



Building California's Future

California's 2017 Housing Package Implementation Update

Melinda Coy
Senior Policy Specialist
State Department of Housing and Community
Development





California's 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
AB 879	Additional housing evaluation
AB 72	Housing element enforcement
AB 678/ SB167/ 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 housing
SB 2	Create a permanent source of funding
SB 3	\$4 billion housing bond

SB 2 Building Jobs and Homes Act

Year 1

**State-Administered
50% Planning Grants***
* 5% for Technical Assistance

**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



Streamline Housing Permitting

- **SB 35 (Wiener) Affordable Housing: Streamlined Approval Process**
 - Streamlined approval process with objective standards for qualifying multifamily infill developments in communities that have failed to meet their regional housing need allocation (RHNA)
 - Must comply with existing general plan, zoning
 - Sites in coastal zones & other designated areas excluded
 - Development must provide at least 10% for lower-income families or a higher local inclusionary threshold

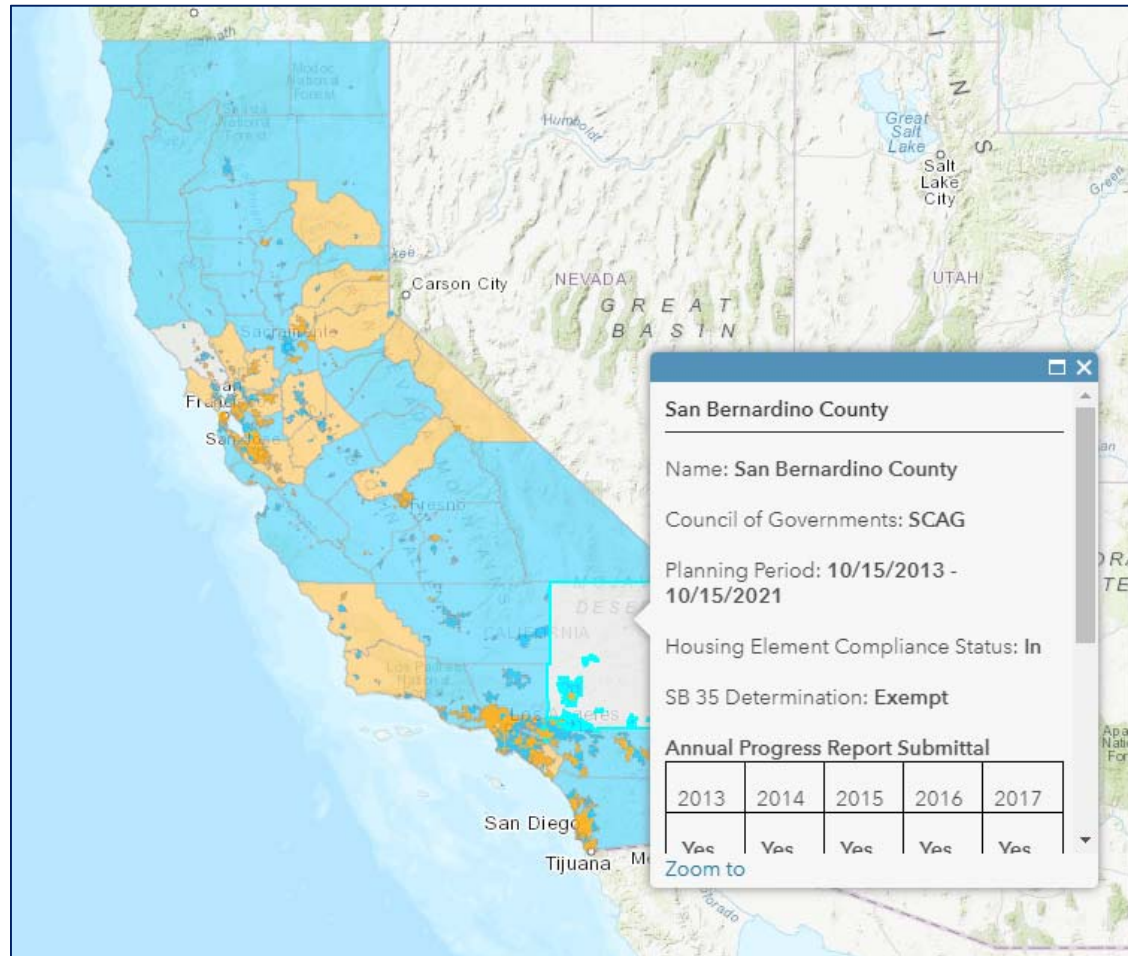
Effective Jan 1, 2018

Winter 17/18
Summer 2018

Preliminary
Eligibility
Guidelines



Housing Element Open Data Project



JURISDICTION	VLI RHNA	VLI PERMITS	VLI (DR) UNITS	VLI (NDR) UNITS	VLI REMAIN UNITS	VLI % 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%	53	0	0	0	53	0.0%	57	4	53	7.0%	145	194	0	133.8%	335	198	186
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	1,034	1,925



Housing Accountability Act (HAA) AB 678 (Bocanegra)/SB 167 (Skinner) & AB 1515 (Daly)

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



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 879 (Grayson) Local Transparency**
Strengthens housing element requirements to address constraints to building housing
- **AB 72 (Santiago) Housing Element Enforcement**
Strengthens enforcement of housing element law and authorizes HCD to refer violations to the Attorney General



Rental Inclusionary AB 1505

- Authorizes adoption of inclusionary housing ordinances that include rental unit requirements (Palmer Fix).
- Requires alternative means of compliance that may include, but is not limited to, in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units, and makes a number of other findings and declarations related to inclusionary housing.
- Allows the Department of Housing and Community Development to review inclusion ordinances in specified circumstances.

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California Department of Housing and Community Development

2020 West El Camino Avenue, Sacramento, California 95833

916.263.7400

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