SB 35 Determination and Housing Element Open Data Interactive Map

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

July 12, 2018
Logistics and Agenda

• Logistics
  – Webinar will be recorded, will be on website within a few days
  – Submit questions through the text box

• Agenda
  – HCD 2017 CA Housing Package Resources
  – SB 35 Determination Refresher
  – Housing Element Open Data Project
  – Interactive Map
    • Overview
    • Basic functions
    • How to make your own maps
  – Questions
HCD’s 2017 CA Housing Package Resources

- California’s 2017 Housing Package – main page:
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
### Housing Bills Summary

<table>
<thead>
<tr>
<th>Planning and Zoning</th>
<th>Streamline Housing Development</th>
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| **SB 35 (Wiener) Streamline Approval Process**<sup>🔗</sup>  
Opt-in program for developers | Creates a streamlined approval process for developments in localities that participate in the program. Participating developments must provide at least 10 percent of units for low-income or very low-income households. |

- **SB 35 Statewide Determination Summary** (PDF) — Updated 6/1/2020 for developments that must provide at least 10 percent affordability, and which are currently subject to state density requirements.
- **Maps** — Searchable, online SB 35 Determination map<sup>🔗</sup> (Reflects most recent data).
- **SB 35 Determination Methodology and Background Data** (PDF) — Detailed information about the determination process.
- **Webinar (MP4) / Slide Presentation (PDF)** — Additional resources for understanding the process.

View projected milestones.  
View FAQs for SB 35.
### SB 35 Determination Overview

| 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 2017 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.* |
| --- | --- |
| Streamlining for developments with at least **50** percent affordable units (and that meet other SB 35 provisions) | Jurisdictions that did not permit sufficient **lower income units** *(very-low and low-income)* to meet a pro-rata share of their very-low and low-income regional housing need for the current housing element cycle

*Note: If a local ordinance requires greater than 50 percent affordability, the local ordinance applies.* |
## Determining the Prorated Regional Housing Need

### 2016 targets:
- **50%** through RHNA, holds until 2020 APRs are due, then target is 100%

### 2017 targets:
- **25%** through RHNA
- **37.5%** through RHNA
- **50%** through RHNA

### 2018 targets:
- **60%** through RHNA, holds until 2018 APRs are due, then target is 100%

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### SB 35 (Wiener) Streamline Approval Process

Opt-in program for developers.

- Creates a streamlined approval process for developments in localities that comply with existing residential and mixed-use zoning. Participants must provide 10 units that meet the state’s definition of “affordable,” plus larger projects must provide more units.

- [SB 35 Statewide Determination Summary](https://example.com) (PDF) — Updated annually, currently subject to SB 35 streamlining for developments with at least 50% affordable units.
- [Maps](https://example.com) — Searchable, online SB 35 Determination map (Redlands)
- [SB 35 Determination Methodology and Background Data](https://example.com) (PDF)
- [Webinar (MP4) / Slide Presentation (PDF)](https://example.com)
Latest SB 35 Determination
(Including APR data received by June 1st)

30% (162 jurisdictions) have not submitted their 2017 APR

61% (327 jurisdictions) are falling behind on addressing their above-moderate income housing need

35% (187 jurisdictions) are on track to meet their above-moderate income housing need and submitted their 2017 APR, but are falling behind on addressing their lower-income housing need

338 must offer streamlining for developments with ≥ 10% affordability

187 must offer streamlining for developments with ≥ 50% affordability

Streamlining at 50%  Streamlining at 10%  Not currently subject to SB 35
How Can A Jurisdiction Submit Housing Element Annual Progress Reports?

Use the **Online Annual Progress Reporting** system (preferred method): https://casas2prodwlext2.hcd.ca.gov/APR/login.do

Contact **APR@hcd.ca.gov** for your login information.

**Email** excel or pdf copies of your APRs to **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

**APR@hcd.ca.gov** is also your source for technical assistance and corrections to past APRs.
Housing Element Open Data Project

Housing Element Implementation Tracker

Since 1969, California has required that housing plans as part of their “general plan”, transportation, conservation, noise, operations. California's housing-element law acknowledge opportunities for (and do not unduly con

Background

Regional Housing Needs

Housing Elements

Annual Progress Reports

5th Cycle Annual Progress Report Permit Summary

- Housing Element Implementation Tracker (XLS) — Updated 6/1/2018 — Shows details for housing, whether they have adequately planned for emergency shelters and housing.
- 5th Cycle Annual Progress Report Permit Summary (XLS) — Updated 6/1/2018 — Shows Annual Progress Reports for the prior year, showing whether they are on-track to meet...
Wrap Up

• If you are a jurisdiction:
  – Check the Annual Progress Report (APR) data and send questions to APR@hcd.ca.gov
  – Submit missing APRs through the online portal or email them to APR@hcd.ca.gov

• For questions on the interactive map or Housing Element Open Data contact APR@hcd.ca.gov.

• Email your questions and comments on the 2017 California Housing Package to CAHP@hcd.ca.gov
  – reference the bill in the subject line

• Questions???