Housing Element Updates for Energy-Efficient Land Use

California Energy Commission
Workshop on Energy and Land-Use Issues and Opportunities
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Housing Element Updates

- **Statewide, cities and counties updating housing elements (HEs) for planning periods ending in 2013 and 2014***
- **Latest due date for these updates: August 31, 2009**
- **These HEs have potential to impact land-use related AB 32's GHG reduction targets of 2020 – 2035 targets be affected by next cycle of housing element updates to be undertaken in the next decade (implementing SB 375).**

** Except for current SANDAG period ending in 2010*

Housing Element: Key Components

- **Public Participation of all economic segments of the community, including low & mod households in particular**

- **Projected Housing Needs (Regional Housing Needs Allocation or RHNA)**

- **Inventory of Resources including Land. Requires zoning sufficient land to address projected growth, by income level.**

- **Analyze and Address Potential Governmental Constraints**

- **Adopt Goals, Policies & Implementation Actions**



BUILDING BLOCKS FOR EFFECTIVE HOUSING ELEMENTS

Welcome to the Department's newest technical assistance resource to assist local governments in adopting housing elements that effectively address housing needs, the specific requirements of State law and in furtherance of local goals and objectives. The Department is committed to working in partnership with local governments and the public and private sectors in addressing California's continuing housing crisis.

GETTING STARTED



HOUSING NEEDS



SITES INVENTORY/ANALYSIS



CONSTRAINTS



PROGRAM REQUIREMENTS



OTHER REQUIREMENTS



Internet 100%

http://www.hcd.ca.gov/hpd/housing_element2/index.php

Housing element includes energy conservation . . .

Inventory & analysis of opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems & design for residential development, e.g.

- **Compact building form limits heat loss**
- **Operable windows on all building elevations**
- **Row & multi-story building designs can maximize efficiencies**

Green roofs moderate internal building temperature, mitigate heat island effect



Vancouver, CA Passive Design Tool K it for Homes

California Department of Housing and Community Development

Housing Element Policies and Programs Addressing Climate Change

The update of the housing element provides an important opportunity to evaluate and adopt programs and strategies benefiting both housing supply and affordability, and energy and climate objectives. Many local governments are setting out to become models of sustainable development, implementing policies that not only benefit the climate, but improve their communities in various ways.

Policy or Program Description	Potential Co-Benefits						
	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
Address and Remove or Mitigate Constraints							
Reduce on-site parking requirements and adjust parking pricing in specific areas. Effective mixed-use, transit-oriented development reduces the need for residential parking because residents can meet mobility needs without a personal vehicle. In addition, as an incentive to increase the use of carpooling and vanpooling as an alternative to driving. (Berkeley)	X			X		X	X
Energy Efficient Permit Fee Waiver Program (Residential). This fee waiver program applies to plumbing, mechanical, electrical, and solar permits issued for systems that either produce energy or save natural resources. (Huntington Beach)		X	X	X	X		
Encourage use of cool roofing systems to reduce a building's energy usage. (Contra Costa County)			X	X			

http://www.hcd.ca.gov/hpd/HE_PoliciesProgramsAddressingClimateChange.pdf

New Graywater Standards

- August 4, 2009: the California Building Standards Commission (CBSC) adopted new graywater standards developed by HCD's Codes & Standards Division.

- The new standards may encourage the use of graywater, therefore reducing the state's overall water consumption and increase public awareness about water-conservation.

- With the new standards, a family of four could potentially divert nearly 22,000 gallons of water/yr. by using graywater from the laundry system alone.

2008 California
Green Building Standards Code

Effective August 1, 2009

California Code of Regulations
Title 24, Part 11
California Building
Standards Commission

http://www.documents.dgs.ca.gov/bsc/2009/part11_2008_calgreen_code.pdf

Housing Element updates preceded by RHNA process

Statutory Objectives of RHNA:

- **Increasing the housing supply & mix of housing types, tenure, & affordability in all jurisdictions**
- **Promoting infill development & socioeconomic equity, protection of environmental & agricultural resources, & encouraging efficient development patterns**
- **Promoting improved intraregional jobs-housing relationship**
- **Balancing disproportionate household income distributions**

Source: Government Code 65584(d)

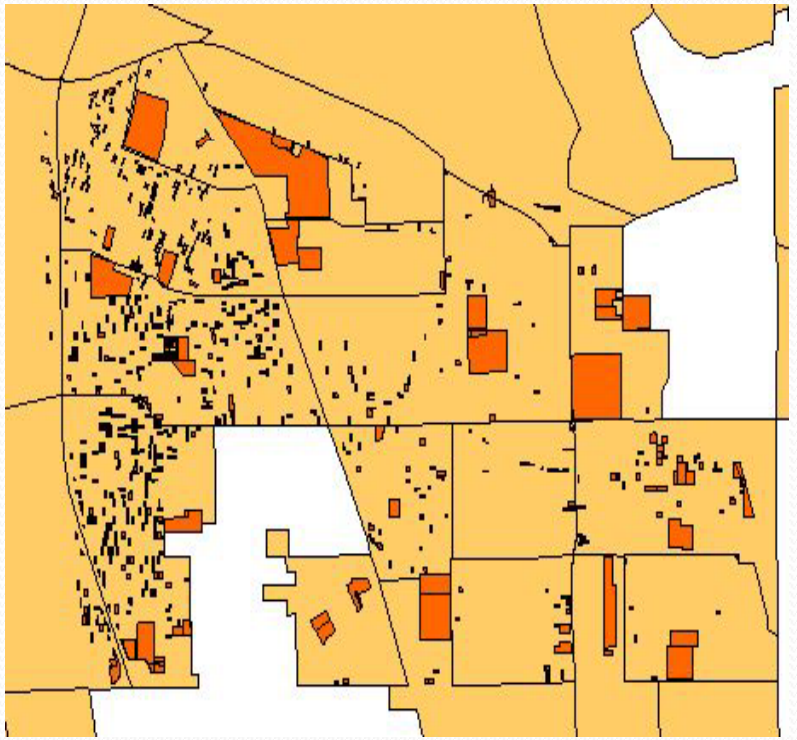
Pre-existing Factors to be Considered by COG in Methodology to Distribute RHNA:

(1) Jobs and housing relationships
(2) Development opportunities and constraints:
  (A) Capacity for sewer or water service
  (B) Availability of land suitable for urban development
  (C) Lands preserved or protected from urban development
  (D) County policies to preserve prime agricultural land
(3) Distribution of household growth of RTPs
(4) Market demand for housing
(5) Direct growth toward incorporated areas
(6) Loss of units contained in assisted housing developments
(7) High housing costs burdens
(8) Housing needs of farmworkers
(9) Housing needs generated by presence of private or State University
(10) Other factors e.g. LAFCo Sphere of Influence, Municipal Service Review

Government Code Sec. 65584.04(d)

Housing Element Land Inventory to accommodate RHNA – Local Government Decides Where/How

- **Must identify current & proposed sites for residential development within planning period, which can be:**
  - **Undeveloped**
  - **Redevelopment or infill**
  - **Proposed for annexation**
  - **Mixed uses, Transit Oriented Development**
  - **Preservation with committed assistance**



Recent Study:

"the solution to the housing affordability problem,

the problem of increasing transportation costs,

and to . . . compliance with AB 32 . . . are all the same solutions."

The Affordability Index: A New Tool for Measuring the True Affordability of Housing Choices, & Other Tools to Promote Affordability, Center for Transit Oriented Development (CTOD), prepared for SCAG, March 2008, pg. 30.

Factors Correlated with Reduced Travel*

- **Density** of population and employment
- **Diversity:** jobs/housing relative to regional balance
- **Diversity:** balance & mix of land uses
- **Design:** intersections per square mile, walkability
- **Destination Accessibility:** jobs within 1 mile/within 30 min by transit
- **Distance to Transit:** rail station, bus stops within MXD
- **Development Scale:** MXD population and employment
- **Demographics:** household size & income, vehicle ownership
- **Demand Management:** travel choices of mode, location, route, time

* *Internal travel & walking, transit use, trip length*

Fehr & Peers, Transportation Consultants & others

New Housing Can Enhance Communities With:

- **D**iversity of Housing Types
- **E**fficient Land Patterns
- **N**eighborhood Compatibility
- **S**ervices and Programs
- **I**nfrastructure Improvements
- **T**ransit and Walking Choices
- **Y**es in My Backyard



Source: Affordable Housing Design Advisor

Affordable Housing's GHG Benefits



- Higher Density, Infill
- Demographics –
- serve transit-dependent populations
- Mixed-use, proximity to services & service coordination
- Community-based
- Design
- Accessibility

e.g., Affordable Housing financed with MHP + RDA + Local Housing Trust Fund subsidies to enable less driving and lower GHG

Next cycle of Housing Element updates will implement SB 375 integration of Regional Transportation Plan (RTP) updates & Housing Element update processes, beginning in SANDAG region

SB 375's housing impacts involve . . . .

- integrating the regional housing needs allocation (RHNA) process for housing element updates with updating of regional transportation plans (RTPs)

- revised schedules for statutory housing element updates, with longer housing element planning periods for MPOs in non-attainment areas (every eight years instead of every five)

- statutory deadlines for housing element rezoning programs to be completed (3 years), with sanctions for noncompliance

- streamlined or exempted environmental review incentive for transit priority -- affordable, compact, mixed-use -- projects

- public hearing for the housing element annual progress

- housing development consistent with RTP's SCS prioritized for funding

Integration of RTP & RHNA

- **Following consultation with COG, HCD determines total regional housing need determination for the region – total units by 4 income categories, every 8 or 5 yrs.**

- **MPO implements methodology process and public participation for both RHNA and RTP requirements and issues draft RHNA plan for local governments**

- **MPO develops draft RTP with SCS/(APS) to ARB for review re: regional GHG reduction targets (>/= 20 yr. forecast horizon)**

- **MPO adopts final RHNA plan and RTP**

- **Updated housing elements submitted to HCD for review**

Regional Transportation Plan (RTP) Sustainable Communities Strategies (SCS')

- Incorporate State housing goals
- Accommodate all economic segments
- Integrate development pattern of regional housing needs allocation (RHNA)
- Incorporate feasible jobs-housing relationships

SB 375: Transit Priority Projects to be Facilitated by CEQA Provisions or Exemptions

Transit Priority Projects (TPP):

- **>/= 50% residential project**
- **minimum net density of at least 20 DUA, min. FAR**
- **w/in ½ mi. of major transit stop or high quality transportation corridor**

- **CEQA exemption for TPPs meeting numerous criteria, one option being housing development w/20% mod. inc. or 10% low income or 5% very low income**

- **Sustainable Communities Environment Assessment:**
  Reduction of specified CEQA provisions for projects not qualifying for complete CEQA exemption, and review subject to substantial evidence standard instead of fair argument standard

Planning should be underway . . .

to get from here. . . . . .

Proposed Development Example
Bus Rapid Transit Corridor - Before



to here, with more energy-efficient development . . . .

Proposed Development Example
Bus Rapid Transit Corridor - After



Affordable Housing

Sustaining Communities and the Environment











Affordable Housing Design Advisor



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