



American Planning Association
California Chapter

Making Great Communities Happen

HOUSING PRODUCTION CONCEPTS 2017

JANUARY 2017

Provide Adequate Funding for Housing

- Make affordable housing a state funding priority, including affordable housing subsidies in areas where the market cannot provide sufficient affordability, especially for lower income households.
- Provide funding or funding mechanisms for local infrastructure to support housing, including water, sewer, parks, schools, and libraries. This community investment is the main issue – the key to making housing more affordable and must be accomplished in conjunction with other housing production strategies.
- Provide funding for long-range planning (general plans and specific plans) to ensure that communities are well-prepared to accommodate additional housing and to streamline the entitlement process for housing projects consistent with the adopted plans.
- Encourage local governments to establish a housing authority to allow easier purchase of property for affordable housing and use of eminent domain.

Create Certainty in Housing Approvals

- Require or incentivize by-right housing approvals.
- Make the CEQA categorical exemption for infill housing a statutory exemption.
- Encourage the use of specific plans by providing an absolute statutory exemption for tiered projects consistent with the plan if the specific plan was completed within the last 10 years.
- Provide expedited CEQA litigation (similar to stadium statute but for housing).
- Provide a statutory CEQA exemption for design review approvals.

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- Provide a statutory CEQA exemption for tentative maps for 'by right' housing projects.
- Provide a hard time limit for completing the discretionary review process for projects that do not require legislative approvals and make the permit streamlining act more usable.
- Change the building code revision process to avoid projects with planning entitlements having to be redesigned to meet new building code requirements; provide grace period or vesting for projects already in the pipeline.

Encourage Housing That Is More Affordable

- Eliminate minimum size requirements for affordable or moderate income units to encourage developers to add micro units in multifamily projects or new developments.
- Consider use of strategies or requirements that limit building height and bulk but not density.
- Review which densities result in the most affordable housing.
- Scale impact fees to the size of units.
- Provide incentives for building affordable duplexes and triplexes.

Utilize HCD to Provide Proactive Assistance

- Turn HCD's focus to building housing, not additional housing element processes.
- Provide funding to HCD to work with teams of architects, housing developers and planners to develop ADU or middle range housing prototypes and provide financial incentives to use the prototypes.
- Provide funding to HCD to track affordable units that are at risk of loss due to loss of funding or end of affordability requirements and to take proactive steps to work with developers and communities to find funding to preserve those units. Although HCD currently receives notice of most units at risk of loss, it does not have any proactive program to preserve those units.
- Provide funding to HCD to develop form restrictive covenants that may be used to ensure continued affordability, such as affordable housing that receives a density bonus.

Enforce Existing Housing Laws

- Provide funding to the AG for enforcement of housing laws,

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including in particular communities that have not adopted housing elements; those that have not done promised zoning; and those that deny housing projects in violation of state laws related to housing.

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