



Planning and Development Department
LONG RANGE PLANNING DIVISION

2023-2031 HOUSING ELEMENT UPDATE

Board of Supervisors – October 17, 2023

Housing Element Update – Affordability Assumptions

- Unit production and level of affordability assumptions required to identify capacity of land inventory and rezone sites
- Level of assumed affordability from new projects
 - 50% lower income
 - 25% moderate income
 - 25% above moderate income



No Net Loss – Govt. Code Sec. 65863

- Purpose

- To “ensure Housing Element sites inventory continues to have capacity at all times to accommodate the RHNA by income group throughout the planning period. This requires a careful accounting of development on the sites identified in the Housing Element and residential projects throughout the jurisdiction.”



Failure to Comply with No Net Loss Law

- If sites develop with lower numbers of affordable units and the County's remaining sites inventory is insufficient to meet RHNA requirements (e.g., 15% buffer insufficient) then:
 - 180 days to rezone additional land to meet that required income category shortfall
- The failure to provide adequate sites to accommodate the unmet RHNA by income category throughout the entire planning period is a violation of the Housing Element Law.
- State HCD may revoke a jurisdiction's Housing Element compliance and/or refer the violation to the Attorney General



Implementation of HEU

- 25 Programs in HEU
 - P&D is the lead or a partner on 19 Programs
 - P&D is responsible for 54 of the 99 implementation items



RHNA Allocation – Unincorporated County

South Coast	Units by Affordability		
	Lower	Moderate	Above Moderate
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325

North County	Units by Affordability		
	Lower	Moderate	Above Moderate
RHNA	807	229	486
RHNA + 15% Buffer	928	263	486

