



HCD's Efforts to Facilitate Affordable Housing Construction

Dori Ganetsos

Senior Specialist – Special Projects
Housing Policy Development Division



California Department of Housing and Community Development (HCD)

Mission: Promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians.

Vision: Every California resident can live, work, and play in healthy communities of opportunity.



**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

Statewide Housing Plan

Facilitating Housing Development and Promoting Housing Affordability



Housing Element Implementation and APR Data Dashboard

Overview Key Figures Construction Housing Needs Implementation User Guide Submit Feedback

Needs



Total Permits

- None
- SACOG
- San Benito County Co...
- San Joaquin County C...
- SANDAG
- Santa Barbara Council...
- SCAG
- Sierra Planning Organ...
- SLOCOG
- Stanislaus Council of ...
- Tulare County Associa...

All

County

All

Jurisdiction

All

Clear Filters

Regional Housing Needs Allocation (RHNA): Overview

5th Cycle

6th Cycle

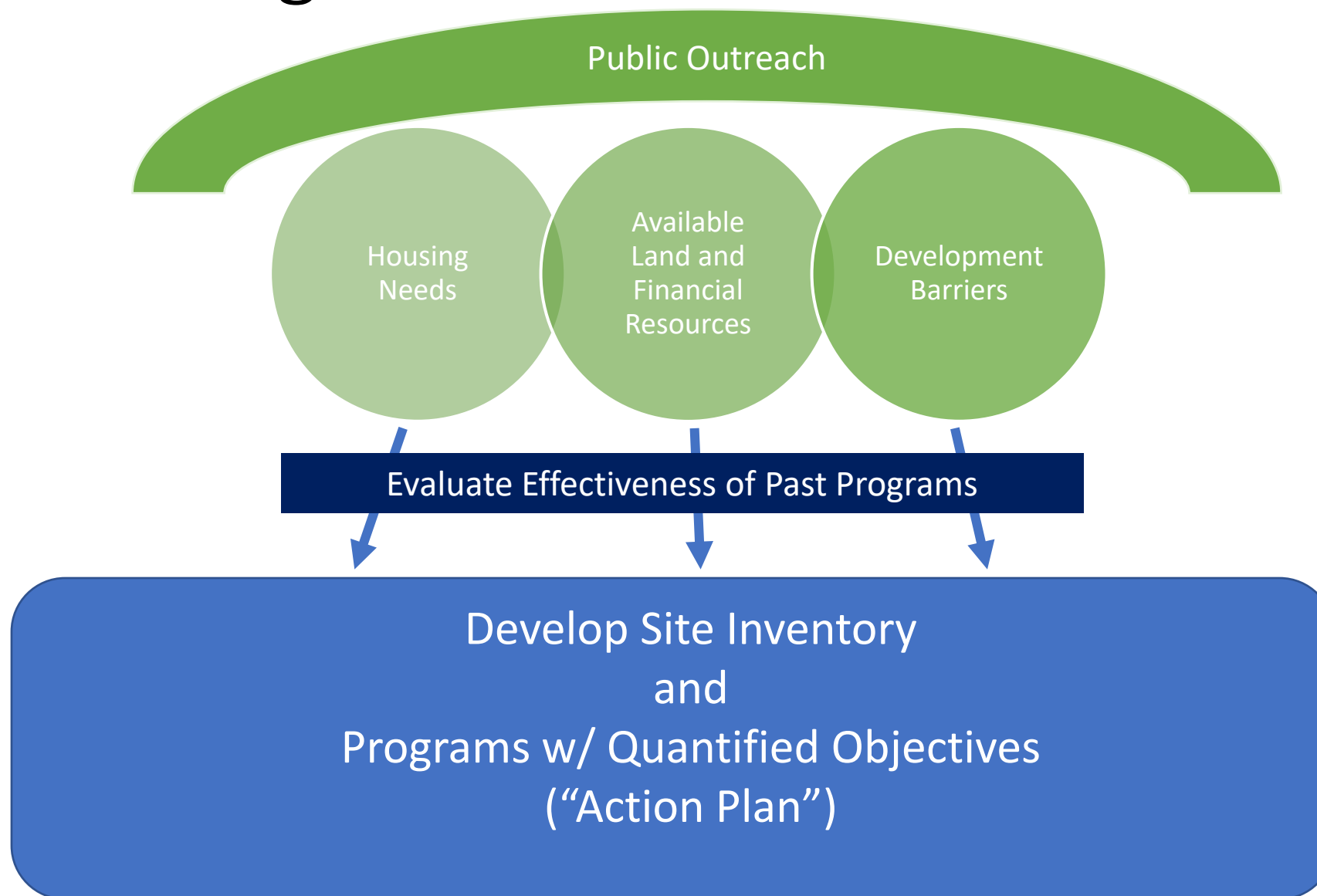
Income Level: ● Very Low ● Low ● Moderate ● Above Moderate

COG/Region	8th Cycle Planning Period	Very Low %	Low %	Moderate %	Above Moderate %	Very Low	Low	Moderate	Above Moderate	Total
ABAG	1/31/2023 - 1/31/2031	25.9%	14.9%	16.5%	42.6%	114,442	65,891	72,712	188,130	441,175
AMBAG	12/15/2023 - 12/15/2031	23.6%	15.5%	18.5%	42.4%	7,868	5,146	6,167	14,093	33,274
Butte County Association of Governments	6/15/2022 - 6/15/2030	13.4%	8.3%	20.7%	57.6%	2,081	1,290	3,202	8,933	15,506
Council of Fresno County Governments	12/31/2023 - 12/31/2031	NaN	NaN	NaN	NaN	0	0	0	0	0
Humboldt County Association of Governments	8/31/2019 - 8/31/2027	24.5%	15.7%	18.1%	41.8%	829	532	613	1,416	3,390
KernCOG	12/31/2023 - 12/31/2031	25.4%	16.2%	16.1%	42.3%	14,658	9,327	9,297	24,365	57,647
Kings County Association of Governments	1/31/2024 - 1/31/2032	NaN	NaN	NaN	NaN	0	0	0	0	0
Lake County Area-wide Planning Council	8/15/2019 - 8/15/2027	24.1%	16.3%	15.7%	43.8%	460	310	300	835	1,905
Madera County Transportation Commission	1/31/2024 - 1/31/2032	23.0%	17.3%	17.8%	42.0%	2,811	2,118	2,175	5,139	12,243
Mendocino Council of Governments?á	8/15/2019 - 8/15/2027	30.5%	23.4%	18.7%	27.4%	137	105	84	123	449
Merced County Association of Governments	1/31/2024 - 1/31/2032	NaN	NaN	NaN	NaN	0	0	0	0	0
None		23.7%	16.6%	17.6%	42.2%	2,706	1,896	2,008	4,826	11,436
SACOG	5/15/2021 - 5/15/2029	25.4%	15.3%	17.6%	41.7%	39,069	23,553	27,035	64,144	153,801
San Benito County Council of Governments	12/15/2023 - 12/15/2031	NaN	NaN	NaN	NaN	0	0	0	0	0
San Joaquin County Council of Governments?á	12/31/2023 - 12/31/2031	25.2%	15.8%	17.5%	41.4%	13,293	8,344	9,231	21,851	52,719
SANDAG	4/15/2021 - 4/15/2029	24.7%	15.5%	17.3%	42.5%	42,332	26,627	29,734	72,992	171,685
Santa Barbara Council of Governments	2/15/2023 - 2/15/2031	23.3%	15.8%	17.7%	43.1%	5,799	3,935	4,397	10,725	24,856
SCAG	10/15/2021 - 10/15/2029	26.2%	15.4%	16.7%	41.7%	351,796	206,801	223,957	559,267	1,341,827
Sierra Planning Organization		22.6%	17.8%	16.8%	42.8%	836	658	622	1,585	3,701
SLOCOG	12/31/2020 - 12/31/2028	24.6%	15.5%	17.9%	42.0%	2,660	1,675	1,940	4,535	10,810
Stanislaus Council of Governments?á	12/31/2023 - 12/31/2031	24.5%	16.9%	17.9%	40.7%	8,410	5,821	6,132	13,981	34,344
Tulare County Association of Governments	12/31/2023 - 12/31/2031	26.2%	16.1%	16.1%	41.6%	7,626	4,700	4,684	12,140	29,150
Total		25.7%	15.4%	16.8%	42.0%	617,813	368,735	404,290	1,009,080	2,399,918

Regional Housing Needs Assessment (RHNA) - Determining Housing Need



Local Housing Element Reviews





How did HCD help jurisdictions prepare for 6th 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.



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.



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	

Housing Accountability Dashboard

updated: 4/3/2023

4,673

Unlocked
Housing Units

1,105

Unlocked
Affordable
Housing Units

207

Accountability
Letters Sent

265

Cases with
Technical
Assistance
Provided

406

Closed Cases

term definitions →

Direct Financial Investments FY 21-22

2021-2022 Program Awards

846 awards

\$4.7 billion awarded

15,904 HCD-assisted homes

21,853 total homes

4,455 rehabilitated homes

350,922 beneficiaries

Cumulative Bond Fund

Prop 1C \$2.3 Billion funded,
115,971 total homes

Prop 41 \$357 Million funded,
4,827 total homes

Prop 46 \$1.6 Billion funded,
90,061 total homes

No Place Like Home

\$1.9 billion funded

7,882 total homes

498 units rented

All NPLH HCD funds have been
committed to date



Projects Awarded: 116

Funds Awarded: \$1,954,851,054

Homes Created: 6,863

Pages

Overview

Geography

Projects

Progress

User Guide

Filters

Region

All

Project Type

All

Reset Filters

The first round of Homekey funding allocated \$800 million for nearly 6,000 homes, projected to serve over 8,000 individuals. This dashboard provides information about the second round of Homekey program funding.

"Homekey continues to change lives for the better in communities all across California by placing individuals on a path to long-term stable housing with services."

—Governor Gavin Newsom

Projects

Jurisdictions with Homekey Award: **60**

Projects Serving Homeless Youth: **25**

Tribal Projects: **6**

Homes

Homes: **6,863**

Homes with 50+ Years of Affordability: **5,396**

Family-Sized Homes: **602**

People

Chronically Homeless Households Served: **2,457**

Homeless Youth Households Served: **535**

Households Served over Project Lifetime: **75,411**



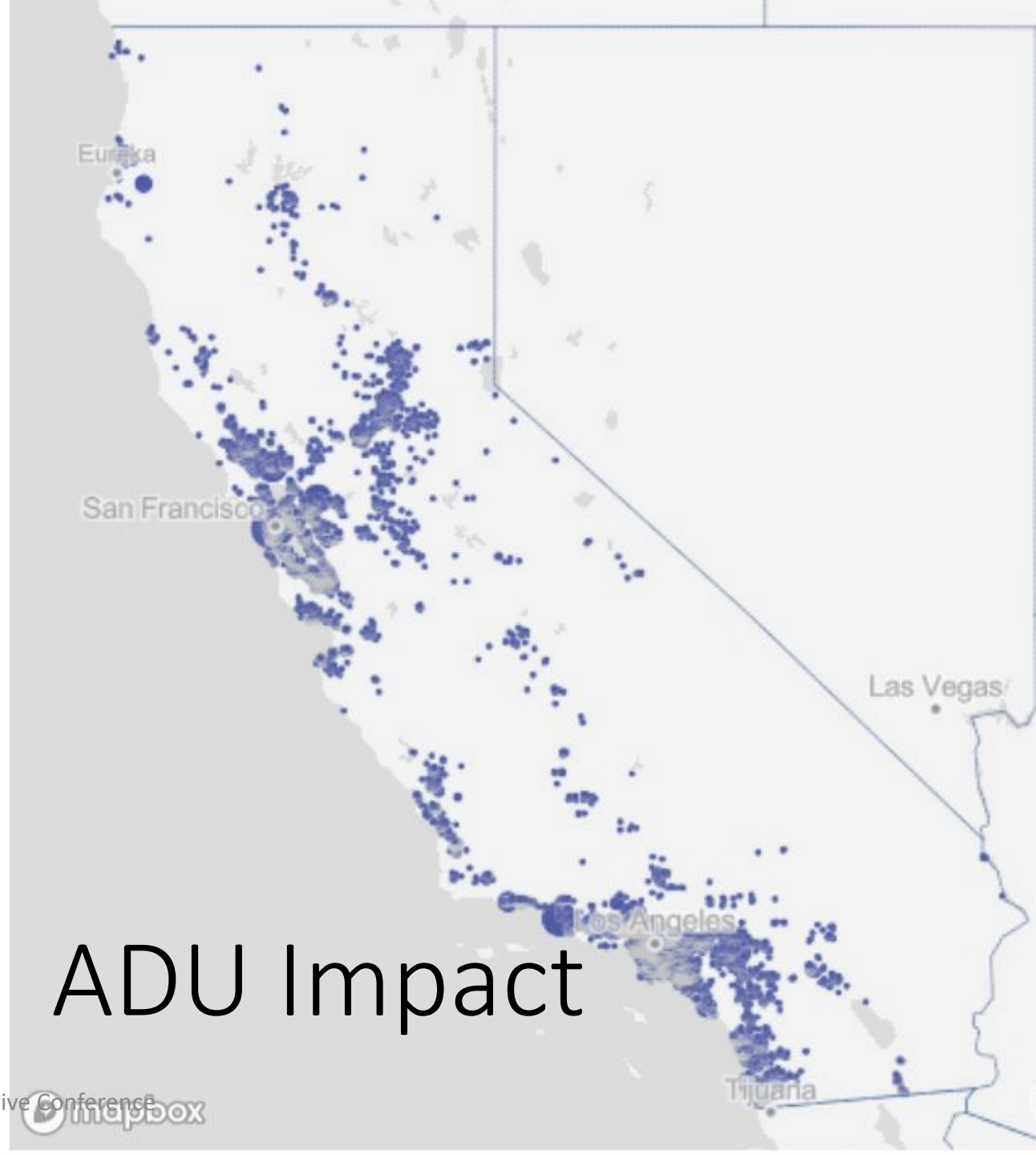
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ACCESSORY DWELLING UNIT HANDBOOK

UPDATED JULY 2022



CSAC Legislative Conference



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



Thank you!

Dori Ganetsos – Senior Specialist

Dori.Ganetsos@hcd.ca.gov

CSAC Legislative Conference