AI Implementation Status as of September 2018

Impediment #1:	Inadequate supply of affordable housing available to lower-income and minority households.			
	Recommendation	**Responsible Agency/Program**	**Resources Available/Required**	**Timeframe/September 30, 2018 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.	Existing Staffing Resources Constrained. The Department continues to seek additional staffing resources while also identifying opportunities for streamlined review of housing elements. Will continue to implement through administrative efficiencies while working to identify additional funding sources. See also recommendations 1-3, 2-2 and 4-1 below.	**Timeframe:** Ongoing - 5th Cycle updates due beginning 2013. **Status:** To date, 516 jurisdictions (95%) have submitted their housing elements for the 5th cycle planning period. Of these 516 jurisdictions, 430 (87%) are in compliance with State law. Compliance status of individual jurisdictions is available on the Department's website http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/plan/he/status.pdf The Department is also working on establishing a framework for monitoring and evaluating implementation of housing elements through the development of a Beneficial Impact Program. See additional information under Action 2-2.
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/fa/** 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, and 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 the persons living with mental illness who are chronically homeless, at-risk of chronic homelessness, or homeless. The Department is currently working with external stakeholders and other state agencies to redesign it's CDBG Program. The Department is also currently receiving Technical Assistance from HUD.
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.	**Timeframe:** Ongoing. Continue consulting with relevant agencies (HUD, DFEH, service providers, and fair housing organizations) to identify additional technical assistance materials that may be made available. **Status:** The Department met with DFEH in July 2016 to develop a partnership on discriminatory/exclusionary practices as well as discussing facilitating fair housing trainings. The Department has also updated its website to provide additional information for jurisdictions to assist in updating local housing elements through its Building Blocks webpage. In addition, the Department is finalizing updated Fair Housing and Anti-NIMBY websites with an anticipated launch date in early October, 2016. The Department is currently finalizing the release of its Housing Element Data Project. Information available through the three major components of the Housing Element Data Project will increase data accessibility related to housing elements and APRs, both of which contain a wealth of

			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

		Recommendation	Responsible Agency/Program	Resources Available/Required	Timeframe/September 30, 2018 Status Update
Impediment #2: Community resistance to development of multi-family rental housing and housing for lower-income or minority households.					
2-1		Collect and disseminate information on resources to combat NIMBYism (Not in My Backyard).	HCD (HPD)	Existing Resources.	**Timeframe:** Ongoing **Status:** Staff are currently finalizing updated Fair Housing and Anti-NIMBY websites with an anticipated launch date in early October, 2016
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.	Existing staffing resources constrained. Will continue to implement through administrative efficiencies while working to identify additional funding sources.	**Timeframe:** Ongoing Estimated # of jurisdictions due by year for forthcoming 5th planning period.[1] 2013 – 244 jurisdictions 2014 – 86 jurisdictions 2015 – 194 jurisdictions 2016 - 15 jurisdictions **Status**: As of August 4, 2016, 453 of the State's 539 jurisdictions (84 percent) were found to comply with housing element law. To date, 509 jurisdictions (94%) have submitted their housing elements for the 5th cycle planning period. Compliance status of individual jurisdictions is available on the Department's website http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/plan/he/status.pdf.

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[1]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.			
	Recommendation	Responsible Agency/Program	Resources Available/Required	Timeframe/September 30, 2018 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:** The California state legislature passed SB2 in September 2017 which provides for a $75 fee on certain real estate transactions which will be used to fund affordable housing. Additionally, the Legislature passed a bill to put a bond on the ballot in 2018 to raise $ 4 billion in funds for affordable housing. Both of these bills will be sent to the Governor for signature. Additional bills were passed to promote streamlining of housing which includes an affordable component in jurisdictions that have fallen behind on state housing production goals, provide the state with increase authority to revoke housing element compliance status and refer cases to the Attorney General's office. See additional information on these and other bill 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. Through June 30, 2018, $238.3 million in VHHP funds have been awarded. See http://www.hcd.ca.gov/fa/vets/ for more information.

2) No Place Like Home (NPLH) is a new $1.9 billion dollar State housing program for chronically homeless and mentally ill. This program is currently in the development stage.

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 MediCal 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. To date the program has awarded $3,857,493 to nine projects to provide an estimated 113 units assisted with 811 funds. For more information, see

				http://www.calhfa.ca.gov/multifamily/section811/index.htm.
				Whole Person Care Application Reviews: In December 2015, CMS and DHCS announced approval of the Section 1115 Waiver, named the Whole Person Care Pilot (WPC) program, which is a county-based, voluntary program to provide more integrated care for high-risk, vulnerable populations and may also include access to supportive housing options for these high-risk populations. DHCS received applications July of 2016 for the **Whole Person Care Pilot** and HCD reviewed the housing components of those applications to ensure proposals optimized their housing related activities. 18 Cities were awarded funding
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 30, 2018 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 (Will be addressed in similar manner to Recommendations 1-1, 1-3, and 2-2 as detailed above.)	HCD (HPD)	Existing resources do not allow for expansion. Department will maintain existing resources and efforts and work with other entities to provide/enhance resources available.	**Timeframe**: Maintain existing online resources and include information and relevant materials in Departmental workshops and trainings. **Status:** In July 2016, the Department met with the Department of Fair Employment and Housing (DFEH) to identify areas in which both Departments could work together to provide Fair Housing Training to jurisdictions throughout the State. However, existing resources continue to be constrained. As resources allow, HCD will continue to consult with relevant agencies and expand as appropriate. The Department has also conducted outreach to planning directors to promote the use of the 2014 San Joaquin Valley Regional Fair Housing and Equity Assessment (FHEA) in developing effective strategies to address existing and projected housing needs. The Department has also collaborated with California Coalition for Rural Housing and University of California at Davis' Center for Regional Change to create a suite of tools and services available at no cost to jurisdictions in the San Joaquin Valley that can supplement the San Joaquin Valley Regional FHEA. These resources include Geographic Information Systems analysis and mapping, community mapping of various socio-economic indicators including the Regional Opportunity Index and sample analysis,

				policies, and programs for incorporation into the Housing Element. The Department has also updated its website to provide additional information for jurisdictions to assist in updating local housing elements through its Building Blocks webpage. In addition, the Department is finalizing updated Fair Housing and Anti-NIMBY websites with an anticipated launch date in early October, 2016.
4-2	Through the housing element review process, monitor fair housing program implementation at the local level including: • Who serves as the responsible organization, • What is the current fair housing complaint process, • Dissemination of information on how to file a complaint (Where, how? Is it readily available to the public?), and • Review that the complaint process includes a policy for maintaining records on fair housing inquiries, complaints filed, and referrals for fair housing assistance.	HCD (HPD)	Existing Resources.	**Timeframe**: By end of 2013 develop survey instrument for Housing Element Reviewers to facilitate collection and analysis of information. By end of 2014 complete summary analysis for inclusion in the Department's Consolidated Plan. **Status:** The Department will include such information as it prepares for the update of 6th cycle housing elements beginning in 2019.
4-3	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. Provide information in English and Spanish. If resources permit, expand website to include fair housing information relevant to	HCD (HPD)	Existing Resources.	**Timeframe**: Complete website for launch during Fair Housing Month. Update website regularly, as information is available and notify interested parties of updated information through the Department's List-Serve. Monitor website traffic bi-annually. **Status: Status:** The Department is finalizing updated Fair Housing and Anti-NIMBY websites

	landlords and real-estate professionals.			with an anticipated launch date in early October, 2016.
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 4-3 above
4-5	Provide training to jurisdictions on AI related topics, including, but not limited to: • overall AI implementation responsibilities, • fair housing laws, • affirmative marketing, • assistance to persons of Limited English Proficiency, and • NIMBY issues. Make training resources available on Department's website. Market and monitor jurisdictions' attendance at these trainings.	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
4-6	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.	**Timeframe**: Annually. **Status:** The Department, in coordination with the Government Alliance on Race and Equity (GARE), Center for Social Inclusion (CSI) and UC Berkley's Haas Institute for a Fair and Inclusive Society; had a cohort of HCD staff participate in a yearlong training on race and equity. Staff worked with other cohorts from other local governments, state departments and municipalities on developing Equity Action

				Plans to address both the equity issues inside their organizations as well as through the various programs and services provided. UCD Inclusion Training: The Department has engaged in coordination with the University of California Davis Center for Regional Change to educate and train 20 Department staff on the understanding of social, cultural inclusion. The training provided background information on fair housing and social and cultural inclusion and also focus on developing a thorough understanding of the AFFH rule, the AFH report, the importance and applicability of the rule to the Department's mission on program design and delivery. Participants developed a set of actions and policies for the Department's work related to fair housing and access to opportunity.
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.	**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.

	Recommendation	Responsible Program	Resources Available/ Required	Timeframe/September 30, 2018 Status Update
				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.	**Timeframe:** Begin 2013 and at least every 2 years thereafter, or as needed. **Status:** See Status Update for Action 4-5. Additionally, the Department has recently embarked on an effort in coordination with the University of California Davis Center for Regional Change to develop a nine month program designed to build the Department's understanding of social and cultural inclusion and how to begin to develop a set of actions and policies for HCD's work related to fair housing and access to opportunity. The work will provide background information on fair housing and social and cultural inclusion and also focus on developing a thorough understanding of the AFH rule, the importance and applicability of the rule to HCD's mission on program design and delivery.
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.	**Timeframe** Begin 2013. Convene meetings at least every two years. **Status:** Met with DFEH in Fall of 2013, Summer of 2015, and Summer 2016 to discuss AI findings and common objectives. Currently working on developing a partnership on with DFEH on discriminatory/exclusionary practices as well as discussing facilitating fair housing trainings in the future.

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	Convene AI working group to discuss progress on AI Recommendations and solicit feedback for future AI updates.	HCD (CDBG, HOME and HPD)	Existing Resources.	**Timeframe**: Begin 2014 and Annually thereafter. **Status**: Not implemented due to lack of available staffing resources.
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.	**Timeframe:** Ongoing **Status:** HCD's Housing Policy Division completed review and certification of the fifth cycle of Housing Element Updates which include land use policies and programs supporting fair housing and construction of housing affordable to lower income households. HCD led a Governor's Initiative in the 2016 legislative budget process for Streamlining Affordable Housing Approvals through local By Right permit processing for multifamily developments which included a portion of restricted affordable housing. While the proposed legislation was not enacted, HCD worked with multiple interest groups resulting in increased awareness of the need for streamlined permit processing accommodating affordable housing. See also information provided under Action 4-1.

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. Prepare materials for distribution at HCD convened workshops and place on Fair Housing Webpage. Website will be available by September 30, 2016. **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:** Implementation to begin in 2013 **Status:** CDBG: 2017 NOFA included 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 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.	**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 17-18 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)		**Timeframe:** Ongoing. **Status:** In July 2017, HCD commenced efforts, which included organizing the Redesign Working Group (RWG), to analyze current policies and procedures that impede local jurisdictions from applying for and/or spending CDBG funds. The RWG included external and internal stakeholders. The group members met monthly and will continue to do so until December 2018. The Redesign working group has addressed this its assessment and will develop better communication and outreach efforts as part of the outcomes of Redesign. Anticipated implementation June 2019. Plans to do this for other programs have been put on hold due to funding and staffing constraints.
8-6	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: • The extent to which finding landlords willing to accept Section 8 vouchers outside of areas of minority concentration is a problem; and • How PHAs are marketing available vouchers to underserved populations who may be least likely to apply.	HCD (HPD)	Existing Resources and in coordination with the California Housing Partnership Corporation (CHPC).	**Timeframe**: To begin in 2013-2014. Follow-up actions to be determined (could include providing best practice models on the Department's website). **Status:** Plans to do this in have been put on hold due to funding and staffing constraints

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).		**Timeframe:** Implementation delayed due to internal reorganization within HCD's Division of Financial Assistance.
9-2	Encourage more infrastructure projects in areas of greatest need.	HCD (CDBG).		**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).		**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).	Absorbable within 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).		**Timeframe:** Completed training in 2013. Made available on our website Section 3 sample implementation documents. See: Implementation Materials
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.	**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:
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.	Existing Resources	• Statewide Housing Plan update: The Department released the draft 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. Current Status: • Tribal Housing Needs Study: On June 30, 2015 HCD contracted with the California Coalition for Rural Housing to produce a Tribal Housing Study to provide a blueprint for how the State can help to improve tribal housing conditions in the coming years and includes an analysis of Tribal California's population and housing characteristics and identifies statutory and regulatory barriers that prevent tribes from fully accessing State housing programs and changes needed to improve access. Current Status: The completed draft report is currently under review by HCD. Anticipate distribution of the report to dovetail with discussions on the Statewide Housing Plan in late Fall.

				• 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. Current Status: Draft is anticipated to be complete by end of 2016. Current Status: The Department released a rural component as part of the Statewide Housing Plan released in 2018. No separate paper is set to be released.