



California Department of Housing and Community Development (HCD)

Dori Ganetsos

Senior Specialist – Special Projects
Housing Policy Development Division

HCD Organization



Eight divisions, over 1,250 employees

Executive Team



Gustavo Velasquez
Director



Zachary Olmstead
Chief Deputy Director



Vacant
Deputy Director, Administration
and Management



Monica Hernandez
Deputy Director,
Communications



Kyle Krause
Deputy Director, Codes and
Standards



Jenifer Seeger
Deputy Director, Financial
Assistance — State Programs



Vacant
Deputy Director, Financial
Assistance — Federal Programs



Megan Kirkeby
Deputy Director, Housing Policy
Development



Janeen Dodson
Deputy Director, Organizational
Development



Ryan Seeley
General Counsel/Deputy
Director, Legal Affairs



Pedro Galvao
Deputy Director, Legislation



California Department of Housing and Community Development (HCD)

Mission: Promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians.

Vision: Every California resident can live, work, and play in healthy communities of opportunity.



Select Policies and Projects



**2.5 MILLION
HOMES
NEEDED**

Very Low Income

643,352

Low Income

384,910

Moderate Income

420,814

Above Moderate Income

1,051,177

Plan Objectives:

1. Keep Californians in their homes
2. Produce more affordable and climate-smart housing
3. Continue to act with urgency to address homelessness and housing needs

Statewide Housing Plan

Facilitating Housing Development and Promoting Housing Affordability



Develop Housing Open Data Tools

<https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/statewide-housing-plan-dashboard>

Statewide Housing Plan Dashboard

Explore detailed data on housing conditions and costs, households and their housing needs, and housing production at the state and local level.

California Statewide Housing Plan [Submit feedback](#)

[User Guide](#) **Data Dashboard** [Learn about the Statewide Housing Plan](#)

The Statewide Housing Plan lays out a vision to ensure every Californian has equitable access to a safe, stable, and affordable home. It identifies three objectives through which we can achieve a more affordable and equitable California:

1. Keep Californians in their homes
2. Produce more affordable and climate-smart housing
3. Continue to act with urgency to address homelessness and housing need

The Statewide Housing Plan Data Dashboard provides detailed data on housing conditions and costs, households and their housing needs, and housing production. The dashboard provides the option to view data at the state, county, and metropolitan statistical area (MSA) level. The Data Dashboard is pursuant to Health and Safety Code Section 50450.

Year: 2020
Geography: State
Location: California

Median Rental Costs	Average Household Size	Cost-Burdened Renter Households
\$1,586	2.94	54.2%
Median Home Value	Share of Renter Households	Cost-Burdened Owner Households
\$538,500	44.7%	31.1%

Use the buttons below to navigate to other pages of the dashboard to learn more about:

Households Conditions Costs Housing Need Production Geographic Variation

Microsoft Power BI | 1 of 8

California Statewide Housing Plan [Submit feedback](#)

[User Guide](#) **Costs** [Learn about the Statewide Housing Plan](#)

Year: 2020
Geography: State
Location: California

Median Rental Costs	Median Income
\$1,586	\$78,672
Median Home Value	Homes Worth over \$1 Million
\$538,500	16.7%

Households by Annual Income

Income Range	Percentage
Less than \$10,000	6.9%
\$10,000 to \$14,999	7.1%
\$15,000 to \$24,999	10.0%
\$25,000 to \$34,999	15.3%
\$35,000 to \$49,999	12.3%
\$50,000 to \$74,999	17.1%
\$75,000 to \$99,999	9.4%
\$100,000 to \$149,999	13.3%
\$150,000 to \$199,999	

Owner-Occupied Homes by Value

Value Range	Percentage
Less than \$50,000	0.19M (2.7%)
\$50,000 to \$99,999	0.24M (3.3%)
\$100,000 to \$149,999	0.72M (9.9%)
\$150,000 to \$199,999	1.21M (16.7%)
\$200,000 to \$299,999	1.88M (26.0%)
\$300,000 to \$499,999	2.68M (37.0%)
\$500,000 to \$999,999	
\$1,000,000 or more	

Households by Monthly Rental Costs

Rental Cost Range	Percentage
No rent paid	0.18M (3.1%)
Less than \$500	0.43M (7.4%)
\$500 to \$999	0.83M (14.1%)
\$1,000 to \$1,499	0.47M (8.0%)
\$1,500 to \$1,999	0.82M (14.0%)
\$2,000 to \$2,499	1.35M (23.0%)
\$2,500 to \$2,999	1.52M (25.9%)
\$3,000 or more	

Microsoft Power BI | 4 of 8

Making Laws, Data, & Research Accessible to all Stakeholders!

Housing Element Search Tool — View the most current housing elements received electronically by HCD.

Housing Element Compliance Report Data as of: 3/1/2022

Navigation Buttons: Overview | Housing Element Review Report | Housing Element Compliance Report

County: All | Jurisdiction: All | Record Type: All | Review Status: All | Compliance Status: All | Planning Period: All | Council of Governments: All

Date Reviewed: 4/18/2014 | 2/28/2022 | Date Received: 4/14/2014 | 2/28/2022

Element Compliance Status	ADOPTED Count	%	CONDITIONAL Count	%	DRAFT Count	%	INITIAL DRAFT Count	%	NEW CYCLE Count	%	SUBSEQUENT DRAFT Count	%	Total Count	%
CONDITIONAL	2	0.61%	1	0.88%	2	2.00%			20	100.00%			3	0.56%
DUE													32	4.89%
IN	379	71.72%	18	94.12%	7	7.22%	1	23.00%					383	58.22%
OUT	100	27.78%	68	98.72%	3	75.00%			12	100.00%			161	24.19%
Total	389	100.00%	17	100.00%	97	100.00%	4	100.00%	20	100.00%	12	100.00%	339	100.00%

Total Jurisdictions: 539

County	Jurisdiction	Planning Period	Record Type	Review Status	Date Received	Date Reviewed	Compliance Status
ALAMEDA	ALAMEDA	5	ADOPTED	IN	9/1/2014	9/5/2014	IN
ALAMEDA	ALAMEDA COUNTY	5	DRAFT	IN	9/3/2016	9/11/2016	IN
ALAMEDA	ALBANY	5	ADOPTED	IN	2/12/2015	2/19/2015	IN
ALAMEDA	BERKELEY	5	ADOPTED	IN	5/18/2015	5/27/2015	IN
ALAMEDA	DUBLIN	5	ADOPTED	IN	12/12/2014	1/21/2015	IN
ALAMEDA	EMERYVILLE	5	ADOPTED	IN	12/1/2014	1/28/2015	IN
ALAMEDA	FREMONT	5	ADOPTED	IN	12/18/2014	2/4/2015	IN
ALAMEDA	HAYWARD	5	ADOPTED	IN	1/28/2015	3/28/2015	IN
ALAMEDA	LIVERMORE	5	ADOPTED	IN	4/1/2015	4/20/2015	IN
ALAMEDA	NEWARK	5	ADOPTED	IN	5/29/2015	5/29/2015	IN
ALAMEDA	OAKLAND	5	ADOPTED	IN	1/22/2015	3/9/2015	IN
ALAMEDA	PIEDMONT	5	ADOPTED	IN	12/16/2014	12/24/2014	IN

Microsoft Power BI | 3 of 3

Housing-element review letters sent to jurisdictions (XLS) — Links to review letters are updated in this spreadsheet within one week from the date the le each jurisdiction. (Please note: To request review letters sent prior to January 1, 2020, contact HCD at 916.263.2911 or email cahouse@hcd.ca.gov.)

Plans and Reports

HCD issues both federally and state-mandated plans and reports as well as other educational plans and reports designed to educate elected officials (including state legisl

- Residential Impact Fees in California — Report to the Legislature pursuant to AB 879 (Grayson, Chapter 374, Statutes of 2017)
- Community Development Block Grant Program — Report to the Legislature in Response to Senate Bill 106 (Chapter 96, Statutes of 2017)
- Homekey: A Journey Home — 2021 Legislative Report
- California Statewide Housing Assessment (state mandated)
- HCD's Annual Report (state mandated)
- HCD's Annual CALGreen Report (state mandated)
- Federal Plans and Reports
 - Federal Reports Citizen Participation Requirements
 - California's Plan to Affirmatively Further Fair Housing
 - Consolidated Plan and Annual Action Plans
 - Consolidated Annual Performance Evaluation Reports (CAPER)
 - Archived Documents
- COVID-19 State Rental Assistance Relief Program Report
 - COVID-19 Rent Relief State Rental Assistance Program First Monthly Report (PDF)
 - COVID-19 Rent Relief Monthly Report — June (PDF)
 - COVID-19 Rent Relief Monthly Report — July (PDF)
 - COVID-19 Rent Relief Monthly Report — August (PDF)
 - COVID-19 Rent Relief Monthly Report — September (PDF)
 - COVID-19 Rent Relief Monthly Report - October (PDF)
 - COVID-19 Rent Relief Monthly Report - December (PDF)
 - COVID-19 Rent Relief Monthly Report - January 2022 (PDF)
- Affordable Housing Cost Study (PDF) (Issued by HCD, the California Tax Credit Allocation Committee, the California Housing Finance Agency, and the California Debt I
- Designing Affordability: Innovative Strategies for Meeting the Affordability Gap between Low Income Subsidy and the Market in High Cost Areas (PDF) (Prepared for Polytechnic State University, San Luis Obispo)
- Pay to Play: Residential Development Fees in California Cities and Counties (PDF) (Prepared for HCD under interagency agreement with the University of California B-Regional Development)



Housing Element Implementation and APR Data Dashboard

Overview Key Figures Construction Housing Needs Implementation User Guide Submit Feedback

Needs

Total Permits

- None
- SACOG
- San Benito County Co...
- San Joaquin County C...
- SANDAG
- Santa Barbara Council...
- SCAG
- Sierra Planning Organ...
- SLOCOG
- Stanislaus Council of ...
- Tulare County Associa...

All

County

All

Jurisdiction

All

Clear Filters

Regional Housing Needs Allocation (RHNA): Overview

5th Cycle 6th Cycle

Income Level: ● Very Low ● Low ● Moderate ● Above Moderate

COG/Region	8th Cycle Planning Period	Very Low %	Low %	Moderate %	Above Moderate %	Very Low	Low	Moderate	Above Moderate	Total
ABAG	1/31/2023 - 1/31/2031	25.9%	14.9%	16.5%	42.6%	114,442	65,891	72,712	188,130	441,175
AMBAG	12/15/2023 - 12/15/2031	23.6%	15.5%	18.5%	42.4%	7,868	5,146	6,167	14,093	33,274
Butte County Association of Governments	6/15/2022 - 6/15/2030	13.4%	8.3%	20.7%	57.6%	2,081	1,290	3,202	8,933	15,506
Council of Fresno County Governments	12/31/2023 - 12/31/2031	NaN	NaN	NaN	NaN	0	0	0	0	0
Humboldt County Association of Governments	8/31/2019 - 8/31/2027	24.5%	15.7%	18.1%	41.8%	829	532	613	1,416	3,390
KernCOG	12/31/2023 - 12/31/2031	25.4%	16.2%	16.1%	42.3%	14,658	9,327	9,297	24,365	57,647
Kings County Association of Governments	1/31/2024 - 1/31/2032	NaN	NaN	NaN	NaN	0	0	0	0	0
Lake County Area-wide Planning Council	8/15/2019 - 8/15/2027	24.1%	16.3%	15.7%	43.8%	460	310	300	835	1,905
Madera County Transportation Commission	1/31/2024 - 1/31/2032	23.0%	17.3%	17.8%	42.0%	2,811	2,118	2,175	5,139	12,243
Mendocino Council of Governments?á	8/15/2019 - 8/15/2027	30.5%	23.4%	18.7%	27.4%	137	105	84	123	449
Merced County Association of Governments	1/31/2024 - 1/31/2032	NaN	NaN	NaN	NaN	0	0	0	0	0
None		23.7%	16.8%	17.8%	42.2%	2,706	1,896	2,008	4,826	11,436
SACOG	5/15/2021 - 5/15/2029	25.4%	15.3%	17.8%	41.7%	39,069	23,553	27,035	64,144	153,801
San Benito County Council of Governments	12/15/2023 - 12/15/2031	NaN	NaN	NaN	NaN	0	0	0	0	0
San Joaquin County Council of Governments?á	12/31/2023 - 12/31/2031	25.2%	15.8%	17.5%	41.4%	13,293	8,344	9,231	21,851	52,719
SANDAG	4/15/2021 - 4/15/2029	24.7%	15.5%	17.3%	42.5%	42,332	26,627	29,734	72,992	171,685
Santa Barbara Council of Governments	2/15/2023 - 2/15/2031	23.3%	15.8%	17.7%	43.1%	5,799	3,935	4,397	10,725	24,856
SCAG	10/15/2021 - 10/15/2029	26.2%	15.4%	16.7%	41.7%	351,796	206,801	223,957	559,267	1,341,827
Sierra Planning Organization		22.6%	17.8%	16.8%	42.8%	836	658	622	1,585	3,701
SLOCOG	12/31/2020 - 12/31/2028	24.6%	15.5%	17.9%	42.0%	2,660	1,675	1,940	4,535	10,810
Stanislaus Council of Governments?á	12/31/2023 - 12/31/2031	24.5%	16.9%	17.9%	40.7%	8,410	5,821	6,132	13,981	34,344
Tulare County Association of Governments	12/31/2023 - 12/31/2031	26.2%	16.1%	16.1%	41.6%	7,626	4,700	4,684	12,140	29,150
Total		25.7%	15.4%	16.8%	42.0%	617,813	368,735	404,290	1,009,080	2,399,918

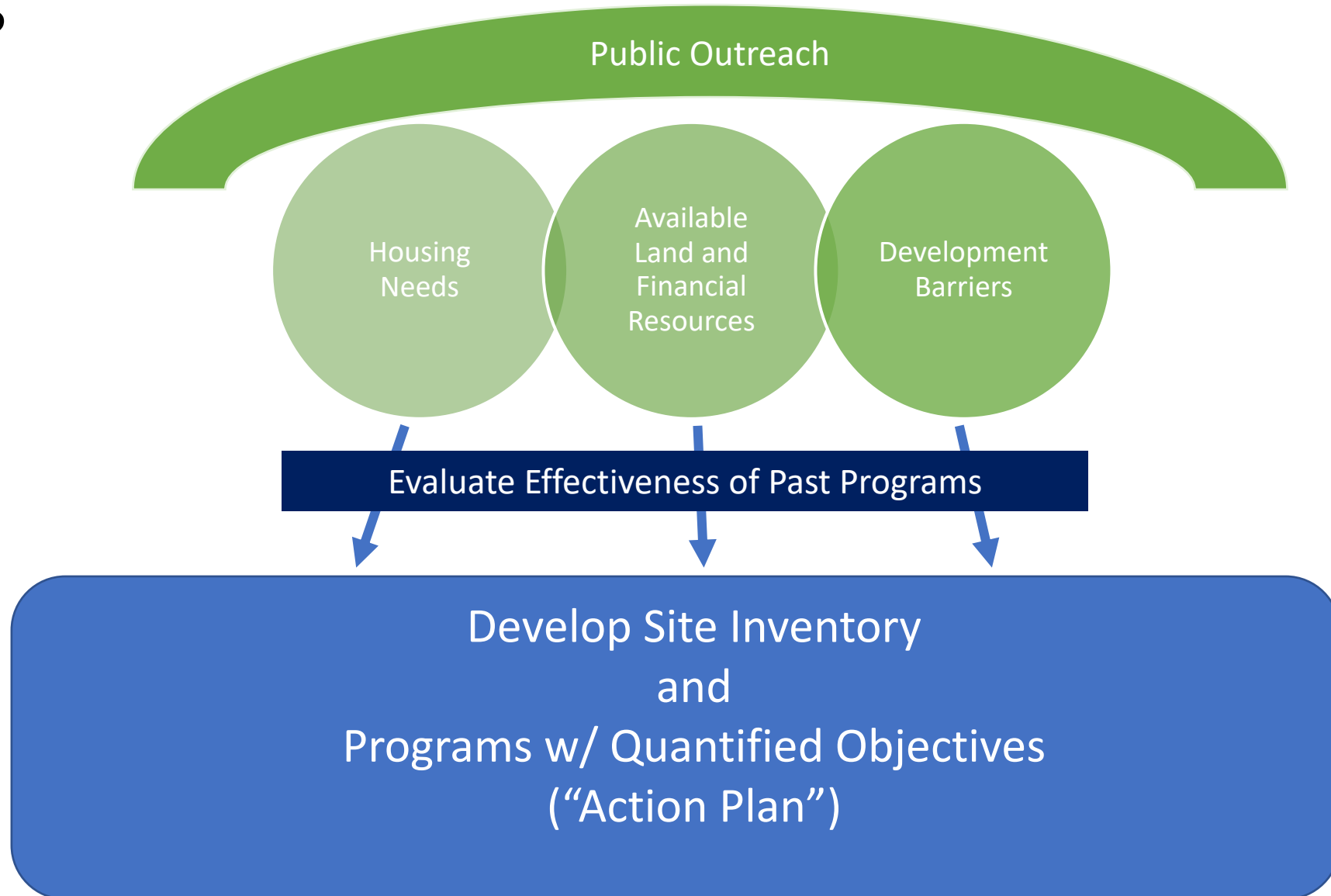
Regional Housing Needs Assessment (RHNA) - Determining Housing Need

Regional
Housing Needs
Assessment
(RHNA) -
Determining
Housing Need

Cycle	4 th	5 th	6 th
SANDAG	2005-2013 107,300	2010-2020 161,980	2020-2029 171,685
SACOG	2006-2013 118,652	2013-2021 104,970	2021-2029 153,512
SCAG	2006-2014 696,348	2014-2021 453,512	2021-2029 1,341,827
ABAG	2007-2014 214,500	2014-2022 187,990	2022-2030 441,176

Cycle	5 th	6 th
Beverly Hills	3 homes	3,104 homes
Huntington Beach	1,353 homes	13,368 homes
Coronado	50 homes	912 homes
Alpine County	30 homes	2 homes

Housing Elements - Review Local Housing Plans





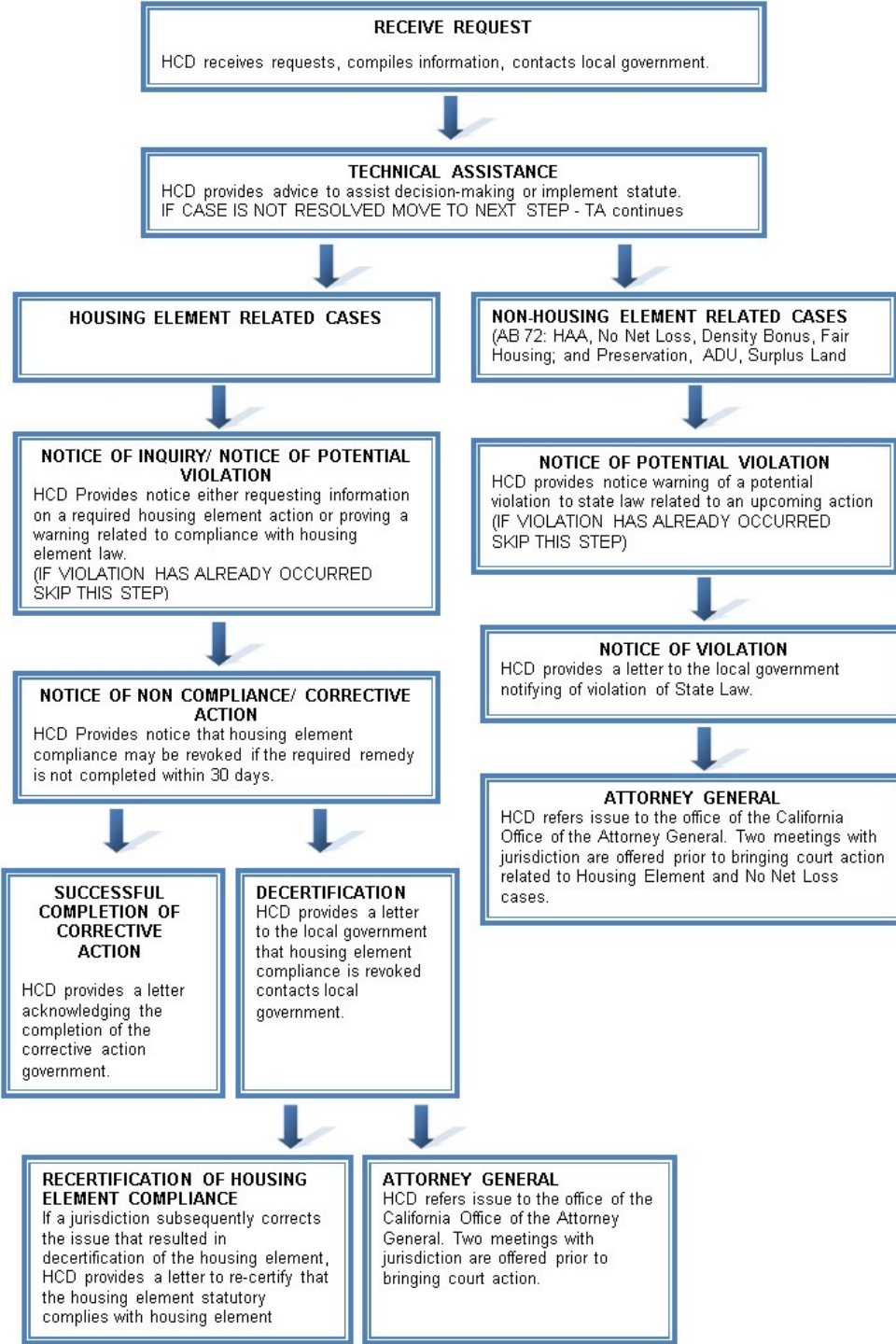
Housing Elements - Review Local Housing Plans

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.



Enforce State Housing Laws

Accessory Dwelling Unit Law	Affirmatively Furthering Fair Housing	Affordable Housing Preservation Noticing Law	Anti-Discrimination in Land Use Law	By-Right Supportive Housing Provisions	By-Right Low Barrier Navigation Centers
Density Bonus Law	Housing Crisis Act of 2019	Housing Element Law	Housing Accountability Act	Limitations on Development Standards	No Net Loss Law
	Portions of the Permit Streamlining Act	Streamlined Ministerial Approval Processes	Rental Inclusionary Housing	Surplus Land Act	



Enforce State Housing Laws

Proactive and Reactive Enforcement

Track and Inform State Legislation

Land use legislation

Planning requirements and processes

Housing targets

Funding programs

Study requirements

Data collection

Public land development

And much more!



Accessory Dwelling Units (ADUs)

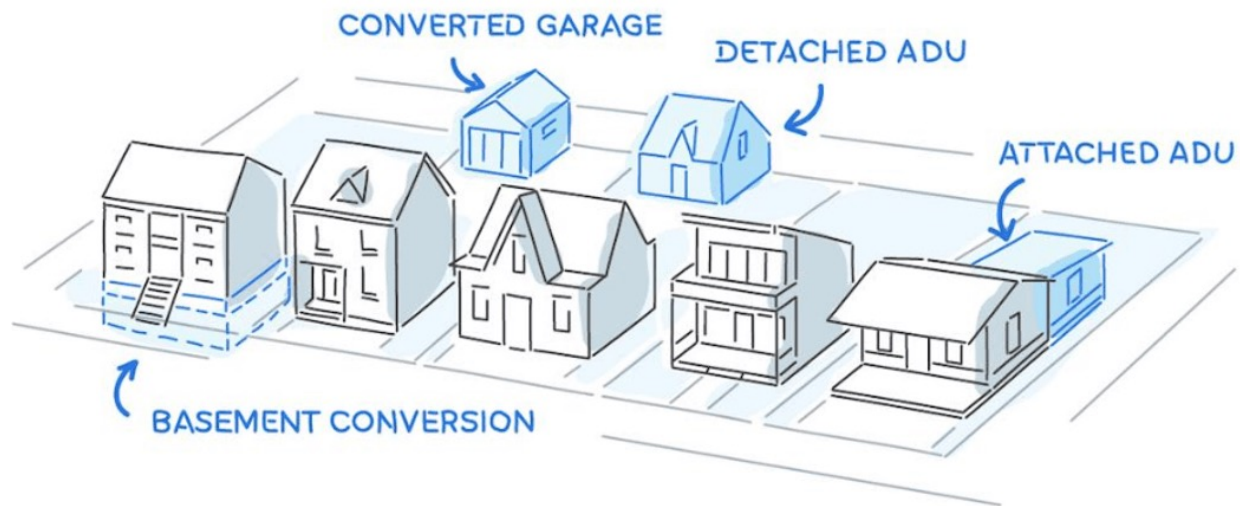


Image credit: www.hausable.com

- Allowed throughout California
- Also known as second units, in-law units, casitas or granny flats
- “Affordable-by-design” units, allow residents to age in place, provide multigenerational housing units, serve as a second source of passive income
- HCD reviews and approve local adopted ADU ordinances to ensure the jurisdiction is compliant with state legislation



Manufactured & Mobilehomes

- Manufactured and mobilehomes are a valuable source of “affordable by design” housing in California
- HCD manages the titling and registration for mobilehomes, manufactured homes, commercial modulares, floating homes, and truck campers.
- HCD also protects families and individuals who live in mobilehomes by inspecting mobilehome parks for health and safety violations in areas where the local government has not assumed enforcement. HCD further protects consumers by enforcing regulations for those who build and sell manufactured homes.



Select Programs

Funding Programs for Housing Development

- 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.
- Emphasis on infill housing development – building new homes in existing communities near jobs & transit





Homekey

- Builds on success of Project Roomkey (Pandemic Response)
- Funding available to local and regional governments for permanent supportive housing for chronically homeless Californians and homeless youth
- After 2nd round of Homekey, these #'s even higher and over \$1 Billion Investment

Homekey Round 1 At-A-Glance





Disaster Recovery Assistance (ReCoverCA)

- Providing gap funding and construction management services to help homeowners rebuild single-family homes and manufactured housing units impacted by natural disasters





Questions?

Dori Ganetsos – Senior Specialist

Dori.Ganetsos@hcd.ca.gov