Meeting the Challenge of SB 375
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
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

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Tips for Housing Element Updates

Analysis of Suitability and Availability

- Nonvacant
- Realistic Capacity: Mixed Use
- Small Sites
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

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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)
- 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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