



HOUSING ELEMENT UPDATE

FEBRUARY 8, 2022





HOUSING DOMINATES ALL ASPECTS OF URBAN PLANNING AND POLICY





UPDATING A HOUSING ELEMENT CAN BE DAUNTING

REVISIONS WILL
BE NEEDED –
MEANINGFUL
PUBLIC INPUT IS
CRITICAL



TIMELINE

2020 – Hired JHD
Planning LLC

May 20, 2021 –
Joint Public Meeting
with Planning
Commission & City
Council

October 27, 2021 –
Town Hall Meeting
for community input

November 21, 2021
– Draft Housing
Element submitted
to HCD

January 14, 2022 –
City received HCD
comments

NEEDED CHANGES

A. Review and Revision

- Evaluate the cumulative effectiveness of past goals

B. Housing needs, Resources, and Constraints

- Fair Housing
- Employment trends
- Household characteristics/ability to pay
- Land inventory
- Government constraints
- Nongovernmental constraints
- Special needs of elderly, people with disabilities
- Identify low-mod units that are at risk

C. Housing Programs

- Identify sites to accommodate needs
- Include programs for develop housing
- Remove constraints
- Find financing options
- Analyze special needs of people who are elderly, have disabilities, and families with female heads of households
- Preserve existing assisted housing developments

D. Quantify 5-year Objectives

- For housing units by income category, including: at all income levels.
- New construction
- Rehabilitation
- Conservation

E. Public Participation

- Workshops
- Surveys
- Public meetings
- Newsletters
- Neighborhood events
- Translation services
- Evening meetings
- Weekend meetings
- Additional methods

CONSEQUENCES OF NONCOMPLIANCE

General Plan Inadequacy

- Housing Element is mandatory in City's General Plan

Lawsuits & Attorney Fees

- Vulnerable to litigation from housing rights organizations, developers and HCD

Loss of Permitting Authority

- Courts have authority to take residential & non residential permit authority to bring jurisdiction's General Plan & Housing Element into compliance

Financial Penalties

- Courts can multiply financial penalties by a factor of 6

Court Receivership

- Courts may appoint an agent to bring City into compliance

Can't Apply for Grants/Loan Programs

- CDBG, Infill Infrastructure Grant Program, CalHOME Program, Local Housing Trust Fund Program, Regional Transportation Funding, amongst more.