

Triple-A Council of California
March 15, 2006 General Meeting
Talking Points
[Don Thomas]

Mandated Element of Local General Plan

- One of seven mandated elements to the General Plan
- Housing element has been a mandated element since 1969
- Unlike other elements, the housing element has detailed statutory requirements and a mandatory review by a State agency

Housing Element Law and Legislative Declaration and Intent

- Housing availability is a matter of **VITAL** Statewide importance
- Attainment of housing for everybody is a priority of the highest order

And primarily the intent of the legislature is to:

- Assure cities and counties recognize a responsibility to contribute to the State housing goal
- Assure cities and counties will prepare and implement local housing elements
- Recognize local governments are best suited and capable to determine how to contribute to housing needs
- Ensure cooperation amongst local governments

Key Statutory Provisions of a Housing Element

- Existing Needs and Projected Needs
 1. Household characteristics
 2. Housing element law calls out six (6) special housing needs groups: **seniors, homeless, disabled, single head of household, large families (5 or more) and farmworkers**
- Inventory of Resources and Constraints
 1. Sites Inventory and Analysis to Demonstrate Adequate Sites
 2. Analysis of Governmental Constraints (land use controls, permit procedures, fees, etc.)
- Review of Previous Housing Element
- Goals, Policies and Implementation Actions
 1. Adequate Sites
 2. Assist in Development for Low and Moderate Income Households
 3. Address Constraints (regulatory)
 4. Conserve and Improve the Condition of the Existing Affordable Housing Stock
 5. Promote Housing Opportunities for All
 6. Preserve At-risk Units