



Housing Elements and SB 375

John Douglas, AICP
J.H. Douglas & Associates
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Housing Elements & SB 375

You knuckleheads are gonna finish that Housing Element before I get back or you'll be sleeping with the fishes tonight...



Housing Elements & SB 375

- ***Requirements of SB 375***
- ***Critical Link Between SB 375 & Housing Element Certification: Sites Inventory***
- ***Challenges & Opportunities***

Housing Elements & SB 375

Requirements of SB 375

- Greenhouse gas & trip reduction
- Compact development near jobs & transit
- RHNA – RTP – SCS consistency
- Housing Element incorporates RHNA
- Greater reliance on infill & mixed-use development to provide adequate capacity
- Fresh flowers in Cathy's office every morning

Housing Elements & SB 375

Requirements of SB 375

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Critical Link Between SB 375 & Housing Element Certification: Sites Inventory

- Vacant residentially zoned sites
- Vacant non-residentially zoned sites that allow residential development
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions)

Source: HCD, Building Blocks for Effective Housing Elements

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What Is a "Suitable" Site?

- Zoning designation (residential or mixed-use)
- Appropriate density (default = 30 units/acre)
- Sufficient site size ("small" site?)
- Vacant or "underutilized"
- Within 1/2 mile of a good trout fishing spot

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What Is a "Suitable" Underutilized Site?

- **Criteria for non-vacant sites**
 - Existing buildings (residential, commercial, etc.)
 - Age/condition/architectural style/landscaping/parking
 - Occupancy (type of business or vacant)
 - Market conditions (redeveloped in the planning period?)
 - Improvement/land value ratio
 - Developer interest
 - Agency track record
- **Criteria for mixed-use development**
 - Is residential optional or required?
 - Incentives for residential?

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SB 375 = More of This

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Previous Relevant Studies

UC Berkeley Infill Study (2005)

- Estimated infill capacity statewide
- Based on assessors parcel data
- I/L ratio >1.0 (commercial/MF) or >0.5 (SF)

SANDAG Regional Economic Development Information (REDI) System

- Inventory of residential & employment land
- “Market readiness” – planning approvals & entitlements

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Challenges & Opportunities

➤ **Consider Housing Element criteria in RHNA**

- MFR = low-income? (default density)
- Low-income sites in rural or unincorporated areas?

➤ **Alignment of assumptions**

- HCD/COG/local governments
- Objective criteria?
- Mixed use standards
- Useful tool for development industry?
- Broader policy implications for further exploration
 - ✓ GhG, infill, mixed-use, MHP & LIHTC funding

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