



**Land Use & Natural Resource Committee**

May 29, 2014

**Status on Housing Element Updates**

**Issue:** What is the status of the 2013-21 housing element updates in the six-county region?

**Recommendation:** This is for information only.

**Discussion:** State-mandated housing element updates by the cities and counties in the SACOG region were due October 31, 2013. Under the requirements of Government Code Sections 65585 and 65588 and SB 375, each jurisdiction must submit its draft element to the Housing and Community Development Department (HCD) for review and comment, respond to comments, and then adopt the revised element by October 31, 2013. Jurisdictions that do not meet these submittal requirements within 120 days of the due date are subject to another housing element update due in four years; jurisdictions that meet the timeline will have their next housing elements due in eight years.

Of the 28 cities and counties in the SACOG region, 27 met the deadline by adopting their housing elements within the timeline. HCD found almost all of them in substantial compliance. One jurisdiction that made the deadline has its element currently pending. In discussions with housing planners, they are generally finding the process easier than the prior 2006-13 updates because: (1) many circumstances and conditions related to the housing element (e.g., sites inventory, regulatory framework) did not significantly changes since their prior elements; (2) their housing allocations were similar to or lower than the prior 2006-13 period; (3) some of the required data and various other technical assistance such as analysis templates were provided to them by SACOG; and (4) HCD developed various tools to improve the review process including a streamline review option. Also, SACOG staff provided direct technical assistance and/or helped in arranging consultant assistance to the cities of Davis, Placerville, Isleton and Wheatland.

For additional background information, visit the RHNA website at <http://www.sacog.org/rhnp/rhna.cfm> and the SACOG housing element resources website at <http://www.sacog.org/services/housing-element/>.

Approved by:

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