

Housing  
Elements:  
San Joaquin Valley  
Jurisdictions

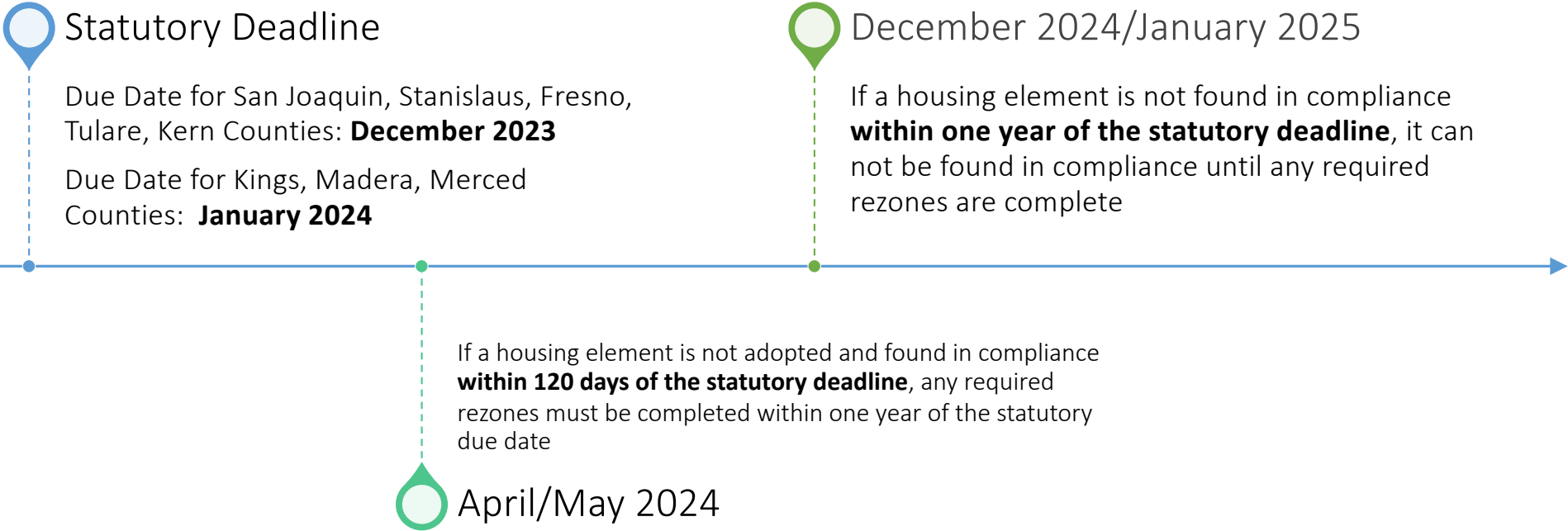
Presenter:

Sohab Mehmood, Housing Policy  
Manager

Planning Grants and Incentives  
Housing Policy Division, HCD



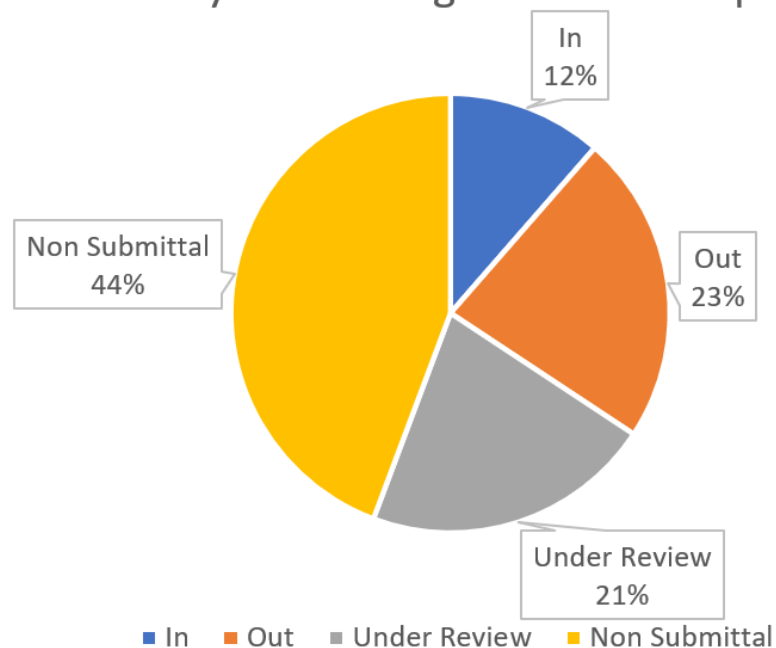
# SJV 6th Cycle Planning Period (2023-2031) Timeline



# Regional Snapshot of SJV Housing Element Compliance


- 8 Jurisdictions adopted or draft “In” compliance
- 15 Jurisdictions with Housing Elements under review
- 16 Jurisdictions “Out”
- 31 Jurisdictions have yet to submit

SJV 6th Cycle Housing Element Compliance





## Proactive Enforcement

- Housing element draft never submitted
  - Housing element remains out of compliance
  - AB 1398 (rezone) implementation
  - Long term housing element implementation
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# Consequences of HE Noncompliance

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Ineligibility or delay in receiving state funds

Permanent Local Housing Allocation, Infill Infrastructure Grants, SB1, Affordable Housing and Sustainable Communities, etc.



Housing Accountability Act

Cannot use inconsistency with zoning and general plan standards to deny an affordable housing project

Builder's Remedy



Legal Risk

General Plan inadequacy & loss of permitting authority

Vulnerable to litigation from housing rights' organizations, developers, and HCD

Financial penalties (\$10,000-\$100,000 per month in fines x 6 for continuing noncompliance)

# Incentives for HE Compliance

- Maintain eligibility for State housing funds
  - Housing funding (e.g., SB 2, Permanent Local Housing Assistance dollars, Infill Infrastructure Grant Program)
  - Cap and trade dollars (e.g., AHSC)
  - Transportation funding (e.g., SB 1 Planning Grants, Regional Transportation Funding)
- Prohousing Designation
  - Priority processing and points for state funds



# Technical Assistance



**Findings Letter/Review Letters**



**TA Meetings**



**Informal Reviews (based on availability)**



**Point of Contacts per county and Assigned Reviewers**



**Housing Element Implementation – Available Soon**