**Who are we?**

- HCD
  - Housing Policy Division
    - Fair Housing
    - Land Use and Planning
    - Program and Policy Support
    - Data and Research

**What we do...**

- Housing Element Reviews
- Technical Assistance
- Funding Programs (SB2 Planning Grants)
- Regional Housing Needs Allocation (RHNA)
- Accountability and Enforcement of housing laws
- Accessory Dwelling Units (ADUs)
- Preservation
- Annual Progress Reports
- Fair Housing
Before we get started....

What is a housing element?

HPD’s Role in Housing Elements – Why do we matter?

- Provide Technical Assistance
- Review draft housing element and provide written comments
- Review adopted housing elements
- Support in implementation through funding programs
- TA letters
The SANDAG Approach

Point of Contact:  
HCD Representative

TA Program:  
designed specific to SANDAG Jurisdictions

Housing Element Review Process
Submit Draft Element to HCD at least 60 or 90 days prior to adoption.

**60-day HCD Review**

Consider HCD findings

**Optional:** Resubmit draft to HCD

Amend element per HCD findings and adopt

Adopt without changes (Must include reasoning in resolution)

Submit adopted element promptly to HCD

If adopted **within** 120 days of due date:

- **April 15, 2021**
  - *(6th cycle due date)*

  - Revise in 8-years
    - *(Next Planning Cycle)*

If adopted **after** 120 days of due date:

- **August 15, 2021**

  - Revise in 4-years

**Access to several funding programs:**
- SB2 Year 2 Funding (PLHA Program)
- SB 1 Planning Grants
- AHSC Program
- And more

**Why does Housing Element Compliance matter?**
Housing Elements in a Nutshell

**Housing Needs**
- Upgrade housing stock
- Consider housing opportunities for special needs groups (seniors, disabled, homeless)
- Address displacement and loss of affordable housing
- Ensure fair housing

**Available Land and Financial Resources**
- Rezone land to accommodate RHNA
- Provide financial/regulatory incentives for housing development
- Zone for multifamily, farmworker, ADU, etc

**Development Barriers**
- Reduce parking requirements
- Reduce impact fees
- Streamline application review process

**Public Outreach**
- Reduce parking requirements
- Reduce impact fees
- Streamline application review process

**Develop Programs w/ Quantified Objectives (“Action Plan”)**
- Evaluate Effectiveness of Past Programs
How do you accommodate new housing laws?

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<tbody>
<tr>
<td>Allowing Low Barrier Navigation Centers by-right – AB 101 (2019)</td>
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<td>Emergency Shelters – AB 139 (2019)</td>
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<td>Allowing Supportive Housing By Right – AB 2162 (2018)</td>
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<td>More...</td>
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Recent changes to Housing Element Law

- Fair Housing – AB 686 (2018)
- Sites inventory – AB 1397 (2017) and SB 6 (2019)
- Expanded analysis on non-governmental constraints – AB 879 (2017)
- Publicly owned surplus land – AB 1486
Housing Related Planning and Land Use Laws

- Housing Accountability Act (GC § 65589)
- Prohibition against downzoning/no net loss (GC § 65863)
- Streamlined procedural requirements for multifamily in multifamily zones (GC § 65589.4)
- Least Cost Zoning (GC § 65913)
- Density Bonus Law (GC § 65915-65918)
- Prohibiting Discrimination Against Affordable Housing (GC § 65008)
- Streamlined Ministerial Processing (GC § 65913.4)
- By-Right Processing for Permanent Supportive Housing (GC § 65650)
- Affirmatively Furthering Fair Housing (GC § 8899.5)

SANDAG Approach:

- Office hours
- Training on housing elements
- Presentations on new laws
- Future outreach
- Timing: Once a month?