



# HCD's Policy Implementation and Enforcement Efforts

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**2.5 MILLION  
HOMES  
NEEDED**

Very Low Income  
**643,352**  
Low Income  
**384,910**  
Moderate Income  
**420,814**  
Above Moderate Income  
**1,051,177**



**Plan Objectives:**

1. Keep Californians in their homes
2. Produce more affordable and climate-smart housing
3. Continue to act with urgency to address homelessness and housing needs

It may be hard to believe, but it is already time to plan for the next cycle!  
HCD just launched **California's Housing Future 2040** to gather your input on  
the next Regional Housing Need Assessment.

[CAHousingFuture2040@hcd.ca.gov](mailto:CAHousingFuture2040@hcd.ca.gov)

Look out for surveys, webinars, and other opportunities to weigh in on the process this year.

# Understanding RHNA

## RHNA is . . .

- 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.
- A planning requirement and a building target

## RHNA is not . . .

- A prediction of building permit, construction, or housing activity
- A ceiling of potential housing market demand or production
  - Limited due to existing land use capacity or growth control (rezoning often necessary to accommodate RHNA)





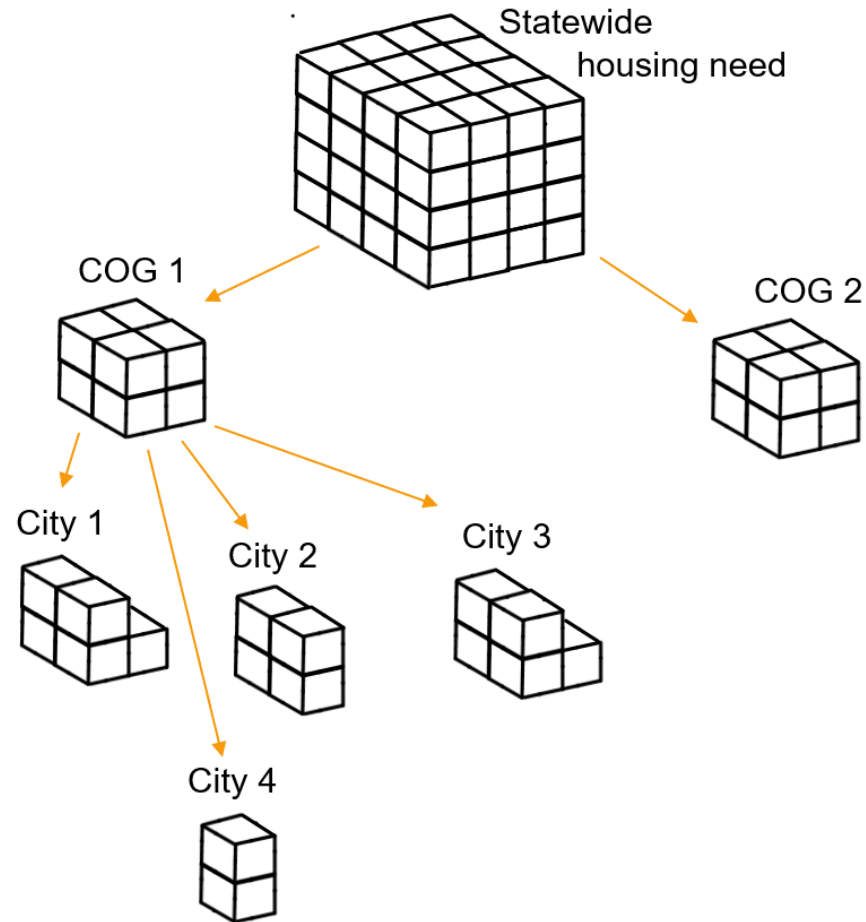
# RHNA Allocation (COG to City)

## Step 1 - Determination

HCD determines regional housing need for each COG

## Step 2 - Allocation

COG allocates regional need among individual jurisdictions



# Statutory Objectives of RHNA

## Climate and Equity at the core

- **Increase housing supply & mix of housing types**, tenure & affordability in an equitable manner
- Promote **infill development** & socioeconomic **equity**, protect environmental & ag resources, & encourage efficient development patterns (the State “planning priorities”)
- Promote improved intraregional jobs-housing relationship including **jobs housing fit**
- **Balance disproportionate household income distributions** (more lower income RHNA to higher income areas)
- Affirmatively furthering fair housing (**AFFH**)



# What changed this cycle for housing elements?

## Key new provisions have raised the bar for housing element compliance

- Higher RHNA near jobs and transit
- Affirmatively furthering fair housing requirements
- Greater evidence is needed to show potential for development
- Streamlined approval on reused sites
- **Every compliant housing element will have a better chance of actually producing housing than ever before.**





# **Housing Elements - Review Local Housing Plans**

*A housing element is no longer a paper exercise – it's a contract with the state of housing commitments for eight years and the Housing Accountability Unit will hold jurisdictions to those commitments.*



# How did HCD help jurisdictions prepare for 6<sup>th</sup> cycle housing elements?

- HCD provided almost **\$400 million** in planning grants to help jurisdictions rezone and get ready for housing element requirements.
- 1000s of hours of technical assistance:
  - [Personalized regional technical assistance plans and office hours](#)
  - [Building Blocks guide](#) to creating a housing element,
  - [Memos](#) explaining how to implement the new housing element laws
  - [Housing Hub](#) with templates and toolkits for the most requested topics.
- With REAP 2.0 HCD will put out an additional **\$600 million** in planning and implementation grants.
- All housing element [letters](#) must provide a clear and complete set of findings for a jurisdiction.



# Enforce State Housing Laws

Accessory  
Dwelling Unit  
Law

Affirmatively  
Furthering Fair  
Housing

Affordable  
Housing  
Preservation  
Noticing Law

Anti-  
Discrimination in  
Land Use Law

By-Right  
Supportive  
Housing  
Provisions

By-Right Low  
Barrier  
Navigation  
Centers

Density Bonus  
Law

Housing Crisis  
Act of 2019

Housing  
Element Law

Housing  
Accountability  
Act

Limitations on  
Development  
Standards

No Net Loss  
Law

Portions of the  
Permit  
Streamlining Act

Streamlined  
Ministerial  
Approval  
Processes

Rental  
Inclusionary  
Housing

Surplus Land  
Act



# The Housing Accountability Unit's Impact



<https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-accountability-dashboard>



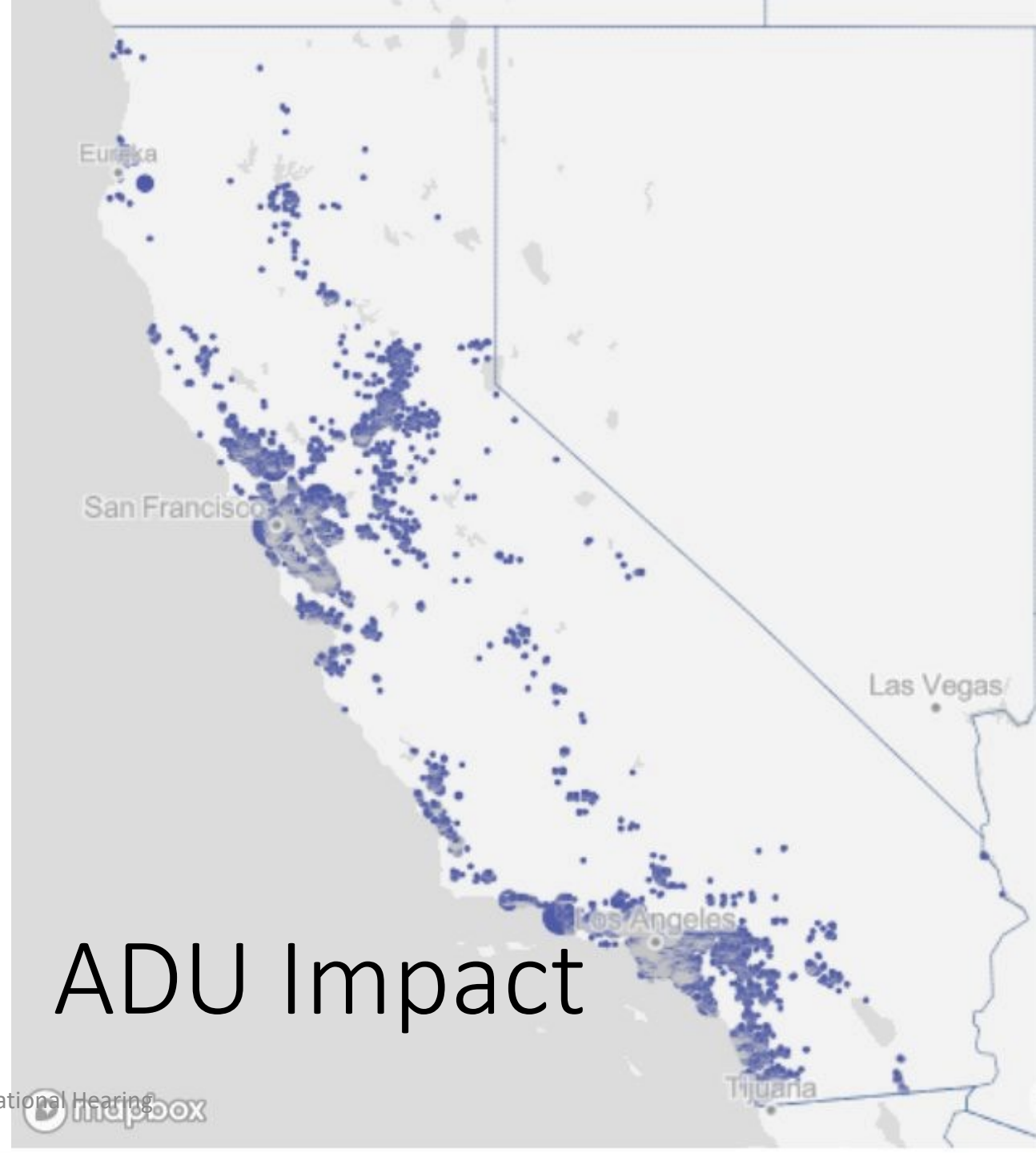
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT

# ACCESSORY DWELLING UNIT HANDBOOK

UPDATED JULY 2022



Joint Informational Hearing



# ADU Impact

# Public Lands



**5,674 new affordable homes** in the development pipeline as a result of Surplus Land Act disposition requirements



**Over 5,100 new homes** in the development pipeline as the result of the Excess Sites program



# Questions?