

HCD's Role in Addressing Housing Needs in California

California Department of Housing and
Community Development

September 26, 2018

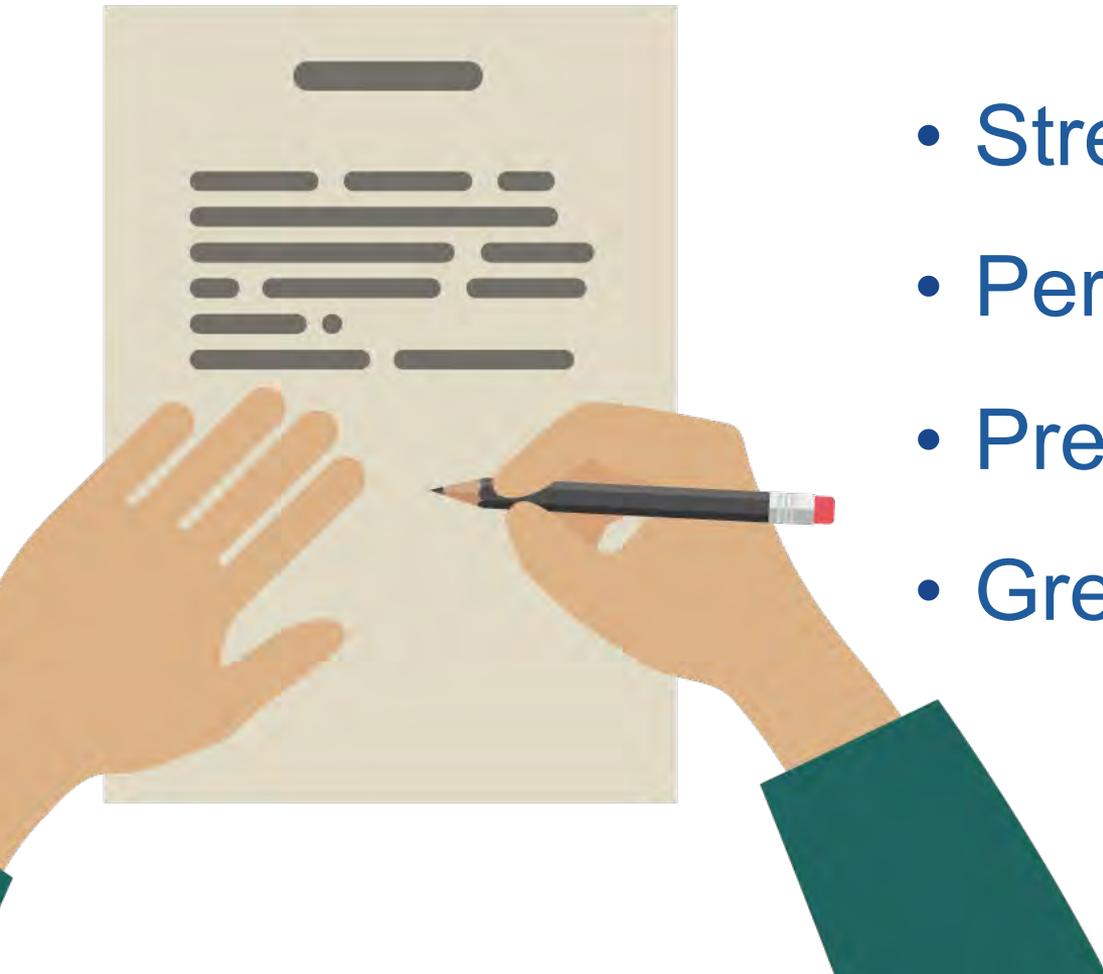




Presentation Outline

- **Housing Package Overview**
- **Upcoming Funding Opportunities**
- **Housing Element Overview**
- **Streamlining**
- **Accountability & Enforcement**
- **Technical Assistance**
- **Hiring**

CA 2017 Housing Package Enacted September 29, 2017



- Streamlined approvals
- Permanent funding
- Preservation
- Greater accountability



Funding Opportunities

SB 2 Year 1

SB 2 Building Jobs and Homes Act – Year 1

Imposes a fee on recording of real estate documents, excluding sales, for the purposes of funding affordable housing

Year 1	State-Administered 50% Planning Grants* <i>* 5% for Technical Assistance</i>	State-Administered 50% Homeless Programs
---------------	--	---

Homelessness Funding

No Place Like Home Program

California Emergency Solutions Housing (CESH) Program



Upcoming Funding Opportunities

SB 2 Year 2 and beyond, SB 3

SB 2 Building Jobs and Homes Act – Year 2 and beyond

Year 2 and beyond	Locally-Administered 70% Affordable Housing	State-Administered 15% middle-income rental 5% production incentive 10% farmworker housing
-----------------------------	--	---

SB 3 Veterans and Affordable Housing Bond Act (Proposition 1)

Places a \$4 billion general obligation bond on the Nov 2018 general election ballot (Proposition 1), allocated as follows:

- \$1.5 billion – Multifamily housing program
- \$450 million – Transit-oriented development & infill infrastructure
- \$300 million – CalHome
- \$300 million – Joe Serna Farmworker Housing
- \$300 million – Local Housing Trust Fund Matching Grants

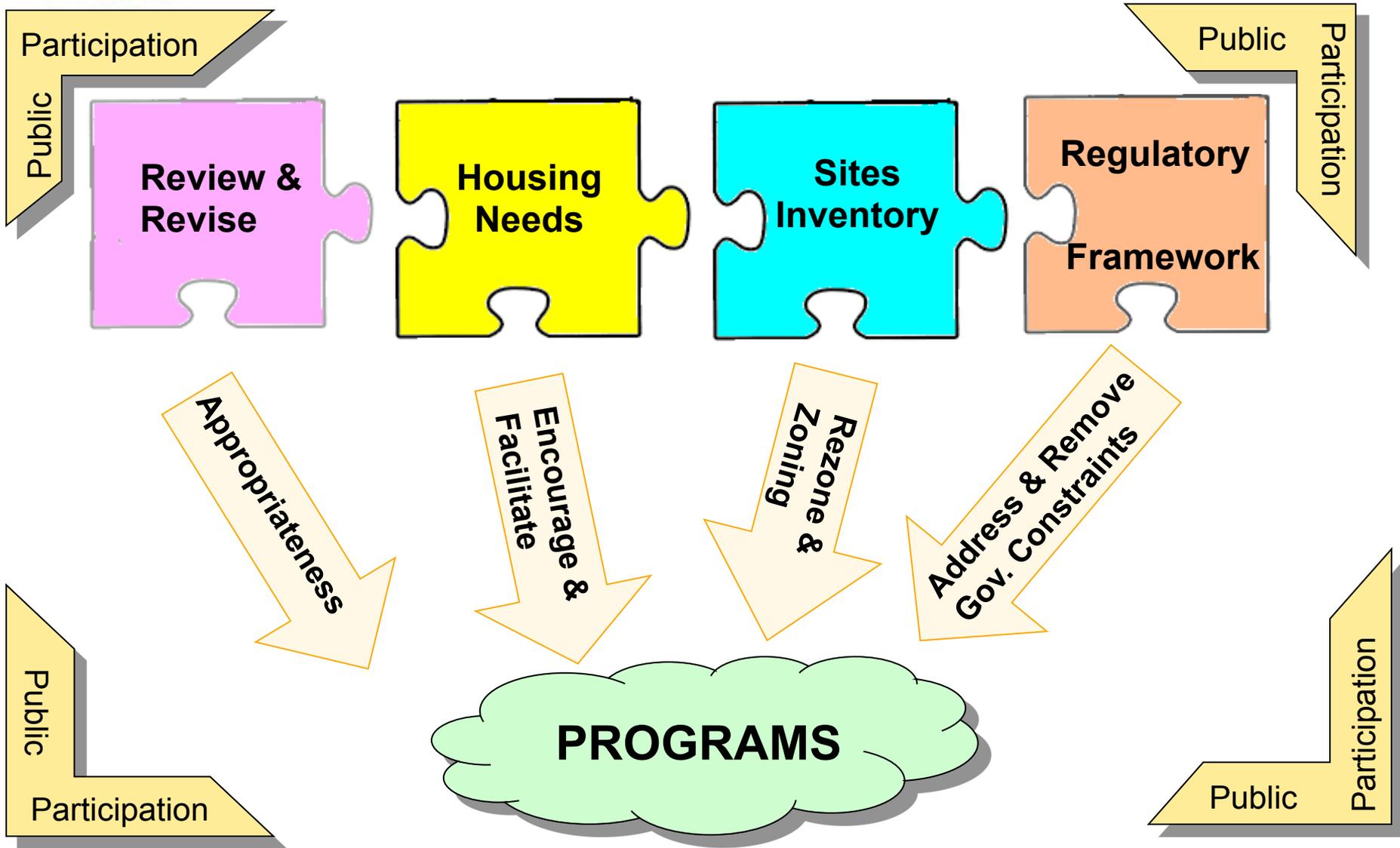


Housing Elements

- Since 1969, California has required that all local governments (cities and counties) adequately **plan** to meet the housing needs of everyone in the community.
- California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state).
- General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven elements: land use, transportation, conservation, noise, open space, safety, and housing.



Housing Element Framework





Understanding RHNA

RHNA is . . .

**Regional Housing Need Assessment/Allocation
(RHNA)**

A projection of additional housing units needed to accommodate projected household growth of all income levels from the start until the end date of the projection period.

RHNA is not . . .

- ✓ Prediction of building permit, construction, or housing activity
- ✓ Limited due to existing land use capacity or growth control (rezoning often necessary to accommodate RHNA)



New APR Requirements SB 35/AB 879

New Forms and Instructions

- Draft out for public comment
 - October 12, 2018
- Regional Forum Meetings
 - Buena Park – Community Center
 - October 29, 2018
- Final forms and instruction
 - January 3, 2019
- Annual Progress Reports due to HCD
 - April 1, 2019



Streamlining (SB 35)

Determinations

- Evaluates whether jurisdictions are subject to streamlining approvals for housing with affordable units

5th Cycle Annual Progress Report Permit Summary

JURISDICTION	VU RHNA	VU PERMITS	VU (DR) UNITS	VU (NDR) UNITS	VU REMAIN UNITS	VU % COMPLETE	LI RHNA	LI PERMITS	LI (DR) UNITS	LI (NDR) UNITS	LI REMAIN UNITS	LI % COMPLETE	MOD RHNA	MOD PERMITS	MOD REMAIN UNITS	MOD % COMPLETE	ABOVE MOD RHNA	ABOVE MOD PERMITS	ABOVE MOD REMAIN UNITS	ABOVE MOD % COMPLETE	RHNA TOTAL	TOTAL PERMITS	TOTAL RHNA REMAIN
ALAMEDA	444	54	54	0	390	12.2%	248	40	40	0	208	16.1%	283	26	257	9.2%	748	319	429	42.6%	1,723	439	1,284
ALAMEDA COUNTY	430	120	120	0	310	27.9%	227	79	73	6	148	34.8%	295	35	260	11.9%	817	70	747	8.6%	1,769	304	1,465
ALBANY	80	0	0	0	80	0.0%	63	0	0	0	63	0.0%	67	4	63	7.0%	146	194	0	133.8%	336	196	140
BERKELEY	532	85	85	0	447	16.0%	442	17	17	0	425	3.8%	584	132	452	22.6%	1,401	800	601	57.1%	2,959	1,634	1,325

Guidelines

- Clarity for developers on how to benefit from streamlining provisions
- Clarity for local governments on how to streamline reviews
- Includes all caveats – which projects cannot be streamlined, ineligible sites, etc.

Technical Assistance

- Open data mapping tool – graphically displays SB 35 determinations
- Developer & jurisdiction tools (in development)
- Webinars and direct assistance (ongoing)



SB 35 Mapping Tool

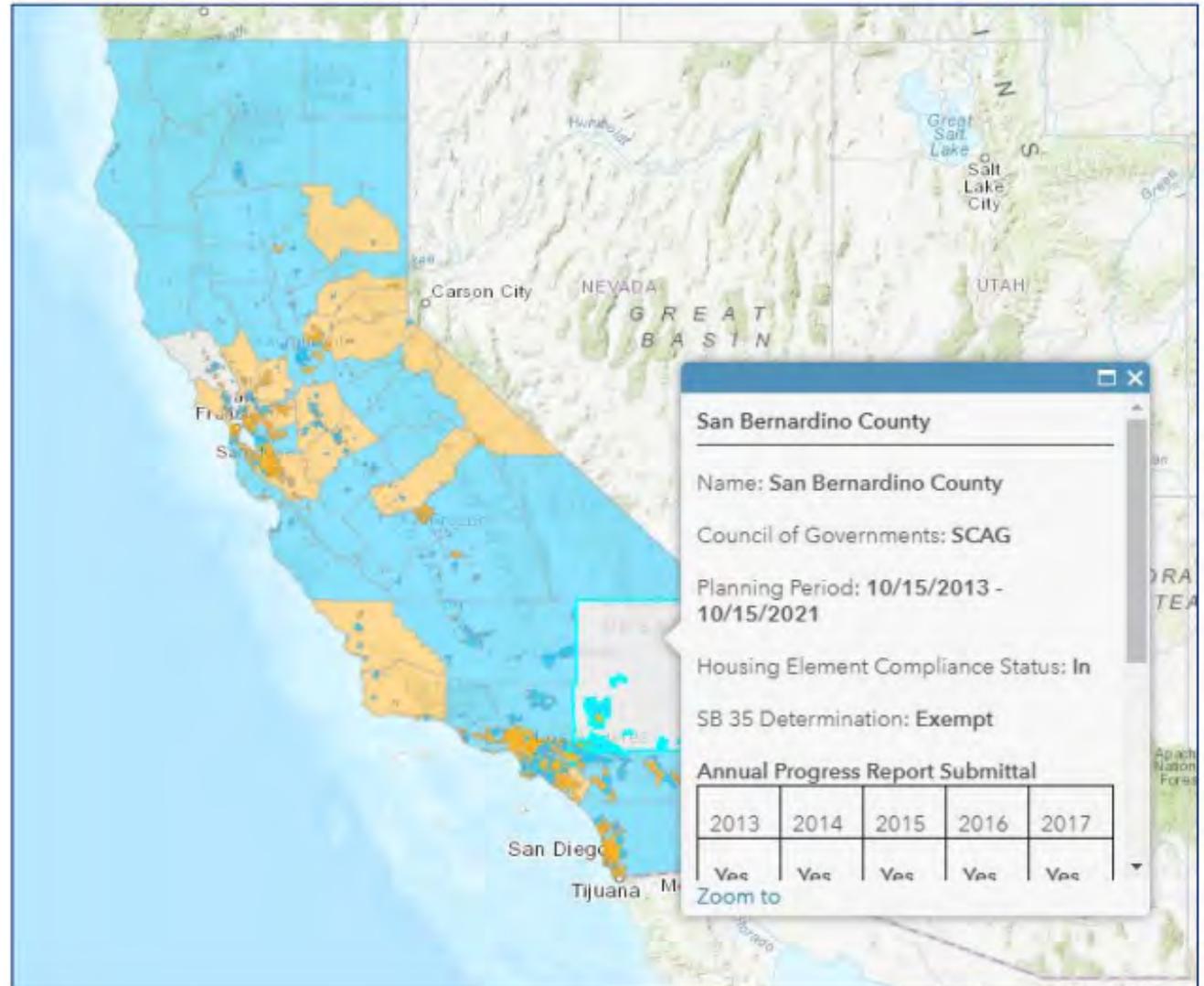
Legend

CA_Counties

-  10 Percent
-  50 Percent
-  Exempt

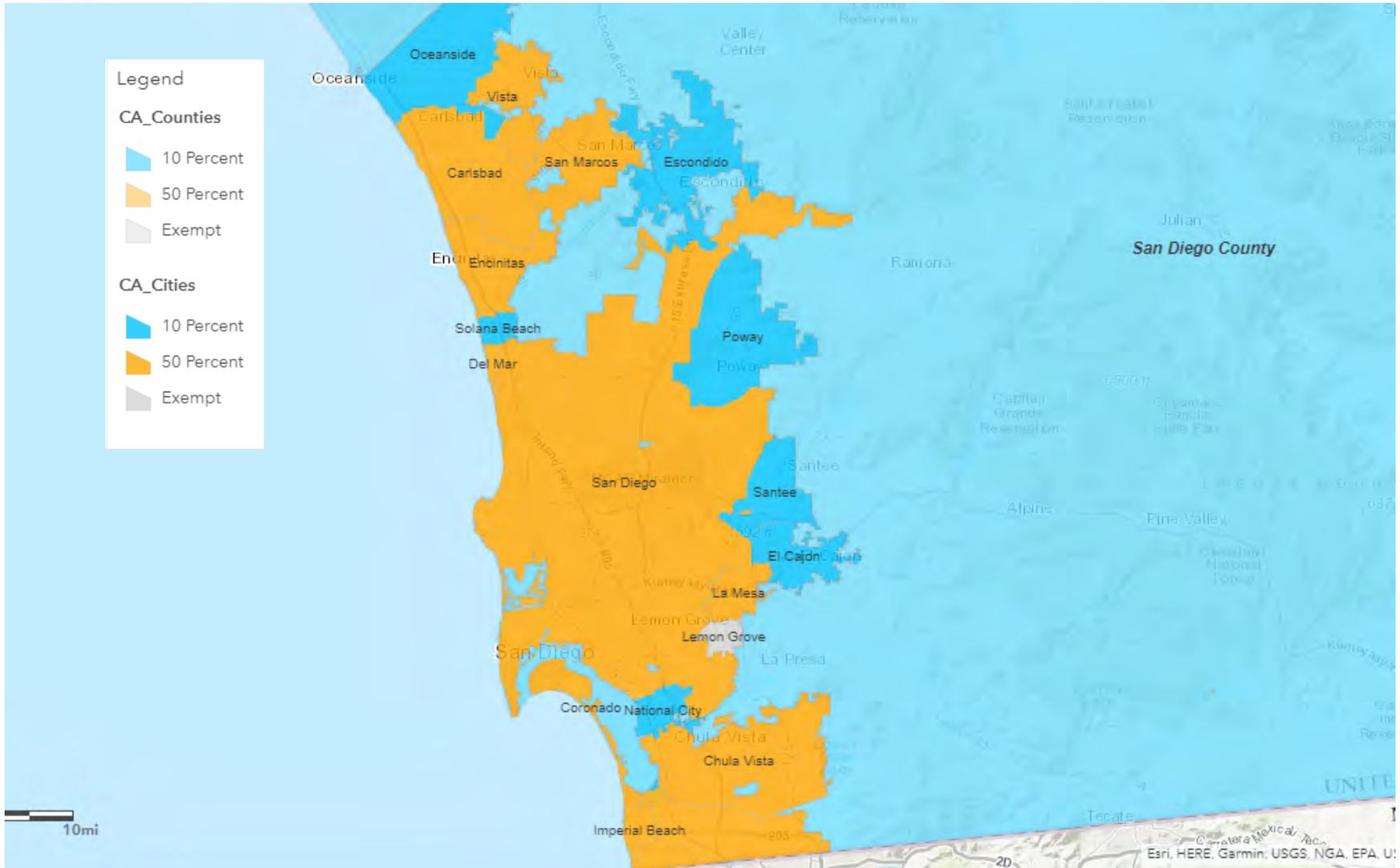
CA_Cities

-  10 Percent
-  50 Percent
-  Exempt





SB 35 Determination for the San Diego Region





RHNA Progress and SB 35 Determination

COUNTY	JURISDICTION	VLI % COMPLETE	LOWER % COMPLETE	MOD % COMPLETE	ABOVE MOD % COMPLETE
SAN DIEGO	CARLSBAD	4.6%	30.0%	19.9%	86.2%
SAN DIEGO	CHULA VISTA	3.6%	23.2%	14.0%	96.7%
SAN DIEGO	CORONADO	0.0%	0.0%	0.0%	1400.0%
SAN DIEGO	DEL MAR	0.0%	0.0%	0.0%	73.5%
SAN DIEGO	EL CAJON	3.3%	0.8%	3.3%	6.1%
SAN DIEGO	ENCINITAS	5.6%	5.2%	1.0%	74.4%
SAN DIEGO	ESCONDIDO	4.4%	7.0%	1.1%	44.9%
SAN DIEGO	IMPERIAL BEACH	4.8%	54.2%	11.1%	69.4%
SAN DIEGO	LA MESA	0.0%	0.6%	0.0%	77.1%
SAN DIEGO	NATIONAL CITY	9.7%	32.9%	14.4%	33.1%
SAN DIEGO	OCEANSIDE	17.2%	4.8%	13.7%	22.0%
SAN DIEGO	POWAY	12.9%	17.1%	0.0%	16.7%
SAN DIEGO	SAN DIEGO	5.5%	10.8%	0.0%	61.6%
SAN DIEGO	SAN DIEGO COUNTY	1.2%	13.9%	12.3%	21.7%
SAN DIEGO	SAN MARCOS	17.9%	13.1%	8.7%	161.0%
SAN DIEGO	SANTEE	1.1%	6.2%	12.5%	42.4%
SAN DIEGO	SOLANA BEACH	0.0%	4.6%	0.0%	18.3%
SAN DIEGO	VISTA	28.0%	20.8%	0.4%	262.8%



Accountability & Enforcement

Housing Element Law and Reporting

Ensures adequate planning and that suitable land is available for new development, and increases transparency on progress in meeting legally mandated housing targets

Housing Accountability Act

Reduces local governments' ability to deny housing development projects and creates a \$10k/unit penalty on cities/counties that deny (for unjustified reasons) approval of new homes

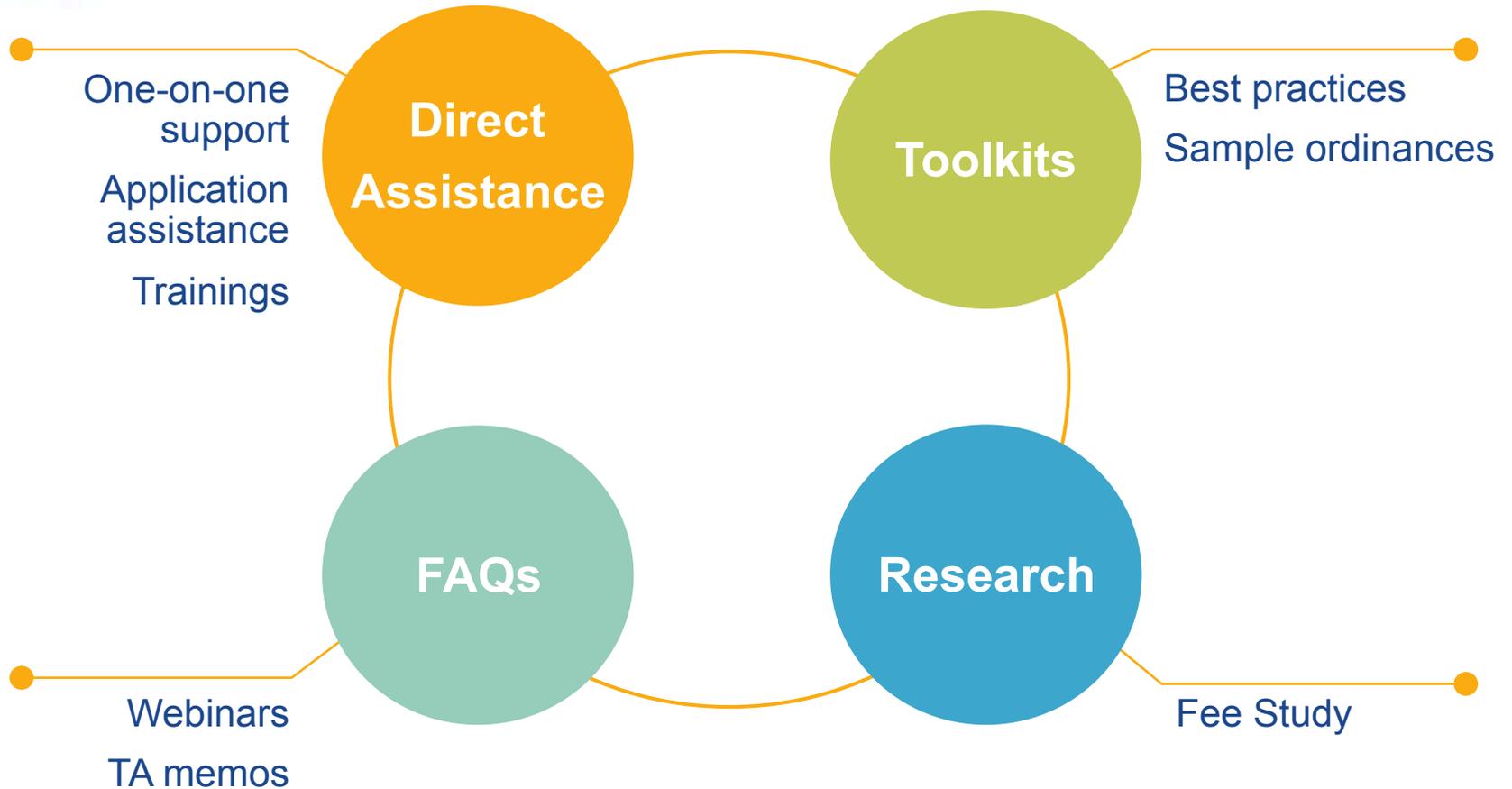
Enforcement

Authorizes HCD to revoke housing element compliance and/or refer violations of housing element and other laws to the Attorney General





Technical Assistance





Stay in the Know

Sign up for HCD announcements at www.hcd.ca.gov

CA.GOV

California Department of Housing and Community Development

CONTACT ABOUT JOBS NEWSROOM

Home Grants & Funding Manufactured & Mobilehomes Building Standards Planning & Community Development Policy & Research

Select Language
Powered by Google Translate

IMPROVING LIVES & COMMUNITIES ACROSS CALIFORNIA

Contact
Email Sign up
Questions, Comments, Feedback



Stay in the Know

Follow HCD on social media



Like us on Facebook: [/CaliforniaHCD](#)



Follow us on Twitter: [@California_HCD](#)