

Policy Overview

Land Use Policy

Central Challenge(s):

- Effective State, region, and local housing planning is dependent on effective local government land use decisions
- Governmental regulations, policies, and approval processes can constrain or incentivize housing development
- California’s communities are falling further behind toward achieving critical housing goals:

Issue Areas

Land use planning within SB 375 planning context

Development processing timelines and associated costs

Synchronizing land use goals and funding programs

Fair Housing considerations

State, region and local level tools to increase housing and affordability

Opportunities

Housing Production

- production is needed to meet demand of CA’s projected population: (by 2015: 38.8 million, by 2050: 50.3 million)
- increased supply can mitigate increase in households overpaying and overcrowding
- sustainable communities need jobs-housing balance and housing near jobs, services, and transit

Housing Choice

- mitigate barriers to safe and affordable housing
- address systemic concentrations of poverty

Housing Access

- integrate and preserve a variety of affordable opportunities
- protect existing neighborhoods from negative impacts of displacement
- plan/fund rehabilitation/repurposing of existing building stock

Housing Location

- prioritize connectivity
- incorporate a variety of housing into local climate adaptation strategies
- identify sites with potential for residential infill and mixed use development
- enhance existing healthy social networks
- integrate parks and open space with transportation options

Questions

What State, region, and local level policy actions can support land use planning and decisions within SB375 planning goals

What actions can help mitigate housing development cost?

What actions can help ensure land use policies comply with fair housing laws?

What actions can help achieve consistency of land use goals among federal, State, region, and local housing programs?

What existing tools and programs can promote housing development for all income groups?