

Next Generation of Housing Elements
San Diego APA/SANDAG
September 23, 2010

Meeting the Challenge
of
SB 375



Department of Housing and
Community Development

Presentation Outline

- **Housing Elements and SB 375**
- **Adequate Sites Overview**
- **Tips for Housing Element Updates**
- **SB 375 Changes to the Housing Element**
- **A Few Other Requirements to Keep in Mind**



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Housing Element Law: Long History of Promoting Sustainable Compact Development

- **The housing element is the most significant general plan tool that facilitates zoning for higher density**
- **Jurisdictions have historically rezoned within existing boundaries**
- **SB 375 highlights existing housing element focus on sustainable development and strengthens implementation requirements.**



Housing Element Law: Long History of Promoting Sustainable Compact Development

- **Mixed Use and Infill Development**
- **Housing Element is an opportunity to Identify the most realistic opportunities**
- **Realistic Opportunities + Implementation = Success**



Adequate Sites Overview

- **Projected Need: RHNA**
- **Parcel Listing**
- **Analysis of Suitability and Availability**
- **Analysis of Zoning and Public Facilities and Services**



Tips for Housing Element Updates

Analysis of Suitability and Availability

- **Nonvacant**
- **Realistic Capacity: Mixed Use**
- **Small Sites**



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Housing Element Updates: Promoting Sustainable Development – Focus on Nonvacant Sites

- **Parcel Listing: Describe sufficiently to demonstrate potential for redevelopment (Section 65583.2(a))**
- **Evaluate the extent existing uses impede additional development, development trends, market conditions and regulatory framework (Section 65583.2(g))**

Factors communities could consider:

- **Age and condition**
- **Marginal versus operational uses**
- **Degree of under-utilization**
- **Property owner and/or developer interest**
- **General analysis by planning area**
- **Relate development trends to identified sites**

- **Policies and programs to encourage redevelopment**



Housing Element Updates: Realistic Capacity and Mixed Use

- The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements (Section 65583.2(c)(2))
- Realistic capacity: General (assumed capacities)
- Realistic capacity for mixed use or non-residentially zoned sites

Factors to Consider:

- How is residential allowed (100% residential versus mixed use)
- Performance standards or requirements for residential or mixed use
- Support assumptions with development trends
- Identify most realistic opportunities for residential use
- Policies and programs to encourage residential uses and maintain adequate sites



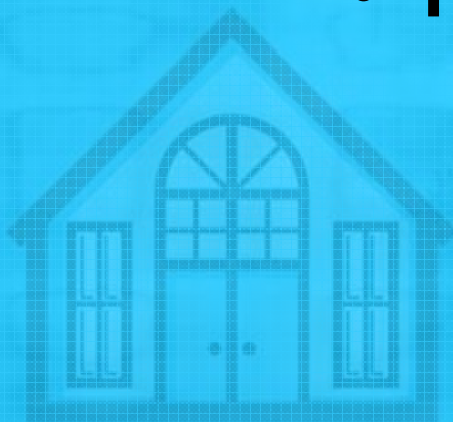
Housing Element Updates: Small Sites

- **List sites by size (Section 65583.2(a))**
- **Analyze suitability and availability (Section 65583(a)(3))**
- **Determine whether each site in the inventory can accommodate the regional housing need (Section 65583(c))**
- **Factors to Consider:**
 - **Typical projects assisted by State and Federal financing are 50- 150 units**
 - **Reliance on small sites**
 - **Feasibility of development**
 - **Potential for consolidation**
 - **Development trends**
 - **Programs to encourage development and consolidation**



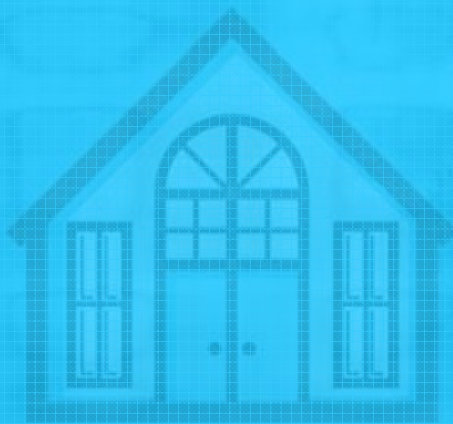
SB 375 Changes to the Housing Element

- **Update Timing**
- **Rezoning Timing**
- **Program Implementation**



A Few Other Requirements

- **AB 1233 (Unaccommodated Need)**
- **AB 2634 (Extremely Low Income)**
- **SB 2 (Emergency Shelters and Transitional and Supportive Housing)**



BUILDING BLOCKS FOR EFFECTIVE HOUSING ELEMENTS



- **Web based technical assistance at the Department's *Building Blocks*' available online at http://www.hcd.ca.gov/hpd/housing_element2/index.php**
- **Sample analyses and program models**
- **Regional Workshops**
- **SANDAG Office Hours and Regional Representatives**
- **Demographic/census data**
- **Resources**

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