

What is “affordable” housing?

Housing is considered “affordable” when the total housing cost, including utilities, is no more than 30% of a household’s gross income. State law describes five income categories based on the county’s median income.

What is “certification” of the Housing Element, and why is it important?

The California Department of Housing and Community Development (“HCD”) is tasked with reviewing Housing Elements for compliance with state law. If HCD determines a Housing Element is in compliance with State law, it is referred to as “certification” of the Housing Element. Achieving certification of the Housing Element is important for maintaining Local land use control and avoiding litigation, and makes the City eligible for grant funds. Some State grant funds are contingent upon Housing Element certification.

Does the Housing Element Update provide direct funding?

No, the Housing Element itself does not provide funding; however, a Certified Housing Element is needed for certain funding opportunities. Both housing and transportation funding.

When will policies and programs be implemented?

Some programs included in the Update are a continuation of programs and policies from the current Housing Element (2015-2023). Some programs can be implemented within a few years, while some are more complicated and may take a more extended period of up to five years or more to launch.

Is the community involved in the Housing Element Update?

Community input is very important and State law even requires communities to engage stakeholders and residents for all income groups. The public process for the Housing Element will include meetings with stakeholders on housing issues, public workshops, and Planning Commission and City Council formal hearings. Public comment related to housing is always welcome. The Planning Department is working to summarize feedback received for publishing on the housing update website.