AI Implementation Status as of September 2019

Impediment #1: Inadequate supply of affordable housing available to lower-income and minority households.			
	Recommendation	**Responsible Agency/Program**	**Resources Available/Required**	**Timeframe/September 2019 Status Update**
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.	The Department continues to seek additional staffing resources while also identifying opportunities for streamlined review of housing elements. See also recommendations 1-3, 2-2 and 4-1 below.	**Timeframe:** Ongoing - 6th Cycle updates due beginning in 2019. **Status:** The housing element contains information about the availability of sites and infrastructure to accommodate new housing needs, and requires an analysis of governmental constraints to the production and preservation of housing. Housing element law requires cities and counties to have land-use plans and regulatory policies that facilitate the development of a range of housing types to meet the needs of all income groups, and must be developed with public input and participation as it serves as the basis for land-use and assistance programs to address local, regional and state housing needs. As of January 1, 2019, all but 47 jurisdictions had compliant housing elements. HCD has been actively working with the noncompliant jurisdictions. Seven of them have since obtained compliance. HCD continues to work with and provide technical assistance to the remaining noncompliant jurisdictions to assist them in adopting housing elements that are compliant with State Housing Element Law.

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.	**Timeframe:** Ongoing **Status:** For the Department's Program award info, see http://www.hcd.ca.gov/grants-funding/index.shtml. The Department also continues to work with several different stakeholder groups to address the specific housing needs of particular populations of low-income households, including but not limited to, homeless persons, persons with disabilities, veterans, and Native Americans. With the State's new $2 billion program, No Place Like Home (NPLH), HCD will also be working on providing low income housing for persons living with mental illness who are chronically homeless, at-risk of chronic homelessness, or currently experiencing homelessness. The Department is currently working with external stakeholders and other state agencies to complete the redesign of its CDBG Program. The Department is also currently receiving Technical Assistance from HUD for CDBG.

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).	Use existing funding sources and staffing.	**Timeframe:** Ongoing.

Timeframe: Ongoing.

Through a partnership with the California Department of Fair Employment and Housing (DFEH) HCD provides technical assistance to jurisdictions regarding anti-discrimination issues under AB 72 authority.

Status: In 2019 the Department entered into a Memorandum of Understanding with DFEH to partner on fair housing enforcement and education. Staff plan to provide joint fair housing trainings to HCD staff and external stakeholders.

The Department's website includes information to assist jurisdictions in updating local housing elements through its Building Blocks webpage.

The Department launched the Housing Element Open Data Project which provides information about a local government's policies to promote the development of housing and permitting activity. The three components of this project include:

- Housing Element Implementation Status Spreadsheet: Summary of multiple information points including housing element compliance status, SB 2 emergency shelter zoning status, and rezoning requirements.
- Housing Element Sites Category: Catalog of the housing element sites inventories from local governments that have adopted fifth cycle housing elements found in compliance by HCD.
- Annual Progress Report Permit Summary: Summary of the housing units, by income, reported as permitted in the APRs submitted to HCD.

Impediment #2:   Community resistance to development of multi-family rental housing and housing for lower-income or minority households.

	Recommendation	Responsible Agency/Program	Resources Available/Required	Timeframe/September 30, 2018 Status Update
2-1	Collect and disseminate information on resources to combat NIMBYism (Not in My Backyard).	HCD (HPD)	Existing Resources.	**Timeframe:** Ongoing **Status:** AB 72 provided HCD with new enforcement and accountability powers related to discriminatory practices that inhibit the development of housing for persons and families of very low, low, moderate, and middle incomes. Staff have begun to receive, research, and process complaints regarding compliance activities under AB 72.
2-2	Continue to review local jurisdictions' 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.	Will continue to implement through administrative efficiencies while working to identify additional funding sources.	**Timeframe:** Ongoing **Status:** All 539 jurisdictions in California are required to include a housing element within their general plans. Housing elements are required to be updated periodically (either every 5 years or every 8 years) and must be reviewed by HCD to determine compliance or noncompliance with State Housing Element Law (Article 10.6 of the Government Code).

	Impediment #3: Shortage of subsidies and strategies to promote affordable, accessible housing for low, very low, and extremely low-income households, including protected classes.			
	Recommendation	**Responsible Agency/Program**	**Resources Available/Required**	**Timeframe/September 2019 Status Update**
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.	**Timeframe:** Ongoing **Status:** Senate Bill 2 (SB 2) was passed in September 2017, and levies a $75 fee on certain real estate recording documents on an ongoing basis. SB 2 is the permanent source of funding for the Permanent Local Housing Allocation (PLHA) program. The department plans to release a Notice of Funding Availability in October 2019 for PLHA, which will support a variety of activities designed to increase the affordable housing supply in California. Additionally, the Legislature passed Senate Bill 3 (2017), known as the Veterans and Affordable Housing Bond Act of 2018. This bond, which was authorized by California voters in 2018 (Prop 1) provides $1.5 billion for the state's Multifamily Housing Program (MHP). While not a permanent source, the MHP will provide a consistent source of funding for affordable housing throughout the ensuing years. Remaining funds that are not allocated underneath SB 2 will revert to the MHP program. See additional information on these and other bills on the Department's website at http://www.hcd.ca.gov/policy-research/lhp.shtml

3-2	Promote housing opportunities for persons with disabilities and special needs populations.	HCD	Absorbable with existing resources.	**Timeframe:** Ongoing. **Status:** Three efforts noted below. 1) The Veterans Housing and Homelessness Prevention Program (VHHP) incentivizes developers to partner with Local Continuums of Care, the federal Veterans Administration, and others in developing "low-barrier" housing practices that target supportive housing developed with these funds to Veterans most in need who are least likely to access and maintain housing on their own. 2) No Place Like Home (NPLH) provides low income housing for persons living with mental illness who are chronically homeless, at-risk of chronic homelessness, or currently experiencing homelessness. 3) The Department continues to implement the Section 811 PRA Program in collaboration with the State Department of Health Care Services (DHCS), California Department of Developmental Services (DDS), California Housing Finance Agency (CalHFA), and TCAC. The program provides project-based rental assistance to affordable housing projects to serve persons ages 18-61 exiting Medi-Cal funded long-term care facilities, such as nursing homes, as well as persons at-risk of returning to these settings due to loss of housing.

| 3-3 | Monitor and support efforts to develop local funding resources to replace loss of redevelopment funds. | HCD | Absorbable with Existing Resources. | **Timeframe:** Ongoing

Status: See update in Action 3-1 above. |

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

	Recommendation	Responsible Program	Resources Available/ Required	Timeframe/September 2019 Status Update
4-1	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.	HCD (HPD)	Existing Resources.	**Status:** On-going collaboration between Department staff and DFEH to provide technical assistance to jurisdictions and stakeholders.
4-2	Through the housing element review process, monitor fair housing program implementation at the local level	HCD (HPD)	Existing Resources.	**Status:** Starting in 2021, Housing Elements submitted to the Department will be required to include an assessment of fair housing within the jurisdiction. Staff are working to prepare tools and technical assistance for jurisdictions to complete the assessment.
4-3	Provide training to jurisdictions on AI related topics, including, but not limited to: • overall AI implementation responsibilities, • fair housing laws, • assistance to persons of Limited English Proficiency, and • NIMBY issues.	HCD (CDBG, HOME, and HPD) in coordination with HUD	Existing Resources.	**Timeframe:** Ongoing. **Status:** Training materials to date are located at: http://www.hcd.ca.gov/policy- research/plans-reports/index.shtml#aifh

4-4	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.	**Timeframe**: Ongoing. **Status:** The Department 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 http://www.hcd.ca.gov/bilingual/. Website has been updated to include translation referral service information.

	Impediment #5: Limited Coordination on Fair Housing Issues among State fair housing enforcement agencies.			
	Recommendation	**Responsible Program**	**Resources Available/ Required**	**Timeframe/September 30, 2018 Status Update**
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.	See items 4-1 and 4-2.
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.	See items 4-1 and 4-2.

	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.			
	Recommendation	**Responsible Program**	**Resources Available/Required**	**Timeframe/September 30, 2018 Status Update**
6-1	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.	**Timeframe:** Ongoing **Status:** HCD's Housing Policy Division has begun reviewing the sixth cycle of Housing Element Updates which include land use policies and programs supporting fair housing and construction of housing affordable to lower income households. See also information provided under Action 4-1 and 4-2.

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

	Recommendation	Responsible Program	Resources Available/Required	Timeframe/September 30, 2018 Status Update
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.	**Timeframe:** Ongoing through review of housing element submittals, program administration and associated technical assistance as well as information collected for dissemination. **Status:** 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.

	Recommendation	Responsible Program	Resources Available/Required	Timeframe/September 30, 2018 Status Update
Impediment #8: Inadequate access for minority households to housing outside of areas of minority concentration.				
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.	**Timeframe:** Ongoing **Status:** The 2017 CDBG NOFA gave State Objective points to applicants that implemented Disaster Resiliency Long-Term Planning or Fair Housing Outreach. These objectives provide incentives to jurisdictions that implement long range disaster resiliency planning and promote additional public access to decision-making processes and program implementation for all segments of the community.
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.	**Timeframe:** Ongoing **Status:** HOME continues to give application rating points to new construction and rehab projects that are not sited in areas of minority concentration.
8-4	Track siting of HOME activities relative to minority concentration (Jurisdiction siting practices over time).	HCD (HOME)	Absorbable within existing resources.	**Timeframe:** Developed tracking system in 2012. **Status:** Ongoing. Currently developing a working group to look at current tracking system and possibly develop new systems that address the concerns of HUD in their Affirmatively Furthering Fair Housing (AFFH) Rule. HOME Minority Concentration data for projects completed in FY 2018-19 will be available by early October on the Federal Plans and Reports webpage.

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)	Existing resources.	**Timeframe:** Ongoing. **Status:** The CDBG Redesign working group has addressed this in its assessment, and will develop better communication and outreach efforts as part of the outcomes of Redesign. Plans to do this for other programs have been put on hold due to funding and staffing constraints.

		Recommendation	Responsible Program	Resources Available/ Required	Timeframe/September 30, 2018 Status Update

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

	Recommendation	Responsible Program	Resources Available/ Required	Timeframe/September 30, 2018 Status Update
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).	Existing resources.	**Timeframe:** Implementation delayed due to internal reorganization within HCD's Division of Financial Assistance. **Status:** In process
9-2	Encourage more infrastructure projects in areas of greatest need.	HCD (CDBG).	Existing resources.	**Timeframe:** Implementation began in 2013. **Status:** Ongoing
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).	Existing resources.	**Timeframe:** Ongoing **Status:** Have implemented new affirmative marketing procedures for HOME first-time homebuyer, owner-occupied rehabilitation, and tenant-based rental assistance activities. See: HOME Management Memo 14-02 for more information. Continue to do Affirmative Marketing for project activities. See Affirmative Marketing materials under "HOME Monitoring/Asset Management Resources" at: http://www.hcd.ca.gov/financial-assistance/home-investment-partnerships-program/
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).	Existing resources.	**Timeframe:** Began with 2012 NOFA. **Status:** Ongoing

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.

		Recommendation	Responsible Program	Resources Available/ Required	Timeframe/September 30, 2018 Status Update
10-1		Provide training in HUD Section 3 requirements, and require funded jurisdictions to submit Section 3 implementation plans.	HCD (CDBG and HOME).	Existing resources.	**Timeframe:** Completed training in 2013. Made available on our website Section 3 sample implementation documents. See: Implementation Materials. **Status:** Ongoing
10-2		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.	Existing Resources.	**Timeframe** Delayed **Status:** While the working group of local jurisdictions and developers as initially proposed has not been convened due to funding and staffing constraints, the Department has undertaken several complementary efforts which will inform future AFH efforts. These efforts include the following: • Statewide Housing Plan update: The Department released the Statewide Housing Plan (SHP) in 2018, which provides an overview of State housing-related needs and challenges, and offers statewide strategies to address these challenges and attain the State's housing and planning goals. • Rural Policy Paper: The Rural Policy Paper examines how policy shifts, economic trends, and shrinking resources have put rural communities under increasing pressure to meet housing and community development needs. The Department released a rural component as part of the Statewide Housing Plan released in 2018.