

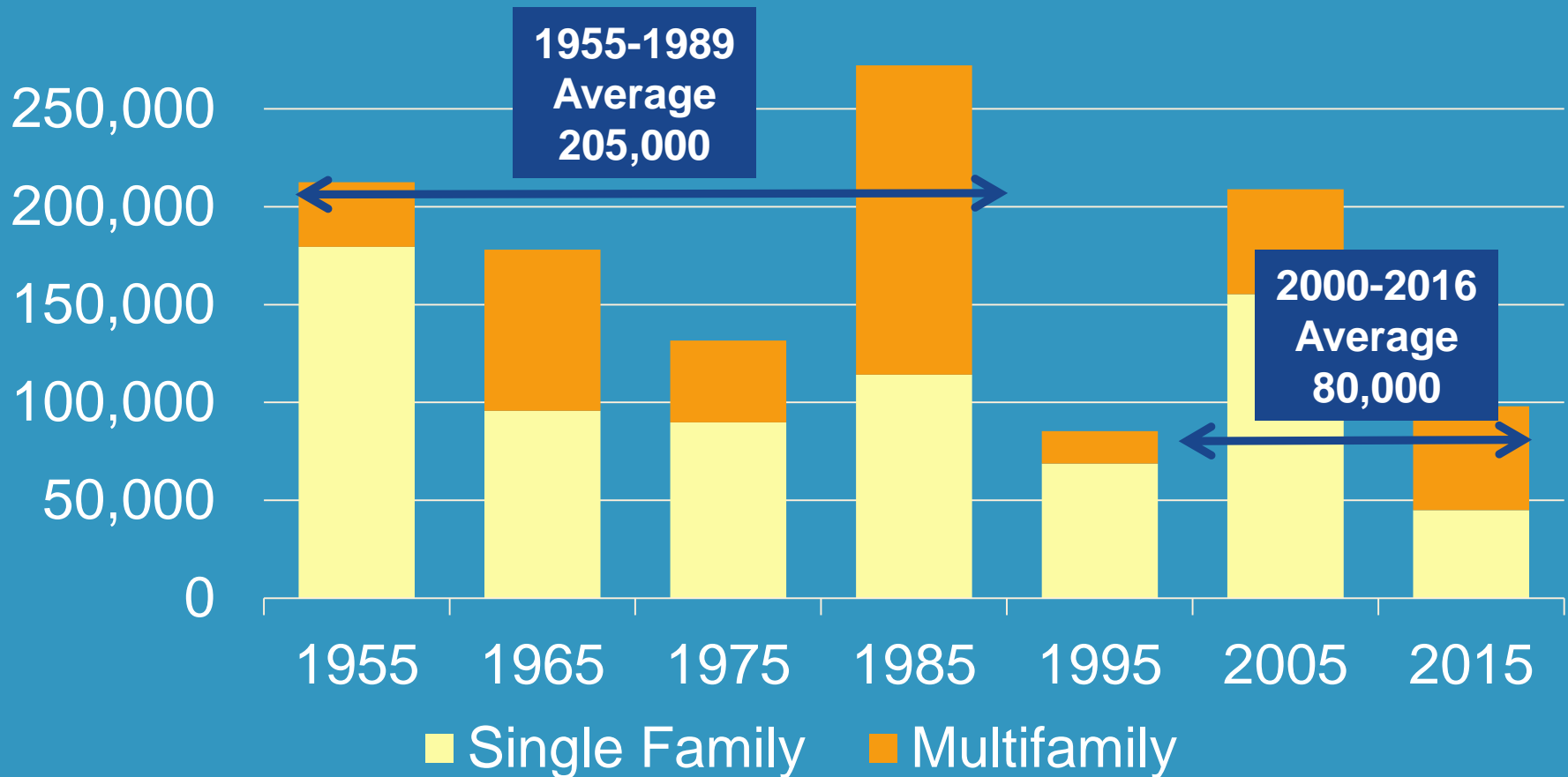
# Building California's Future



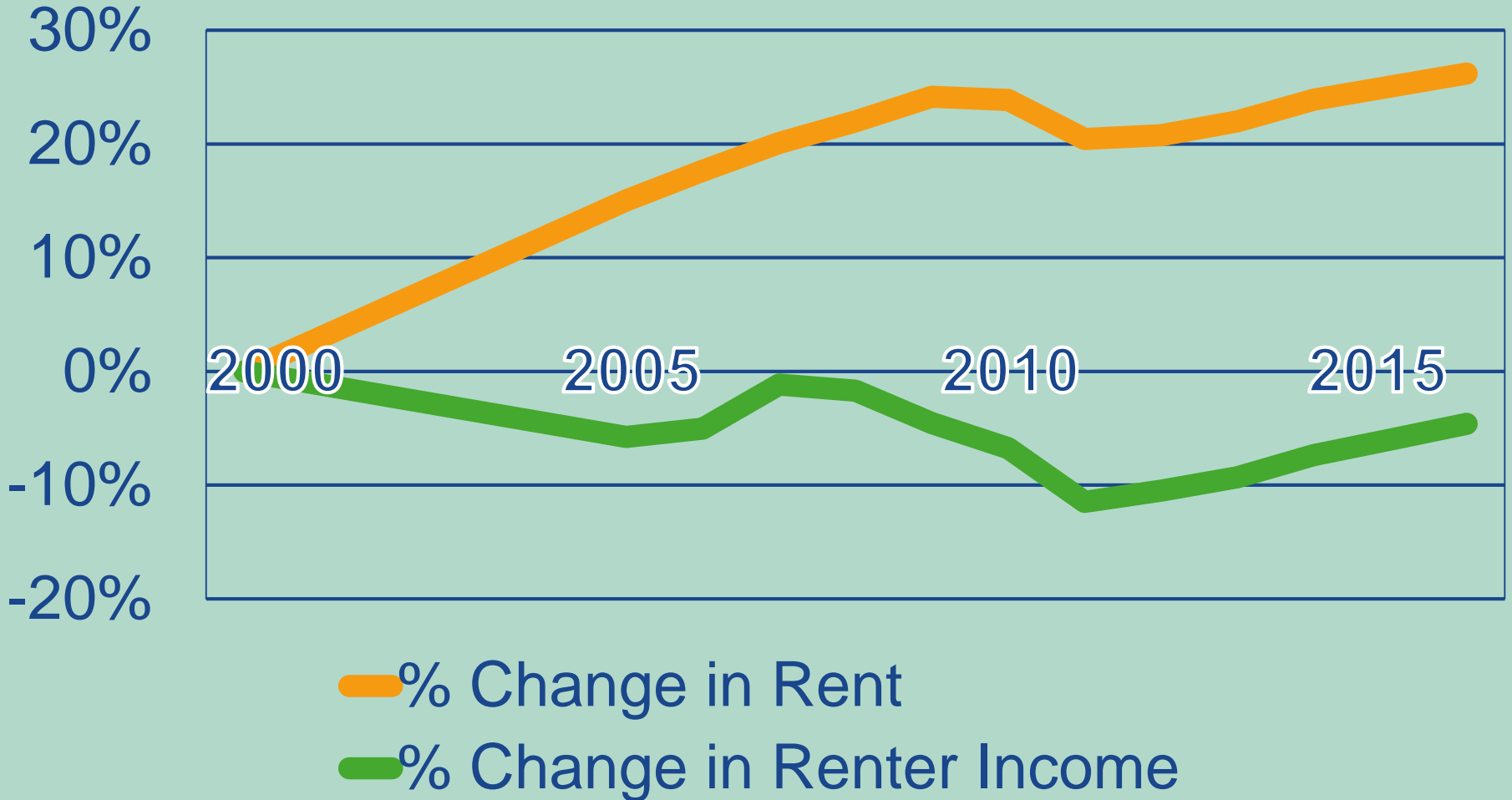


# 180,000 new homes needed annually

## Annual New Housing Permits 1955-2016



# Rent vs. 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



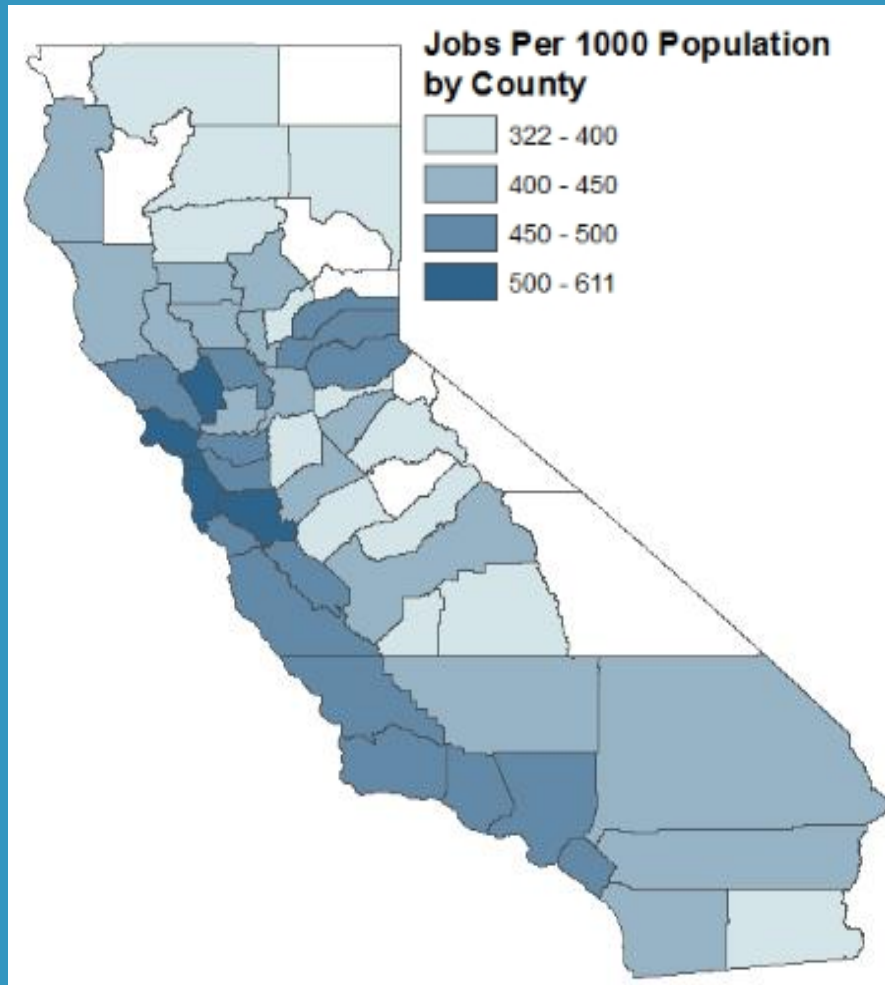
# California has:

22% of nation's homeless

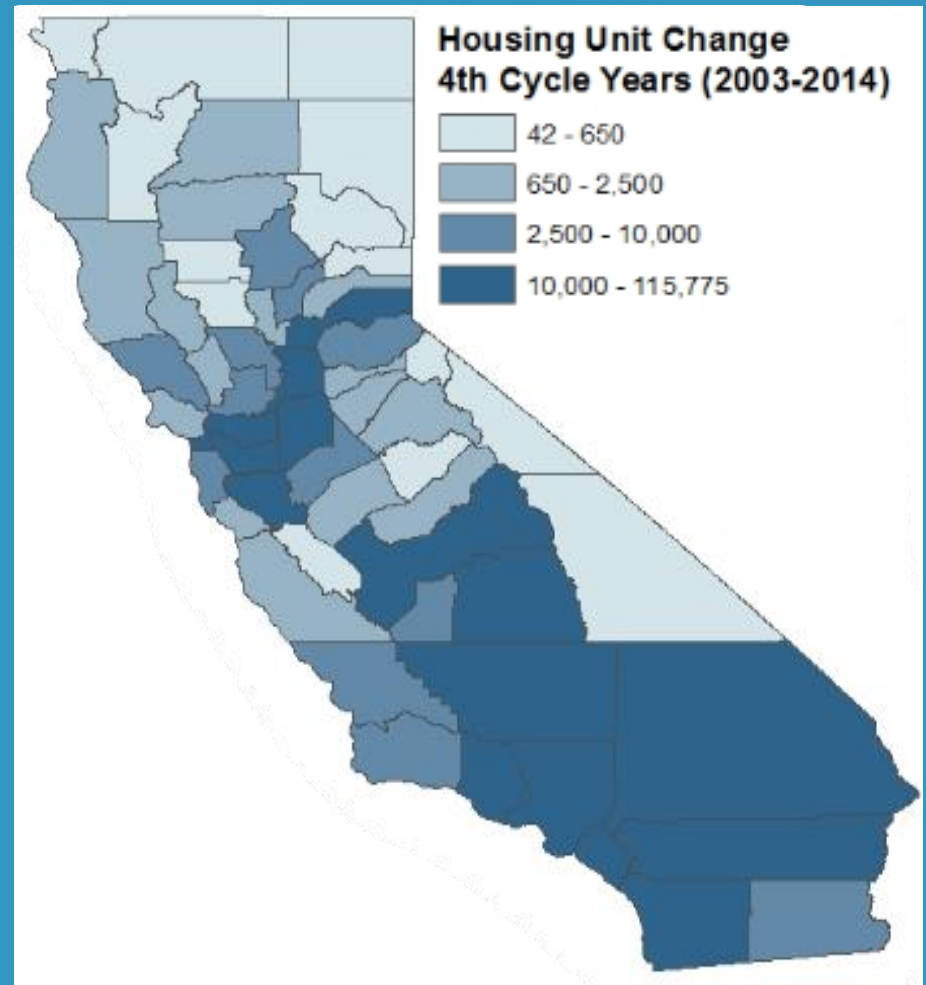
12% of nation's overall population



# Job Availability



# Housing Availability



**Sources:** Population: U.S. Census Bureau, Population Division, 2015 Population Estimates. Labor Force Estimates: State of California Employment Development Department 2015 Labor Force by County, note counties with labor forces under 10,000 were excluded from the map. Housing Unit Change: DOF E5 Population and Housing Estimates for Cities, Counties, and the State; E8 Historical Population and Housing Estimates for Cities, Counties, and the State.



# 2017 Legislative Package Enacted September 29, 2017

- Permanent funding
- Streamlined approvals
- Greater enforcement
- Preservation



# Additional Zoned Land

## AB 1397

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



Effective:  
Jan 2018

TA Memo:  
Spring 2018

# AB 1397

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



# SB 35

The background features a stylized illustration of a construction site. A yellow crane is positioned in the center, lifting a large orange rectangular block. To the right, a concrete mixer truck is visible. The scene is set against a backdrop of various colored buildings in shades of blue, orange, and grey. The overall style is flat and modern.

- 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

# SB 35



Effective:  
Jan 2018

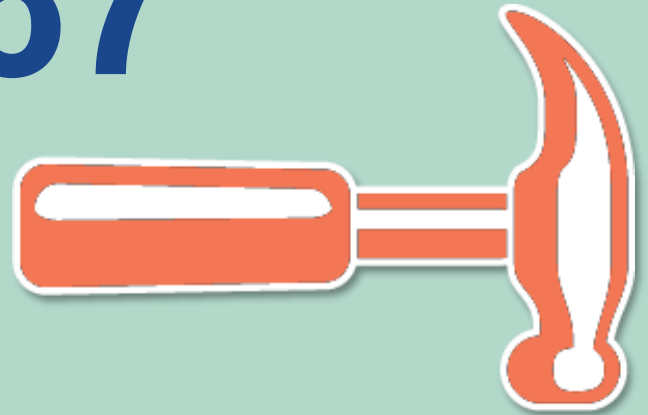
Preliminary  
Eligibility:  
Winter 2017/18

Guidelines:  
Summer 2018



# New Amendments to Housing Accountability Act

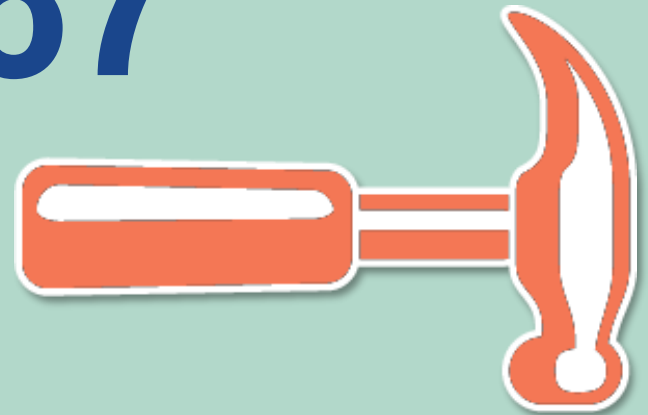
**AB 678/167**



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



# SB 2

**Year 1**

**50% Planning  
Grants**

**50% Homeless  
Programs**

**Year 2  
and beyond**

**70% Local  
Governments**

**30% State-  
Administered**

# SB 2

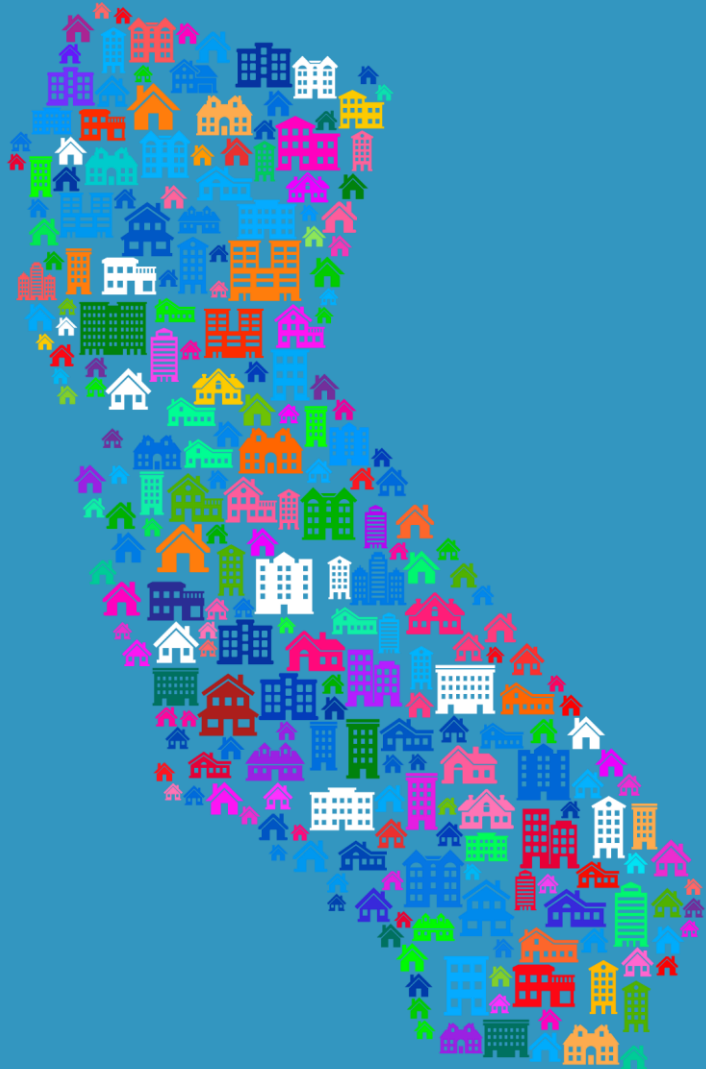
Fees  
Collected:  
Jan 2018

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







# [hcd.ca.gov](http://hcd.ca.gov)



**Statewide Housing Assessment**



**Email announcements**



**Come join our team**



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