



Hogle-Ireland

Planning & Development Consulting



HOUSING ELEMENT RESOURCES & TECHNICAL TOOLS

Changes to Housing Element Law

SB 375

- Adopt on time! 4-year vs. 8-year cycle

SB 812

- Analyze housing needs of developmentally disabled persons

AB 1867

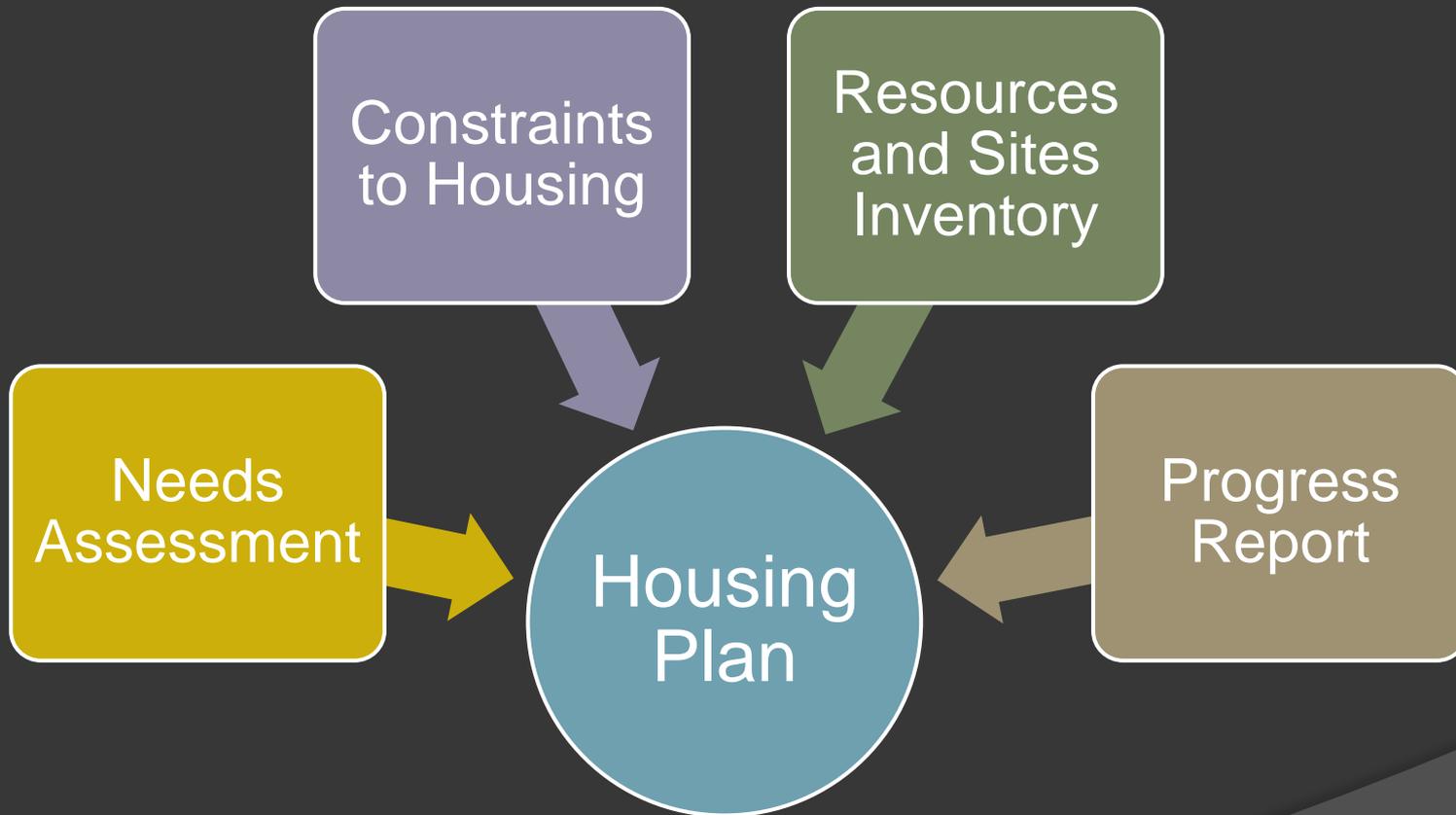
- Count converted affordable multi-unit homeownership units or foreclosures toward RHNA, in addition to rentals

SB 244

- Unincorporated disadvantaged communities



Housing Element Content



Needs Assessment Data Sources

- ◎ <http://factfinder2.census.gov/>
 - Census 2010
 - American Community Survey
 - 1-Year Estimates
 - 3-Year Estimates
 - 5-Year Estimates



U.S. Census Bureau

AMERICAN
FactFinderARIZON
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

MAIN

SEARCH

WHAT WE PROVIDE

USING FACTFINDER

Your Selections

'Your Selections' is empty

Search using the options below:

Topics

(age, income, year, dataset, ...)

Geographies

(states, counties, places, ...)

Race and Ethnic Groups

(race, ancestry, tribe)

Industry Codes

(NAICS industry, ...)

Quick Facts

Quick, easy access to facts about people, business, and geography.

Select the U.S. or a state to begin:

United States

GO

Popular Searches

- Decennial Census
- Population
- Poverty

Your source for population, housing,
economic, and geographic information

American FactFinder works with Mozilla Firefox 3.6 and Microsoft Internet Explorer 7. Other browsers may not perform as expected.

Quick Start

Enter search term(s) and click 'GO' ?

topic or table name for state, county or place (optional)

for

GO

 topics race/ancestry industries

Or use the options on the left to begin your search

News and Notes

GET EMAIL UPDATES

Apr 26, 2012

The Census Bureau is releasing Summary File 2 data on a state-by-state flow basis from December 2011 through April 2012. Data have been released for all States, including the District of Columbia and Puerto Rico. The SF 2 national level detailed tables and quick tables also have been released. National level geographic comparison tables will be released at a later date. SF 2 provides detailed data on age, sex, households, families, the group quarters population, and occupied housing units for up to 331 race, Hispanic or Latino origin, and tribal population groups. Presentation of SF 2 tables for a population group is subject to a threshold of 100 or more people of a particular group in a particular geographic area. [more »](#)

Apr 19, 2012

The Census Bureau is releasing Summary File 2 data on a state-by-state flow basis from December 2011 through April 2012. Data has been released for 47 States, including the District of Columbia and Puerto Rico. SF 2 provides detailed data on age, sex, households, families, the group quarters population, and occupied housing units for up to 331 race, Hispanic or Latino origin, and



Needs Assessment Data Sources

- ◎ SCAG Integrated Growth Forecast
 - <http://www.scag.ca.gov/forecast/index.htm>
 - Population, employment
- ◎ Dataquick News
 - <http://www.dqnews.com/>
 - Home sales prices and inventory
- ◎ Newspaper/internet
 - rental rates



Constraints to Housing Development

- Land use controls
- Fees and exactions
- Processing and permit procedures
- Codes and enforcement and on/off-site improvement standards
- Housing for persons with disabilities
- Non-governmental constraints
 - Land costs, construction costs, financing
 - Environmental/infrastructure constraints



Sites Inventory and Resources

● Sites Inventory

1. Does AB 1233 apply?
2. Assess sites from previous element
 - Keep/Remove from inventory
3. Do you still have enough sites?
4. Develop available land inventory discussion
 - Document the viability of the sites:
 - Photos
 - Potential for lot consolidation (ownership patterns, grouping)
 - Development interest
 - Land value to improvements ratio



Sites Inventory and Resources

- Resources

1. Financial resources
2. Administrative resources
3. Energy conservation opportunities



Progress Report

- ⦿ Did you do what you promised to do?
 - Rezoning properties
 - Revisions to Zoning Codes/Specific Plans
 - Facilitate development examples
- ⦿ Summarize accomplished housing starts
 - Building Permits Reports
 - Orange County: Cal State Fullerton Center for Demographic Research HIS data and maps



Housing Plan

Maintaining the
Housing We
Have

Building the
Housing We
Need

Removing
Barriers to
Housing
Development

Providing
Sufficient and
Appropriate
Sites

Providing Equal
Access to
Housing



Process

- ⦿ Draft Housing Element
- ⦿ Community Meeting/study session
- ⦿ Submit Draft to HCD
 - 60 days for draft, 90 days for adopted
- ⦿ Complete CEQA
- ⦿ Hearings



Regional Efforts

- SCAG Toolbox
- 21 Elements: San Mateo County
 - Centralized location for data
 - Summarized constraints countywide
 - Fees
 - Parking standards
 - Processing time
 - Policies and programs database (sample language)



Additional Tools

- GC §655483
- HCD Building Blocks:
http://www.hcd.ca.gov/hpd/housing_element/

