

**YOUR HOUSING
ELEMENT IS
CERTIFIED!**

NOW WHAT?

League of California Cities
Conference

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THE PANEL



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Presentation Overview

- Housing Element and RHNA
- The Long Road of Implementation
- Discussion and Q & A

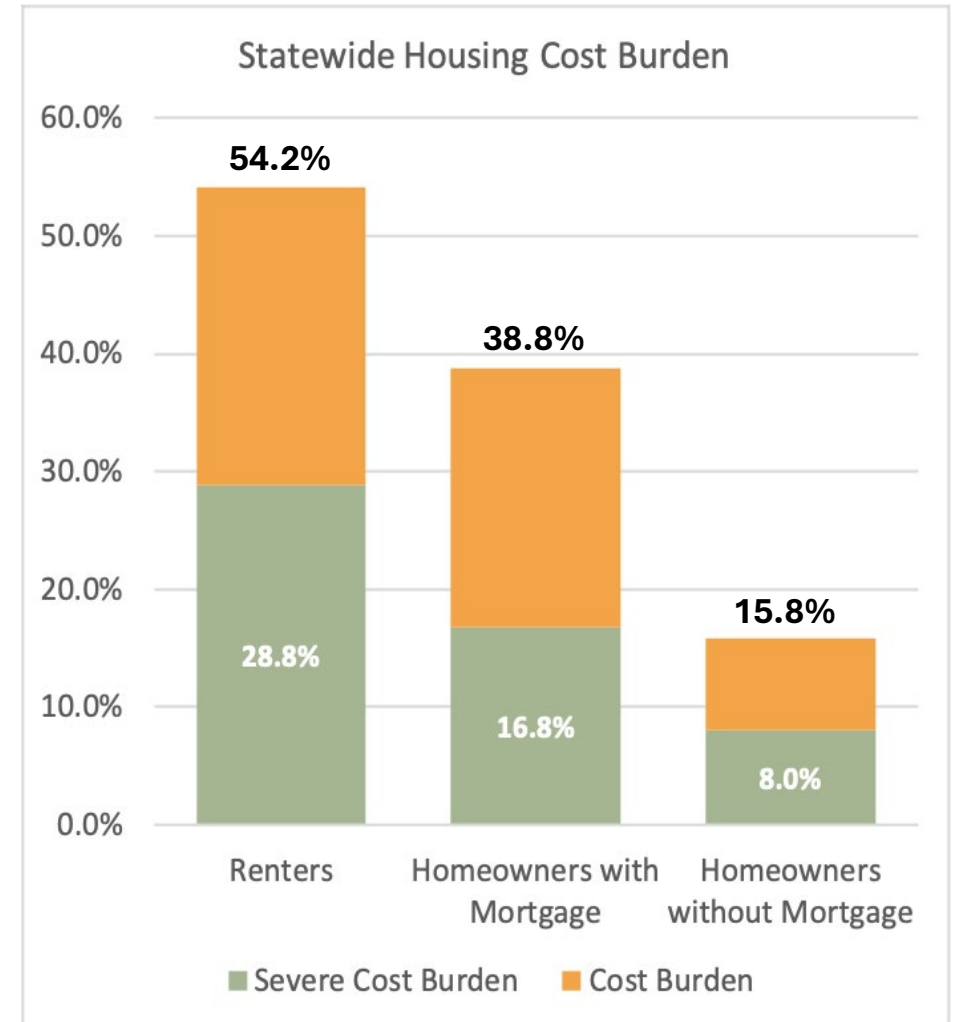


What is the Housing Element

- State mandated element of the General Plan
- Only element reviewed and approved by the State
- Includes policies and programs to:
 - Facilitate the development of housing for all income levels and household types including special needs populations
 - Preserve existing affordable housing
 - Improve the safety, quality and condition of existing housing
 - Promote fair housing choice for all
- Only a policy document

What is RHNA

- Regional Housing Needs Assessment
- Projected number of units to accommodate growth and overconcentration
- Assigned from the State
- Cities must zone sites to accommodate its RHNA



Housing Element Implementation

- Committed to multitude of programs and ordinances
- CEQA
- Municipal Code amendments to comply with state law
- Address affordable housing
- Update zoning and development standards to accommodate RHNA
- Report to the State annually on progress



Topics for Discussion

- Density Bonus
- For sale vs. rental
- Local control
- Community engagement
- Economic development opportunities

THANK YOU



Development Challenges

- Struggle to hit density
- Density creates different product types
- Create objective design standards – protects city and developer
- By-right creates assurance for developers and more likely to achieve a better product

Inclusionary/Density Bonus & Economic Development

- Inclusionary requirements are seen as a tax
 - Will slow development in most markets
- Encourage DB projects for concessions without density
- RHNA sites are an economic tool
- Housing is good for the economy
- Retail follows rooftops