Building California’s Future
180,000 new homes needed annually

Annual New Housing Permits 1955-2016

Source: Construction Industry Research Board/California Homebuilding Foundation Reports 2005, 2013, 2015; Graphic by HCD
Rent vs. Renter Income

% Change in Rent vs. % Change in Renter Income

Source: California Housing Partnership analysis of 2000 Decennial Census and 2005-2014 American Community Survey 1 year data. 2001-2004 and 2015-2016 are an estimated trend. Median rent and renter income are inflation adjusted to 2014 dollars. Graphic recreated by HCD.
1.5 MILLION
Worst Case Housing Needs Households
California has:

22% of nation’s homeless
12% of nation’s overall population
2017 Legislative Package
Enacted September 29, 2017

- Permanent funding
- Streamlined approvals
- Greater enforcement
- Preservation
• Land zoned for housing can accommodate new development.

• Stronger justification needed when non-vacant sites used to meet housing needs.
• Land zoned for housing can accommodate new development.

• Stronger justification needed when non-vacant sites used to meet housing needs.

AB 1397
• 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 RHNA progress
New Amendments to Housing Accountability Act

AB 678/167
Effective:
Jan 2018

TA Memo:
Fall 2018

AB 678/167
Increased Enforcement For State Housing Laws – AB 72

• Authorizes enforcement of Housing Element Law

• Enables HCD to refer any violations to Attorney General
Effective: Jan 2018

AB 72
New Funding: SB 2 and SB 3
<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2 and beyond</th>
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<tbody>
<tr>
<td>50% Planning Grants</td>
<td>70% Local Governments</td>
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<tr>
<td>50% Homeless Programs</td>
<td>30% State-Administered</td>
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</tbody>
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**SB 2**
SB 2

Fees Collected: Jan 2018

Guidelines: Summer 2018

NOFA: Winter 2018/19

Awards: 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: Winter 2018/19

Initial Awards: Summer 2019