A Home for Every Californian:

2022 Statewide Housing Plan

Produced by the California Department of Housing and Community Development

**For the best experience, including interactive content,
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Additional Statewide Housing Plan Resources:

[Statewide Housing Plan Landing Page](#)

[Housing Data Dashboard](#)

[10-Year Housing Data Strategy](#)

A Home for Every Californian

2022 Statewide Housing Plan

California Department of Housing and Community Development

Overview

The Statewide Housing Plan lays out a vision to ensure every Californian has a safe, stable, and affordable home. The state is working towards three objectives to achieve this vision:

Keep Californians in their homes

Produce more affordable and climate-smart housing

Continue to act with urgency to address homelessness and housing need

The plan describes **why we need to act now** to address the state's housing affordability crisis, **what we know** about California's housing crisis, including how we got here and growing challenges, **what the housing needs** in California are, **what our state and local governments are currently doing** to address the problem, **where we are going in the future**, and how we will **track our progress**.

The Statewide Housing Plan should be used to guide housing policy, but it will not solve the housing crisis overnight—no one

solution or plan can. Through the implementation of a variety of innovative strategies to boost housing production and address homelessness, the state is taking bold and urgent action to tackle this critical issue. Many of these strategies will show immediate results, while others may take longer, but will have an even greater impact.

The plan is pursuant to <u>Health and Safety Code Section 50423</u> and represents the update to the <u>Final Statewide Housing Assessment 2025 (2025 SHA).</u>

For an overview of the Statewide Housing Plan and an interactive Data Dashboard, visit the <u>Landing Page</u>. Continue below for the comprehensive Statewide Housing Plan.

Visit the Landing Page
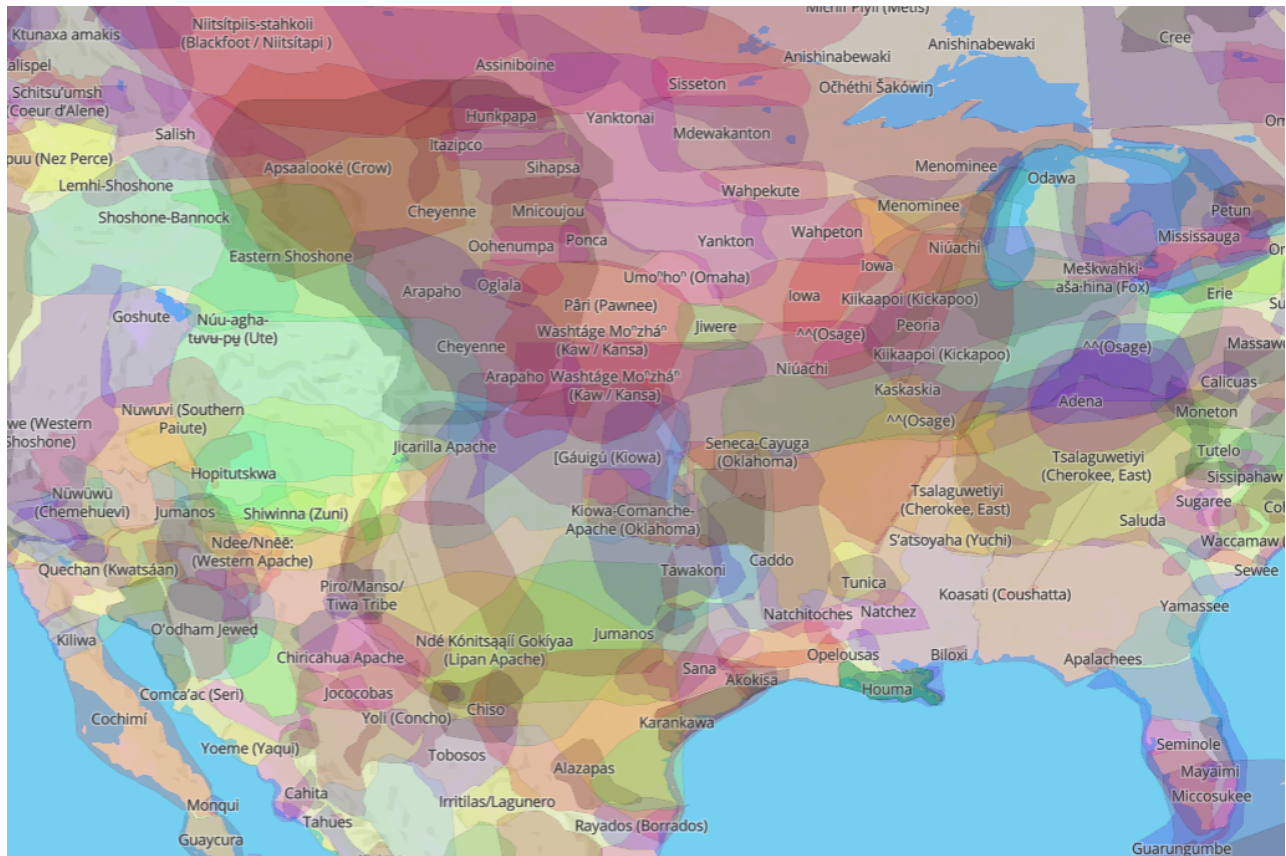
Land Acknowledgment

HCD acknowledges that California occupies the unceded ancestral, traditional, and contemporary lands of Native American Tribes. We acknowledge the Tribal communities, their elders both past and present, as well as future generations. HCD also acknowledges that the land was founded upon exclusions and erasures of many Tribal peoples, and those who were forcibly removed from their homelands. This acknowledgment demonstrates a commitment to continued collaboration with Indian Country in the development and implementation of our housing policies, providing greater access to opportunities and services, increasing and encouraging Tribal presence in our communities, and respects the inherent sovereignty of Native American Tribes. *Image courtesy of Native Land Digital. Visit their website to explore an interactive version of the map.*

"The California Dream — the idea that every person can achieve a better life, regardless of

Read the Digital Statewide Housing Plan for the best experience

where they start out — is central to who we are as Californians. Even in a time of economic growth and record employment, too many Californians are experiencing the squeeze of stagnant wages and the rising price of building-block necessities such as housing, health care, education, and child care. We can and must reanimate the California Dream, building a California for All."

-Governor Gavin Newsom

Why We Need to Act Now

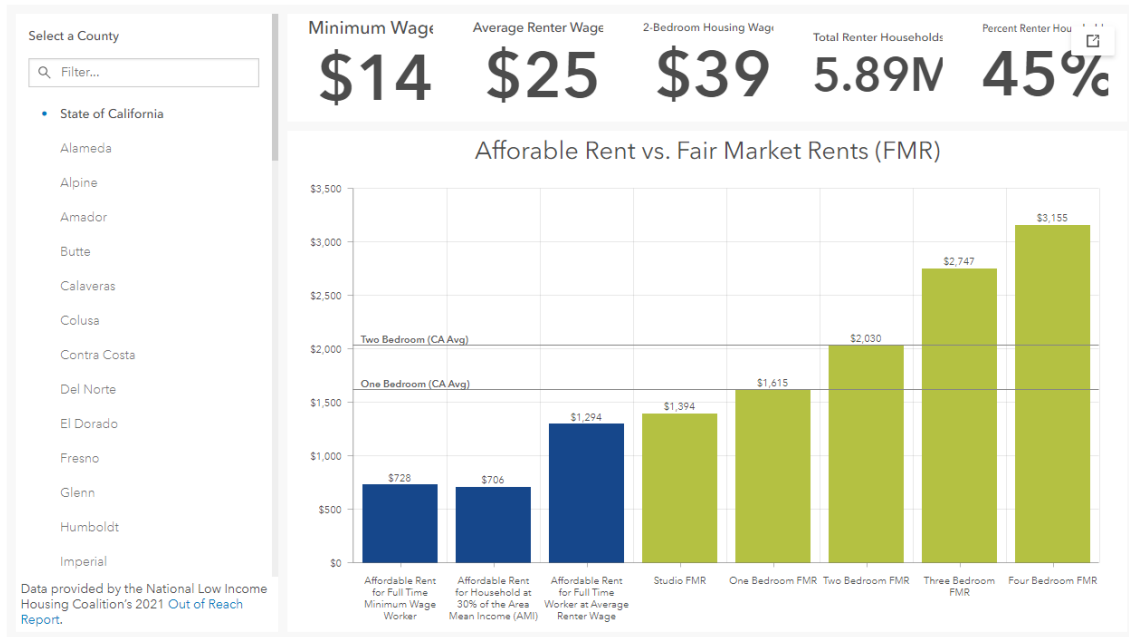High housing costs threaten the California dream.

Yet, Californians are resilient when we work together to tackle threats ranging from pandemics to natural disasters. We must continue to work together, but with even greater urgency, to improve housing affordability for all Californians and the economic health of our great state.

California's housing crisis is a half century in the making. After decades of underproduction, supply is far behind need and housing and rental costs are soaring. As a result, millions of Californians must make hard decisions about paying for housing at the expense of food, health care, child care, and transportation, directly impacting quality of life in the state. One in three households in the state doesn't earn enough money to meet their basic needs.[1]

If we do not plan for the housing needs of all Californians, the people who make our state what it is, we will weaken our collective strength and jeopardize the economic and social health of our state. This is the moment for the state to advance policies that are

truly transformative for our communities—for current and future generations of Californians.
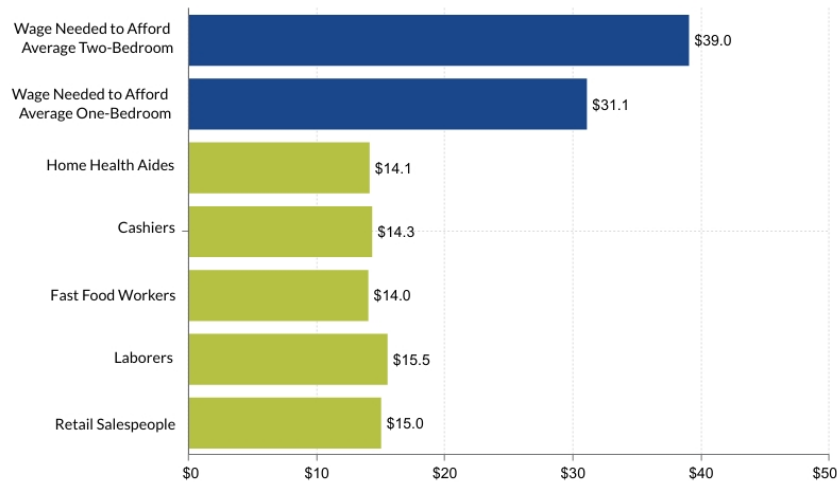
From October 1, 2020, to September 20, 2021, the average Fair Market Rent (FMR) for a two-bedroom apartment in the state was $2,030. To afford rent and utilities without being cost-burdened, a household must earn $6,766 per month or $81,191 per year. This translates into an hourly wage of $39.03 for a full-time worker.[2]

Introduction | Why We Need to Act | What We Know | What is the Need | What We Are Doing | Where We Are Going | Tracking Progress | Acknowledgements

Select a County

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  Glenn
  Humboldt
  Imperial

Minimum Wage	Average Renter Wage	2-Bedroom Housing Wage	Total Renter Households	Percent Renter Hou...
$14	$25	$39	5.89M	45%

Afforable Rent vs. Fair Market Rents (FMR)

Data provided by the National Low Income Housing Coalition's 2021 Out of Reach Report.

Source: National Low Income Housing Coalition's 2021 Out of Reach Report. Explore the report which shows how difficult it is for renters to find affordable housing.

The top five most common occupations in California pay less than the wage needed to afford a home. A home health aide, often caring for people who cannot care for themselves, makes half the wage needed to afford a one-bedroom rental unit in the state.

Hourly Wage Needed to Afford Average Rental Versus Average Wage in California

Category	Value
Wage Needed to Afford Average Two-Bedroom	$39.0
Wage Needed to Afford Average One-Bedroom	$31.1
Home Health Aides	$14.1
Cashiers	$14.3
Fast Food Workers	$14.0
Laborers	$15.5
Retail Salespeople	$15.0

Source: Data for Wage Needed to Afford Average Unit is provided by the National Low Income Housing Coalition's 2021 Out of Reach Report. Data for median income by occupation provided by the Bureau of Labor Statistics' May 2020 Occupational Employment and Wage Statistics.

The catastrophic impacts of COVID-19 have only exacerbated this housing supply and affordability crisis, and highlighted the historical disadvantages for Black, Indigenous, and People of Color (BIPOC).[3] For example, nearly two-thirds of Black households are cost-burdened, compared to under half of white households,[4] and households of color were more likely to miss a rent payment during the pandemic.[5]

Sheltering in a safe and stable place is critical to improving public health and reducing and preventing overcrowding and homelessness—a policy California promotes through programs like Project Roomkey, Homekey, and the Emergency Rental Assistance Program (ERAP). Innovative, data-informed solutions are necessary to meet the housing needs of all Californians.

Who Must Act to Address the Housing Crisis?

The mission of the California Department of Housing and Community Development (HCD) is to promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians. HCD continues to deploy billions of dollars to plan for, develop, and preserve housing at all affordability levels, but the lack of housing supply is not a challenge the state can fix alone—

everyone has a role to play. Local governments must make equitable land use decisions that encourage housing production. Developers and lenders must finance and build new housing. The federal government must continue to support and finance strategies to address these challenges. There must be a sufficient home building sector to design and build housing, and an adequate housing operations and maintenance housing sector to meet ongoing housing needs. Finally, all communities must be willing to accept that change is both inevitable and essential to a thriving California.

The state is helping local communities do the right thing through a variety of tools, including direct funding, incentives, recently passed legislation to streamline the development process, and technical assistance to help local governments plan for more housing. While education and technical assistance is always the first step in the state's efforts, the state will continue to play an active role in enforcing housing legislation, particularly with communities that are not meeting their obligations, so that the necessary housing is built statewide and is available to every Californian.

What We Know About California's Housing Problem

California's housing affordability crisis is an acute example of a national problem. In 2021, there was no state in the U.S. where a worker earning minimum wage could afford to rent a modest two-bedroom by working a 40-hour week.[6] Low-wage workers and low-income renters will continue to be cost-burdened until we create permanent solutions to widespread housing unaffordability nationwide.

**California has the least affordable housing in the U.S.**

Wage Needed to Afford Two-Bedroom Rental by State
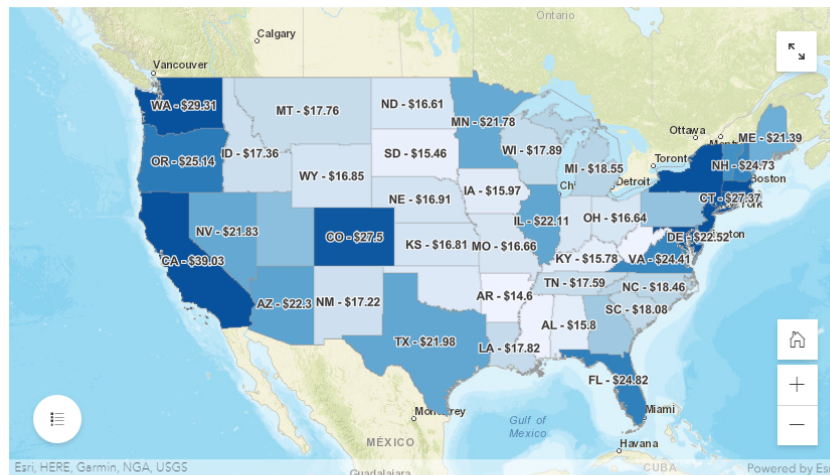
Source: 2021 Nationwide Two-Bedroom Rental Housing Wages from National Low Income Housing Coalition's 2021 Out of Reach Report.

California's housing crisis, exacerbated by extreme supply and demand challenges, has resulted in decades of soaring housing and rental costs. Housing prices in California continue to rise. In August 2021, the statewide median sales price of a single-family home reached a new record—$827,940.[7]
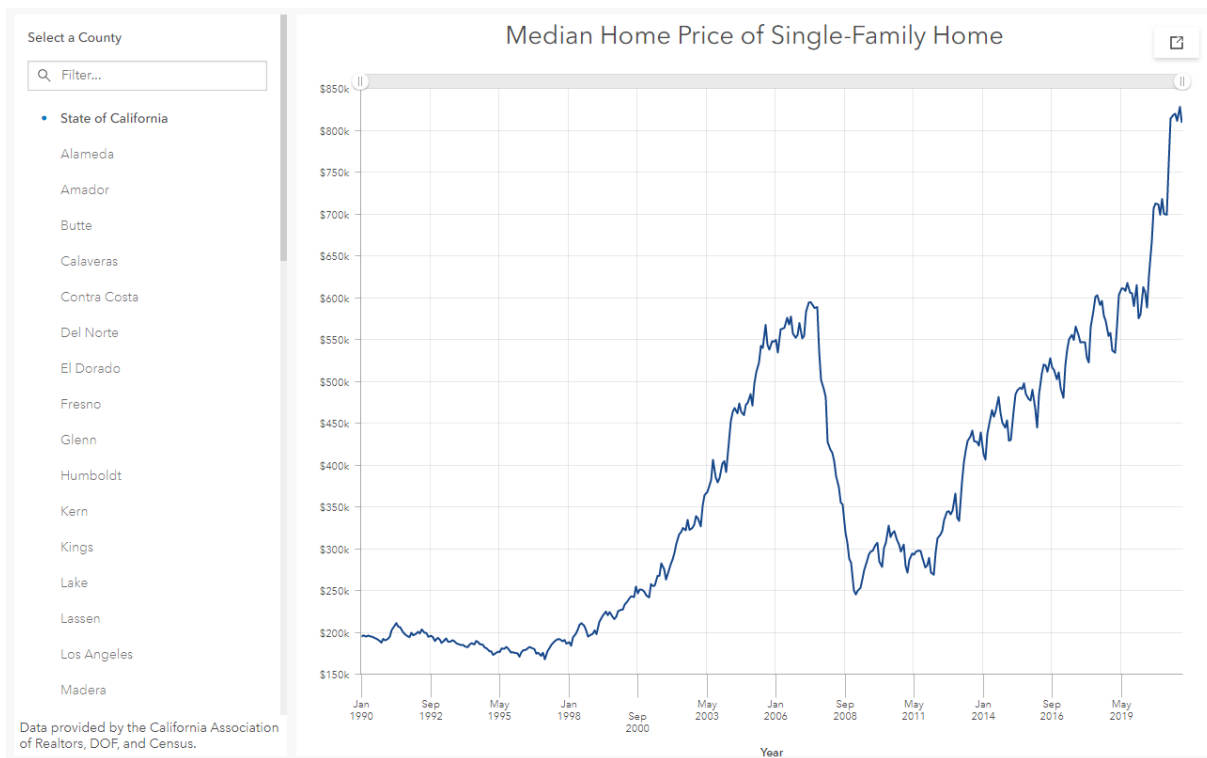
Today's median home price exceeds the median price prior to the great recession.

Explore the median sale price of single-family homes statewide or by county since 1990. By sliding the buttons at the top of the graph, you can examine more details about annual or monthly median prices.
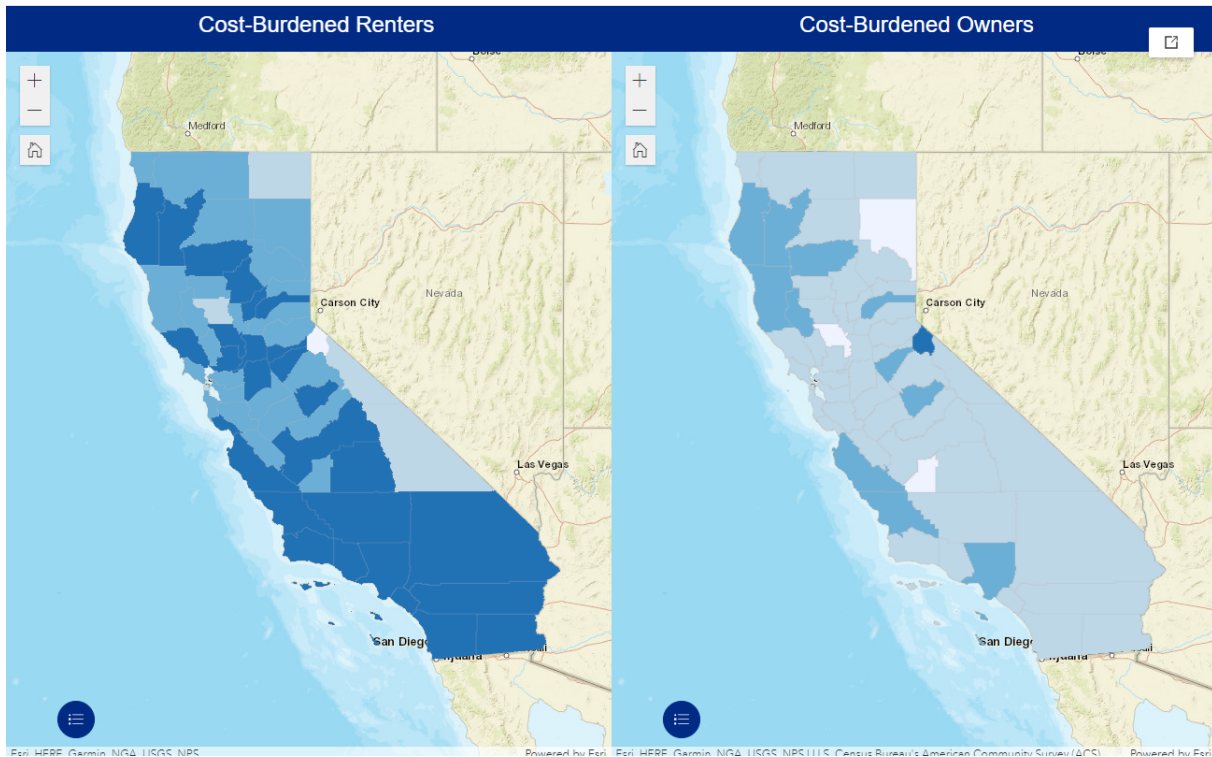

How have mounting housing prices impacted Californians?

Today, more than a third of households cannot afford their home.[8] Housing is considered affordable when a household pays less than one-third of their income on all housing costs. If a household pays more than 30 percent of their income on housing, it is a cost burden, and therefore considered unaffordable.

Both renters and owners across the state are experiencing high cost burden.

The situation is especially dire for renters, more than half of whom are struggling to pay rent.[9]

Zoom in to explore cost burden at the local level.
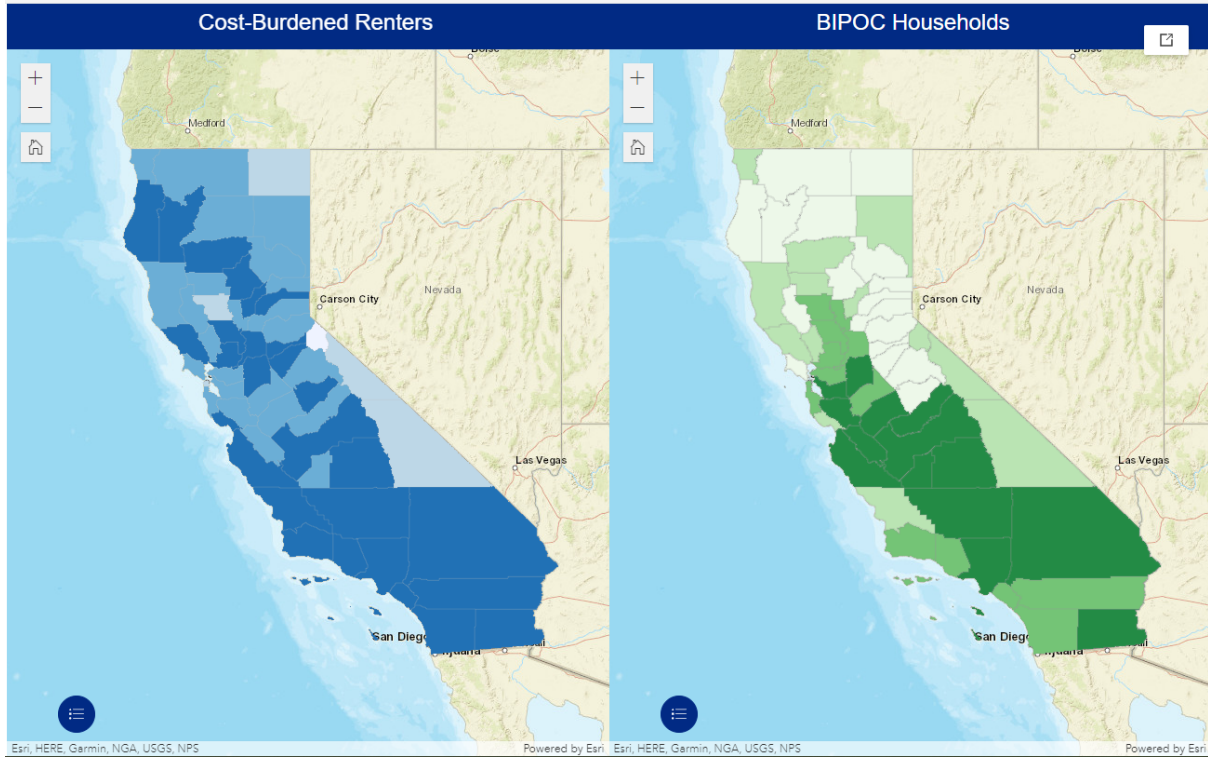
California is committed to a future where we all have the option to live closer to our jobs, services, and daily destinations. A lack of affordable housing options prevents many Californians from accessing those opportunities and resources, detrimentally impacting their quality of life, and has broader implications for the state's economy. Housing unaffordability is a particularly acute problem for BIPOC, immigrants, young people, the elderly, low-income households, families with children, and people with disabilities. The HCD Final 2020 Analysis of Impediments to Fair Housing Choice (Final 2020 AI) found that the state's inadequate and vulnerable supply of affordable homes disproportionately impacts individuals and families based on their protected characteristics, such as race, familial status, national origin, and disability status. Demographic changes have increased concentrations of poverty in already concentrated areas of race,

ethnicity, and poverty across the state, exacerbating the problem for these communities.[10]

BIPOC Californians are more likely to be <u>cost-burdened</u> by high rent prices.

Zoom in to explore and compare cost burden at the local level.

California's inadequate and vulnerable supply of affordable homes disproportionately impacts our most vulnerable communities.

- Over half of BIPOC renters at all income levels cannot afford their homes.[11] This stems from policies rooted in <u>systemic racism</u> within the housing finance system and land use regulations, such as <u>redlining</u>.[12] While policies have changed, the structural problems created by those policies persist and continue to influence housing and development patterns statewide.[13]
- Poverty rates for tribal populations are more than twice the rate for California,[14] leaving tribal populations with fewer resources to pay for housing and other necessities.
- More than one quarter of Californians are immigrants—the majority of whom are documented.[15] Despite the large number of immigrants who call California their home, only 23 percent of immigrants are homeowners compared to a statewide average of 55 percent.[16]
- On average, young households in California earn only half of the area median income (AMI), and often have difficulty affording their homes.[17] As a result, nearly 40 percent of young adults live with their parents.[18]
- Californians over the age of 60 account for 20 percent of the state's population, and this group is projected to diversify and grow over the next 10 years.[19] Fixed incomes and limited affordable or accessible housing options for <u>aging in place</u> or <u>downsizing</u> creates instability.

- The vast majority—70 percent—of low-income families cannot afford their homes.[20] Unsurprisingly, low-income Californians represent the largest group of people leaving the state since 2006.[21]
- Lower-income households are more likely to include members with disabilities than higher-income households.[22]
- California has over 7 million residents with disabilities, many of whom face extreme challenges finding housing that is affordable, accessible, and located near transit and supportive services.[23]

Explore HCD's affirmatively furthering fair housing mapping tool to learn more about patterns of segregation and integration, disparities in access to opportunities, and populations with disproportionate housing needs and displacement risks.

Provided is a collection of resources related to housing needs and housing availability in California in response to the passage of AB 686 Housing Discrimination: Affirmatively Further Fair Housing. All resources provide the name of the original data source, and corresponding data years. Further information regarding the original data sources can be found by accessing the "item details page" for each layer. The item details page can be accessed by clicking the 3 dots ... after each layer and selecting, "Show item details".

How to use the Web Application

To make matters worse, not enough housing is built near high-quality jobs, transportation, and services. As a result, the would-be residents of those housing units—who are more likely to be low-income and BIPOC[24]—are forced to find housing farther away from where they work, spending more money on transportation and facing longer commute times, contributing more to climate change,

and living in places impacted by climate change related natural disasters.

Finally, a lack of affordable housing is the biggest contributor to homelessness.[25] On a single night in January 2020, 161,548 Californians experienced homelessness, highlighting the direness of the state's housing affordability and homelessness crises.[26] As housing costs continue to rise, rent becomes less affordable for lower-income households, who are forced to live beyond their means or are pushed out of their homes and often, their communities. When an individual or household pays too much on rent, there is no space to save for emergencies. For the most vulnerable renter households, a single emergency or unexpected expense could be the difference between stable housing and homelessness.[27]

In San Diego, California, for example, a family with one person working as a pre-school teacher, supporting a child and the other parent, makes an average of $35,560 a year. As you can see from a snapshot of their monthly cash needs below, this family is just one emergency away from eviction and cannot commit funds to saving for an emergency. Housing insecurity is a significant concern for low-income and many other Californians, who may be just one emergency away from homelessness.

Average Monthly Income and Expenditures
Yearly Income: $30,000 - $39,999
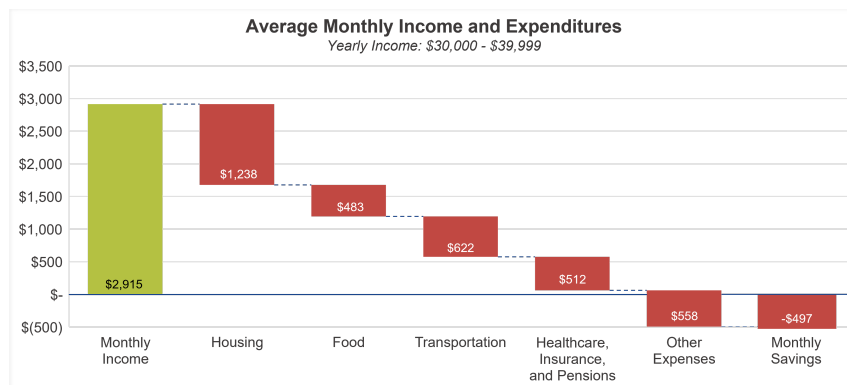
Source: 2019 U.S. Bureau of Labor Statistics Consumer Expenditure Survey. Earnings and expenditures calculated as national average for households earning $30,000- $39,999.

To better understand the sacrifices households face when paying too much for housing or other necessities, explore the Economic

Policy Institute's Family Budget Calculator.

For families without housing stability, it is nearly impossible to get out of this vicious cycle of debt. California needs more housing for all households, available to people with low or no income—a pre-school teacher, a home health aide, a family member with a disability, a cashier with a newborn baby.


How Did We Get Here?

There simply has not been enough housing created in California over the last half century.[28]

A combination of local permitting and zoning barriers, opposition to neighborhood change, segregation and exclusion,[29] mounting construction costs, and a shortage of labor contribute to the insufficient number of housing units to meet Californians' needs.[30] Additionally, there have not been sufficient federal resources to build housing across the continuum in our state.[31]

New construction of housing, both single family homes and apartments, continues to lag behind historical averages, and lags further behind the number of new units needed to meet housing demand.

New Permitted Units in California by Year and Structure Type
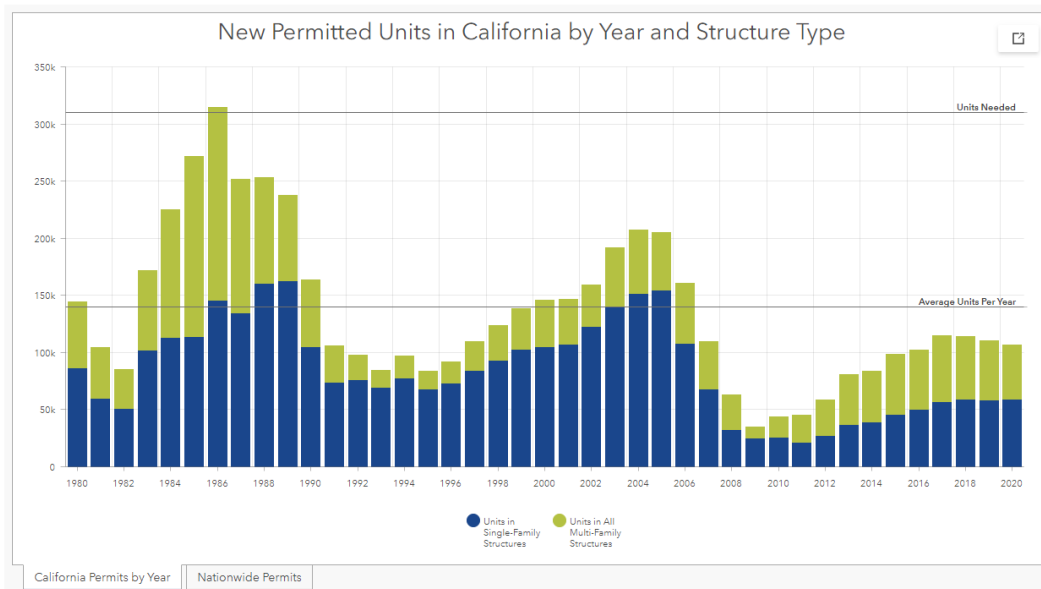
Source: Building permit data provided by United States Department of Housing and Urban Development State of the Cities Data Systems Building Permits Database. Population estimates from U.S. Census Bureau 2020 Decennial Census.

Why Is There Not Enough Housing? There Are Several Contributing Factors.

- Historical patterns of housing segregation and exclusion
- Insufficient land zoned and available for housing
- High costs continue to constrain new housing production
- Opposition to neighborhood change
- Federal support has not kept up with need
- Expiring subsidies create potential loss of affordable homes
- Numerous, varied, and opaque regulatory hurdles
- Affordable production constrained by financing limitations

Watch Segregated By Design, an animated documentary that examines the forgotten history of how the government unconstitutionally segregated every major metropolitan area in America through law and policy. Or read an in-depth publication on the history of racially exclusionary housing in California's San Francisco Bay Area from the Othering and Belonging Institute: Roots, Race, & Place.

- **Historical patterns of housing segregation and exclusion:** Stemming from land use planning and finance policies rooted in systemic racism,[32] segregation and neighborhood exclusion

have had far-reaching impacts on housing and development patterns statewide.[33] High levels of residential segregation are still present in many communities, leading to conditions that worsen inequalities. Residential segregation can lead to increased concentrations of poverty, poor health outcomes, and unequal access to jobs, education, and other services.[34] Families of color want to live in racially integrated areas but often don't get the chance.[35] Inclusive communities cannot happen without a diversity of housing types.

- **Opposition to neighborhood change:** Neighborhoods often impose barriers to prevent the approval of new housing projects. The misplaced perceptions around affordable housing developments and homelessness distract from solving the problem, divide communities, and create additional barriers in housing production.[36] The legacy of racist land use and housing finance policies, which incentivized the creation of segregated communities and single-family neighborhoods, continues to influence the debate around allowable housing types and community character.[37]

- **Numerous, varied, and opaque regulatory *hurdles in local entitlement and permitting processes:*** There are many local approvals along the way, and tools that communities can use to stymie or delay housing and community development. Slow, opaque, and discretionary project review processes imposed by local governments can increase the costs for new developments and sometimes ensure that these housing projects are never constructed.[38] Other regulations that may be well intentioned in the abstract can also become barriers when utilized with the specific intent to block housing—parking minimums, discretionary design review, building setbacks, endangered species protections, and the California Environmental Quality Act (CEQA) are just a few ways local governments can use existing regulations to inhibit housing production.

- **Insufficient land zoned and available for housing:** Many local governments have not planned or zoned for needed housing in the past decades, particularly in places that are the least affordable.[39] Planning and zoning are just the start—local

governments must also prioritize the funding and development of affordable housing and infrastructure in local housing, community development, and economic development programs to serve the full range of people who need homes.

- **Federal support has not kept up with need:** Despite modest increases in the amount of money allocated by the federal government for rental housing assistance in the form of deep-subsidy programs, an increase in the total number of renter households and mounting rental costs render these federal subsidies insufficient to meet demand.[40] Only a fraction of renters that need assistance receive it, and this housing assistance gap is expected to worsen.[41]

- **Affordable production constrained by financing limitations:** Affordable housing developers often must stack many public and private funds to make affordable housing projects financially feasible. In California, this also requires accessing financing from multiple public agencies. The backlog of projects that applied for, but did not receive, public financing assistance over the past few years shows us that we must carefully manage affordable housing investments, and that there are problematic barriers within housing finance systems. To create a more effective and efficient housing financing delivery system, HCD is implementing Assembly Bill (AB) 434 to offer more standardization and predictability in affordable housing financing programs. However, this level of coordination will only go so far. The state also needs more federal resources and flexibility—including more 4 percent and 9 percent Low-Income Housing Tax Credits (LIHTC), and an increase in the bond caps on 4 percent tax credits—to produce the number of units that California needs.

- **High costs continue to constrain new housing production:** Building housing needs to be economically viable. At times, a confluence of factors including uncertainty in the permitting process due to local regulatory barriers,[42] high fees from local governments,[43] high land costs,[44] a tight labor market,[45] and high material costs,[46] can make development infeasible altogether. In infill development projects, developers capture all these high costs. Greenfield developments often face fewer

local regulatory barriers, less neighborhood opposition, lower development fees, and cheaper land prices, making initial costs for some types of greenfield development appear cheaper and more palatable for developers, but there are externalities associated with greenfield development—including increased fire danger, the loss of agricultural and working lands, higher commuting costs for households, and higher vehicle miles traveled. California needs to address skyrocketing construction costs, as well as provide more high-quality training for a range of housing jobs from predevelopment to operations. The development, maintenance, and management of affordable and market rate housing produces an ecosystem of housing jobs, which is good for residents and good for workers.

- **Expiring subsidies and restrictions create potential loss of affordable homes:** All past affordable housing investments have a subsidy expiration date. When developers build affordable housing, they build the physical unit with public subsidies, making it affordable for a set number of years. That affordability covenant needs to be replenished over time to maintain affordable rent and ensure that California's important affordable investments can continue to serve low-income Californians for generations to come.

Almost 22,000 affordable homes are at risk of conversion to market rate in the next five years.

Subsidized Affordable Homes At Risk of Conversion to Market Rate Units by County
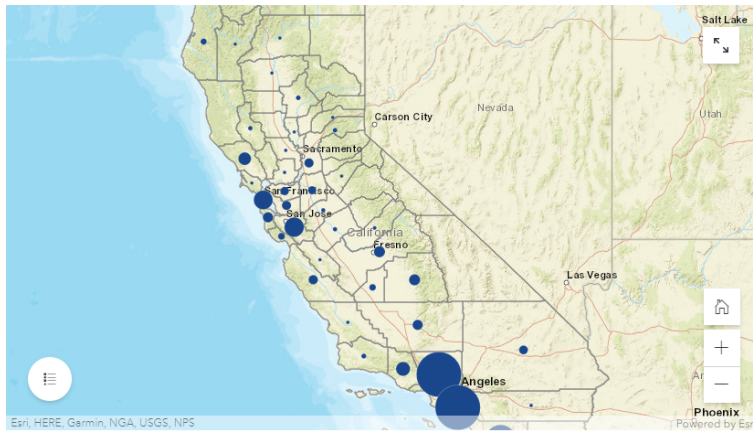
Source: Data provided by the California Housing Partnership (CHPC) Affordable Homes at Risk Report. Estimates include High Risk and Very-High Risk only.

What Growing Challenges Are Contributing to This Inherited Housing Problem?

The state continues to face unprecedented and unique obstacles, such as the COVID-19 pandemic and climate change.

COVID-19 Pandemic

The COVID-19 pandemic compounded the state's housing crisis and made our responses to affordable housing goals more challenging and urgent. The convergence of the public health emergency and the existing housing crisis brought to light why addressing housing affordability and supply is critically important for individual and community health.[47] Too many Californians are just one housing payment away from losing their home or live in overcrowded conditions to make ends meet, increasing their risk of contracting COVID-19.[48] Emergency rent relief, federal stimulus payments, extended unemployment benefits, and eviction moratoriums prevented many Californians from facing homelessness, but households are still struggling to cover their monthly bills.[49]

Lower-income renters, families with children, persons with disabilities, and BIPOC households were hit hardest by the pandemic [50] and are also the most likely to be behind on rent.[51]

For example, the Household Pulse Survey—a measurement of how the pandemic is impacting households across the country—showed that Black households are more than twice likely to be behind on rent compared to white households. Black households are also more likely to be behind on rent payments than the typical household in California, regardless of educational attainment and income.

Share of Households Behind on Rent
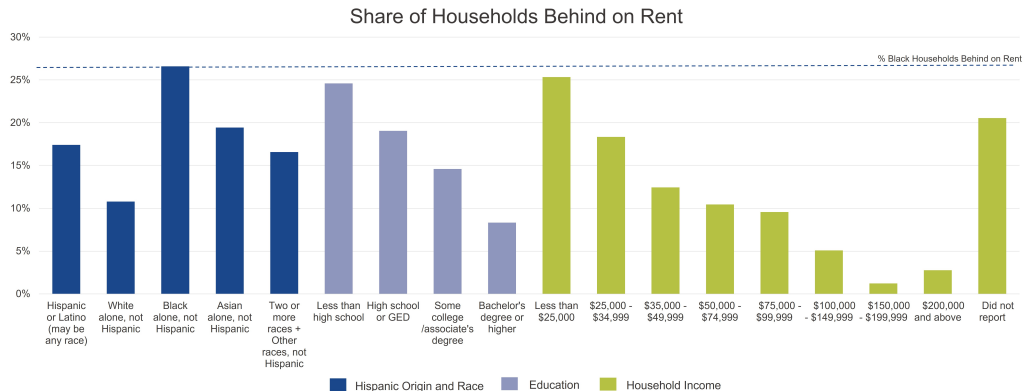
Source: Data from U.S. Census Bureau Household Pulse Survey, Weeks 37-39 (September and October 2021). The share of households behind on rent payments calculated as the average of Weeks 37-39. Excludes respondents in rental housing without rent or who did not report tenure.

Climate Change

Homes built further away from existing neighborhoods and infrastructure are more likely to be in high-risk areas for fires, storms and severe weather, drought and nuisance flooding, and extreme heat.[52] When families are forced to move further away from city and town centers due to cost constraints, they must commute longer distances to jobs, schools, and other community services; resulting in increased stress, higher household transportation costs, and less time spent with loved ones. Residents in these communities are more likely to rely on personal vehicles for daily commutes and errands, thus increasing overall vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions throughout the state, and continuing to contribute to climate change.[53]

Additionally, households living in older housing units, low-income and/or minority households, and communities with little disaster mitigation or preparation are particularly vulnerable to major loss with little to no protection—the ability to obtain affordable homeowner insurance to cover against extreme weather events or natural disasters is increasingly difficult.[54] These households need ways to reduce disaster risk and increase climate resilience.

Given the housing need in California, we cannot afford to stop building housing; rather, the state must implement housing and climate resilience policies that work in tandem. In addition to meeting the minimum sustainable construction standards of CALGreen, the state's green building code, California needs to build with more resilient materials, prioritize retrofitting aged housing for more resilience, and strategically build new housing in climate-smart places by balancing community needs and conservation. With the impacts of climate change, more and more communities, once in low-risk areas, are now vulnerable.[55]

We understand that housing Californians is about more than just the home itself—it's about access to safe, affordable homes and vibrant, sustainable, and inclusive communities. The state develops and implements housing policies and programs that allow us to fulfil achieve this vision while addressing both growing and other long-standing challenges— including low or limited access to high quality education, healthcare, jobs, transportation, and more. We continue to work towards a California where each resident can live, work, and play in healthy communities of opportunity.

California continues to rise to the occasion with innovative and cross-sector strategies. By providing temporary and permanent

housing, connected with supportive services, through Project Roomkey and Homekey, more than 58,000 Californians experiencing homelessness were able to shelter or live in a safe and stable place during a public health crisis. As of February 23, 2022, the state prevented displacement and helped over 183,500 families stay in their homes through the Emergency Rental Assistance Program (ERAP). The state also clarified that U.S. citizenship is not a requirement to access these emergency services—everyone who needs help can seek it. Through programs like the Affordable Housing and Sustainable Communities (AHSC) and Infill Infrastructure Grant Program (IIG), the state funds housing and land use, infrastructure, transportation, and land preservation projects to support infill development and reduce greenhouse gas emissions.

What is the Housing Need in California?

Comparison of Previous and New Housing Need (RHNA) Goals

2.5 million homes

1,051,177

420,814

384,910

643,352

1.2 million homes

487,906

204,917

185,525

278,423

Previous Housing Need (RHNA)   New Housing Need (RHNA)

■ Very Low Income   ■ Low Income   ■ Moderate Income   ■ Above Moderate Income
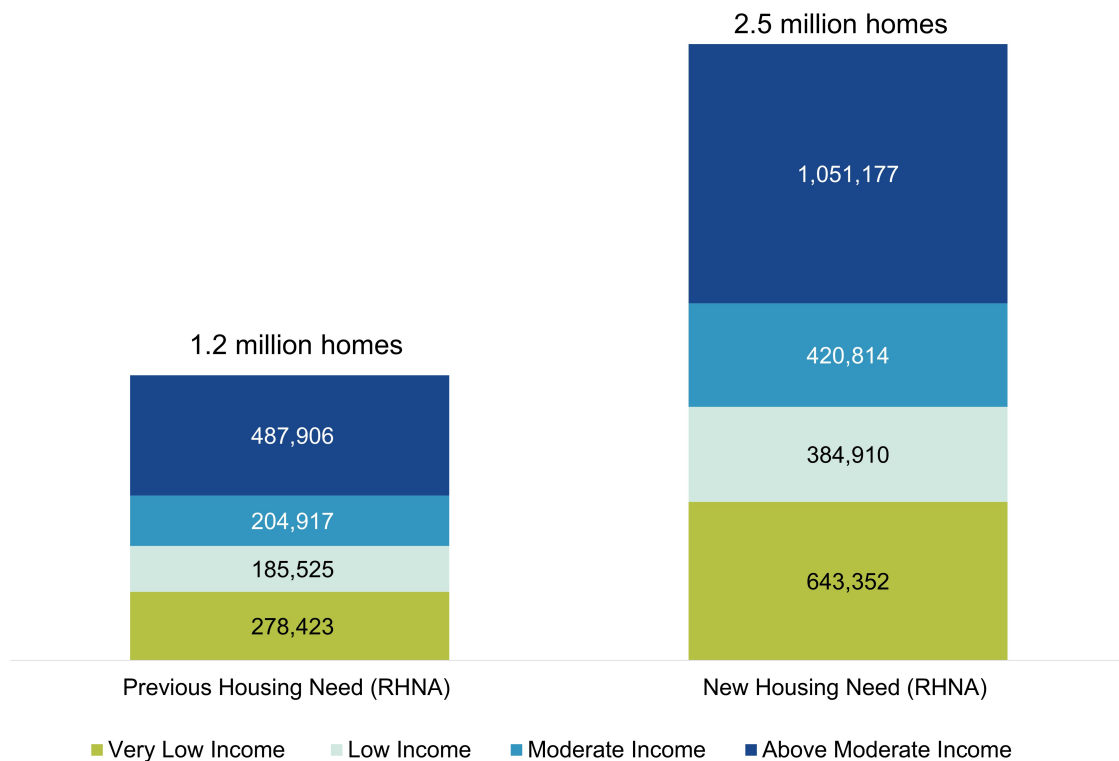
Every eight years, the state sets a target for the number of homes needed for each income level to meet the housing needs of all Californians. Local governments must plan for enough housing to meet that housing need in their own community. We call this the **Regional Housing Needs Assessment (RHNA).**

To begin to address decades of undersupply, California must plan for more than 2.5 million homes over the next eight years, and no less than one million of those homes must meet the needs of lower-income households. This represents more than double the housing planned for in the last eight-year cycle.

More than just being a high number or an aspirational goal, the new housing need (RHNA) target is a legal obligation that cities and counties must abide by. The state helps cities and counties meet this goal through a combination of funding for housing planning and implementation activities, education, and technical assistance. While education and technical assistance is always the first step in the state's accountability efforts, the state holds jurisdictions accountable for their housing obligations and compliance with state housing laws.

Through the implementation of a number of meaningful accountability reforms passed by the Legislature and signed by the Governor in recent years, California's 2.5 million unit target is no longer a paper exercise – it's an expectation for the zoning, permitting, and construction of real, new housing units.

Progress Towards Previous Housing Need Goal

Previous Housing Need (RHNA): 1,203,307
Zoned Capacity: 1,170,173 (-3%)
Units Permitted: 747,091 (-36%)
Units Built: 588,344 (-21%)
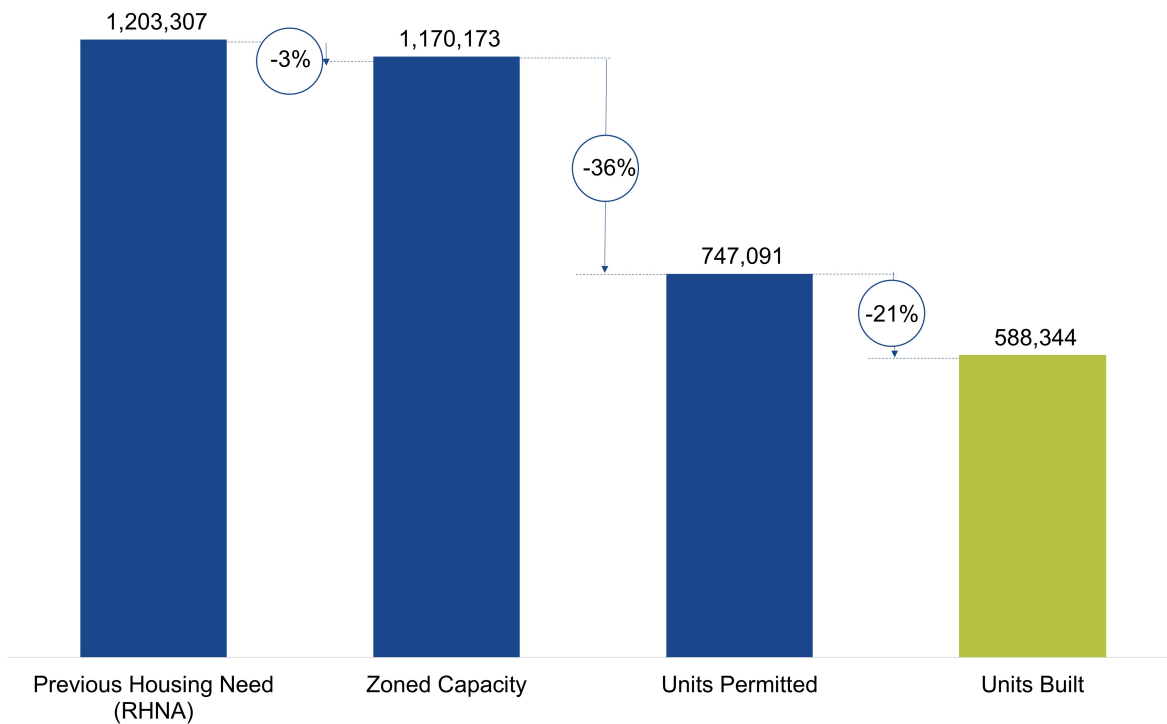
Although the vast majority of jurisdictions zoned for sufficient housing during the last housing need cycle, housing production did not keep pace with need. Local governments are required to both zone sufficient land to meet housing need and adopt plans and regulations to make it easier for developers to build housing to serve households of all income levels.

This previous housing need cycle, a rolling cycle that ends for the final set of jurisdictions in 2024, set the goal of 1.2 million new units. As of 2020, only 588,344 units, approximately half of the housing need goal, were added to the state's housing supply. While there is still time to close the gap between housing need and housing supply in the previous housing cycle, it is anticipated that the state will fall short of its housing goals – particularly in the construction of housing units for lower-income Californians.

In this new housing need cycle (RHNA), the state is not only requiring that local governments plan for more housing, it insists on

a much larger proportion of the planned units actually getting built, and has provided local governments with the tools to do so.

Current Housing Production Insufficient to Meet New Housing Need Goal
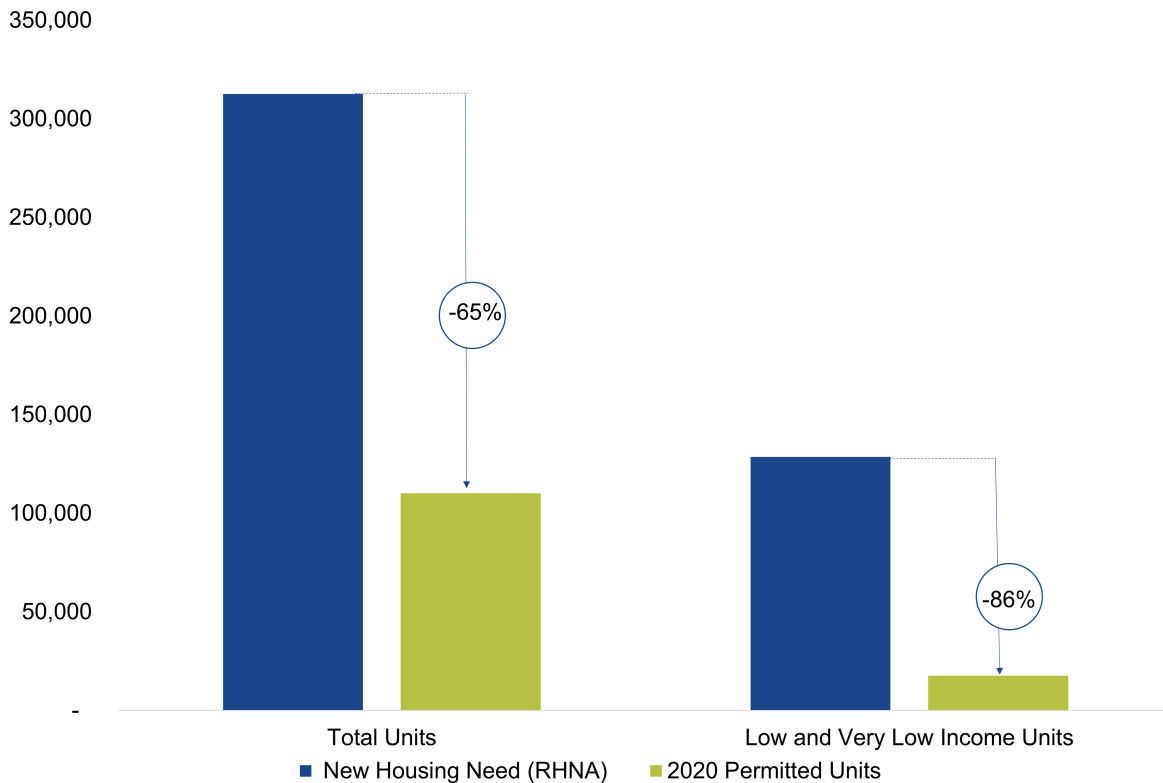
Current housing production must increase to meet these ambitious yet achievable goals, particularly to meet the needs of low- and very low-income households.

The state is taking bold and urgent action to help communities ensure that both market rate and affordable homes are not only planned for, but actually built. This includes:

- Passing laws that streamline development
- Increasing funding for affordable housing
- Providing comprehensive technical assistance
- Enforcing housing laws

California has an incredible record of innovation and problem-solving, and we have a chance right now to lead the way on housing. It's up to us to build the future we want—one in which Californians have stable homes and are free to pursue their

dreams, raise their families, and age with dignity. The state has taken bold actions to ensure every Californian has access to safe and stable housing that they can afford. We won't get there right away, but we must start now.

What We Are Doing to Address the Problem

The Newsom Administration inherited a housing crisis a half century in the making, but, along with the Legislature, state departments, and local governments, is proactively working to address the problem.

Governor Newsom, since taking office in January 2019, has:

- Signed 17 housing-related California Environmental Quality Act (CEQA) reform bills to streamline the production of affordable and climate-smart housing
- Created a one-stop shop for affordable housing funding to expedite the development of affordable housing *(AB 434, Daly, 2020)*
- Created a new Housing Accountability Unit to assist local governments, and hold them accountable to their housing obligations
- Passed nation-leading renter and eviction protections and launched rental assistance and foreclosure prevention programs to keep Californians in their homes

The state has also awarded billions of dollars to support the development of tens of thousands of affordable housing units in recent years:

- Since July 2018, the state has **awarded over 8 billion dollars** to support the development of over **46,000 housing units**.
- The state plans to award an additional **6.5 billion dollars** for housing development and operation over the course of 2022.

2017

The Legislature passed a historic and comprehensive housing package that provided a renewed focus on one of the most basic needs for every Californian…a home. This housing package offered an injection of new regulatory and financial resources, and with it, an opportunity to innovate in the ways we deliver housing throughout the state.

2018

Gavin Newsom was elected to be California's Governor. With his background and understanding of California's values and complexities, he aimed to take on the state's biggest issues, including developing enough new housing units to meet the diverse needs of all Californians.

2019

After his inauguration, Governor Newsom and housing advocates in the Legislature took immediate action to blunt the worst impacts of the housing crisis and set the stage for cities and counties to enable more housing production. That included a historic $1.75 billion investment of the state's budget to support the production of new housing and the country's strongest renter protection measures. Governor Newsom also signed California Environmental Quality Act (CEQA) streamlining bills, making it easier to build accessory dwelling units (ADUs), homeless shelters, permanent supportive housing, and rebuild after wildfire events, among other streamlining efforts to alleviate the housing crisis.

2020

The emergence of a once-in-a-lifetime pandemic significantly altered the state's approach to housing policy, and heightened focus on the need for racial equity in our policies and programs. The Administration jumped into action to meet immediate needs around the pandemic and leveraged federal funding for permanent supportive housing and emergency rent relief, while continuing to promote and practice affirmatively furthering fair housing. In 2020, the Administration focused on supporting Californians facing the greatest hardships: investing nearly $1 billion of the state's budget in emergency funding to help address the immediate needs of people experiencing homelessness through Project Roomkey, Homekey, and related social services. These investments protected many of our most vulnerable Californians from COVID-19 by providing "non-congregate" shelter and permanent supportive housing. This type of direct, focused investment was implemented quickly and effectively, in partnership with local governments and housing providers—but it was not enough to solve a decades-long crisis.

2021

Californians can see that the homelessness crisis has reached an all-time high. Governor Newsom rose to the challenge and directed $12 billion of the state's budget in 2021 to address homelessness and create housing—10 times more than what the state has ever spent on this problem in a single budget. The budget also included a $10.3 billion housing package, including funding for local governments to plan for additional housing, loans and grants for the construction and preservation of affordable housing, and assistance for first-time homebuyers and homeowners facing foreclosure. Additionally, in response to the COVID-19 pandemic, the state leveraged federal funding to rapidly launch the largest and most effective Emergency Rental Assistance Program (ERAP) in the nation – and the first of its kind in the state.

2022

Building on the momentum of previous investments, Governor Newsom's proposed 2022 budget provides $1 billion to foster a comprehensive and integrated climate and housing planning framework. The funds will support programs that accelerate housing and infrastructure development in downtown-oriented areas across the state. The budget also provides funding for additional tax credits to increase affordable housing options and help local governments meet their Regional Housing Needs Assessment (RHNA) goals.

◆ ◆ ◆

The state is removing barriers to development by continuing to provide resources for local planning efforts to accelerate housing development and implement legislative changes. The state is also focused on spending smarter, faster, and more effectively to address housing need.

Over the past four years, the state has made tremendous progress through legislative, administrative, regulatory, and budgetary actions by:

Protecting vulnerable populations and promoting more inclusive communities through tenant protections, affordable housing preservation, thoughtful coordination, housing program design, and evaluation

Protecting vulnerable populations and promoting more inclusive communities through tenant protections, affordable housing preservation, thoughtful coordination, housing program design, and evaluation

Preserving Affordable Homes and Keeping Tenants in their Homes: Encouraging housing stability by enhancing tenant protections, enforcing housing laws, preserving the stock of

affordable housing and <u>naturally occurring affordable housing (NOAH)</u>, funding emergency rent relief, and providing additional legal protections to <u>vulnerable populations</u>.

In the short-term, the state is administering several programs that keep people in their existing homes. The COVID-19 pandemic disrupted the housing market in countless ways, but primarily by increasing the risk of eviction or foreclosure. The state provided rent relief to landlords and renters, and legal aid to those facing eviction and foreclosure. In the long-term, the state is ensuring that existing affordable housing stays affordable through the following preservation efforts.

- **Protecting existing affordable housing** properties from conversion to market rate rentals *(AB 1521, Bloom, 2017)*
- **Ending excessive rent increases** and ensuring there is **"just cause" for evictions** through the Tenant Protection Act of 2019 *(AB 1482, Chui, 2019)*
- Providing **legal aid** for those facing eviction or foreclosure *(SB 113, Committee on Budget and Fiscal Review, 2019)*
- Protecting the **health, safety, and financial security of mobilehome residents** through registration and inspection programs, including fee and tax waivers, and residency law protection program *(Mobilehome Assistance Center; Mobilehome Residency Law Protection Program; Register Your Mobilehome California Program)*
- Providing greatly needed emergency **rental assistance** to Californian renters and landlords who faced financial hardships due to the COVID-19 pandemic, with qualifying participants eligible for 100 percent of rent and utilities owed *(AB 832, Chiu, 2021)*
- Keeping owners in their homes through **mortgage relief**, housing counseling services, and anti-foreclosure protections *(California Housing Finance Agency's (CalHFA) COVID Mortgage Relief; NMS Housing Counseling; AB 3088, Chui, 2020)*
- Providing $500 million to establish the Foreclosure Intervention Housing Preservation Program, allowing community land trusts,

other nonprofits, eligible tenant buyers, and prospective owner-occupants to **acquire and rehabilitate small buildings that are at risk of foreclosure**, keeping these units available for low-income residents *(SB 1079, Skinner, 2020; Foreclosure Intervention Housing Preservation Program)*

- Convening a series of **tenant roundtables** across the state *(Press Release: Attorney General Bonta Launches Housing Strike Force, Announces Convening of Tenant Roundtables Across the State)*
- Establishing a **Housing Strike Force**, tasked with enforcing tenant rights, mortgage servicing, and other consumer protection laws; as well as issuing consumer alerts advising tenants and homeowners on their protections under state and federal law *(Press Release: Attorney General Bonta Launches Housing Strike Force, Announces Convening of Tenant Roundtables Across the State)*

"The COVID-19 pandemic left many families without the income needed to cover their rent and stay in their homes, and too many tenants have lived with the fear of eviction. We have moved quickly to disburse help to renters and landlords, assisting nearly 55,000 households."

—Lourdes M. Castro Ramírez, Secretary, Business, Consumer Services and Housing Agency

Reducing Barriers to Housing Access: Facilitating deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.

California has launched a vigorous effort to address all types of discrimination in housing. This effort encompasses initiatives requiring every public agency to commit to affirmatively furthering fair housing (AFFH) policies, prohibiting source-of-income

discrimination (including rental housing vouchers), expanding affordable housing funding eligibility to Tribes, and clarifying eligibility for undocumented Californians. Taken together, these programs represent a coordinated effort to address housing inequity.

- **Requiring every public agency to commit to <u>AFFH</u>** for housing and development programs *(AB 686, Santiago, 2018; AB 1304, Santiago, 2021; Affirmatively Furthering Fair Housing; Housing Element Law)*
- **Prohibiting source-of-income discrimination** to protect households that have tenant-based rental assistance vouchers and other non-wage income sources *(SB 329, Mitchell, 2019)*
- Expanding eligibility for **affordable housing funding programs for Tribes** and Tribally Designated Housing Entities (TDHE), and providing technical assistance to increase access *(AB 1010, Garcia, 2019; <u>Executive Order</u> N-15-19)*
- Promoting a **broad diversity of housing** serving a range of incomes to foster inclusive communities *(California Housing Finance Agency (CalHFA) Mixed Income Program)*
- Modifying the **state's farmworker housing tax credit** to increase usage *(AB 571, Garcia, 2017)*
- Bringing in a **focus on racial equity** to funding programs through scoring *(Homekey, Homeless Housing, Assistance and Prevention (HHAP) Grant Program, Emergency Solutions Grants-Coronavirus (ESG-CV))*
- Clarifying **eligibility for undocumented Californians** in housing assistance programs *(Emergency Rental Assistance Program (ERAP))*
- Providing funding for low- and moderate-income homeowners seeking to **create <u>accessory dwelling units (ADUs)</u>** on their property *(CalHFA ADU Grant Program)*
- **Removing racially restrictive covenants** during real estate transactions *(AB 1466, McCarthy, 2021)*

Increasing Coordination and Collaboration for Addressing Homelessness and Housing Need: Coordinating resources and aligning state programs across local entities and state departments

to better serve Californians. Homelessness continues to be one of the most visible symptoms of a housing system that is not meeting the needs of all Californians. Although the challenges of addressing homelessness are enormous, the state is intently focused on the needs of this population.

New legislation created the California Interagency Council on Homelessness (Cal ICH) – formerly the Homeless Coordinating and Financing Council (HCFC) – which coordinates efforts to address homelessness across state agencies. Several programs continue to offer technical assistance to cities, counties, and Continuums of Care (CoCs), helping with the adoption of Housing First policies and Housing Element Law, and aligning housing and transportation goals. Other programs are providing funding for emergency homelessness programs and promoting the production of senior housing. Rounding out the effort to address homelessness, the state created the Homelessness Data Integration System (HDIS) to better track how governments have responded to the homelessness crisis and the outcomes of state investments.

- Creating the **California Interagency Council on Homelessness** (Cal ICH), to coordinate efforts to prevent and end homelessness across state agencies including Health and Human Services (HHS), Business, Consumer Services and Housing (BCSH), and the California State Transportation Agency (CalSTA) *(AB 1220, Rivas, 2021)*
- Providing **on-demand technical assistance** to California counties and CoCs with building administrative capacity, implementing Housing First guidelines, and stabilizing exits from homelessness (Technical Assistance to Improve the Delivery of Homelessness Programs)
- Providing guidance to cities and counties with implementing requirements of Housing Element Law for **integrating homelessness data into community planning** *(AB 139, Quirk-Silva, 2019)*
- **Funding emergency programs** to support addressing immediate homelessness challenges *(Homeless Housing,*

*Assistance and Prevention (HHAP) Grant Program and the
Homeless Emergency Aid Program (HEAP))*

- **Creating the Homeless Data Integration System** (HDIS) to better track how California has responded to the homelessness crisis *(California Interagency Council on Homelessness (Cal ICH))*

- **Coordinating with state agencies**—such as the Departments of Social Services (DSS) and General Services (DGS)—on shared goals through Project Roomkey and Homekey

- **Aligning state housing programs with best practices**, such as the Housing First model to address homelessness *(Cal ICH Housing First guidelines, Project Roomkey, Homekey)*

- Planning and collaborating to **increase senior housing production** to accommodate the growing senior population, while also encouraging downsizing in senior households living in homes larger than their needs, freeing up additional housing for larger households *(Executive Order N-14-19 – Master Plan for Aging)*

- **Aligning housing and transportation goals** through incentives *(Caltrans Sustainable Communities Grant Program, Local Partnership Program (LPP), Transit and Intercity Rail Capital Program (TIRCP), Trade Corridor Enhancement Project (TCEP), and Solutions for Congested Corridors (SCCP)*
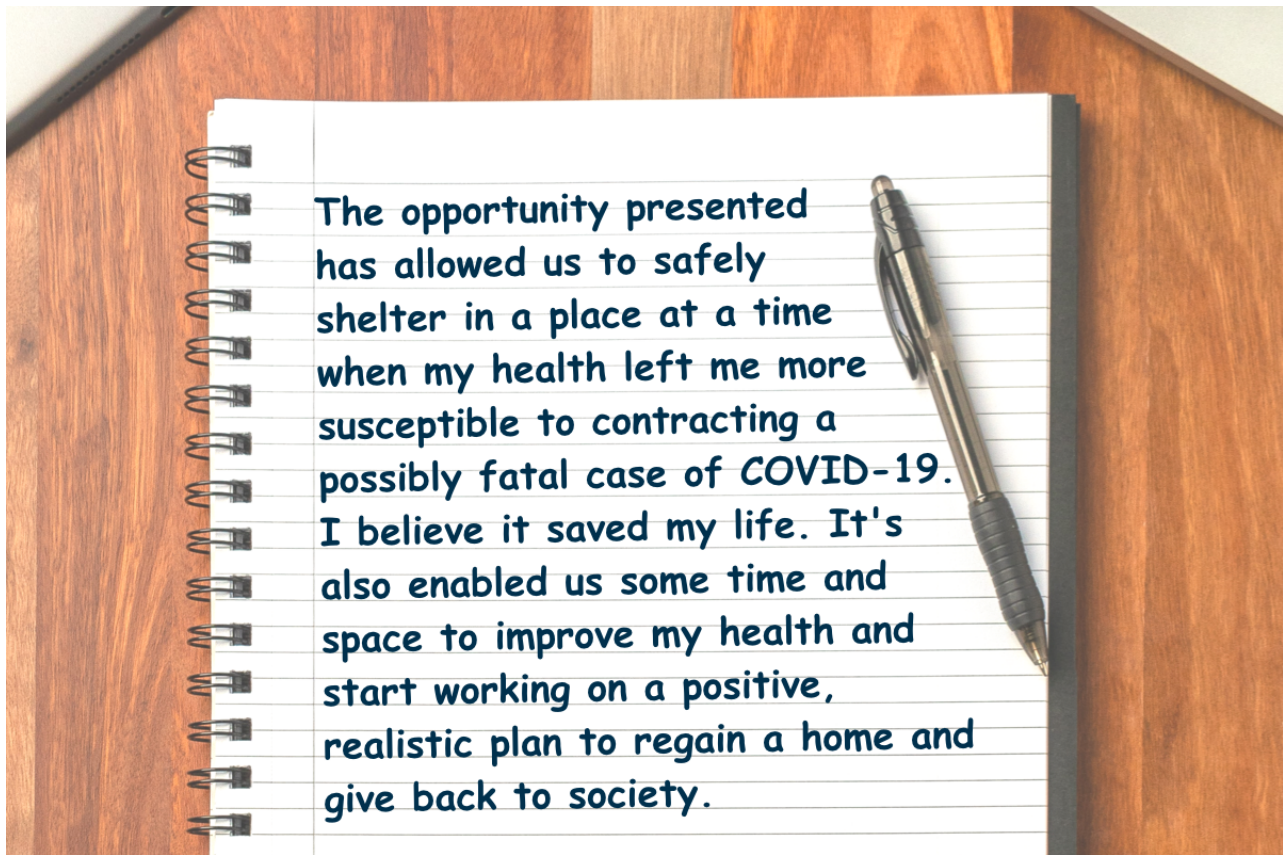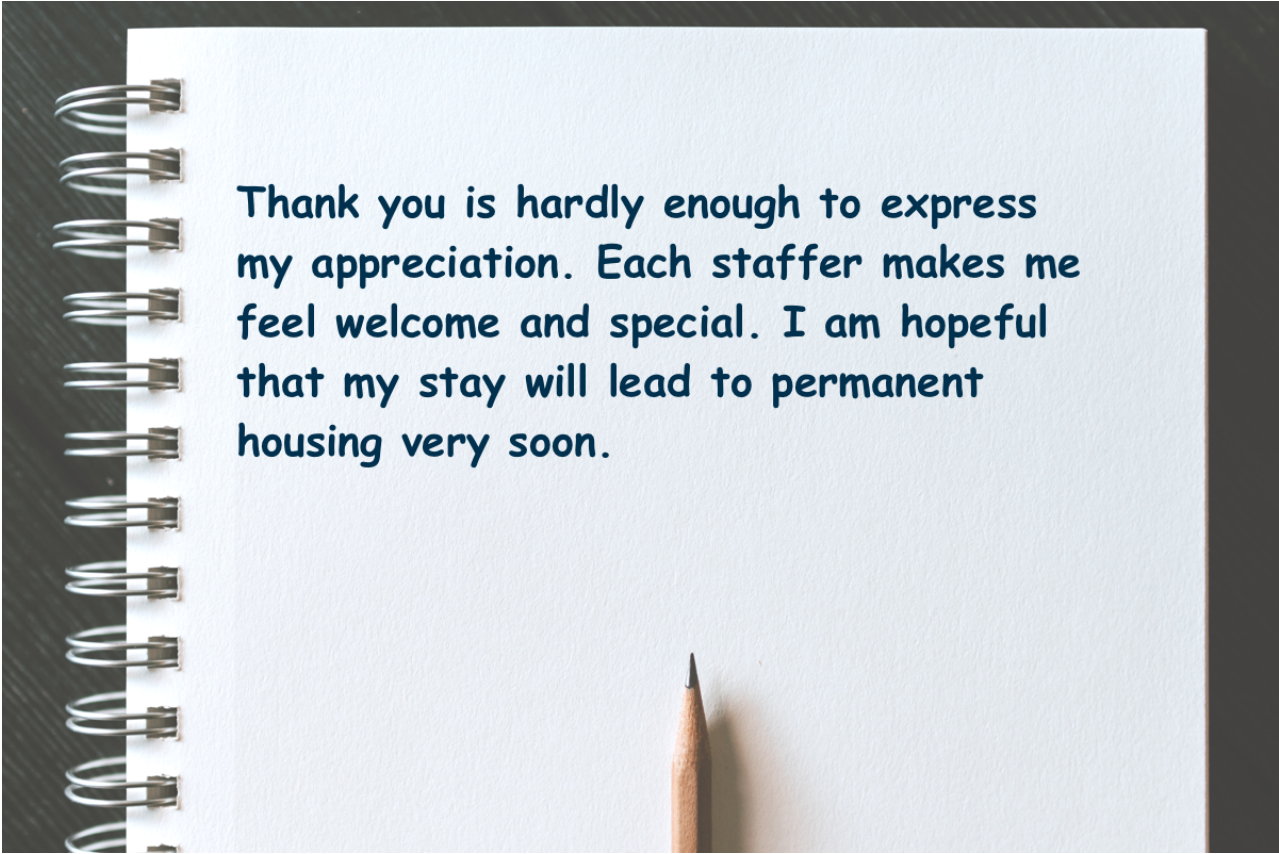
The opportunity presented has allowed us to safely shelter in a place at a time when my health left me more susceptible to contracting a possibly fatal case of COVID-19. I believe it saved my life. It's also enabled us some time and space to improve my health and start working on a positive, realistic plan to regain a home and give back to society.
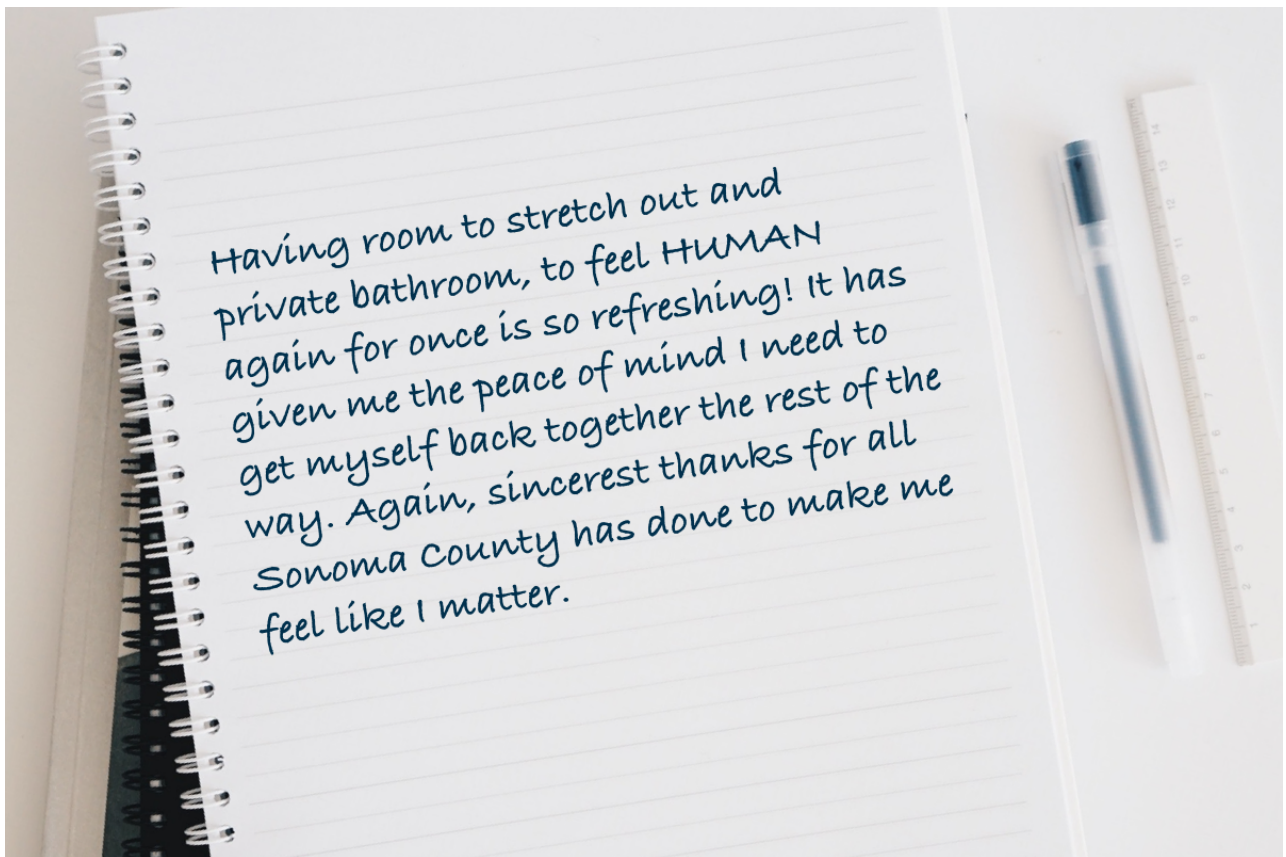
Having room to stretch out and private bathroom, to feel HUMAN again for once is so refreshing! It has given me the peace of mind I need to get myself back together the rest of the way. Again, sincerest thanks for all Sonoma County has done to make me feel like I matter.

Thank you for believing in me. You will never know how grateful I am to you. All it took was a little help. Well, a lot from you. For the first time I feel free of past and ready to conquer a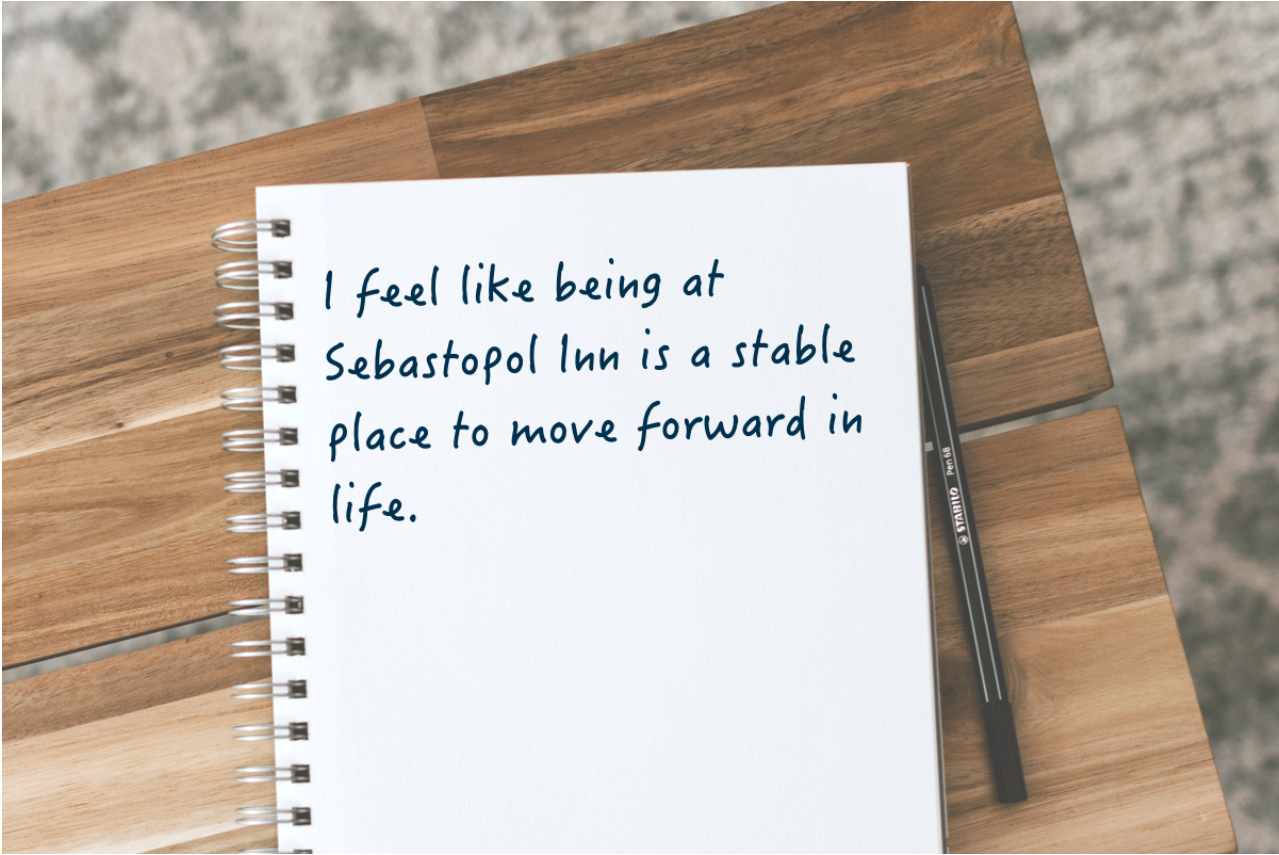nything. Will start up with real estate with Keller beginning of year. I could not have done it without you and your support. I actually got down on my knees and thanked our Lord for you and helping me get out of the mess I created!!
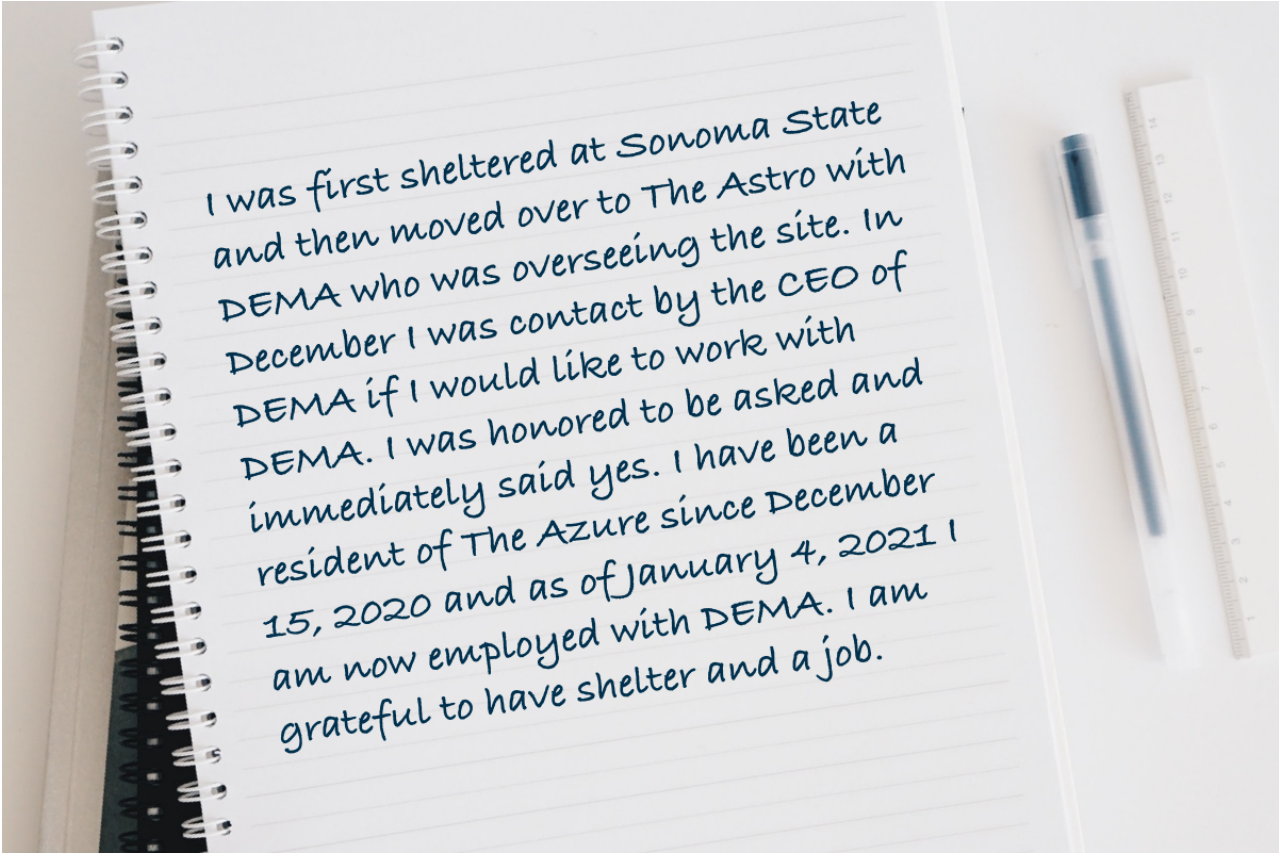
There isn't a lot of hope down there. Really, there is no hope down there. There are some really good people stuck. Even if we did right, we couldn't get out and know we can stay out. Now I have my brother here and we know we can afford our rent. It is the first time I don't wake up in a warm place knowing that I can only afford to stay a little while. We're home, ya know? We're home. This place is love. There's a lot of love here, a lot of people care. From the office down to everything, whatever you need you have it. Everyone helping wants us to succeed and everyone in our community wants to make it too.
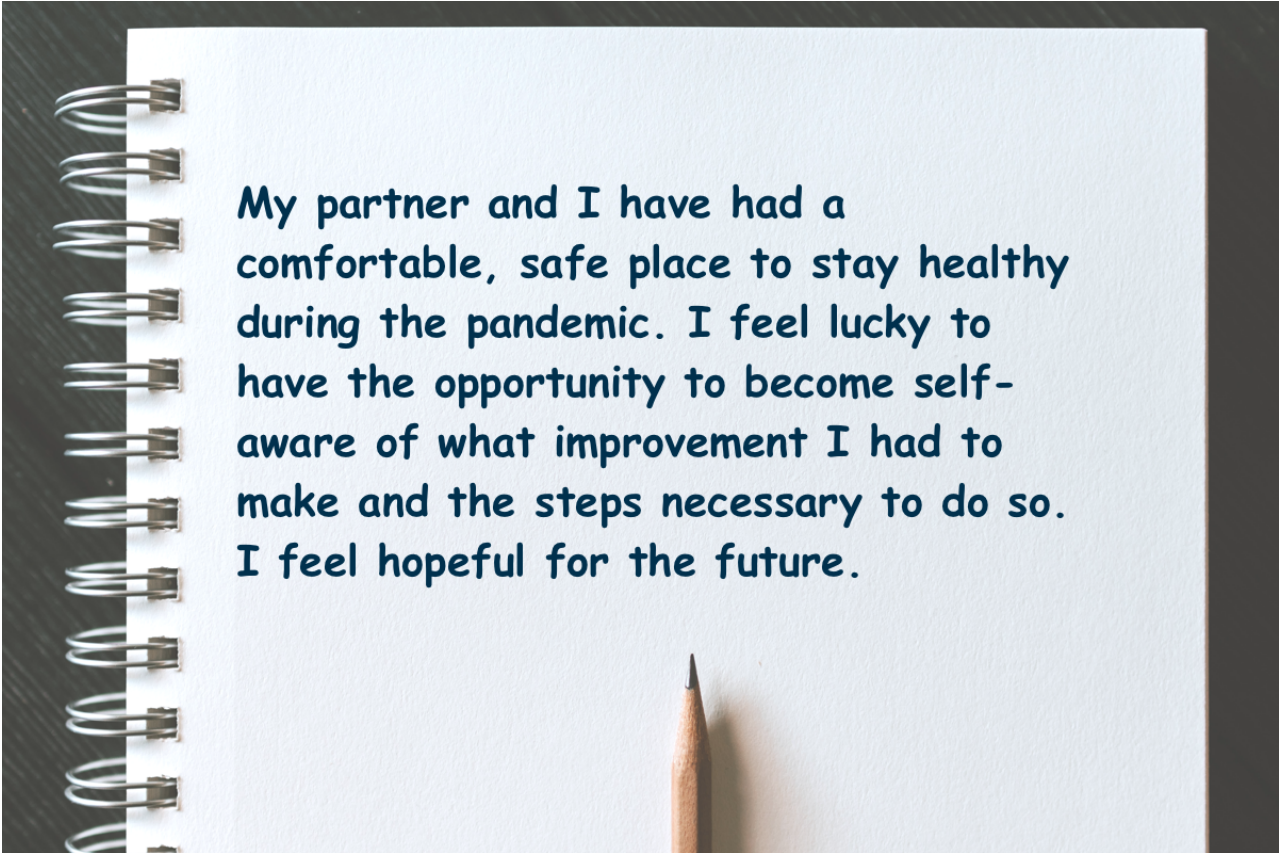
Thank you is hardly enough to express my appreciation. Each staffer makes me feel welcome and special. I am hopeful that my stay will lead to permanent housing very soon.

I feel like being at Sebastopol Inn is a stable place to move forward in life.

I was first sheltered at Sonoma State and then moved over to The Astro with DEMA who was overseeing the site. In December I was contact by the CEO of DEMA if I would like to work with DEMA. I was honored to be asked and immediately said yes. I have been a resident of The Azure since December 15, 2020 and as of January 4, 2021 I am now employed with DEMA. I am grateful to have shelter and a job.

My partner and I have had a comfortable, safe place to stay healthy during the pandemic. I feel lucky to have the opportunity to become self-aware of what improvement I had to make and the steps necessary to do so. I feel hopeful for the future.

Wait till you see. It will work. All I needed was a little help and someone who believed in me. That was all. I may have screwed up but no more. I am proud and happy to be a part of what you have given me. I am very lucky. I will treasure this place and pay it forward.

I raised my daughter in Clearlake. I took her swimming at Blue Lakes. I went to parent teacher meetings. I was a dad. Dads are people. When you're living on the streets, you aren't a person. How could a person deal with street life? You are in beast mode," he told us. "Eventually, you just stop seeing yourself as a person.

Strengthening land use policies to advance affordability, sustainability, and equity

Strengthening Land Use Policies to Advance Affordability, Sustainability, and Equity

Streamlining Housing Development: Increasing the supply of affordable housing to all income levels by reducing the time and cost associated with the development of housing units.

Over the past few years, the state has approved and implemented a robust package of legislation aimed at facilitating faster housing production. The legislative package promoted a more straightforward process for housing approvals at the local level by streamlining the permitting process via ministerial approvals, offering additional CEQA exemptions and expanding the capacity for accessory dwelling units (ADUs). The Legislature also provided new funding for local governments to improve their housing processes as well as a better coordination system for the delivery of state funding. Finally, the state also took steps to preserve the authority it already had to ensure low-income housing is included in new developments.

- **Streamlining development** in areas not building enough housing, through policy tools such as ministerial approvals and CEQA exemptions *(SB 35, Wiener, 2017; AB 73, Chiu, 2017; SB 540, Roth, 2017; AB 2162, Chiu, 2018; AB 1560, Friedman, 2019; SB 288, Wiener, 2020B; SB 7, Atkins, 2021; SB 10, Wiener, 2021)*
- Providing financial resources, such as grant funding, and **incentives to local governments** to support policy or process improvements that accelerate production of housing for all income levels *(Permanent Local Housing Allocation Program - SB 2, Atkins, Building Homes and Jobs Act, 2017)*
- Offering incentives to cities and counties through the **Prohousing Designation Program** in the scoring of competitive state housing, community development, and infrastructure programs *(Budget Act of 2019 - AB 74, Ting, 2019; AB 101, Committee on Budget, 2019)*
- Requiring local governments to **address barriers, streamline approvals, and expand potential capacity for ADUs** and junior accessory dwelling units (JADUs) *(AB 68, Ting, 2019; AB 881, Bloom, 2019; AB 587, Friedman, 2019; AB 670, Friedman, 2019; SB 13, Wieckowski, 2019; AB 671, Friedman, 2019; AB 3182, Ting, 2020)*
- Re-establishing authority to require a certain amount of lower-income housing as a condition of development of new rental units—i.e., **inclusionary zoning** *(AB 1505, Bloom, 2017)*
- Allowing for **missing middle housing** production in formerly single-family zoning districts through state-level upzoning legislation *(Accessory Dwelling Unit Laws; SB 9, Atkins, 2021)*
- Encouraging local governments to conduct **robust public engagement and environmental review as communities are planned** to reduce the time and cost spent on these activities at the project level *(SB 330, Skinner, 2019)*
- Improving **coordination in the state's housing financing delivery system** at HCD *(AB 434, Daly, 2020)*

In just 5 years, California experienced nearly a 10-fold increase in permitted ADUs

Accessory Dwelling Unit Permits
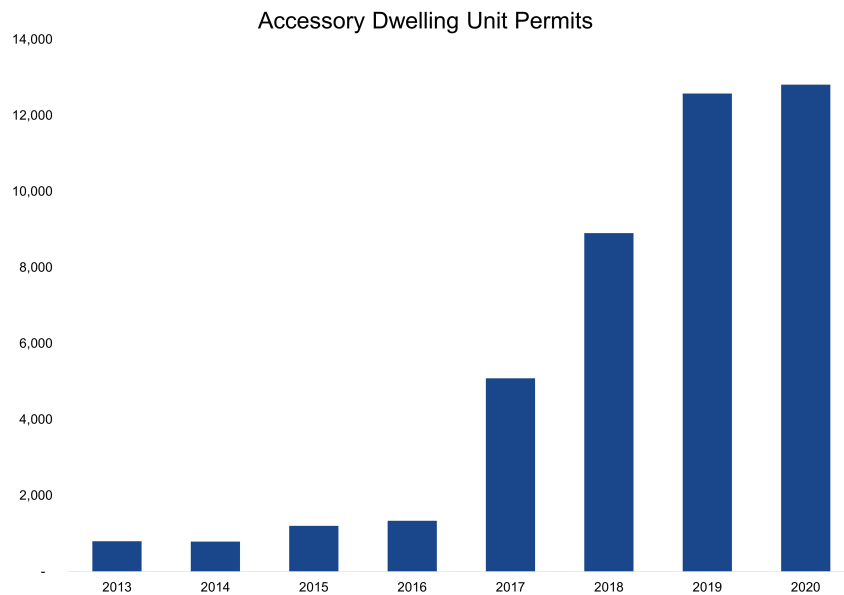
Source: Annual progress report data submitted by cities and counties.

Incentivizing Housing Production: The state has taken a multifaceted approach to unlocking additional housing potential.

The Legislature created a series of incentives to encourage housing development. These policies included, but were not limited to, programs that provide infrastructure and parks funding for cities that produce affordable housing, matching funds for cities and counties that contribute local funding to affordable housing, and incorporating housing goals into transportation plans. At the same time, the state took a variety of steps to utilize public land for the purposes of affordable housing production. Both the Surplus Land Act (SLA) and the Excess Sites program make public land available to affordable housing developers. These two initiatives have already produced significant dividends, resulting in over 5,000 units of affordable housing expected on current sites as of February 2022. By linking housing production to incentives and investments at local, regional, and state levels, and providing public land for the development of affordable housing, the state is leading the way to expand housing construction.
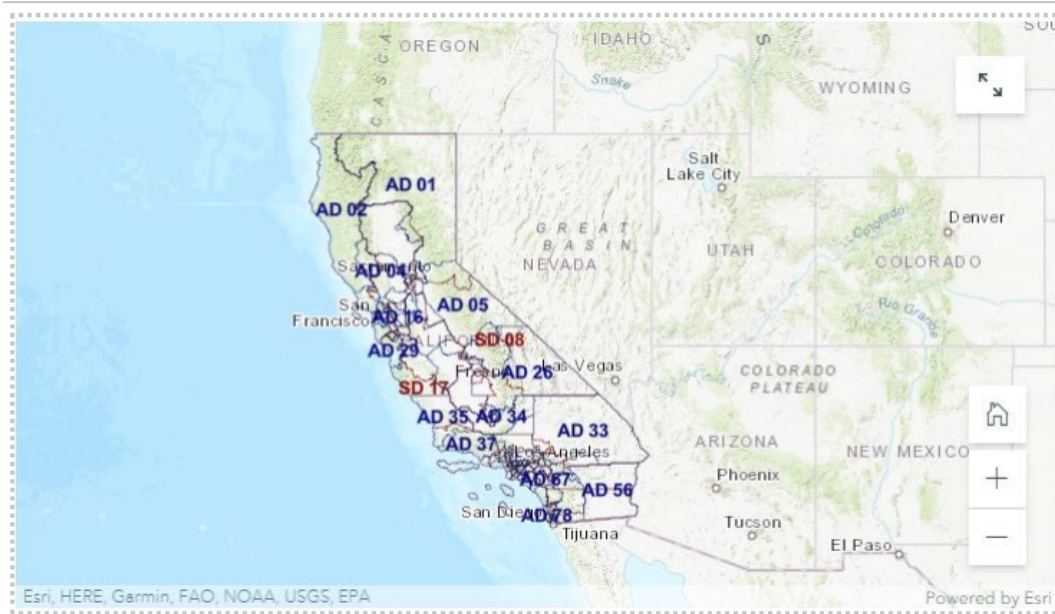
- Providing **funding for infrastructure, parks, and other non-housing community benefits** as a reward to cities and counties that produce and preserve affordable housing

(Transformative Climate Communities; Affordable Housing and Sustainable Communities; SB 2 incentive programs)

- Offering **matching funds for cities and counties** that utilize existing resources that facilitate housing investment *(Local Housing Trust Fund)*

- Incorporating housing goals into existing and new **transportation programs** *(Caltrans Sustainable Communities Grants Program, California Transportation Commission (CTC) Local Partnership Program (LPP); CalSTA's Transit & Intercity Rail Capital Program (TIRCP); CTC's Active Transportation Program (ATP), CTC's Solutions for Congested Corridors Program (SCCP); California Air Resources Board's Sustainable Transportation Equity Project (STEP))*

- Making grants available for income qualified homeowners to **incentivize ADU construction** *(CalHFA ADU Grant Program)*

- Creating a permanent source of funding to **subsidize mixed-income housing project**s *(CalHFA Mixed Income Program established by SB 2)*

- Expanding **infill development and density incentives**, such as the Density Bonus Law, to promote upzoning for infill and compact development *(AB 1763, Chui, 2019; SB 9, Atkins, 2021; SB 10, Wiener, 2021; Accessory Dwelling Unit Laws)*

- Unlocking **excess state land** available for affordable housing *(Executive Order N-06-19)*

- **Connecting affordable housing developers to local surplus land** and strengthening enforcement of the Surplus Land Act (SLA) *(AB 1486, Ting, 2019; SB 791, Cortese, 2021)*

- Requiring cities and counties to **inventory and report surplus and excess local public lands** to include in a statewide inventory *(AB 1255, Robert Rivas, 2019)*

One of the challenges in building new affordable homes is acquiring land suitable for housing. In 2019, Governor Newsom took several actions to make state and local public lands available for affordable housing development, including connecting affordable housing developers to local surplus public land.

Notices of Availability by Status - 2/23/2022

Strengthening Accountability and Enforcement: In addition to promoting new and innovative strategies to facilitate housing production, the state is also reaffirming and strengthening laws that are already working.

The state, in partnership with local governments, already has a comprehensive system to enforce housing goals. To strengthen that system, the state adopted several laws that improve our No Net Loss (of affordable housing) regulations, fortify our programs to prevent exclusionary policies, improve reporting requirements for housing elements and Regional Housing Needs Assessment (RHNA) goals, and track compliance of existing housing laws. The state took the additional step to create a new Housing Accountability Unit at HCD which will allow the Department to better enforce existing housing protections while implementing new housing laws such as by-right approvals and requiring housing elements to include information on how local governments are meeting their obligation to affirmatively further fair housing. The California Department of Justice also developed a Housing Strike Force which will focus on holding cities and counties accountable for fair housing, equity, and housing production.

- Strengthening No Net Loss provisions to **maintain sufficient sites for affordable housing** development in the housing elements sites inventory (SB 166, Skinner, 2017)
- **Fostering development potential** of sites by requiring additional or by-right approvals (AB 1397, Low, 2017)
- Enforcing existing housing laws by **tracking compliance** and providing technical assistance (AB 72, Santiago, 2017)
- Requiring updates to housing elements and annual progress reports to **provide data on all new development** (AB 879, Grayson, 2017)
- Strengthening existing provisions of the Housing Accountability Act, making it enforceable to **stop exclusionary behaviors** (SB 167, Skinner, 2017; AB 678, Bocanegra, 2017; AB 1515, Daly, 2017; AB 2194, 2018; SB 330, 2019)
- Obligating local cities and counties to **plan for housing** and expanding state oversight of the RHNA process (SB 828, Wiener, 2018; AB 1771, Bloom, 2018)
- **Eliminating restrictive moratoriums** and development growth caps (SB 330, Skinner, 2019)
- Promoting improved reporting and analysis to **measure housing production outcomes** (AB 1483, Grayson, 2019)
- Creating a **new Housing Accountability Unit** at HCD (May Revision to 2021 Budget; AB 215, Chiu, 2021)
- Requiring housing elements to include affirmatively furthering fair housing analysis and actions (AB 686, Santiago, 2018; SB 478, Wiener, 2021)

"A housing element is no longer a paper exercise – it's a contract with the state of housing commitments for eight years and the Housing Accountability Unit will hold jurisdictions to those commitments."

—Deputy Director for Housing Policy Megan Kirkeby, California Department of Housing and Community Development

Supporting Community Development, Sustainability, and Climate Resiliency: Encouraging land use policies and investments that support community and infrastructure development, as well as climate resilience strategies.

Working independently, and in conjunction with the federal government, the state manages a series of programs that helps communities respond to natural disasters and adapt to continuing climate change. The state applies for and distributes Community Development Block Grants (CDBG) after disasters strike and to help communities adapt to climate change. In addition, HCD partners with the Governor's Office of Emergency Services (Cal OES), the Governor's Office of Planning and Research (OPR), and the California Natural Resources Agency (CNRA) to help update several statewide plans such as the State Climate Adaptation Plan, the State Hazard Mitigation Plan, and the California Adaptation Planning Guide. HCD also has the responsibility for enforcing the state's green building code (CALGreen) which promotes sustainable construction practices.

Concurrently, the state administers several programs that encourage the development of housing in areas of opportunity (job- and transit-rich areas), invest in economic development in lower-opportunity areas, and bring commercial uses to established residential neighborhoods to promote walkability and lower vehicle miles traveled. The Affordable Housing and Sustainable Communities Program, Infill Infrastructure Grant Program, Regional Early Action Planning Grants of 2021 (REAP 2.0), and the Transit-Oriented Development Housing Program are some of the state programs that make transformative investments in infrastructure, transportation, and housing.

- Continuing to **integrate strategies to build more homes in areas of opportunity** — job- and transit-rich areas with high-performing schools and other amenities — while promoting community development and infrastructure investments in communities with higher concentrations of poverty and fewer services *(Affordable Housing and Sustainable Communities*

Program; Infill Infrastructure Grant Program; REAP 2.0; Transit-Oriented Development Program)

- Ensuring that Californians can bounce back after disasters strike by **administering federal funds,** as well as applying for more federal funding *(Community Development Block Grant - Disaster Recovery (CDBG-DR); Community Development Block Grant – Mitigation (CDBG-MIT); National Disaster Resilience Competition (NDRC))*

- Promoting **community resiliency and adaptation to climate change and natural disasters** within state and local strategies *(Federal CDBG—Disaster Funding; Broadband for All Executive Order N-73-20)*

- Supporting **economic and social resiliency among vulnerable communities** by adding requirements and incentives to housing funding programs to expand high-speed internet access in affordable homes *(California Broadband Action Plan; EO N-73-20)*

- Partnering with CalOES, CNRA and OPR to update the California Adaptation Planning Guide, State Climate Adaptation Strategy, and State Hazard Mitigation Plan, among other plans, policies, and guides to **strengthen state and local resilience to climate risks**

- Continuing to **update and enforce CALGreen**, the state's green building code, to reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices *(2019 CALGreen Code)*

"Meeting our affordable housing goals and advancing California's climate leadership are priorities that go hand in hand, as these projects demonstrate. It is important now more than ever to build homes for Californians close to the places they need to be every day, like jobs and schools, as an integrated solution to reduce

harmful emissions and create housing that
meets the needs of all our communities."

-Governor Gavin Newsom

Lowering Per-Unit Costs: Identifying cost drivers and researching opportunities to reduce them.

Housing costs continue to be a significant barrier to families trying to buy a home in California. Although the market will continue to drive many of those costs that individuals face, the state is taking numerous steps to understand these costs and potentially alleviate them. Several new laws will provide needed direction and resources to study costs. As a result of recent legislation, the state is studying the costs of permitting and impact fees and developing a far-reaching data strategy for coordinating housing data across the state. At the same time, the state is pursuing more tangible initiatives such as funding programs that develop the labor force for the housing industry, promoting adaptive reuse construction (Homekey), alternative housing models (such as ADUs), and sustainable housing practices.

- Conducting a **study on the reasonableness of permitting and impact fees** *(AB 879, Grayson, 2019; AB 602, Grayson, 2021)*
- Encouraging **alternative housing production methods**, including adaptive reuse of aging and underutilized buildings and modular or manufactured construction *(Homekey, Excess Sites program)*
- Promoting **sustainable building practices** and the construction of environmentally friendly housing *(2019 CALGreen Code)*
- **Reducing barriers and funding alternative housing models** with lower production costs *(Streamlining ADUs and JADUs through AB 68, Ting, 2019; AB 881, Bloom, 2019; AB 587, Friedman, 2019; AB 670, Friedman, 2019; SB 13, Wieckowski, 2019; AB 3182, Ting, 2020; AB 671, Friedman, 2019)*
- Promoting **improved data collection**, transparency, and analysis related to reducing housing costs *(AB 1483, Grayson,*

2019)

- Funding **workforce development programs** to expand the labor force for housing development *(May Revision to 2021 Budget)*

Effectively administering public funds in affordable home development and rehabilitation, rental and home ownership assistance, and community development

Effectively administering public funds in affordable home development and rehabilitation, rental and home ownership assistance, and community development

Identifying Housing Funding Sources: Identifying sources of funding for affordable housing that do not add new costs or cost pressures to the state's General Fund, but that support and align with other state policy goals.

California faces vast housing challenges with limited resources. As responsible stewards of public money, the state pursues programs

that provide the most impact per dollar while remaining within the limits of the state budget. The state has provided over $4 billion of housing funding through the voter supported Veterans and Affordable Housing Bond Act, among other smaller funding sources that support affordable housing, preservation efforts, and investments in shovel-ready affordable housing projects.

- Creating a robust **ongoing funding source for affordable housing** and infrastructure-related investments *(SB 2, Atkins, 2017)*
- Augmenting ongoing housing funding with a **one-time general obligation bond** *(SB 3, Beall, 2019: to build and renovate rental homes, to offer home loan assistance to Veterans, to construct additional housing in dense urban areas and near public transit, $450 million to aid low- and moderate-income homebuyers, and $300 million to provide loans and grants for development of farmworker housing)*

Creating Policy and Program Consistency: Creating more consistency in guidelines, reporting requirements, and policy goals between state agencies involved in housing, transportation, air quality, and conservation.

There are many state agencies all working together to combat housing shortages and costs as well as climate and transportation issues. One way to improve outcomes is to ensure that everyone is working from the same set of goals, guidelines and reporting instruments. To this end, the state has initiated programs to facilitate efficient housing finance delivery, align HCD housing programs with Tax Credit and Bond Allocation programs, and coordinate the multiple agencies working on housing needs, climate resilience, and conservation towards a common goal.

- Furthering state policy objectives of equity through a more **effective and efficient housing financing delivery system** at HCD *(AB 434, Daly, 2020)*
- Providing **consistent definitions, thresholds, and scoring** for seven of HCD's rental housing programs *(AB 434, Daly, 2020)*

- **Aligning HCD programs with the state Tax Credit and Bond Allocation programs** *(AB 434, Daly, 2020)*
- **Coordinating housing need, climate resiliency, greenhouse gas reduction, public health benefits, and development and conservation goals** throughout various state departments *(various work groups with the Business, Consumer Services and Housing Agency (BCSH), California Air Resources Board (CARB), Office of Planning and Research (OPR), California Department of Transportation (Caltrans), California Transportation Commission (CTC), the California State Transportation Agency (CalSTA), the Strategic Growth Council (SGC), the Department of Conservation (DOC), the California High-Speed Rail Authority (CHSRA), California Energy Commission, and others)*

"This is about both integrating HCD funding programs as well as aligning priorities across the entire California affordable housing nancing system. Outcome? More housing, faster housing, in the right places."

– Director Gustavo Velasquez, California Department of Housing and Community Development

Who Loses Out When Not Enough Housing Is Built?

Californians with a wide range of characteristics, experiences, personal stories, goals, and aspirations lose out when not enough housing is built. This includes working families, aging seniors, persons with disabilities, school-aged children, youth aging out of foster care, college students, young adults entering the workforce, Tribes, formerly incarcerated individuals, immigrant communities, and persons exiting homelessness—often reflecting the unique experiences and demographics of their communities.[56] Some populations face greater barriers that prevent them from accessing California's limited housing supply.

The state has made record investments in affordable housing and taken bold and urgent action to streamline housing production, but we cannot unwind a crisis this long in the making overnight. In the most efficient areas, it typically takes years for housing to go from planning and zoning to move-in ready.

It can be done with resources and determination! Check out California's 2020 Homekey program as a model that showcases urgency, action, partnership, and efficiency to get results.

During the height of the pandemic, the state performed a wide range of activities to get people housed as fast as possible, as evidenced by the timeline below. The effort, output, and level of partnership between the state and local partners was unprecedented.

8,264
Individuals Housed

Housed at least:
1,207 Seniors   201 Transition-Age Youth   333 Minor Children

NOFA Released
HCD released a Homekey Notice of Funding Availability for $550,000,000 in Coronavirus Relief Funds (CRF) and $50,000,000 in State General Funds (GF) on July 16, 2020. The application period began on July 22, 2020.

Additional Funds Announced
The first application period closed on September 29. The same day, Governor Newsom announced his proposal for an additional $200 million in CRF for Homekey, pending conversations with the Legislature.

Redeploying Unused Funds
HCD began redeploying unutilized funds in November, until all funds were awarded.

Reporting Ramp-Up
HCD published the annual report form, which grantees would use to fill out their contract expenditure information and project accomplishments.

| JUL 2020 | AUG 2020 | SEP 2020 | OCT 2020 | NOV 2020 | DEC 2020 | JAN 2021 | FEB 2021 |

Award Announcements Begin
Award announcements began in August 2020 and were issued through October 2020.

New Funding Approval
On October 7, the Joint Legislative Budget Committee approved the request for additional funding. HCD continued awarding funds for waitlisted applicants that could close escrow by the December 30 deadline.

Expenditure Deadline
Applicants were required to expend all CRF funds by December 30. By this point, 94 awards had been made to 51 different jurisdictions for a combined 120 unique project sites.

Reports Due
The first Grantee Expenditure and Program Report was due to HCD on February 1, 2021. This report was due from all awarded projects, and HCD received 100% of these required reports.

Cost Efficiency
Average Cost Per Unit
Homekey
$129,254

California New Construction
$380,000-$570,000

"Homekey has secured more than 6,000 units for individuals who would otherwise experience homelessness or be at risk of homelessness. Homekey has already started to change lives for the better in many communities by placing individuals on a path to long-term stable housing with services."

– Secretary Lourdes M. Castro Ramírez, Business, Consumer Services and Housing Agency

Where We Are Going in the Future

Housing prices and inequity continue to rise in California. Over the past four years, we have made incredible progress by coming together to tackle the housing crisis, but there is more work to be done.

Today, we have a unique opportunity to use bold short- and long-term strategies to address these problems.

Over the next 10 years, the state is working towards three objectives to ensure every Californian has a safe, stable, and affordable home:

Objective 1. Keep Californians in Their Homes

It is imperative that we work to keep people in their existing homes and communities, and preserve existing affordable homes. Keeping Californians in their homes includes direct financial support to residents, anti-eviction measures, and strengthening affordable

housing preservation laws to better protect renters. It also recognizes that some of the most affordable housing units in the state are the ones that we already have and intervenes to preserve these existing subsidized and naturally occurring affordable housing (NOAH) units.

Actions:

- Prevent renters from being evicted and support renters facing eviction
- Support homeowners facing foreclosure
- Preserve subsidized affordable housing
- Preserve non-subsidized affordable housing and keep existing tenants in these housing units

Objective 2. Produce More Affordable and Climate-Smart Housing

Through the following actions, we aim to increase the supply of housing at all affordability levels throughout the state and target

production in the places where people need it the most, without displacing existing residents. This objective seeks to facilitate a greater diversity of housing models and typologies, outside of the status quo, to meet California's pressing and diverse housing needs. We must produce new housing in areas with high access to opportunities and services without displacing existing residents, mitigate the risk of climate change while developing new housing units, provide housing units that are affordable to all Californians, lower housing development costs, and continue to enforce existing housing laws to achieve results.

Actions

- Encourage greater diversity of housing types in all neighborhoods
- Encourage new housing development in in existing communities to reduce vehicle miles traveled (VMT) and mitigate climate change while simultaneously addressing housing need
- Implement climate resiliency and sustainable building strategies
- Support local and regional governments to encourage more housing at a range of prices, including identifying interventions to lower development costs and timelines for housing at all income levels
- Research alternative housing models with lower production costs, such as manufactured and factory-built housing, including labor standards
- Continue to hold local communities accountable for compliance with state housing laws

Objective 3. Continue to Act with Urgency to Address Homelessness and Housing Need

Now is the time to take bold actions to address our housing affordability and homelessness crisis that was decades in the making. We must continue to act urgently to address these crises. The status quo of bureaucratic delays, outdated building practices, and siloed attempts at housing solutions is no longer acceptable. We must provide for the needs of all Californians — especially those who are low-income, at risk of homelessness, or currently experiencing homelessness— through direct relief, prevention strategies, better information, and more flexibility.

Actions

- Connect people with affordable housing and services faster
- Eliminate barriers that cause delays in affordable housing funding allocations or housing construction

- Strengthen commitments of existing partners and increase breadth of stakeholders working on eradicating homelessness, housing production, preservation, and programs
- Align the state's health care and housing responses more efficiently to better serve the complex needs of people experiencing homelessness

This is not a one size fits all approach. With policies, practice, and resolve, the state can meet every city and county where they are—to do their part to improve the quality of life for all Californians and the economic health of our great state.

◆ ◆ ◆

Tracking Our Shared Progress

As we take action to meet these objectives, the state must be able to track our shared progress towards addressing the housing crisis.

Today, we are working with available data largely focused on the lagging outcomes we seek to change. Going forward, we plan to add leading indicators of progress. This is, and will be, a work in progress, further outlined in the state's 10-year Housing Data Strategy.

Better data is essential in making and assessing progress towards each of our objectives.

Objective 1. Keep Californians in their Homes

While building more affordable housing is critical to meeting California's housing needs, it is also important to maintain the affordability of the housing that the state already has.

Rental Assistance Deployed

The best method of keeping Californians in their homes is preventing displacement and evictions. Efforts to keep Californians in their homes became particularly urgent with expiring state and

federal COVID-19 eviction moratoriums. The state began addressing this need through the Rent Relief program.
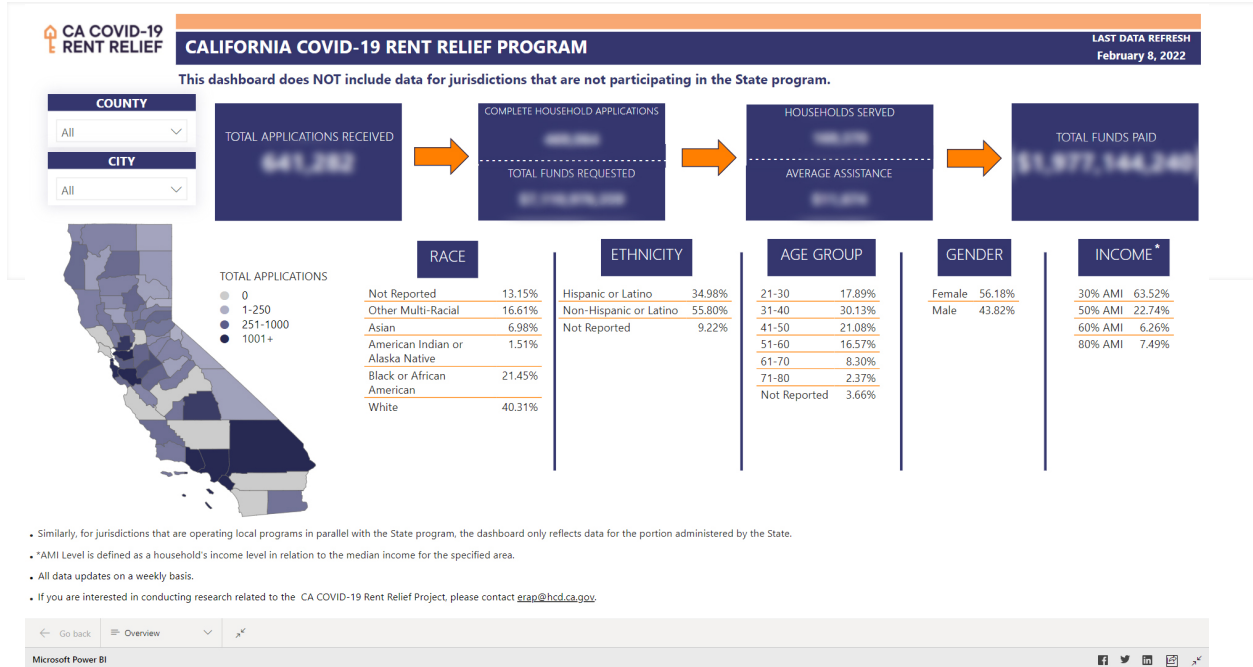
Since the Rent Relief program launched on March 15, 2021, California has led the nation in delivering assistance to those most in need and at risk of losing their housing. As of February 28, 2022, California allocated over $2.1 billion in emergency rental assistance to keep over 183,500 families in their homes.

Objective 2. Produce More Affordable and Climate-Smart Housing

The state must accurately assess progress along the housing production pipeline to understand where it breaks down and what types of homes are being built in which parts of the state.

Progress Towards Housing Need Goals

The state can track jurisdictions' progress towards housing need goals (Regional Housing Needs Assessment), from how much cities and counties are required to plan for, to how much housing they enable through zoning, to how much they permit, to how much gets built.

The state has passed legislation and allocated funding to incentivize development and streamline the construction process. Tracking the housing development pipeline will allow the state to measure the effectiveness of these policies.

While there are cities and counties doing the right thing, most continue to permit too few units.

*Progress Towards Housing Need Goals (Regional Housing Needs Assessment) by Jurisdiction*
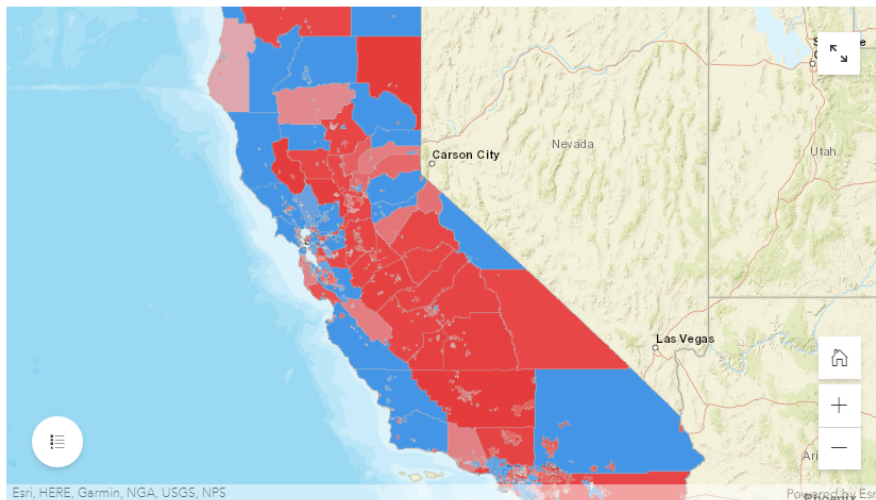
Source: Annual progress report data through 2020 on units permitted during the 5th Regional Housing Needs Assessment (RHNA) cycle.

Location of New Housing Development

The state collects data on the location and status of new development projects, from the initial application through occupancy. The state can use this data to monitor whether or not jurisdictions are prioritizing and approving infill development in order to advance climate goals.

Explore HCD's Housing Element Implementation and Annual Progress Report Data Dashboard. Track the geographic distribution of housing development, including housing applications, building permits, and construction activity by locality, structure type and affordability.
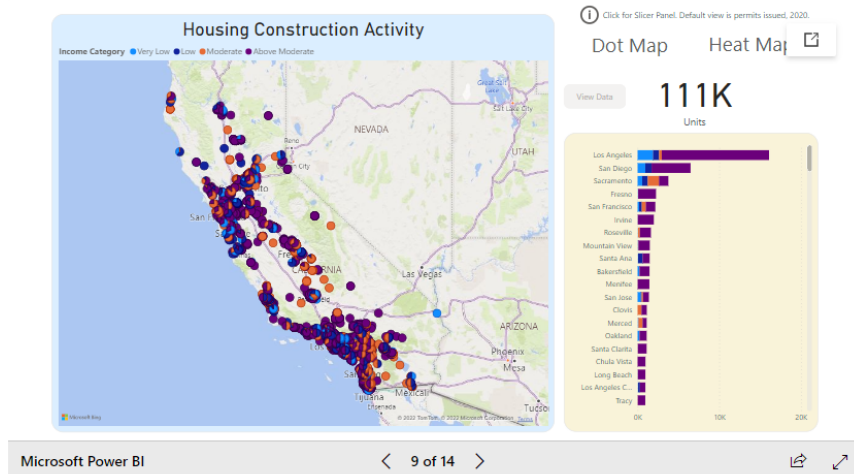
Grants and Technical Assistance

The state can track where we provide planning grants and technical assistance to encourage local cities and counties to plan for more housing and better understand how these resources support our shared housing goals.

Explore HCD's Planning Grants and Local Housing Strategies Map. View where HCD's technical assistance teams are conducting outreach and support and see which jurisdictions have applied for planning grants.
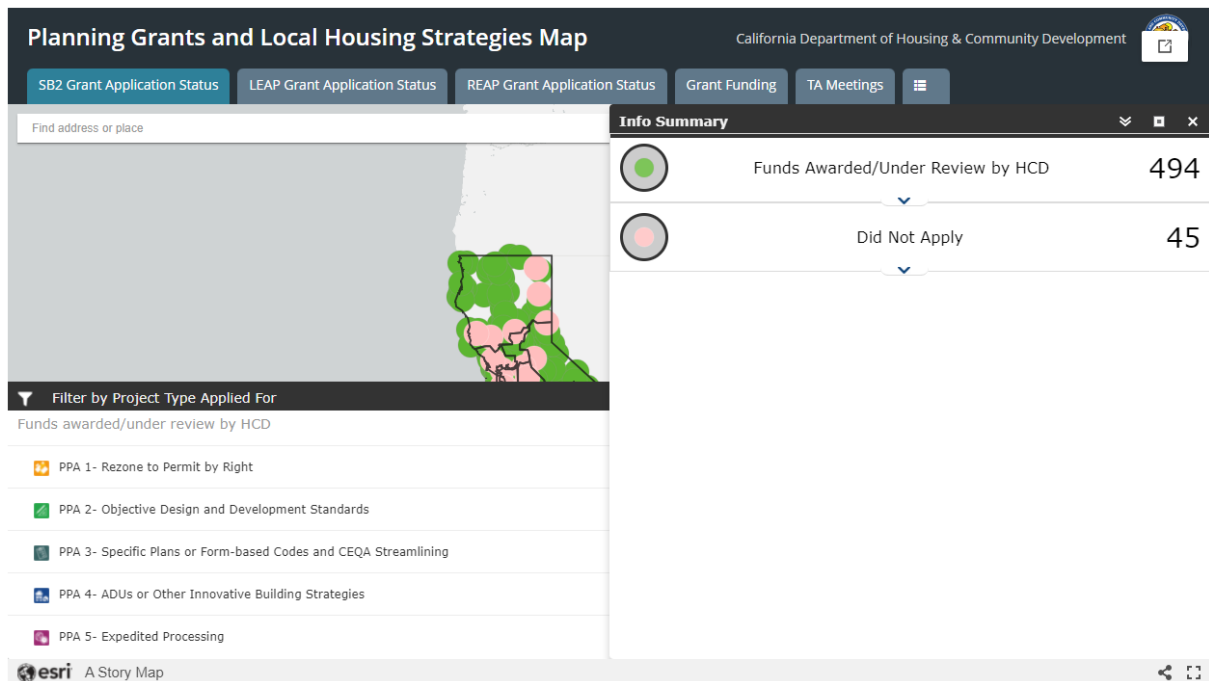
Prohousing Participation and Alignment with State Goals

The state can measure the Prohousing Designation Program's impact on local governments' policies and incentives by tracking:

- Local government applications for the Prohousing Designation, including their rate of success.
- State funding programs that adopt incentives for the Prohousing Designation, including programs funding transportation improvements and other infrastructure.
- The number of Prohousing Designated jurisdictions that successfully receive state funding via a competitive application process.
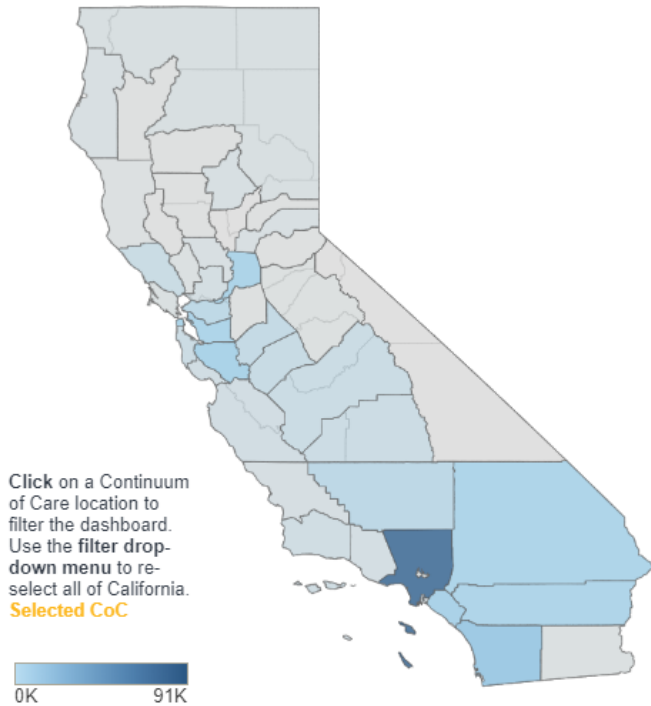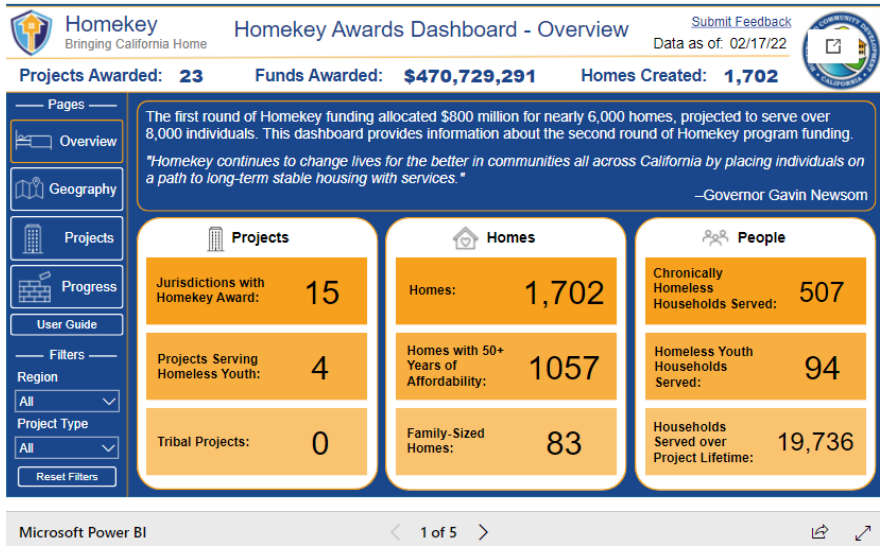
Objective 3. Act with Urgency to Address Homelessness and Housing Need

The state can leverage data to measure the impact of policies that streamline existing affordable housing programs and fund new, innovative programs to address homelessness and housing need.

Interim and Permanent Housing Unit Conversions

The state can track where conversions into interim and permanent supportive housing occurred through Homekey. These homes will serve households who are homeless or at-risk of homelessness.

Explore the Homekey Awards Dashboard to learn about affordable homes in your community supported by the second round of Homekey funding (December 2021 to February 2022).

Homekey
Bringing California Home
Homekey Awards Dashboard - Overview
Submit Feedback
Data as of: 02/17/22

Projects Awarded: 23 **Funds Awarded: $470,729,291** **Homes Created: 1,702**

--- Pages ---
- Overview
- Geography
- Projects
- Progress
- User Guide

--- Filters ---
Region
All
Project Type
All
Reset Filters

The first round of Homekey funding allocated $800 million for nearly 6,000 homes, projected to serve over 8,000 individuals. This dashboard provides information about the second round of Homekey program funding.

"Homekey continues to change lives for the better in communities all across California by placing individuals on a path to long-term stable housing with services."

—Governor Gavin Newsom

Projects		Homes		People	
Jurisdictions with Homekey Award:	15	Homes:	1,702	Chronically Homeless Households Served:	507
Projects Serving Homeless Youth:	4	Homes with 50+ Years of Affordability:	1057	Homeless Youth Households Served:	94
Tribal Projects:	0	Family-Sized Homes:	83	Households Served over Project Lifetime:	19,736

Microsoft Power BI   < 1 of 5 >

Click on a Continuum of Care location to filter the dashboard. Use the **filter drop-down menu** to re-select all of California.
Selected CoC

0K — 91K

Of the 246,142 people who accessed the California homelessness response system in 2020:

159,439
Individuals

83,548
People in families with children

There were:

24,259
Unaccompanied youth included in individual and family groups

California has significantly increased homelessness prevention services. In 2020, 246,142 people received homelessness prevention assistance, 40 percent more than the number of people served in 2017.

## Excess State Land for Affordable Housing

The state can track where excess state properties are available and suitable for housing development, as well as where the state

has made progress in ground leasing state property to develop affordable and mixed-income housing. This will help us track progress on recently passed executive action to spur development on public land.

Explore the state's Map of Excess State Properties which are currently identified for affordable housing development. The number of properties will continue to grow as additional sites and/ or buildings are identified as opportunities.

Statewide Affordable Housing Opportunities Sites
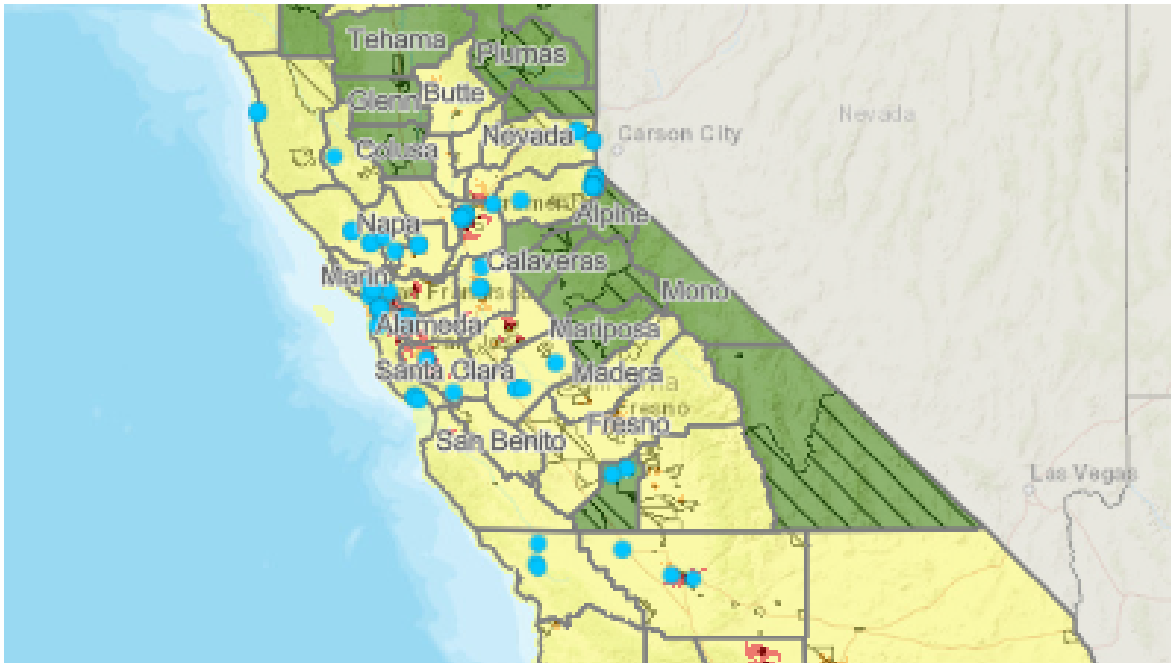
Outreach & Acknowledgements

To inform the Statewide Housing Plan, HCD engaged the public through a multipronged approach.

In May and June 2021, HCD held seven public listening sessions with a wide variety of stakeholders: five regional sessions (North, South, Central Coast, Central Valley, and Bay Area), as well as one session for Tribes and Tribally Designated Housing Entities

(TDHE), and one non-regional session to discuss housing priorities, goals, and strategies. The purpose of the listening sessions was to discuss housing strategies with communities and better understand what is working, what isn't working, and how things have changed since the last plan.

HCD would like to thank the housing stakeholders and experts who helped shape this report, including representatives from:

- California Air Resources Board
- California Association of Housing Authorities
- California Coalition for Rural Housing
- California Housing Consortium
- California Housing Finance Agency
- California Housing Partnership Corporation
- California State Association of Counties
- ClimatePlan
- Circulate San Diego
- Disability Rights California
- Greenlining Institute
- Housing California
- League of California Cities
- Northern Circle Indian Housing Authority
- Office of Planning and Research
- Ohio State University Kirwan Institute for the Study of Race & Ethnicity
- Public Advocates
- Public Counsel
- SPUR
- TransForm
- University of California, Berkeley Othering & Belonging Institute
- University of California, Berkeley Terner Center
- University of California, Berkeley Urban Displacement Project
- University of California, Davis School of Law
- University of California, Davis Center for Regional Change
- University of California, Merced Political Science

- University of California, Los Angeles Luskin School of Public Affairs

Contact Us

This is a crisis that California can and must solve. And we need your help to do it.

If you are pursuing an innovative way to address the housing crisis, let us know. We will continue to use the Statewide Housing Plan in an iterative fashion to track progress, identify obstacles and highlight successes.

We welcome your input and comments via email at SHP@hcd.ca.gov.

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To further explore the data and research that informed the Statewide Housing Plan, view relevant citations below.

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Why is there not enough housing? There are several contributing factors.

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Definitions

This page allows users to explore and learn more about common terms and acronyms used in the Statewide Housing Plan.

Accessory Dwelling Unit (ADU)

Accessory Dwelling Units (also known as secondary units, in-law units, or granny flats) are independent rental units built on properties with an existing or proposed home. State legislation waives certain regulatory requirements to make it easier for property owners to build ADUs in residential zoning districts.

Affirmatively Furthering Fair Housing (AFFH)

All of California's public agencies are required to fulfill a state obligation to affirmatively further fair housing by combating housing discrimination, eliminating racial bias, undoing historic patterns of segregation, and lifting barriers that restrict access to housing in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

Affordability Levels

Most federal and state housing programs make subsidized housing units available based on a household's income. The U.S. Department of Housing and Urban Development (HUD) bases income limits on surveys of local area median income (AMI). The following are commonly used affordability levels, with income limits subject to variation for household size and other factors:
- Extremely low-income: 0-30 percent of AMI
- Very low-income: 30 percent to 50 percent of AMI
- Low-income: 50 percent to 80 percent of AMI; the term may also be used to refer to households with incomes of 0 percent to 80 percent of AMI
- Moderate-income: 80 percent to 120 percent of AMI

Affordable Housing

A housing unit is typically considered affordable if a household spends no more than 30 percent of their gross (pre-tax) income on all housing costs. Affordable housing can be

subsidized by the government to keep rental prices lower or can be "naturally occurring" in which case the housing unit is affordably priced without external subsidy.

Aging in Place

Aging in place occurs when people stay in their current home or community as they age, with some level of independence, rather living in a residential care facility.

By-Right Approvals

In a by-right approvals process, also known as ministerial approvals, projects that meet objective planning and zoning code standards will be approved without discretionary review processes (e.g., public hearings or approval from subjective design review boards).

California Environmental Quality Act (CEQA)

The California Environmental Quality Act requires state and local agencies to identify and inform all stakeholders of the potential environmental impacts of a proposed project and to reduce those impacts to the extent feasible.

Continuum of Care

According to the National Alliance to End Homelessness, a Continuum of Care is regional or local planning body that coordinates housing and services funding for homeless families and individuals. Continuums of Care (CoCs) are also tasked with tracking the homeless community in their area, including managing the biannual count of the local populations of persons experiencing homelessness known as the Point-in-Time (PIT) Count.

Cost Burdened

A household is considered cost burdened if they are spending more than 30 percent of their gross income on housing.

Density Bonus

Density Bonus Law allows certain housing projects to include more units than what would typically be allowed under local planning regulations and/or receive exemptions from other local development requirements to reduce construction costs, in exchange for the construction of more affordable housing units.

Displacement

According to the UC Berkeley Urban Displacement Project, residential displacement occurs when a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.

Downsizing

Downsizing means moving from a larger home to a smaller home, either in terms of number of bedrooms or square footage of the home (or both).

Excess Sites

Excess sites are state-owned properties that have been declared "excess" by state departments and potentially suitable for affordable housing development. These state-owned excess sites are being mapped and made available for housing in accordance with Executive Order N-06-19, which directs the Department of Housing and Community Development (HCD) and the Department of General Services (DGS) to identify and prioritize excess state-owned property and aggressively pursue sustainable, innovative, cost-effective housing projects.

Executive Order

Executive Orders are formal orders from the Governor that have legal backing and typically require action by state agencies.

Factory-Built Housing (FBH)

Factory-built housing is a housing typology where housing units are manufactured off-site and then transported to its permanent installation location. These units have the potential to reduce construction costs and timelines compared to traditional site-build housing.

Fair Market Rent (FMR)

The U.S. Department of Housing and Urban Development (HUD) establishes the Fair Market Rent, which represents what a household can expect to pay for a moderately-priced rental unit (40th percentile) in a given metropolitan area. FMR is used to determine payments for various federal assistance programs, such as the Section 8 Housing Choice Voucher program.

Greenfield Development

Greenfield development is real estate development that occurs in previously undeveloped areas.

Greenhouse Gases (GHG)

According to the U.S. Environmental Protection Agency, greenhouse gases are gases that trap heat in the atmosphere. Carbon dioxide is the primary GHG that is emitted through human activity.

Homekey

Building on the success of Project Roomkey (see below), Homekey is a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness, who are especially impacted by COVID-19 and other communicable diseases. Through Homekey, HCD provides funds for state, regional, and local public

entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population.

Housing Element

A housing element is a plan adopted by a city, town, or county to meet the housing needs of everyone in the community, including by providing opportunities for (and not unduly constraining) housing development. HCD plays the critical role in the housing element process by reviewing every local government's housing element for compliance with Housing Element Law. These plans must be revised by local governments on a regular basis, typically every five to eight years.

Housing Unaffordability

Housing is considered unaffordable if a household spends over 30 percent of gross (pre-tax) income on all housing costs.

Housing Element Annual Progress Report (APR)

Each jurisdiction (i.e., city or county) is required to submit a Housing Element Annual Progress Report to HCD on its progress toward implementing its housing element (see above). The annual progress report includes an update on all new development projects in the jurisdiction, allowing the state to track each jurisdiction's progress towards meeting its Regional Housing Needs Assessment (RHNA) (see below).

Housing First

Housing First is an evidence-based, client-centered approach that recognizes housing as necessary to make other voluntary life changes, such as seeking treatment or medical care. The goal of Housing First is to provide housing to individuals and families quickly with as few obstacles as possible, along with voluntary support services according to their needs.

Inclusionary Zoning

Jurisdictions with inclusionary zoning ordinances require that a certain percentage of units in a proposed housing project be made affordable to households with very low to moderate incomes.

Infill Housing Development

According to the Governor's Office of Planning and Research (OPR), infill housing development refers to building additional housing on unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill housing development is critical to accommodating growth and redesigning our cities to be environmentally sustainable.

Just Cause Eviction

Just cause eviction ordinances protect tenants from arbitrary, discriminatory, or retaliatory evictions by requiring landlords to have a valid reason for seeking an eviction. Under state law (Assembly Bill 1482 – Chiu 2019), allowable reasons generally fall into two categories: at-fault just cause (e.g., failure to pay rent or lease violation) and no-fault just cause (e.g., owner move-in, condo conversion).

Junior Accessory Dwelling Unit (JADU)

Junior Accessory Dwelling Units are homes created by taking space from an existing dwelling unit. A JADU must have cooking facilities, including a sink, but is not required to have a private bathroom. JADUs are limited to 500 square feet (sf) in size and must have an independent exterior entrance.

Legacy Project

Legacy projects are previously state-funded affordable housing developments. Preservation (see below) plays a key role in preventing legacy projects from converting to market-rate as their affordability requirements associated with state funding expire.

Naturally Occurring Affordable Housing (NOAH)

Naturally Occurring Affordable Housing refers to affordable rental housing units that do not require any financial subsidy.

Non-Congregate Shelter

Non-congregate shelter provides private units or rooms as temporary shelter for individuals and families who are experiencing homelessness. During the COVID-19 pandemic, hotel and motel rooms were used as non-congregate shelters through the Project Roomkey (see below), providing safe shelter and essential wrap-around services for individuals and families with no other safe place to quarantine, isolate, or social distance.

Permanent Supportive Housing (PSH)

Permanent supportive housing pairs subsidized affordable housing with voluntary support services to address the needs of chronically homeless individuals and people with disabilities.

Preservation

Affordable housing preservation refers to a suite of strategies, tools, and incentives to maintain the affordability of existing rental units (subsidized and unsubsidized) at risk of conversion to market-rate. Preserving existing affordable housing protects lower income households who cannot afford to pay market-rate rents from potential displacement (see above).

Prohousing Designation Program

The Prohousing Designation Program provides incentives to cities and counties in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure funding programs.

Project Roomkey

Project Roomkey was established in March 2020 as part of the state response to the COVID-19 pandemic to give people who are experiencing homelessness and are recovering from COVID-19 or have been exposed to COVID-19 a place to recuperate and properly quarantine outside of a hospital. It also provides a safe place for isolation for people who are experiencing homelessness and at high risk for medical complications should they to become infected.

Protected Characteristics

In California, protected characteristics (or "protected classes") include race, color, religion, sex, sexual orientation, gender identity, gender expression, genetic information, marital status, ancestry, national origin, color, familial status, disability, military/veteran status, and source of income. It is illegal to discriminate against a group or individual on the basis of their protected characteristics. Accordingly, it is illegal for cities, counties, or other local government agencies to make zoning or land-use decisions that unlawfully discriminate based on these characteristics.

Redlining

Redlining is a discriminatory and racist practice that began in the 1930s whereby the federal government created color-coded maps and systematically denied residential mortgages in neighborhoods outlined in red based on the racial demographics of existing communities. While redlining as a practice was eradicated with the 1968 passage of the federal Fair Housing Act, the repercussions of redlining can still be felt today in the persisting effects of historic residential segregation along racial lines.

Regional Housing Needs Assessment (RHNA)

The Regional Housing Needs Allocation is the state-mandated process of determining how much housing each jurisdiction must plan for to meet housing needs at a variety of affordability levels (see above). Based on demographic data, the state calculates housing need in coordination with each region's planning body, known as a Council of Governments (COG). Once the state and the COG agree to the amount of housing that must be planned for, the COG is responsible for divvying up the housing need among all jurisdictions within that region through a RNHA Plan.

Streamline

Streamlining is a mechanism of reducing barriers associated with the approval and construction of housing. Instead of requiring conditional and discretionary approvals from local government bodies, streamlining expedites permitting and grants by-right housing approvals (see above) so long as the proposed project meets a certain set of

objective development standards. Streamlining makes it faster and cheaper to build new housing units in the state.

Surplus Land Act (SLA)

The Surplus Land Act (SLA) refers to a statute that local agencies must follow when conveying surplus land (i.e., land declared surplus and not necessary for a local agency's use) for sale or lease. To prioritize affordable housing development, the SLA was amended by Assembly Bill 1486 (Ting 2019), which aims to connect developers who are interested in building more affordable homes on surplus local public land that is both available and suitable for housing development.

Systemic Racism

Systemic racism, also known as institutional racism, is a form of racism through which systems, laws, and policies perpetuate racial discrimination (rather than the day-to-day actions of individuals). For example, systemic racism manifests in exclusionary zoning laws that create barriers for the development of subsidized affordable housing or higher density housing types that tend to be more affordable in certain neighborhoods. These laws further entrench racial segregation in neighborhoods and cities.

Upzone

Upzoning is a change in zoning regulations to allow for more intensive land use. Upzoning can create more housing in a neighborhood by allowing more density on a property (i.e., duplexes, ADUs, or multifamily housing), taller building heights, or larger building areas.

Vehicle Miles Traveled (VMT)

Vehicle Miles Traveled is a metric used to measure auto-dependency by measuring the total mileage of trips taken in vehicles. Reducing overall VMT in the state via denser infill housing development (see above) and investment in alternate modes of transit is a top sustainability and housing policy goal.

Vulnerable Populations

Vulnerable populations are groups that tend to have the lowest incomes and may experience access barriers to housing more acutely. Such groups include, but are not limited to, persons experiencing homelessness, seniors, persons with disabilities, farmworkers, and tribal populations. It is important to note that California's vulnerable populations may fit into multiple categories, and thus experience multiple dimensions of vulnerability. For example, persons with disabilities can also experience chronic homelessness. These groups' housing needs require targeted policy and programmatic responses.