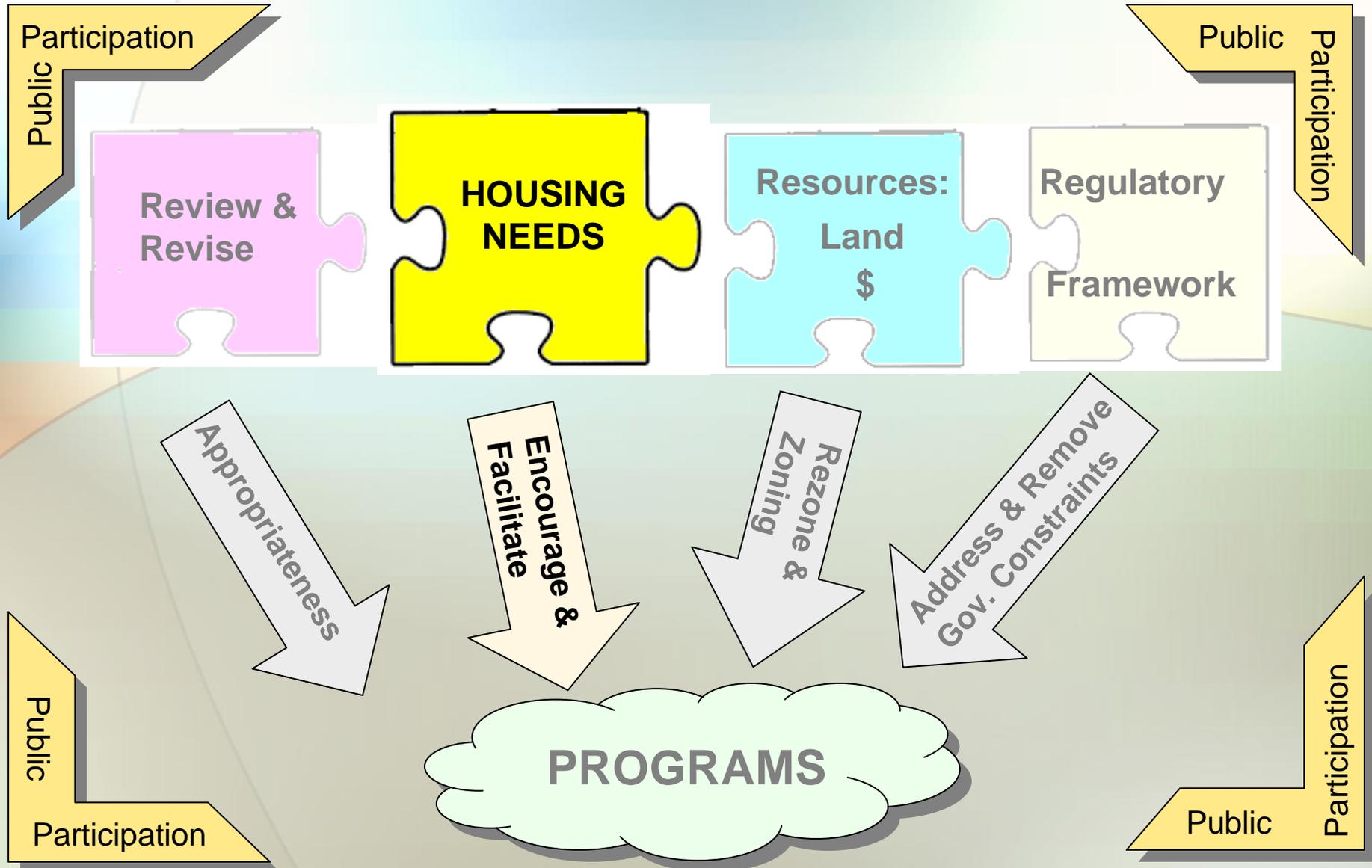


Review and Revise Example

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 current data set is "Census 2000 Summary File 3 (SF 3) - Sample Data". The interface includes a navigation menu with "Main", "Search", "Feedback", "FAQs", "Glossary", and "Help". Below the menu, there are options to "Change Selections" and "Current Selections". The main content area is titled "Detailed Tables > Select Geography". It features a "Choose a selection method" section with radio buttons for "list" (selected), "name search", "address search", "map", and "geo within geo". There is a "Select a geographic type" dropdown menu set to "Place" and a "Select a state" dropdown menu set to "California". A "Select one or more geographic areas and click 'Add'" section contains a list of places: "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

Housing and Household Characteristics

- Households by tenure
- Overpaying including for lower-income households
- Overcrowded households
- Housing Stock Conditions
 - Housing units by type
 - Housing in need of repair or replacement



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.**
- **Analyze household characteristics, needed housing types, needed zoning, and existing resources.**
- **Formulate strategy to address needs: foundation for policies and implementation.**

Housing Needs Assessment



AB 2634: Extremely Low-Income

“What is Extremely Low-Income?”

30% of Area Median Income (AMI)

Housing Element Requirements

- Number of Existing extremely low-income HH
- Number of Projected extremely low-income HH
- Discussion of housing needs

Housing Needs Assessment

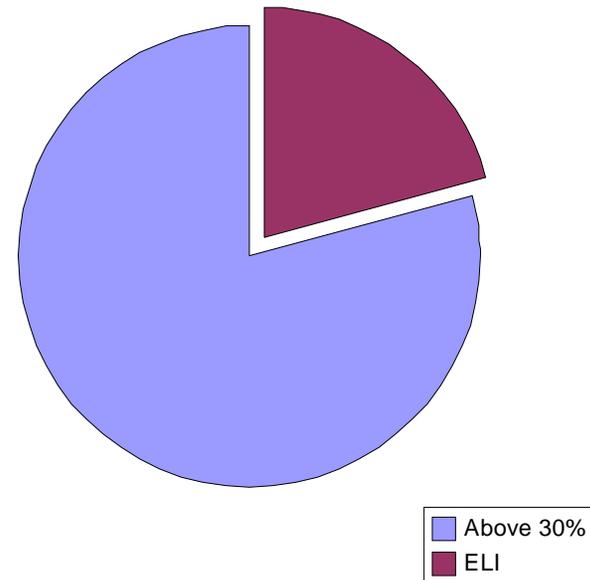
To Determine Projected ELI Need

➤ Use Census

Or

➤ Assume 50% of VLI need

Total VLI Need



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

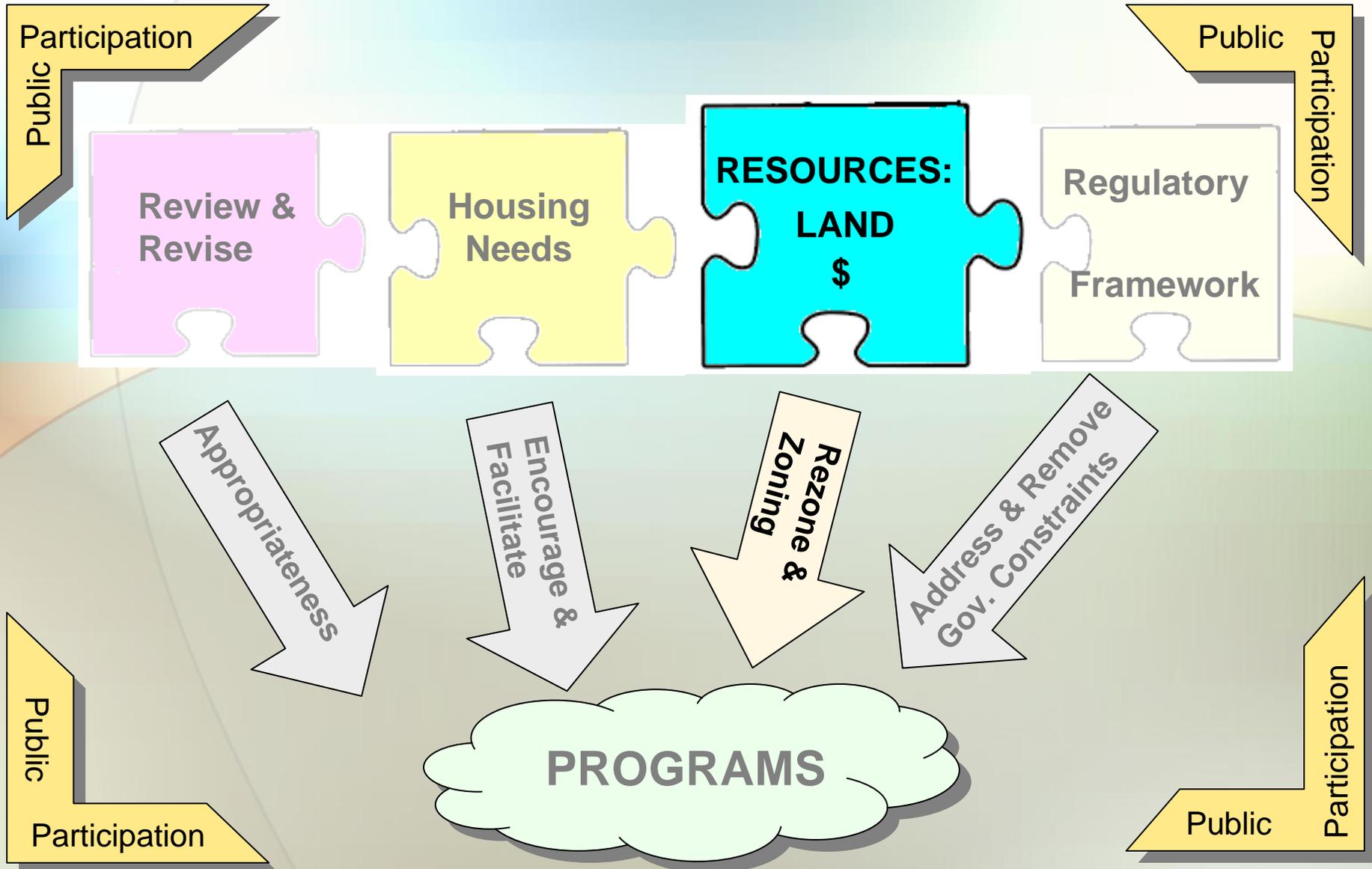
The RHNA is . . .

- 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 . . .

- Prediction of additional housing units or building permit activity
- Quota of housing that must be produced
- A ceiling on the development of housing nor should it 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

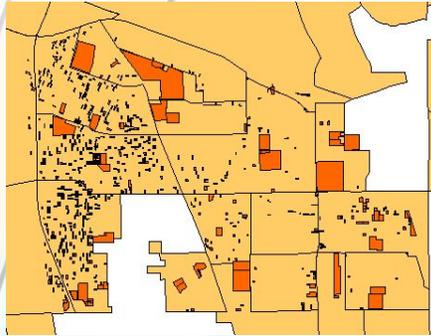


Identify specific sites suitable for residential development with capacity to meet the locality's housing need by income group and housing type.



A thorough sites inventory will determine if additional governmental actions are needed to provide sites with appropriate zoning, development standards, and infrastructure capacity to accommodate the RHNA.

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
024351002	MU	Mixed Use Commercial	4.5	36	Strip commercial with 40% vacant commercial space
037100039	MU	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)**
 3. **For non-vacant sites or mixed use sites capacity estimate must consider extent non-residential uses are allowed.**

Analysis must adjust for land use controls and sites improvements



Land Inventory Analysis

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

Element must evaluate and consider:

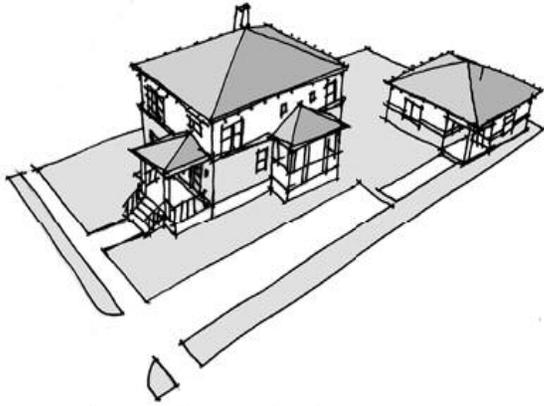
- **Extent existing uses impede additional residential development**
- **Development trends and market conditions**
- **Regulatory or other incentives to encourage additional residential**



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

Realistic Capacity of Second Units in the Planning Period

Estimate must be based on:

- **Number of second-units in prior planning period**
- **Whether units permitted by-right**
- **The need for second units**
- **Resources or Incentives**



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

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

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

Sites Program Alternative

Determination of Adequate Sites

Program

Land Inventory and Analysis



Zoning for a Variety of Housing Types

- Emergency shelters ← SB 2
- Transitional housing ← SB 2
- Supportive housing ← AB 2634
- Single-room occupancy ← AB 2634
- Second units
- Farmworkers (permanent and seasonal)
- Manufactured housing and mobilehomes
- Multifamily

Emergency Shelters

Identify and Analyze Need

- ***Identify*** - Estimate average number of persons lacking permanent shelter. Where possible, estimate number single males and female, families, and youth.
- ***Analyze*** – Describe characteristics such as percentage of homeless population who are veterans, runaway youth, mentally ill, with substance abuse, survivors of domestic violence and other categories considered significant by locality

SB 2 clarified estimate of need must consider seasonal and year-round need

Emergency Shelters

Identify Existing Resources to Address Needs

- ☞ Number and capacity of emergency shelters and transitional and supportive housing.
- ☞ Comparing number and characteristics of homeless with resources provides a general estimate of unmet need.

SB 2 allows the need for shelter to be reduced by number of supportive housing units identified in adopted 10-year plan and for which funding has been identified to allow construction in planning period or are vacant.

Emergency Shelters

Identify Zoning

- **Must demonstrate sites/zoning available for the development of emergency shelters, transitional housing, supportive housing and SRO's.**

SB 2 requires

- **Identification of zone or zones where emergency shelters are allowed as permitted use without CUP or other discretionary review**
- **All local governments must identify zoning to allow at least one year-round shelter regardless of need**
- **Zone must include sufficient capacity to accommodate the need identified in special needs analysis**

Emergency Shelters

Analyze Zoning and Development Standards

Housing element must demonstrate how zoning and development standards *encourage and facilitate* development of shelters and transitional housing

SB 2 requires

- Demonstrate existing or proposed processing, development and management standards are objective and encourage development of, or conversion to emergency shelters.
- Shelters may only be subject to standards that apply to residential or commercial development within zone
- Local governments may apply written and objectives standards

Emergency Shelters

May apply written, objective standards including

- **Maximum number of beds**
- **Off-street parking based on demonstrated need**
- **Size and location of onsite waiting and client intake areas**
- **Provision of onsite management**
- **Proximity to other emergency shelters**
- **Length of stay**
- **Lighting**
- **Security during hours shelter is open**

Cloverfield Services Center – Emergency Shelter by
OPCC in Santa Monica, CA

Photo courtesy of OPCC in Santa Monica



Emergency Shelters

SB 2 Recognition of Best Practices

Existing Ordinances

- Local governments with existing ordinances that comply with SB 2 not required to take additional action. Housing element need only describe existing standards.

Cooperative Efforts

- Allows meeting all or part of requirement to zone by adopting and implementing a multi-jurisdictional agreement
- Year round emergency shelter must be developed within 2 years
- Multi-jurisdictional agreement must allocate a portion of shelter capacity to each jurisdiction.
- Members of agreement must describe in housing element:
 - Extent facility meets need
 - Contribution to the facility for development and ongoing costs
 - Amount and source of contribution

Emergency Shelters

ADOPT PROGRAMS, AS NEEDED

- Amend zoning, if needed
- Adopt permitting and development standards that encourage and facilitate emergency shelters and transitional housing, etc.
- Adopt programs, as appropriate to otherwise address homelessness.

SB 2 requires that if zoning amendment needed to address emergency shelters, the program must revise zoning within one year of adoption of element

Transitional and Supportive Housing (SB 2)

Transitional housing and supportive housing must be considered residential use and only subject to restrictions that apply to other residential dwellings of the same type in the same zone



*Gish Apartments – Supportive Housing, San Jose, CA
Photo courtesy of First Community Housing and Bernard Andre*

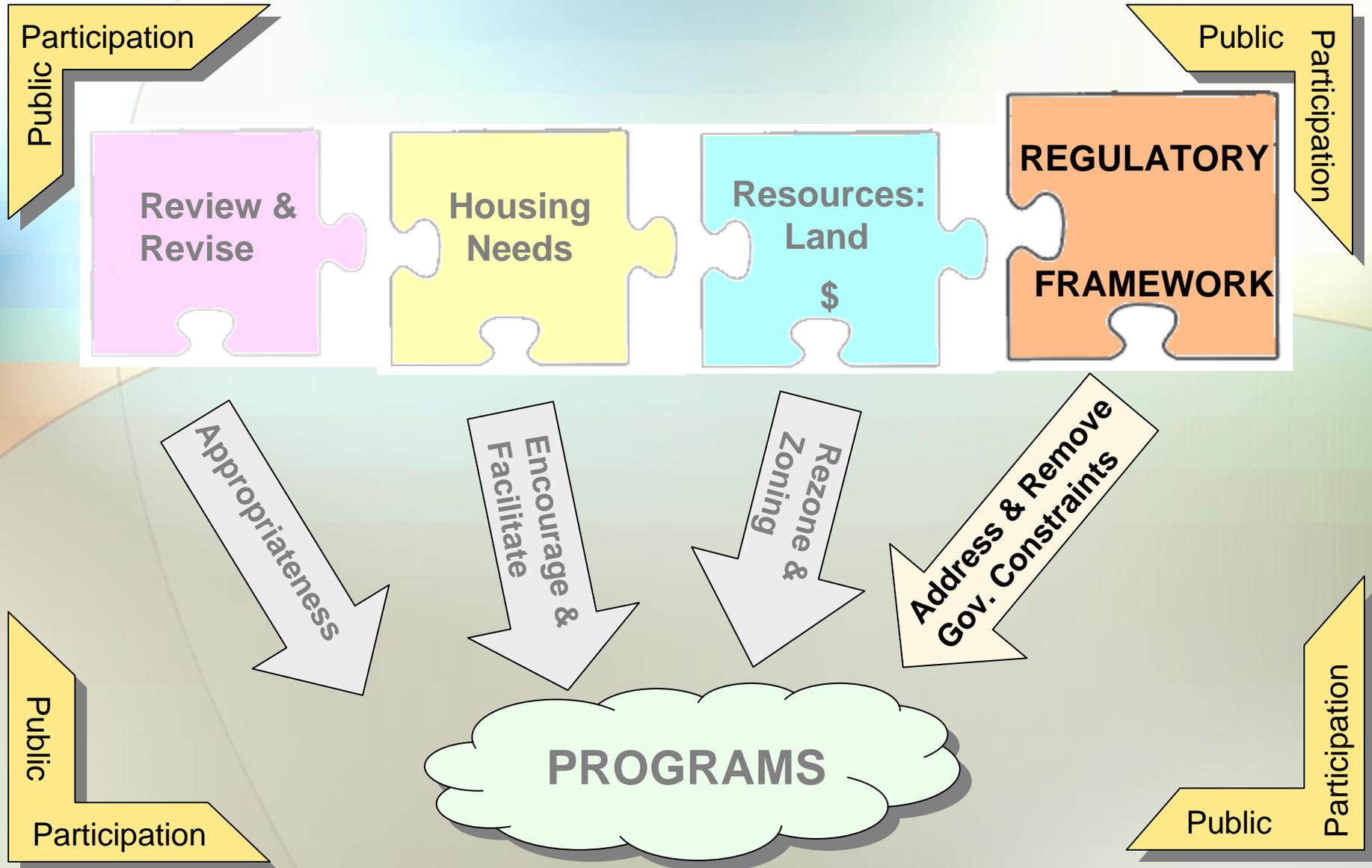
Financial Resources



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

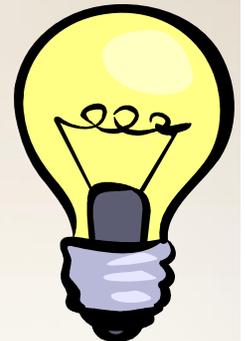
- **Land costs**
- **Available financing**
- **Construction costs**

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

- **Housing element updates promote addressing housing and climate change objectives!**
- Promote higher density and compact development.
- Adopt an Energy Conservation Ordinance to establish programs that encourage conservation of nonrenewable energy resources.
- Encourage higher density housing along transit corridors.
- Provide incentives to encourage green (energy-efficient and environmentally-sensitive) building techniques and materials: direct financing, flexibility in design and development standards, fee waivers or deferrals, and expedited permit processing.

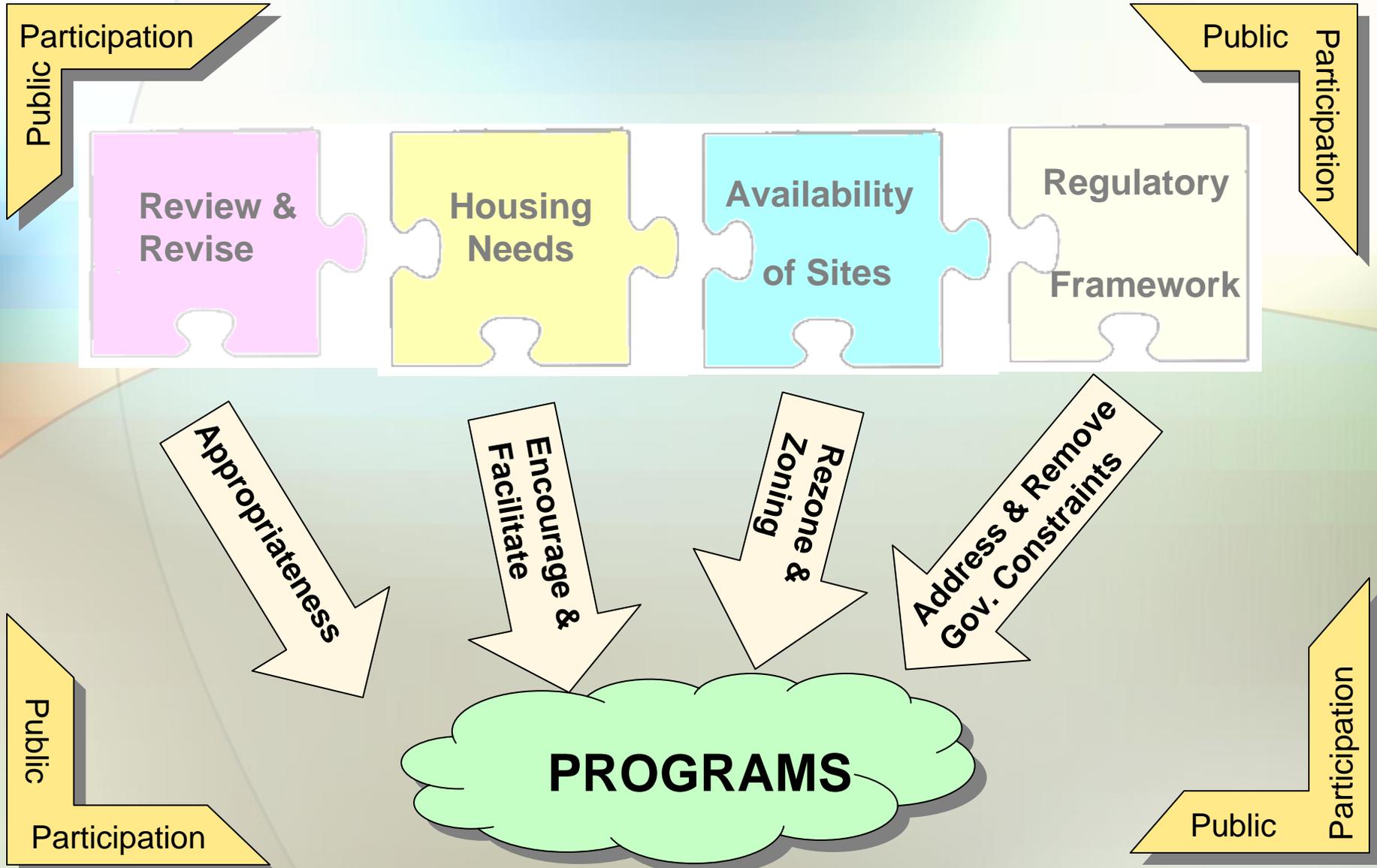


Opportunities for Energy Conservation

- Promote energy audits and resident participation in utility rebate programs through private and public utility companies.
- Orient homes to maximize natural day lighting and promote use of photovoltaic systems.
- Promote use of light-colored “cool roofs.”
- 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



Conserve/improve existing stock



Facilitate housing development for low- & moderate-income households



Preserve units at-risk



Remove/mitigate constraints



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 as a residential use in residential zones.

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



Housing Programs

Programs to Encourage and Facilitate a Variety of Housing Types

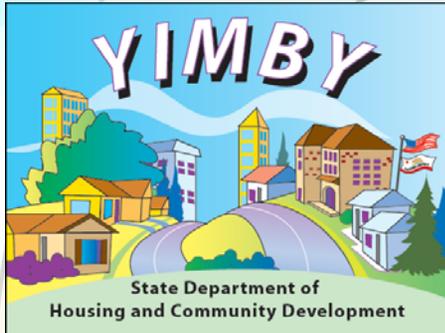
- **Establish homeless prevention strategies: housing support centers, improve access to supportive housing and employment services**
- **Convert older public or commercial buildings to residential thru adaptive reuse or historic preservation**
- **Promote development of multifamily rental housing for families and workers by streamlining processing, prioritizing funding, etc.**
- **Zone to encourage development of SROs**
- **Partner with employers to fund and assist in housing for workers (teachers, farmworkers, etc.)**



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**
- **Develop strategies to assist service enriched housing and supportive housing**



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 including help with scores for readiness and neighborhood revitalization (CTCAC)
- 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 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

- **Allow payment of fees at certificate of completion or occupancy**



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

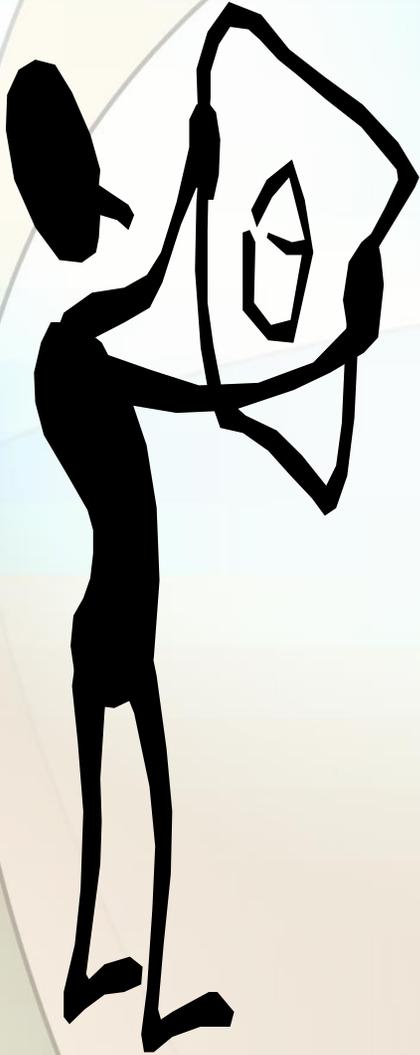
- **Establish early warning/monitoring system**
- **Respond to federal/State prepayment notices**
- **Allocate potential funding sources**
- **Provide tenant education and assistance**

Quantified Objectives

	Extremely Low- income	Very Low- income	Low- income	Moderate	Above Mod
Construction					
Rehabilitation					
Conservation includes 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

BUILDING BLOCKS FOR EFFECTIVE HOUSING ELEMENTS



- Web based technical assistance
- Sample analyses and program models
- Demographic/census data
- Resources



California Department of Housing and
Community Development

Division of Housing Policy Development

www.hcd.ca.gov