



# NEXT GENERATION HOUSING ELEMENTS

MEETING THE CHALLENGE OF SB375

# HOUSING ELEMENTS OVERVIEW

1. SOME BASICS/CONTEXT SETTING
2. EVOLUTION
3. UNDERLYING TENSIONS
4. CLOSING COMMENTS

# THREE POTENTIAL HOUSING PLANNING PROCESSES

- The Comprehensive Plan as part of the Community Development Block Grant (CDBG) Process
- Housing Element as part of the General Plan Process
- Housing Plan as part of the Redevelopment Process

# CONTEXT

## HOUSING ELEMENT

- AS A REQUIRED COMPONENT IN THE GENERAL PLAN
- TWO DISTINCTIONS FROM OTHER ELEMENTS:  
PERIODIC UPDATE  
HCD VERSUS OPR
- APPROVAL @ LOCAL LEVEL
- SEVEN PARTS, NEXT

# SEVEN PARTS

- CONDITIONS AND NEEDS\*  
(Beth Jaroz and Marney Cox)
- GOALS, ETC
- PAST PERFORMANCE
- RESOURCES\*  
  
(Marney Cox)
- CONSTRAINTS
- PROGRAMS\*  
(Bill Chopyk, Patrick Murphy, and Dave Gatske)
- QUANTIFIED OBJECTIVES\*  
(Susan Baldwin)

# EVOLUTION

- ◉ MORE COMPLEX AND DETAILED
- ◉ MORE COMPREHENSIVE
- ◉ MORE TIES TO THE REGION

# MORE COMPLEX

- ◎ DATA REQUIREMENTS
- ◎ SPECIAL NEEDS GROUPS
- ◎ SITE ANALYSIS
- ◎ LAND USE CONTROLS
- ◎ PROGRAM REQUIREMENTS

# MORE COMPREHENSIVE

- ◎ CONNECTS TO LAND USE
- ◎ CONNECTS TO CIRCULATION
- ◎ CONNECTS TO SB 375 AND SUSTAINABLE COMMUNITIES STRATEGY (SCS)



# MORE CONNECTIONS TO THE REGION

- ◎ REGIONAL SHARE
- ◎ RTP (SCS)/MPO
- ◎ REGIONAL COMPREHENSIVE PLAN
- ◎ SMART GROWTH OPPORTUNITY AREAS

# UNDERLYING TENSIONS

- ◉ LAND USE CONTROL
- ◉ DENSITY INCREASES
- ◉ REVIEW PROCESS  
(Cathy Creswell, Paul McDougal,  
and John Douglas)

# CLOSING COMMENTS

## ◎ FUTURE MARKET

## ◎ OPPORTUNITIES

### > SANDAG

- DATA
- RCP
- SMART GROWTH STRATEGY

### > HCD

### > CREATIVE USE OF LOCAL RESOURCES