

# **Housing Element Considerations**

**September 26, 2017**

**Meeting of the Los Altos City Council**

# The Housing Element Law

- Housing Elements: one of the seven mandatory elements of each cities' General Plan
- Contents of the Housing Element highly regulated
- Must be updated on schedule set by statute

# Essential components

- Assessment of local housing needs, RHNA, available resources, and potential constraints
- Goals, objectives, and policies for the maintenance, preservation, improvement, and development of housing
- Action program establishing schedule of actions and timeline for implementation

# Land use decisions

- Housing element part of general plan, which is “constitution” for all future development
- All land use decisions must thus be consistent with general plan
  - Zoning ordinance and map amendments
  - Conditional use permits and variances
  - Subdivision maps

# Housing Element challenges

- Challenges may be brought regarding:
  - conformity of housing element to statutory requirements
  - zoning actions that allegedly fail to conform to the housing element requirements

# Housing Element challenges

Cities	Cities (continued)	Counties
Menlo Park	Fremont (\$160,000)	Napa
Folsom	Pasadena	Humboldt
Pleasanton (\$1,900,000)	Rohnert Park	Mendocino
Mission Viejo (\$80,000)	Orland	Santa Cruz
Lynwood	Alameda	Sonoma
Pittsburg	Oxnard	Sutter
Gilroy	Benicia (\$500,000)	Solano
Fillmore	Healdsburg (\$75,000)	Madera
Camarillo	Lincoln	Sutter
Santa Rosa	Monte Sereno	Sacramento
Buellton (\$360,000)	Murrieta	Yuba
Corte Madera (\$100,000)	San Diego	
Encinitas	San Rafael	
Calexico	Solana Beach	
Carlsbad	Winters	

**Questions?**