



# HCD's New Housing Package Resources and SB 35 Determination Overview

California Department of Housing & Community Development  
Division of Housing Policy Development

February 6, 2018





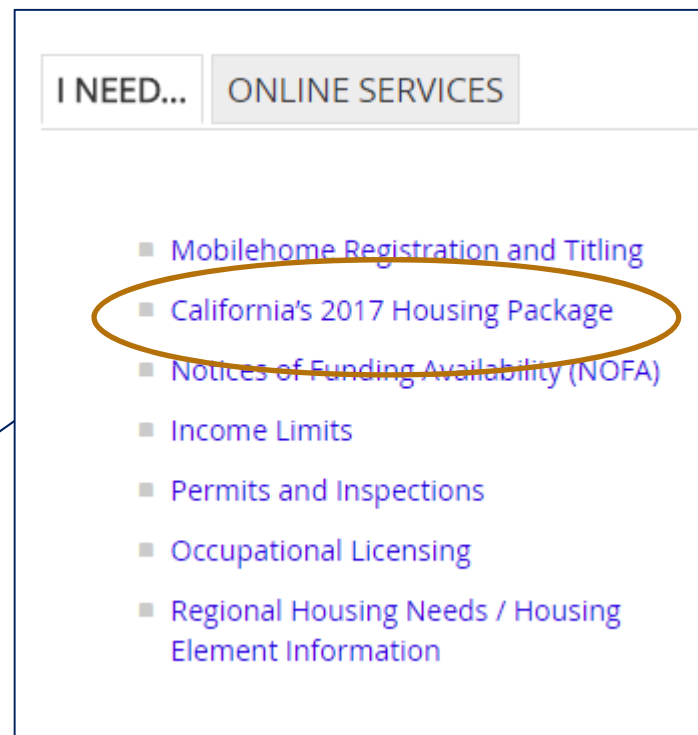
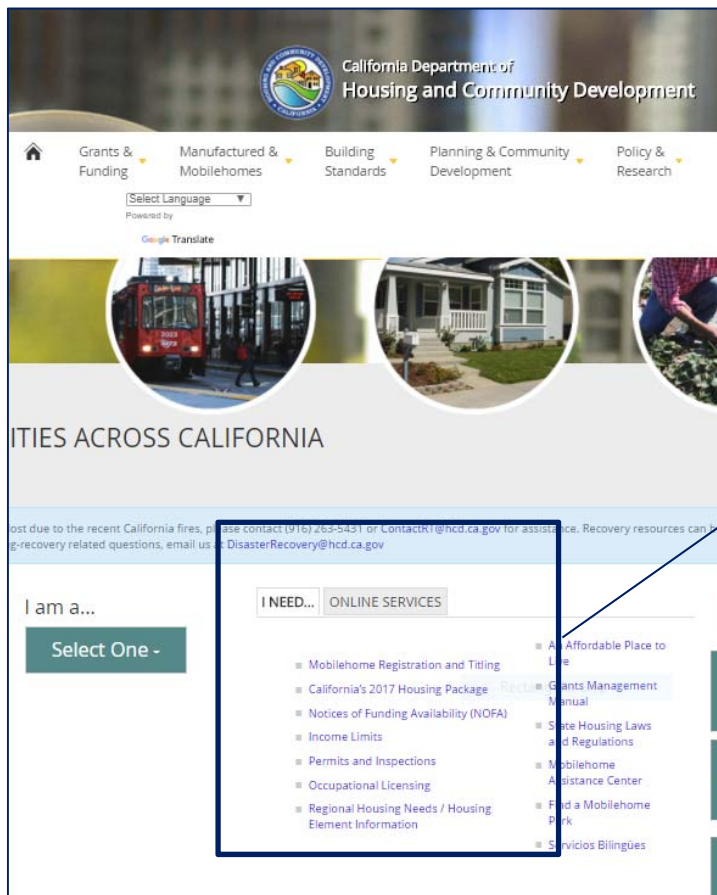
# Logistics and Agenda

- **Logistics**
  - Webinar will be recorded, will be on website within a few days
  - Please hold questions to the end of the presentation
- **Agenda**
  - HCD New Housing Package Resources
    - Projected Milestones
    - FAQs
    - [CAHP@hcd.ca.gov](mailto:CAHP@hcd.ca.gov) for questions and comments
  - SB 35 Determination
    - Overview
    - Determination Summary and Methodology
    - How to check Annual Progress Report (APR) Data
    - How to submit missing APRs or corrections to APRs
  - Wrap Up and Questions



# HCD's New 2017 CA Housing Package Resources

- California's 2017 Housing Package – main page:





# HCD's New 2017 CA Housing Package Resources

## California's 2017 Housing Package

**New!** To receive updates by email, [sign up](#) (scroll to "General Information" and select "California's 2017 Housing Package").

- [Purpose](#)
- [Housing Bills Summary](#)
- **New!** [Wanted: Your Input!](#) — Help shape implementation of the 2017 Housing Package
- **New!** [Projected Milestones](#)
- [Resources](#) — Includes downloadable fact sheets
- **New!** [Frequently Asked Questions](#)

the bill  
ation.



# HCD's New 2017 CA Housing Package Resources

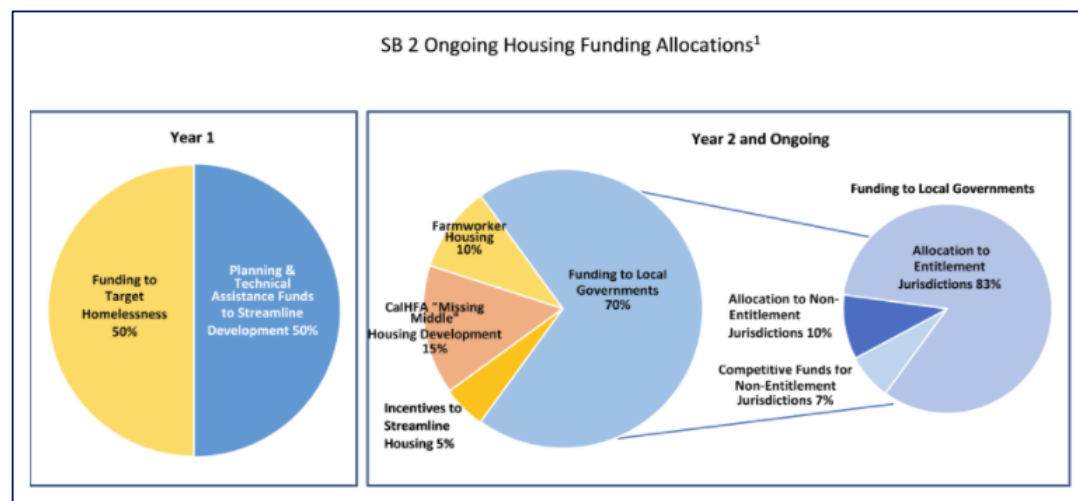
## California's 2017 Housing Package Frequently Asked Questions

### SB2 (Atkins) Building Jobs and Homes Act

Q: How much money will be collected from the fee on recording real estate documents?

A: The revenues from SB 2 will vary from year to year, as they are dependent on a variety of real estate transactions with fluctuating activity. The fees collected are estimated to generate approximately \$250 million per year. Subject to appropriation through the 2018-19 state budget, the State Controller's Office will collect revenues quarterly and make those revenues available to the fund 30 days following the end of the quarter.

Q: What is the breakdown of funding under SB 2?





# HCD's New 2017 CA Housing Package Resources

## Contact

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

In your Subject Line, please reference the bill number (see below) related to your question.



# SB 35 Determination Overview

<p><b>Streamlining for developments with at least <u>10 percent</u> affordable units (and that meet other SB 35 provisions)</b></p>	<p>Jurisdictions that did not submit the latest Annual Progress Report (APR) [<b>Currently the 2016 APR is the latest APR</b>] OR Jurisdictions that did not permit enough <b>above-moderate income</b> units to meet a pro-rata share of their above-moderate income regional housing need for the current housing element cycle</p> <p><i>Note: If a local ordinance requires greater than 10 percent affordability, the local ordinance applies.</i></p>
<p><b>Streamlining for developments with at least <u>50 percent</u> affordable units (and that meet other SB 35 provisions)</b></p>	<p>Jurisdictions that did not permit sufficient <b>lower income units (very-low and low-income)</b> to meet a pro-rata share of their very-low and low-income regional housing need for the current housing element cycle</p> <p><i>Note: If a local ordinance requires greater than 50 percent affordability, the local ordinance applies.</i></p>



# How Does HCD Make the SB 35 Determination? Part 1

**Streamlining for developments with at least 10 percent affordable units (and that meet other SB 35 provisions)**

Jurisdictions that did not submit the latest Annual Progress Report (APR) [**Currently the 2016 APR is the latest APR**]

OR

Jurisdictions that did not permit enough **above-moderate income** units to meet a pro-rata share of their above-moderate income regional housing need for the current housing element cycle

*Note: If a local ordinance requires greater than 10 percent affordability, the local ordinance applies.*

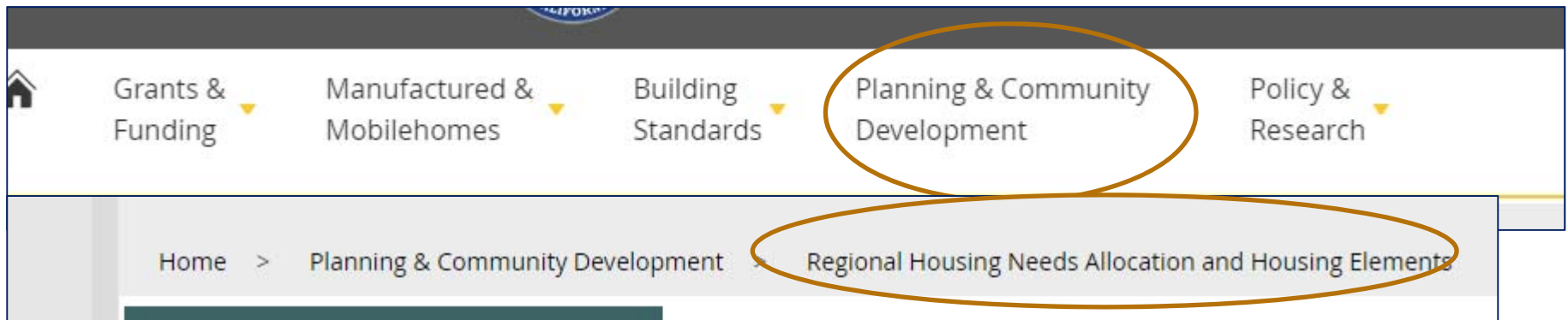
232 jurisdictions (43%) have not submitted 2016 APR – Automatically Subject to SB 35

2017 APRs are due April 2018 – then the 2017 APR will be the latest APR





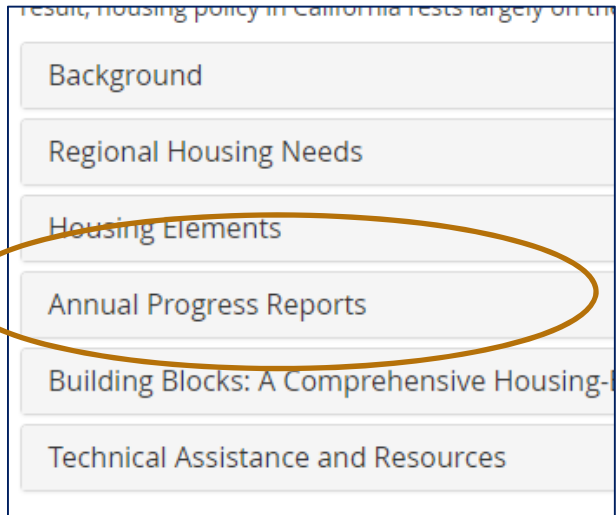
# Which Jurisdictions have Submitted APRs?



<http://www.hcd.ca.gov/community-development/housing-element/>

Housing Element Open Data Project

- **New!** [Housing Element Implementation Tracker \(XLS\)](#) — Summary of zoning status, rezoning requirements, and 2013-2016 Annual



Page 1

Jurisdiction and Council of Government			Annual Progress Report Submittals (Note: Charter Cities are not subject to APR Reporting Requirements)			
Jurisdiction	County	Council of Government	2013	2014	2015	2016
EMERYVILLE	Alameda County	ABAG	Yes	Yes	Yes	Yes
FREMONT	Alameda County	ABAG	Yes	Yes	Yes	Yes
HAYWARD	Alameda County	ABAG	Yes	Yes	Yes	Yes
LIVERMORE	Alameda County	ABAG	Yes	Yes	Yes	Yes
NEWARK	Alameda County	ABAG	No	Yes	Yes	Yes



# How Can A Jurisdiction Submit APRs?

Use the **Online Annual Progress Reporting** system (preferred method):  
<https://casas2prodwlex2.hcd.ca.gov/APR/login.do>

Contact [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) for your login information.

**Email** excel or pdf copies of your APRs to [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov)

**Mail** your APRs to HCD:  
California Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

Welcome to the  
Housing Element Tracking System  
Department of Housing and Community Development  
**Annual Progress Reporting**

Enter User Name

Enter Password

**Login**

[APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) is also your source for technical assistance and corrections to past APRs.



# How Does HCD Make the SB 35 Determination? Part 2

<p><b>Streamlining for developments with at least <u>10 percent</u> affordable units (and that meet other SB 35 provisions)</b></p>	<p>Jurisdictions that did not submit the latest Annual Progress Report (APR) [<b>Currently the 2016 APR is the latest APR</b>] OR Jurisdictions that did not permit enough <b>above-moderate income</b> units to meet a pro-rata share of their above-moderate income regional housing need for the current housing element cycle</p> <p><i>Note: If a local ordinance requires greater than 10 percent affordability, the local ordinance applies.</i></p>
<p><b>Streamlining for developments with at least <u>50 percent</u> affordable units (and that meet other SB 35 provisions)</b></p>	<p>Jurisdictions that did not permit sufficient <b>lower income units (very-low and low-income)</b> to meet a pro-rata share of their very-low and low-income regional housing need for the current housing element cycle</p> <p><i>Note: If a local ordinance requires greater than 50 percent affordability, the local ordinance applies.</i></p>



# Determining the Prorated Regional Housing Need

APRs that count towards First Half Reporting Period	2016 2017 2018 2019
APRs that count towards Last Half Reporting Period	2020 2021 2022 2023
<b>2016 target =12.5% through RHNA</b>	

APRs that count towards First Half Reporting Period	2015 2016 2017 2018
APRs that count towards Last Half Reporting Period	2019 2020 2021 2022
<b>2016 target =25% through RHNA</b>	

APRs that count towards First Half Reporting Period	2014 2015 2016 2017
APRs that count towards Last Half Reporting Period	2018 2019 2020 2021
<b>2016 target =37.5% through RHNA</b>	

APRs that count towards First Half Reporting Period	2013 2014 2015 2016
APRs that count towards Last Half Reporting Period	2017 2018 2019 2020
<b>2016 target =50% through RHNA</b>	

APRs that count towards First Half Reporting Period	2014 2015 2016
APRs that count towards Last Half Reporting Period	2017 2018
<b>2016 target =60% through RHNA</b>	

SB 35 Implementation

- **New!** [Statewide Determination Summary \(PDF\)](#) — Summary of w currently subject to SB 35 streamlining for developments with at streamlining for developments with at least 50 percent affordabi
  - Maps
    - [Statewide \(PDF\)](#)
    - [Bay Area \(PDF\)](#)
    - [Central Coast \(PDF\)](#)
    - [Central Valley \(PDF\)](#)
    - [Sacramento \(PDF\)](#)
    - [San Diego \(PDF\)](#)
    - [Southern California \(PDF\)](#)
- **New!** [Determination Methodology and Background Data \(PDF\)](#) — (Update 1/31/18)



# Determining the Prorated Regional Housing Need Example

Example:  
Bay Area Metro  
Jurisdiction

APRs that count towards First Half Reporting Period	2015 2016 2017 2018
APRs that count towards Last Half Reporting Period	2019 2020 2021 2022

2016 target = **25%**  
through RHNA

Very Low Income % Complete	Low Income % Complete	Above Moderate Income % Complete
8%	15%	28%
2016 APR Submitted		Yes

This jurisdiction is subject to SB 35 Streamlining for developments with at least 50 percent affordability.

SB 35 Determination Statewide	
Currently exempt from SB 35	13
Subject to SB 35 streamlining for developments with at least 10 percent affordability	378
Subject to SB 35 streamlining for developments with at least 50 percent affordability	148



# SB 35 Determination

Both are available in the Annual Progress Report section of HCD's website.

## SB 35 Implementation

- **New!** [Statewide Determination Summary \(PDF\)](#) — Summary of w currently subject to SB 35 streamlining for developments with at least 50 percent affordability streamlining for developments with at least 50 percent affordability
  - Maps
    - [Statewide \(PDF\)](#)
    - [Bay Area \(PDF\)](#)
    - [Central Coast \(PDF\)](#)
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    - [San Diego \(PDF\)](#)
    - [Southern California \(PDF\)](#)
- **New!** [Determination Methodology and Background Data \(PDF\)](#) — (Update 1/31/18)

## Housing Element Open Data Project

- **New!** [Housing Element Implementation Tracker \(XLS\)](#) — Summary of zoning status, rezoning requirements, and 2013-2016 Annual Progress
- **New!** [5th Annual Progress Report Permit Summary \(XLS\)](#) — Summary HCD. (Updated 1/31/18)

For APR Corrections email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov)



# After April 2018

2017 APRs are due April 2018 – then the 2017 APR will be the latest APR

APRs that count towards First Half Reporting Period	2016 2017 2018 2019
APRs that count towards Last Half Reporting Period	2020 2021 2022 2023

2017 target = **25%**  
through RHNA

APRs that count towards First Half Reporting Period	2015 2016 2017 2018
APRs that count towards Last Half Reporting Period	2019 2020 2021 2022

2017 target = **37.5%**  
through RHNA

APRs that count towards First Half Reporting Period	2014 2015 2016 2017
APRs that count towards Last Half Reporting Period	2018 2019 2020 2021

2017 target = **50%**  
through RHNA

APRs that count towards First Half Reporting Period	2013 2014 2015 2016
APRs that count towards Last Half Reporting Period	2017 2018 2019 2020

2016 determination (50% target) holds until 2020. 2020 target = **100%** through RHNA

APRs that count towards First Half Reporting Period	2014 2015 2016
APRs that count towards Last Half Reporting Period	2017 2018

2016 determination (60% target) holds until 2018. 2018 target = **100%** through RHNA



# SB 35 Public Outreach and Guidelines Development

## SB 35 Projected Milestones

✓	January 1, 2018	SB 35 Becomes Law
✓	Winter 2017/2018	Annual Progress Report Data Release
✓	Winter 2017/2018	Publish Initial Jurisdiction Determination Lists
	Spring 2018	Initiate Public Outreach
	Summer 2018	Guidelines

For SB 35 Questions and Comments email [CAHP@hcd.ca.gov](mailto:CAHP@hcd.ca.gov)





# Wrap Up

- **Check out HCD's New Resource**
  - FAQs
  - Projected Milestones
  - SB 35 Determination and Data
- **If you are a jurisdiction:**
  - Check the Annual Progress Report (APR) data and send corrections or questions to [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov)
  - Submit missing APRs through the online portal or email them to [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov)
- **Email your questions and comments on the 2017 California Housing Package to [CAHP@hcd.ca.gov](mailto:CAHP@hcd.ca.gov) – reference the bill in the subject line**

# Questions?

