

## AI Implementation Status as of June 30, 2014

<b>Impediment #1: Inadequate supply of affordable housing available to lower-income and minority households.</b>				
	<b>Recommendation</b>	<b>Responsible Agency/Program</b>	<b>Resources Available/Required</b>	<b>Timeframe/June 30 Status Update</b>
1-1	Promote increased housing supply for all income levels.	HCD (HPD): Continued administration of the Regional Housing Need Allocation process and State Housing Element Law.	<p>Existing Staffing Resources Constrained.</p> <p>The Department continues to seek additional staffing resources while also identifying opportunities for streamlined review of housing elements.</p> <p>Will continue to implement through administrative efficiencies while working to identify additional funding sources.</p> <p>See also recommendations 1-3, 2-2 and 4-1 below.</p>	<p><b>Timeframe:</b> Ongoing - 5<sup>th</sup> Cycle updates due beginning 2013.</p> <p><b>Status:</b> Ongoing. Housing elements for Southern California Association of Governments (SCAG) and Sacramento Area Council of Governments (SACOG) jurisdictions were due October 2013. All other regions due in 2014 and 2015.</p> <p>See additional information under Action 2-2.</p>
1-2	Make funds available to benefit low and moderate income households for construction, rehabilitation, preservation and rental and mortgage subsidies.	HCD (HPD and DFA) through administration of existing State, federal and Bond funded programs.	Use existing funding sources and staffing.	<p><b>Timeframe:</b> Ongoing</p> <p><b>Status:</b> For HCD Program award info, see <a href="http://www.hcd.ca.gov/fa/">http://www.hcd.ca.gov/fa/</a></p>

**Impediment #1: Inadequate supply of affordable housing available to lower-income and minority households.**

1-3	Provide technical assistance and enhance available resources for local governments and individuals on State planning laws promoting the siting of and zoning for a variety of housing types including multifamily housing, emergency shelters, residential care facilities and accessible housing and land use related impediments to fair housing.	HCD (HPD).	Existing resources do not allow for expansion.  Department will maintain existing resources and efforts.	<p><b>Timeframe:</b> Maintain existing online resources and inclusion in Department workshops and trainings.</p> <p>By end of 2013, consult with other relevant agencies (HUD, DFEH), service providers, and fair housing organizations to identify additional technical assistance materials that may be made available.</p> <p><b>Status:</b> Currently being implemented. HCD staff is consulting with other entities to assemble available technical assistance (TA) resources. Anticipate website launch in Spring of 2015.</p>
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**Impediment #2: Community resistance to development of multi-family rental housing and housing for lower-income or minority households.**

	<b>Recommendation</b>	<b>Responsible Agency/Program</b>	<b>Resources Available/Required</b>	<b>Timeframe/June 30 Status Update</b>
2-1	Collect and disseminate information on resources to combat NIMBYism (Not in My Backyard).	HCD (HPD)	Existing Resources.	<p><b>Timeframe:</b> Update HCD Webpage as appropriate and send notice of updates through Department List-serve.</p> <p><b>Status:</b> Website updated and expanded (<a href="http://www.hcd.ca.gov/hpd/nimby.htm">http://www.hcd.ca.gov/hpd/nimby.htm</a>). Will continue to expand resources and send notices as appropriate.</p>
2-2	Continue to review local jurisdiction's housing elements for compliance with State housing element law, including an analysis of governmental constraints to the development of housing for the disabled other special needs groups and provide technical assistance in developing effective programs to remove or mitigate identified constraints.	HCD (HPD) through implementation of State housing element law and statutory requirements including but not limited to Senate Bill (SB) 520, SB 812 and SB 2.	<p>Existing staffing resources constrained.</p> <p>Will continue to implement through administrative efficiencies while working to identify additional funding sources.</p>	<p><b>Timeframe:</b> Ongoing</p> <p>Estimated # of jurisdictions due by year for forthcoming 5<sup>th</sup> planning period.<sup>1</sup></p> <p>2013 – 245 jurisdictions 2014 – 206 jurisdictions 2015 – 88 jurisdictions</p> <p><b>Status:</b> As of August 1, 2014, the Department has received Housing Element submittals for the 5<sup>th</sup> planning period from a total of 185 jurisdictions of those approximately 72 % are currently in compliance.</p>

<sup>1</sup>The total number of jurisdictions with housing elements due by year is an estimate. Jurisdiction due date is subject to change based on changes to subject Council of Government's (COG) estimated Regional Transportation Plan (RTP) adoption date. "Actual" date will be based on official RTP adoption date which, if different than the estimated date, changes the actual housing element due date. (GC 65588(e)(5)).

**Impediment #3: Shortage of subsidies and strategies to promote affordable, accessible housing for low, very low, and extremely low-income households, including protected classes.**

	<b>Recommendation</b>	<b>Responsible Agency/Program</b>	<b>Resources Available/Required</b>	<b>Timeframe/June 30 Status Update</b>
3-1	Support efforts to establish a statewide permanent source of revenue for affordable housing development and preservation.	HCD and CalHFA	Absorbable with Existing Resources.	<p><b>Timeframe:</b> Ongoing</p> <p><b>Status:</b> The Department continues to support statewide efforts to establish a permanent source of financing for affordable housing. Other efforts for 13-14 included securing:</p> <ul style="list-style-type: none"> <li>• \$100 million in new funding for the Multifamily Housing Program,</li> <li>• \$600 million in funding for rental housing for veterans with a particular emphasis on homeless veterans and veterans a risk of homelessness;</li> <li>• A minimum of \$65 million in funding for affordable housing in transit rich areas in 2014-15; and</li> <li>• a framework for the ongoing investment of cap-and-trade auction revenues that includes 10% for affordable housing that reduces greenhouse gases.</li> </ul>
3-2	Promote housing opportunities for persons with disabilities and special needs populations.	HCD	Absorbable with existing resources.	<p><b>Timeframe:</b> Ongoing.</p> <p><b>Status:</b> Three efforts noted below.</p> <p>1) Began design of the Veterans Housing Bond program, which will provide \$600 million over the next several years in support of affordable housing for veterans, including supportive housing for chronically homeless vets.</p> <p>See <a href="http://www.hcd.ca.gov/fa/vets/">http://www.hcd.ca.gov/fa/vets/</a> for more information</p>

				<p>2) Signed Cooperative Agreements with HUD Released Notice of Funding Availability for Section 811 Project Rental Assistance Demonstration program funds targeted to MediCal beneficiaries with disabilities who need housing with long term services and supports to live independently in the community, rather than in institutional settings such as skilled nursing facilities. NOFA Release: August 1.</p> <p>3) The Department also continues its work as a lead organization for the State's Homelessness Policy Academy funded through the federal Substance Abuse and Mental Health Services Administration. See CR 35 of the FY 13-14 CAPER for more information.</p>
3-3	Monitor and support efforts to develop local funding resources to replace loss of redevelopment funds.	HCD	Absorbable with Existing Resources.	<p><b>Timeframe:</b> Ongoing</p> <p><b>Status:</b> The Department continues to monitor legislation and other efforts related to the availability of local resources to replace the loss of redevelopment funds.</p>

**Impediment #4: Communities lack sufficient awareness of potential fair housing impediments, and ways to address those impediments.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/ Required</b>	<b>Timeframe/June 30 Status Update</b>
4-1	<p>Provide technical assistance and materials to assess fair housing implications of local ordinances, zoning requirements, building codes, and development standards and recommend actions to mitigate impediments to fair housing</p> <p>(Will be addressed in similar manner to Recommendations 1-1, 1-3, and 2-2 as detailed above.)</p>	HCD (HPD)	<p>Existing resources do not allow for expansion.</p> <p>Department will maintain existing resources and efforts and work with other entities to provide/enhance resources available.</p>	<p><b>Timeframe:</b> Maintain existing online resources and include information and relevant materials in Departmental workshops and trainings.</p> <p>By end of 2014, consult with other relevant agencies (HUD, DFEH), service providers and fair housing organizations to identify additional technical assistance materials and process to ensure effective and timely assistance.</p> <p><b>Status:</b> Existing resources have been maintained. On track to consult with relevant agencies and expand, as appropriate, technical assistance resources on the website by end of 2014.</p>
4-2	<p>Through the housing element review process, monitor fair housing program implementation at the local level including:</p> <ul style="list-style-type: none"> <li>• Who serves as the responsible organization,</li> <li>• What is the current fair housing complaint process,</li> <li>• Dissemination of information on how to file a complaint (Where, how? Is it readily available to the public?), and</li> <li>• Review that the complaint process includes a policy for maintaining records on</li> </ul>	HCD (HPD)	Existing Resources.	<p><b>Timeframe:</b> By end of 2013 develop survey instrument for Housing Element Reviewers to facilitate collection and analysis of information.</p> <p>By end of 2014 complete summary analysis for inclusion in HCD's 2015-2020 Consolidated Plan.</p> <p><b>Status:</b> Due to lack of staffing resources anticipated date for completion of summary analysis will be in Spring 2015.</p>

**Impediment #4: Communities lack sufficient awareness of potential fair housing impediments, and ways to address those impediments.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/ Required</b>	<b>Timeframe/June 30 Status Update</b>
	fair housing inquiries, complaints filed, and referrals for fair housing assistance.			
4-3	<p>Develop a page on the Department's website dedicated to fair housing and Anti-NIMBY resources for use by Local Governments and the general public.</p> <p>Provide information in English and Spanish. If resources permit, expand website to include fair housing information relevant to landlords and real-estate professionals.</p>	HCD (HPD)	Existing Resources.	<p><b>Timeframe:</b> Complete website for launch during Fair Housing Month in 2014. Update website regularly as information is available and notify interested parties of updated information through the Department's List-Serve.</p> <p>Monitor website traffic bi-annually.</p> <p><b>Status:</b> Website currently under construction. Expanded resources will be added and website launched during Fair Housing Month in 2015.</p>
4-4	Publish on the HCD website (described above) a fair housing complaint contact for every county, including contacts for DFEH and HUD.	HCD ( HPD) in coordination with DFEH and HUD	Existing Resources.	See above
4-5	<p>Provide training to jurisdictions on AI related topics, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• overall AI implementation responsibilities,</li> <li>• fair housing laws,</li> <li>• affirmative marketing,</li> <li>• assistance to persons of Limited English Proficiency, and</li> <li>• NIMBY issues.</li> </ul>	HCD (CDBG, HOME, and HPD) in coordination with HUD	Existing Resources.	<p><b>Timeframe:</b> Ongoing.</p> <p><b>Status:</b> Beginning in December 2012, the Department, in partnership with HUD began convening quarterly of fair housing trainings. As of June 30, five trainings have been held, including 3 day-long fair housing overview trainings, one webinar on Affirmative Marketing and Fair Housing Demographic Data Collection and Analysis, and one webinar on Section 3. The second-half of our training series will be</p>

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	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/ Required</b>	<b>Timeframe/June 30 Status Update</b>
	Make training resources available on Department's website. Market and monitor jurisdictions' attendance at these trainings.			postponed until we can secure staff to design and plan future trainings.  Training materials to date are located at: <a href="http://www.hcd.ca.gov/hpd/hrc/rep/fed/FairHousingTrainings.html">http://www.hcd.ca.gov/hpd/hrc/rep/fed/FairHousingTrainings.html</a>
4-6	Gather info on fair housing trainings provided at the local level. Develop incentives for training of staff, local elected officials, board members of private organizations, and members of the general public.	HCD (DFA and HPD)	Existing Resources.	<b>Timeframe:</b> Annually.  <b>Status:</b> Not implemented. Will survey local governments on local training availability in 2015.
4-7	Make Limited English Proficiency (LEP) resources and referrals available on the HCD website to facilitate expansion of local resources and notifications in multiple languages.	HCD (HPD)	Existing Resources.	<b>Timeframe:</b> Ongoing.  <b>Status:</b> HCD continues to offer translation services as necessary including publication of notices in English and Spanish. HCD website does include Spanish translations of several of our most used documents at <a href="http://www.hcd.ca.gov/bilingual/">http://www.hcd.ca.gov/bilingual/</a> . Website has not been updated to include translation referral service information yet but will be within the next 6 months.



**Impediment #5: Limited Coordination on Fair Housing Issues among State fair housing enforcement agencies.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/ Required</b>	<b>Timeframe/June 30 Status Update</b>
5-1	Increase training on fair housing issues for HCD program and policy staff to strengthen general knowledge for all staff and expertise for designated fair housing specialists.	HCD in coordination with DFEH.	Existing Resources.	<p><b>Timeframe</b> Begin 2013 and at least every 2 years thereafter, or as needed.</p> <p><b>Status:</b> See Status Update for Action 4-5.</p>
5-2	To increase cooperation among State fair housing enforcement agencies convene a bi-annual meeting of State fair housing enforcement agencies to discuss opportunities for increased cooperation and coordination.	HCD in coordination with DFEH.	Existing Resources.	<p><b>Timeframe</b> Begin 2013. Convene meetings at least every two years. Note: annual meetings may be warranted based on objectives agreed upon in initial meeting.</p> <p><b>Status:</b> Met with DFEH in Fall of 2013 to discuss AI findings and common objectives. Possible future training of local government housing staff on designing a local fair housing program.</p>

**Impediment #6: Local development standards and their implementation, e.g. zoning, building or design standards, may constrain development of housing opportunities for minority and low income households.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/Required</b>	<b>Timeframe/June 30 Status Update</b>
6-1	Convene AI working group to discuss progress on AI Recommendations and solicit feedback for future AI updates.	HCD (CDBG, HOME and HPD)	Existing Resources.	<p><b>Timeframe:</b> Begin 2014 and Annually thereafter.</p> <p><b>Status:</b> Not implemented due to lack of available staffing resources. Will begin internal meetings in second quarter of FY 14/15 to develop process of convening larger stakeholder meetings.</p>
6-2	Encourage city and county planning departments to implement land use policies which encourage fair housing and the construction of housing affordable to lower-income families and workers through the administration of State housing element law.	HCD (HPD)	Existing Resources.	<p><b>Timeframe:</b> Ongoing</p> <p><b>Status:</b> Ongoing through review of local government housing elements. See above.</p>

**Impediment #7: Low-income households may be at risk of displacement in areas subject to strong new development pressure or activity.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/Required</b>	<b>Timeframe/June 30 Status Update</b>
7-1	Provide technical assistance for anti-displacement strategies and efforts to increase or preserve affordability in existing neighborhoods and neighborhoods at risk of gentrification.	HCD: (HOME and HPD).	Given limited and uncertain resources, will implement to the extent feasible based on available future resources.	<p><b>Timeframe:</b> Ongoing through review of housing element submittals, program administration and associated technical assistance as well as information collected for dissemination.</p> <p>Prepare materials for distribution at HCD convened workshops and place on Fair Housing Webpage; complete by 2014</p> <p><b>Status:</b> Ongoing through Housing Element reviews. Also coordinating with California Housing Partnership Corporation to expand technical assistance resources to address preservation issues. Will incorporate in website update as planned in 2014.</p>

**Impediment #8: Inadequate access for minority households to housing outside of areas of minority concentration.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/Required</b>	<b>Timeframe/June 30 Status Update</b>
8-1	Encourage more single family housing acquisition with CDBG funds through the use of incentives such as application rating points.	HCD (CDBG)	Absorbable within existing resources.	<b>Timeframe:</b> Implementation to begin in 2013  <b>Status:</b> This was implemented through the use of State Objective Points in the 2013 and 2014 funding rounds.
8-3	Assign application rating points to increase competitiveness to HOME projects not located in areas of minority concentration.	HCD (HOME)	Absorbable within existing resources.	<b>Timeframe:</b> Ongoing <b>Status:</b> HOME continues to award application rating points to new construction and rehab projects that are not sited in areas of minority concentration. The projects which receive these points and are awarded funds will finish construction beginning in 2015 and years following. (First non-minority concentration points awarded in 2012.)
8-4	Track siting of HOME activities relative to minority concentration (Jurisdiction siting practices over time).	HCD (HOME)	Absorbable within existing resources.	<b>Timeframe:</b> Developed tracking system in 2012  Begin monitoring siting and report on implementation and outcomes in forthcoming CAPERs.  <b>Status:</b> See CAPER for this information for 2013-14 at the <a href="#">Federal Plans and Reports webpage</a> .
8-5	Consider ways to increase applications from inactive jurisdictions, including but not limited to individual meetings to discuss what particular barriers to participation exist for the locality.	HCD (HOME and CDBG)		<b>Timeframe:</b> Ongoing.  <b>Status:</b> Plans to do this in have been put on hold due to funding and staffing reductions in CDBG and HOME, as well as ongoing implementation of other AI priorities.

**Impediment #8: Inadequate access for minority households to housing outside of areas of minority concentration.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/Required</b>	<b>Timeframe/June 30 Status Update</b>
8-6	<p>Coordinate with PHAs within State-CDBG eligible jurisdictions on best practices related to utilization rates, increasing property portfolio outside areas of concentration etc. Survey participating PHAs for best practices on:</p> <ul style="list-style-type: none"> <li>• The extent to which finding landlords willing to accept Section 8 vouchers outside of areas of minority concentration is a problem; and</li> <li>• How PHAs are marketing available vouchers to underserved populations who may be least likely to apply.</li> </ul>	HCD (HPD)	Existing Resources and in coordination with the California Housing Partnership Corporation (CHPC).	<p><b>Timeframe:</b> To begin in 2013-2014.</p> <p>Follow-up actions to be determined (could include providing best practice models on the Department's website).</p> <p><b>Status:</b> See status update on Action 7-1 above.</p>

**Impediment #9: Minorities are being underserved by the State CDBG and HOME Programs in some instances.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/ Required</b>	<b>Timeframe/June 30 Status Update</b>
9-1	Require affirmative marketing analysis for CDBG housing, public services, and microenterprise activities in order to outreach to those least likely to apply.	HCD (CDBG).		<b>Timeframe:</b> Implementation to begin in 2015.
9-2	Encourage more infrastructure projects in areas of greatest need.	HCD (CDBG).		<b>Timeframe:</b> Implementation began in 2013 <b>Status:</b> Continue to implement this in annual NOFAs.
9-3	Develop affirmative marketing procedures for HOME activities that currently do not have them (i.e. first-time homebuyer, owner-occupied rehabilitation, and tenant-based rental assistance programs) to facilitate outreach to those least likely to apply. Continue affirmative marketing procedures for project activities.	HCD (HOME).		<b>Timeframe:</b> Ongoing <b>Status:</b> Have implemented new affirmative marketing procedures for HOME first-time homebuyer, owner-occupied rehabilitation, and tenant-based rental assistance activities. See: <a href="#">HOME Management Memo 14-02</a> for more information.
9-4	Revise application scoring method so communities are scored based on jurisdictional-wide poverty rate, rather than poverty rates for a target area.	HCD (CDBG).	Absorbable within existing resources.	<b>Timeframe:</b> Began with 2012 NOFA. <b>Status:</b> CDBG is continuing with this implementation. Since the 2013 application demand did not exceed the total available funds (due to the implementation of a required jurisdictional expenditure rate), to substantiate the success of this criteria an effective review will be possible with when a minimum of three-years over-subscription data is available (which is estimated to be 2016).

**Impediment #10: Inadequate access to employment opportunities, transportation, public and social services infrastructure to support increased housing opportunities for lower income, minority and disabled households.**

	<b>Recommendation</b>	<b>Responsible Program</b>	<b>Resources Available/ Required</b>	<b>Timeframe/June 30 Status Update</b>
10-1	Provide training in HUD Section 3 requirements, and require funded jurisdictions to submit Section 3 implementation plans.	HCD (CDBG and HOME).		<b>Timeframe:</b> Completed training in 2013. Made available on our website Section 3 sample implementation documents. See: <a href="#">Implementation Materials</a> .
10-2	Establish working group to study model county analysis and develop criteria incorporate relevant information into ongoing education and technical assistance to local governments and consider incorporation in rating and ranking in federal programs and future AI updates as appropriate.	HCD (HPD and DFA).	Existing Resources.	<b>Timeframe:</b> To begin in December 2013. HCD will initiate one working group and make recommendations and then implement second working group thereafter with the goal of completing and implementing recommendations of both working groups within the timeframe of the AI and the 2015-2020 Consolidated Plan update.
10-3	Convene working group of local jurisdictions and developers in rural areas to address improving the siting of housing and access to jobs, transportation, and social services.	HCD (CDBG, HOME, HPD) in coordination with rural and fair housing advocacy organizations.		<b>Status:</b> Not yet implemented. Limited staffing resources available. Anticipate implementation in FY 14/15.