

STATE OF CALIFORNIA
Department of Housing and
Community Development



Housing Element Questions and Answers
A Guide to the Preparation of Housing Elements

Prepared by
Division of Housing Policy Development

October 2006

This report can be downloaded on the State Department of Housing and Community Development's/ Division of Housing Policy Development website at <http://www.hcd.ca.gov/hpd/hrc/plan/he/qa1106.pdf>. Hard copies are available upon request. For any questions or clarifications, please contact Division of Housing Policy Development staff at (916) 445-4728.

State of California
Department of Housing and Community Development
DIVISION OF HOUSING POLICY DEVELOPMENT



Arnold Schwarzenegger, Governor
Sunne Wright McPeak, Secretary,
Business, Transportation and Housing
Lynn L. Jacobs, Director, HCD



HOUSING ELEMENT QUESTIONS AND ANSWERS

TABLE OF CONTENTS

	<u>PAGE</u>
I. Public Participation (65583(c)(6)(B))	1
II. Review and Revise (65588)	5
III. Housing Needs Assessment	7
• Existing Housing Needs (65583(a)(1)-(2)).....	7
• Special Housing Needs (65583(a)(6))	9
• At-Risk Assisted Housing Developments Needs Assessment (65583(a)(8)(A-D)).....	11
• Projected Housing Needs (65583(a)(1))	16
IV. Housing Resources	19
• Resources: Sites Inventory and Analysis (65583(a)(3))	19
V. Constraints on Housing	30
• Governmental Constraints (65583(a)(4))	30
• Nongovernmental Constraints (65583(a)(5)).....	34
VI. Housing Programs (65583(c))	36
• Identification of Adequate Sites (65583(c)(1)).....	39
• Development of Housing for Low- and Moderate-Income Households (65583(c)(2)).....	49
• Remove or Mitigate Governmental Constraints (65583(c)(3)).....	50
• Conserve and Improve Existing Affordable Housing Stock (65583(c)(4)).....	53
• Preserve At-Risk Assisted Projects (65583(c)(6)(a))	54
• Equal Housing Opportunities (65583(c)(5))	57
• Energy Conservation Opportunities (65583(a)(7))	58
VII. Quantified Objectives (65583(b))	61
VIII. Other Requirements	63
• Maintain Consistency with General Plan (65583(c))	63
• Annual Report (65400(b)(1))	64
• Requirements for Coastal Zone Jurisdictions (65588(d)(1-4)).....	65
• Notification to Retail Water and Sewer Providers (65589.7)	66