

**YOUR HOUSING
ELEMENT IS
CERTIFIED!**

NOW WHAT?

Planning Commissioners Academy



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
- Lays out a city's RHNA program
- Only a policy document

Housing Element Implementation

- Committed to multitude of programs and ordinances
- CEQA
- Municipal Code amendments to comply with state law
- Update zoning and development standards to accommodate RHNA



Housing Element vs. Zoning

- Housing Element holds precedence over zoning
- Residential is now by-right
- Cities should establish objective design standards
- Density bonus law permits unlimited waivers and concessions

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

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

