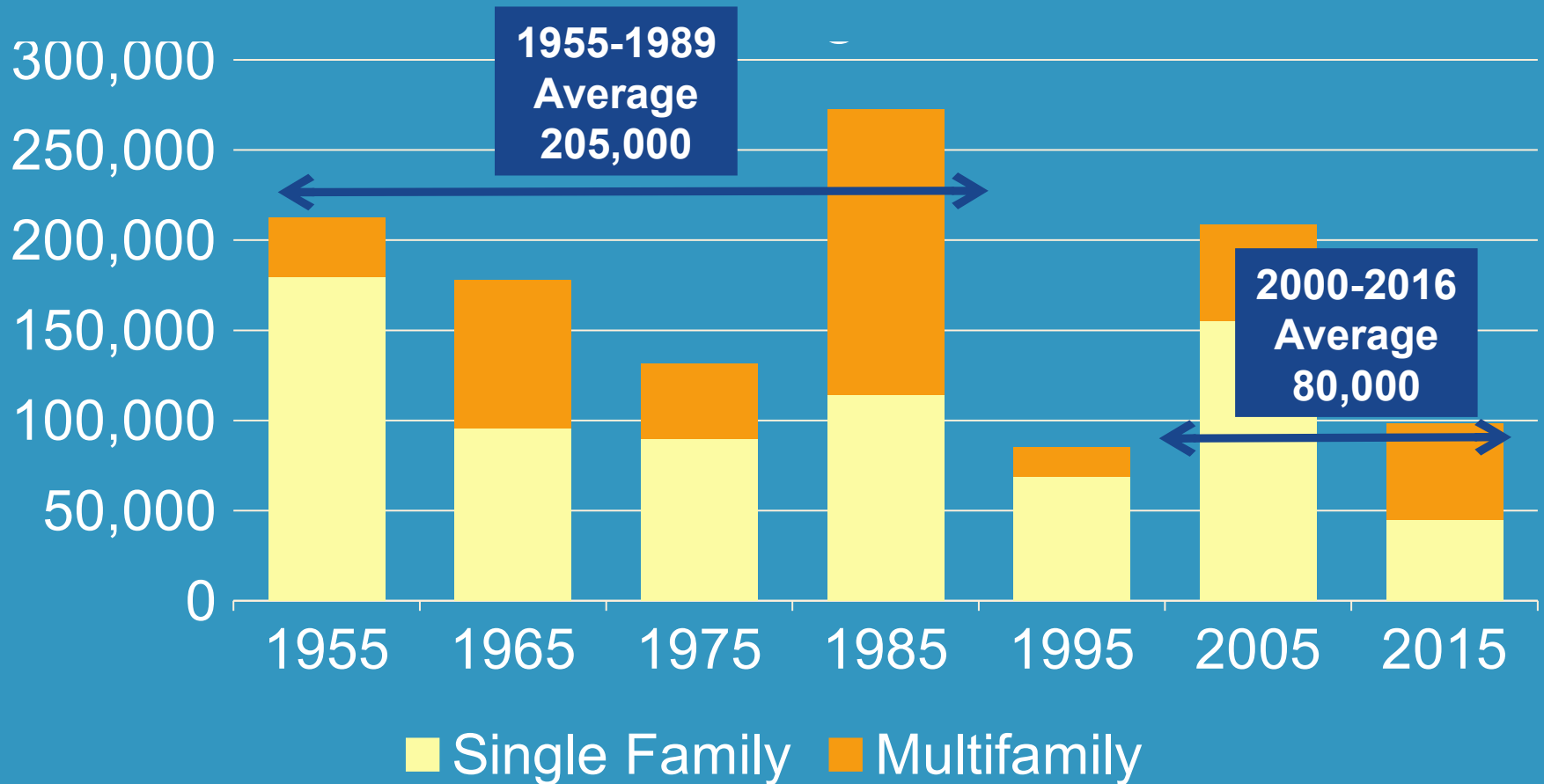


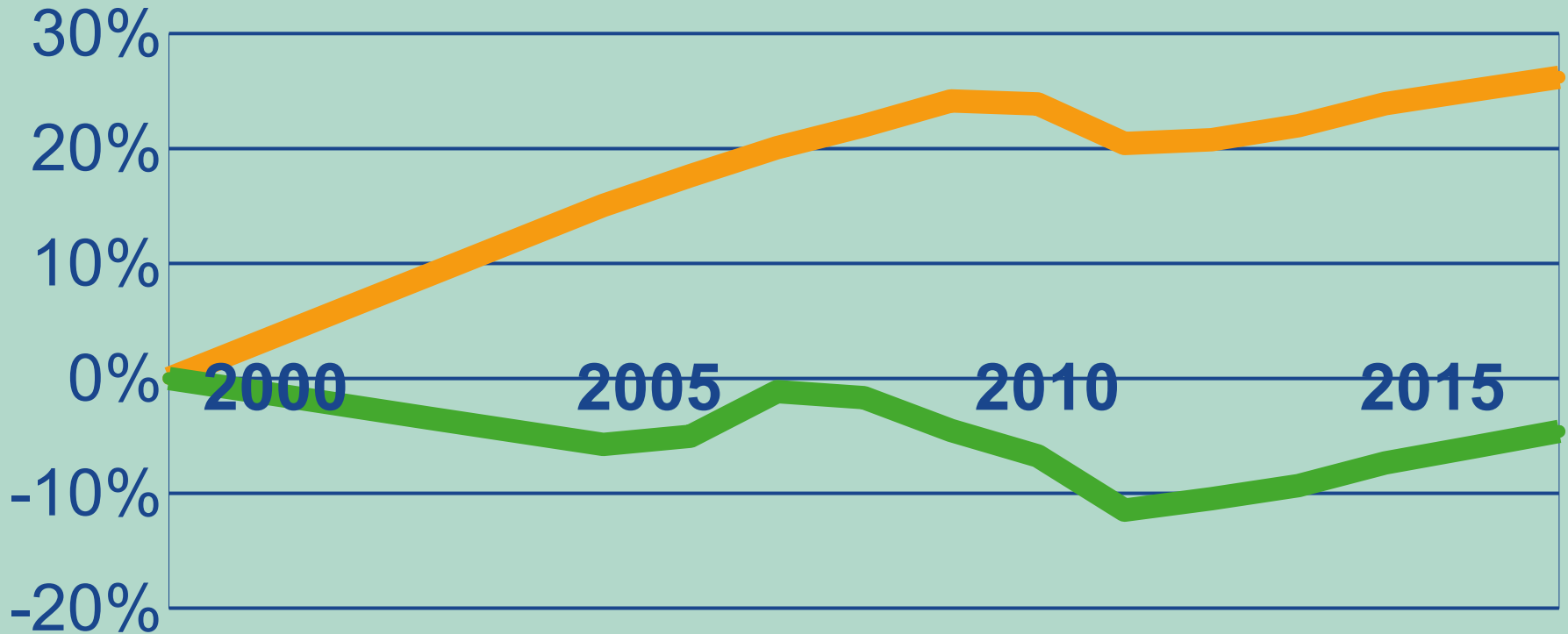
Building California's Future

180,000 new homes needed annually

Annual New Housing Permits 1955-2016



Rent vs. Renter Income



- % Change in Rent
- % Change in Renter Income

1.7 MILLION

Worst Case Housing Needs Households



CA 2017 Housing Package Enacted September 29, 2017

- Streamlined approvals
- Greater enforcement
- Preservation
- Permanent funding





2017 Housing Package

SB 35 *	Streamline multifamily housing developments
SB 540	Establish Workforce Housing Opportunity Zones
AB 73	Housing Sustainability Districts
SB 2 *	Create a permanent source of funding
SB 3	\$4 billion housing bond
AB 879 *	Additional housing evaluation
AB 72 *	Housing element enforcement
AB 678/ SB167 *	Strengthen Housing Accountability Act
AB 1515 *	Strengthen Housing Accountability Act
SB 166 *	No-Net-Loss
AB 1397 *	Housing element sites inventory
AB 1505	Inclusionary housing
AB 1521	Preservation
AB 571	Farmworker tax credit and OMS



HCD's New 2017 CA Housing Package Resources

- California's 2017 Housing Package – main page:

ITIES ACROSS CALIFORNIA

Contact
Email Sign up
Questions, Co

Due to the recent California fires, please contact (916) 263-5431 or ContactRT@hcd.ca.gov for assistance. Recovery resources can be found at hcd.ca.gov. If you have housing-recovery related questions, email us at DisasterRecovery@hcd.ca.gov

I NEED... ONLINE SERVICES

- Mobilehome Registration and Titling
- California's 2017 Housing Package
- To submit an Annual Progress Report
- Notices of Funding Availability (NOFA)
- Income Limits
- Disaster Recovery Assistance
- Permits and Inspections
- Occupational Licensing
- An Affordable Place to Live
- Grants Management Manual
- State Housing Laws and Regulations
- Mobilehome Assistance Center
- Find a Mobilehome Park

For Mobilehome Owners

Renew My Registration

Mobilehome Assistance Center



HCD's New 2017 CA Housing Package Resources

California's 2017 Housing Package

New! To receive updates by email, [sign up](#) (scroll to "General Information" and select "California's 2017 Housing Package").

- [Purpose](#)
- [Housing Bills Summary](#)
- **New!** [Wanted: Your Input!](#) — Help shape implementation of the 2017 Housing Package
- **New!** [Projected Milestones](#)
- [Resources](#) — Includes downloadable fact sheets
- **New!** [Frequently Asked Questions](#)

the bill
question.



HCD's New 2017 CA Housing Package Resources

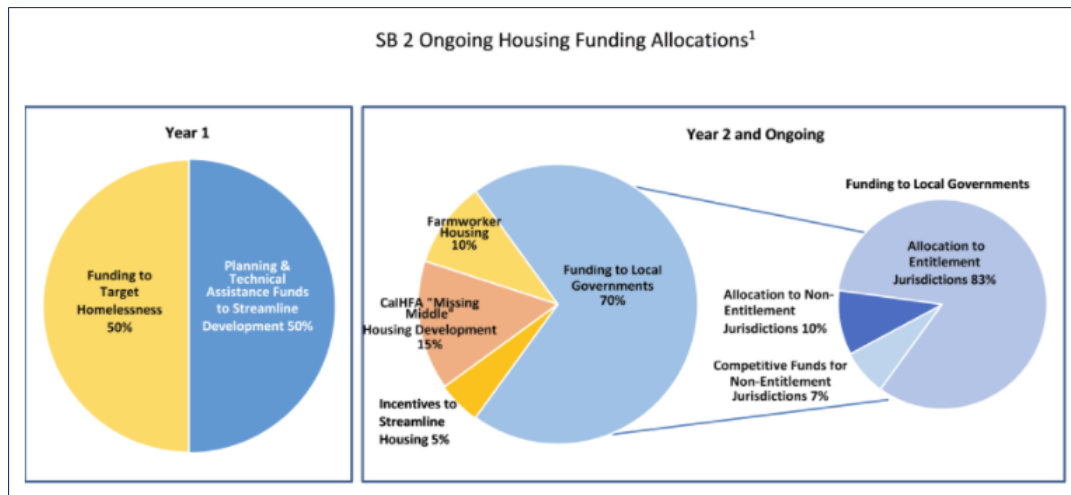
California's 2017 Housing Package Frequently Asked Questions

SB2 (Atkins) Building Jobs and Homes Act

Q: How much money will be collected from the fee on recording real estate documents?

A: The revenues from SB 2 will vary from year to year, as they are dependent on a variety of real estate transactions with fluctuating activity. The fees collected are estimated to generate approximately \$250 million per year. Subject to appropriation through the 2018-19 state budget, the State Controller's Office will collect revenues quarterly and make those revenues available to the fund 30 days following the end of the quarter.

Q: What is the breakdown of funding under SB 2?

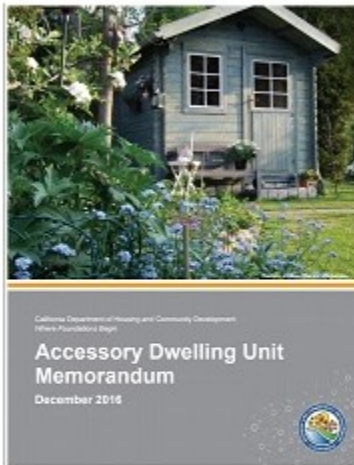




Accessory Dwelling Unit Resources

<http://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>

Technical Assistance Booklet



Download [entire booklet](#) (PDF)

Information for cities, counties, other local government bodies, and homeowners interested in adding an accessory dwelling unit to their property.

Download the [entire booklet](#) (PDF) or select one of the following excerpts:

- [Understanding ADUs and Their Importance](#) (PDF)
- [Summary of Recent Changes to Accessory Dwelling Unit Laws](#) (PDF)
- [Frequently Asked Questions: Accessory Dwelling Units](#) (PDF)
- [Frequently Asked Questions: Junior Accessory Dwelling Units](#) (PDF)
- [Sample ADU Ordinance](#) (PDF)
- [Sample JADU Ordinance](#) (PDF)
- [State Standards Checklist](#) (PDF)

New! Updated ADU booklet coming soon!



HCD's New 2017 CA Housing Package Resources

Contact

CAHP@hcd.ca.gov

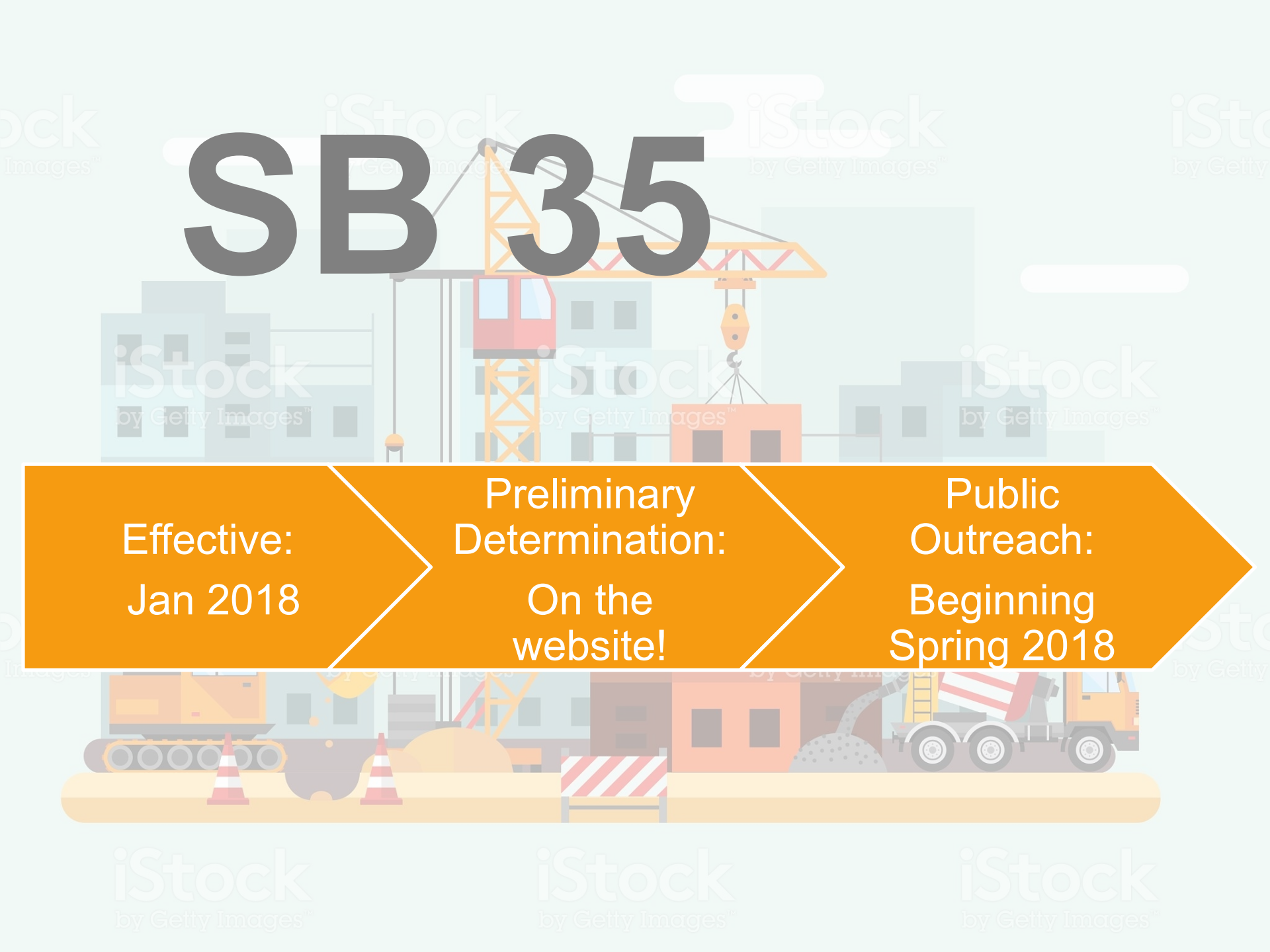
In your Subject Line, please reference the bill number (see below) related to your question.

SB 35

The background features a stylized illustration of a construction site. A yellow crane is positioned in the center, lifting a large orange rectangular block. To the right, a concrete mixer truck is shown. In the background, there are several buildings of varying heights and colors (orange, grey, blue). The scene is set against a light blue sky with a white sun or moon. The overall style is flat and modern.

- Streamlined approval process
- Development must be on infill site and comply with existing zoning
- Development must provide at least 10% of units for lower-income families and pay construction workers prevailing wage.
- Only applies in jurisdictions that have fallen behind in Regional Housing Needs Assessment (RHNA) progress

SB 35



Effective:
Jan 2018

Preliminary
Determination:
On the
website!

Public
Outreach:
Beginning
Spring 2018





SB 35 Determination Overview

<p>Streamlining for developments with at least <u>10 percent</u> affordable units (and that meet other SB 35 provisions)</p>	<p>Jurisdictions that did not submit the latest Annual Progress Report (APR) [Currently the 2017 APR is the latest APR] OR Jurisdictions that did not permit enough above-moderate income units to meet a pro-rata share of their above-moderate income regional housing need for the current housing element cycle</p> <p><i>Note: If a local ordinance requires greater than 10 percent affordability, the local ordinance applies.</i></p>
<p>Streamlining for developments with at least <u>50 percent</u> affordable units (and that meet other SB 35 provisions)</p>	<p>Jurisdictions that did not permit sufficient lower income units (very-low and low-income) to meet a pro-rata share of their very-low and low-income regional housing need for the current housing element cycle</p> <p><i>Note: If a local ordinance requires greater than 50 percent affordability, the local ordinance applies.</i></p>



How Does HCD Make the SB 35 Determination? Part 1

Streamlining for developments with at least 10 percent affordable units (and that meet other SB 35 provisions)

Jurisdictions that did not submit the latest Annual Progress Report (APR) [**Currently the 2017 APR is the latest APR**]
OR

Jurisdictions that did not permit enough **above-moderate income** units to meet a pro-rata share of their above-moderate income regional housing need for the current housing element cycle

Note: If a local ordinance requires greater than 10 percent affordability, the local ordinance applies.

213 jurisdictions (40%) have not submitted 2017 APR – Automatically Subject to SB 35

2017 APRs were due April 2018
Turn in **ASAP** to be counted in next SB 35 Determination



How Can A Jurisdiction Submit Housing Element Annual Progress Reports?

Use the **Online Annual Progress Reporting** system (preferred method):
<https://casas2prodwlex2.hcd.ca.gov/APR/login.do>

Contact APR@hcd.ca.gov for your login information.

Email excel or pdf copies of your APRs to APR@hcd.ca.gov

Mail your APRs to HCD:
California Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Welcome to the
Housing Element Tracking System
Department of Housing and Community Development
Annual Progress Reporting

Enter User Name

Enter Password

Login

APR@hcd.ca.gov is also your source for technical assistance and corrections to past APRs.



How Does HCD Make the SB 35 Determination? Part 2

<p>Streamlining for developments with at least <u>10 percent</u> affordable units (and that meet other SB 35 provisions)</p>	<p>Jurisdictions that did not submit the latest Annual Progress Report (APR) [Currently the 2017 APR is the latest APR] OR Jurisdictions that did not permit enough above-moderate income units to meet a pro-rata share of their above-moderate income regional housing need for the current housing element cycle</p> <p><i>Note: If a local ordinance requires greater than 10 percent affordability, the local ordinance applies.</i></p>
<p>Streamlining for developments with at least <u>50 percent</u> affordable units (and that meet other SB 35 provisions)</p>	<p>Jurisdictions that did not permit sufficient lower income units (very-low and low-income) to meet a pro-rata share of their very-low and low-income regional housing need for the current housing element cycle</p> <p><i>Note: If a local ordinance requires greater than 50 percent affordability, the local ordinance applies.</i></p>



Determining the Prorated Regional Housing Need Example

Example:
Jurisdiction

APRs that count towards First Half Reporting Period	2014 2015 2016 2017
APRs that count towards Last Half Reporting Period	2018 2019 2020 2021

2017 target = **50%**
through RHNA

Very Low Income % Complete	Low Income % Complete	Above Moderate Income % Complete
8%	15%	60%
2017 APR Submitted		Yes

This example jurisdiction is subject to SB 35 Streamlining for developments with at least 50 percent affordability.

SB 35 Determination Statewide

Currently exempt from SB 35	12
Subject to SB 35 streamlining for developments with at least 10 percent affordability	377
Subject to SB 35 streamlining for developments with at least 50 percent affordability	150



Determining the Prorated Regional Housing Need Example

Very Low Income % Complete	Low Income % Complete	Above Moderate Income % Complete
51%	51%	60%
2017 APR Submitted	Yes	

This example jurisdiction is exempt from SB 35 Streamlining, but of course this jurisdiction is still encouraged to promote streamlining and housing approvals.

The cycle is not done yet!



SB 35 Determination

Both are available in the Annual Progress Report section of HCD's website and on the homepage.

SB 35 Implementation

- **New!** [Statewide Determination Summary \(PDF\)](#) — Summary of work currently subject to SB 35 streamlining for developments with at least 50 percent affordability streamlining for developments with at least 50 percent affordability
 - Maps
 - [Statewide \(PDF\)](#)
 - [Bay Area \(PDF\)](#)
 - [Central Coast \(PDF\)](#)
 - [Central Valley \(PDF\)](#)
 - [Sacramento \(PDF\)](#)
 - [San Diego \(PDF\)](#)
 - [Southern California \(PDF\)](#)
- **New!** [Determination Methodology and Background Data \(PDF\)](#) — (Update 1/31/18)

Housing Element Open Data Project

- **New!** [Housing Element Implementation Tracker \(XLS\)](#) — Summary of zoning status, rezoning requirements, and 2013-2016 Annual Progress
- **New!** [5th Annual Progress Report Permit Summary \(XLS\)](#) — Summary of HCD. (Updated 1/31/18)

For APR Corrections email APR@hcd.ca.gov



New APR Requirements for 2018 and Beyond (SB 35/AB 879)

- Number of applications, number of units in applications, number of approved units, number of denied units
- APN, Income Category, and Tenure for:
 - Completed Entitlements
 - Building Permits (Required since 2010, but now adds location requirement for moderate and above mod)
 - Certificates of Occupancy
- Changes to zoning that complete a housing element program or result from no-net-loss requirement



New APR Requirements for 2018 and Beyond (SB 35/AB 879)-Continued

- SB 35 Streamlining Tracking
 - Number of applications submitted under the SB 35 streamlining provisions
 - Location and number of developments approved
 - Total number of building permits issued
 - » Total number of units constructed by tenure and income category
- AB 1934 (2016) added a requirement to track approved commercial development bonuses including the terms between commercial developer, affordable developer, and local gov. Also, the # of housing units constructed as part of the agreement.



APR Form Update for 2018 Timeline

Update of APR Forms (SB 35/AB 879) Projected Milestones

Spring 2018	Initiate Public Outreach
Summer 2018	Development of new APR Guidelines and Forms
Winter 2018/2019	Release of Final Updated Forms
April 1, 2019	2018 APR Forms are due to HCD

New Funding:

SB 2 and SB 3



SB 2

Year 1	State-Administered 50% Planning Grants	State-Administered 50% Homeless Programs
Year 2 and beyond	Locally-Administered 70% Affordable Housing	State-Administered 15% middle-income rental 5% production incentive 10% farmworker housing

SB 2

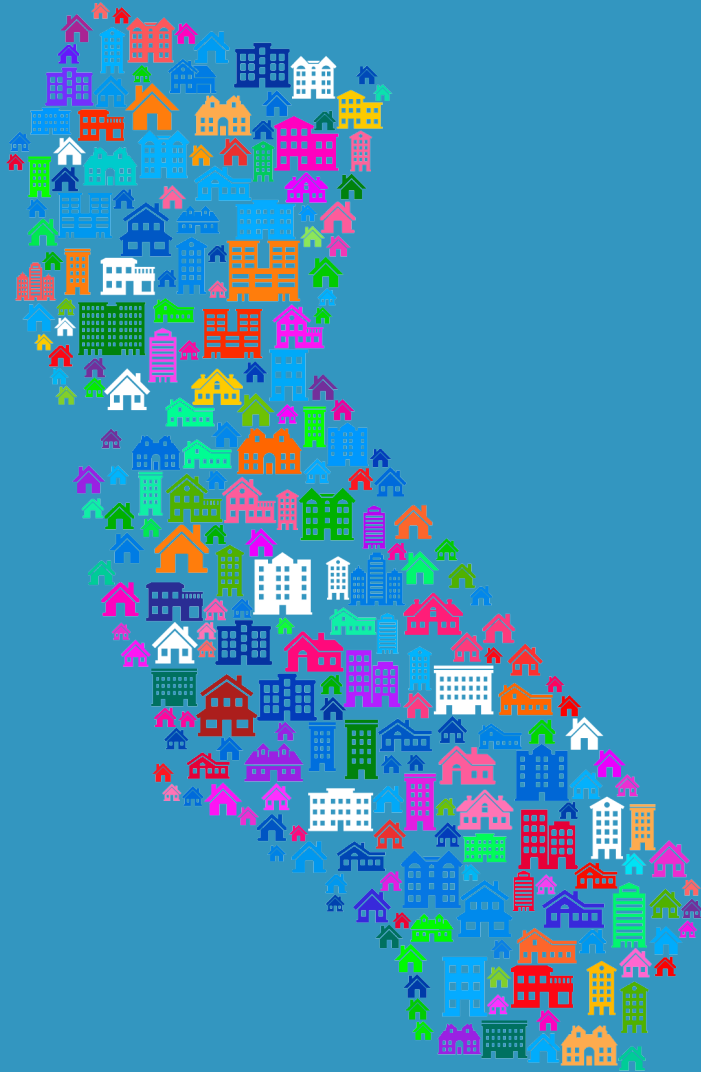
Fees
Collected:
Jan 2018

Guidelines:
Summer
2018

Homeless
NOFA:
Fall 2018

Planning Grant
NOFA
Spring 2019

SB 3



- \$1.5 billion
Multifamily housing
- \$500 million
Transit-oriented development
and infill infrastructure
- \$400 million
CalHome
- \$300 million
Joe Serna Farmworker Housing
- \$300 Million
Local Housing Trust Fund
Matching Grant
- \$1 billion CalVet

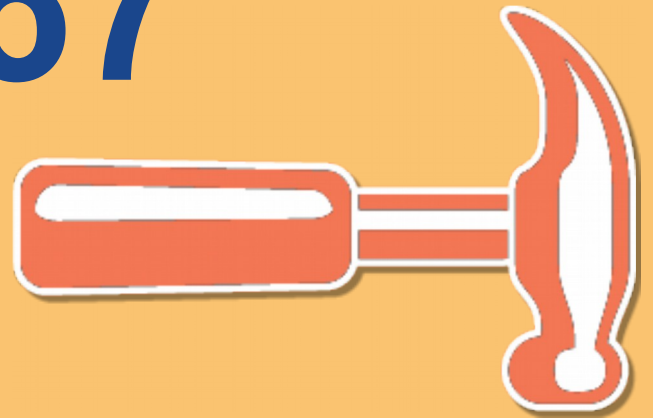
SB 3

Ballot:
Nov 2018

Initial NOFA
(if passed):
Spring 2019

New Amendments to Housing Accountability Act

AB 678/167



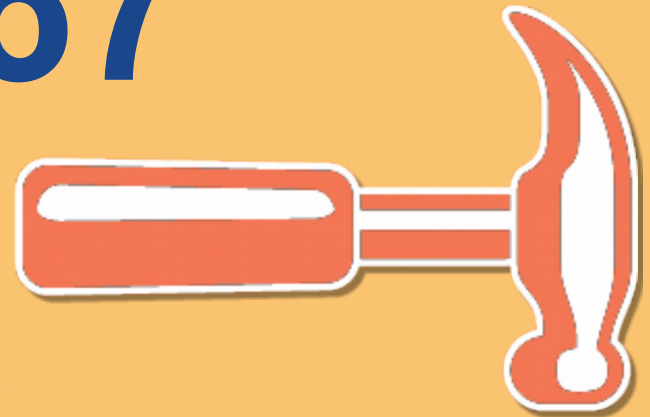
State Housing Accountability Act

- Increases standard of proof for local agency to legally defend any denial of low or moderate income housing development projects.
- Imposes a \$10,000 per unit penalty on cities/counties that deny (for unjustified reasons) approval of new homes affordable to low or moderate income Californians.
- Limits state courts' deference to local jurisdiction's interpretation of standards.

Effective:
Jan 2018

Public Outreach:
Beginning
Summer 2018

AB 678/167



Increased Enforcement For State Housing Laws – AB 72

- Authorizes HCD to de-certify jurisdictions' Housing Element mid-cycle.
- Enables HCD to refer violations of state housing laws to Attorney General





Housing Element Accountability

➤ **AB 1397 (Low) Adequate Housing Element Sites**

Strengthens housing planning law to ensure appropriate land is appropriately designated and available for development

➤ **SB 166 (Skinner) No Net Loss**

Ensures appropriately zoned land remains available for development of housing affordable to lower income Californians

AB 1521



- Requires seller to accept a bona fide offer to purchase from qualified purchaser
- Gives HCD additional tracking and enforcement responsibilities

AB 1521



Effective:
Jan 2018

Creation of
Guidance and
Forms
Fall 2018



Type of HCD Work Product

Bill	NoFA's	Guidelines/ Forms	Technical Assistance
SB 2 (Building Homes and Jobs Act)	X	X	X
SB 3 (Veterans and Affordable Housing Bond)	X	X	X
SB 35 (Streamlining)		X	X
SB 540 (Workforce Housing Overlay)	X	X	X
AB 73 (Sustainability District)	X	X	X
AB 879 (Annual Progress Reports)		X	X
AB 1521 (Preservation)		X	X
AB 1397 (Housing Elements)			X
SB 166 (No-Net-Loss)			X
AB 678, SB 167, AB 1515 (Housing Accountability Act)			X
AB 1505 (Inclusionary Ordinances)			X



hcd.ca.gov



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California Housing Package



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Email Announcements



Come join our team



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916.263.7400

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