



What is the Housing Element Update?

The Housing Element is a mandatory element of the County's Policy Plan. Its purpose is to ensure that current and future housing needs for all residents in the community are addressed. It provides goals, policies, and actions to maintain and improve existing housing, and accommodate the County's fair share of housing growth needs.

The Housing Element is updated every 8 years and is subject to detailed statutory requirements and mandatory review by a State agency, the California Department of Housing and Community Development (HCD). The County is currently preparing a Housing Element update for the 2021 to 2029 planning period.

Among the state requirements, the County's Housing Element must do the following:

- Provide goals, policies, objectives, and programs to preserve, improve, and develop housing
- Identify and analyze existing and projected housing needs for all income levels
- Encourage and facilitate the development of affordable housing
- Identify adequate sites that are zoned and available within the 8-year housing cycle to meet the County's fair share of regional housing needs at all income levels
- Promote equal housing opportunities and preserve assisted housing

What is the Regional Housing Needs Assessment?

The need for new housing is determined through a process called the Regional Housing Needs Assessment (RHNA), in which the State projects future housing needs split among the various regions and cities of California. Jurisdictions are required to demonstrate adequate land resources, regulations, and incentives to facilitate the permitting and construction of their projected RHNA allocation. The County's total allocation is 8,832, broken down as follows:

- 2,179 units | Very Low (up to 50% AMI)
- 1,360 units | Low (50% to 80% AMI)
- 1,523 units | Moderate (80% to 120% AMI)
- 3,770 units | Above Moderate (Over 120% AMI)

What is the Policy Plan and the Countywide Plan?

In 2020, the County adopted a collection of planning tools to guide future decisions, investments, and improvements, and to facilitate grass-roots community action throughout the county. This collection of planning tools is known as the Countywide Plan and consists of a Policy Plan, a Business Plan, and a system of Community Action Guides.

The Policy Plan contains the long-term goals and policies that will guide County decisions, investments, and improvements toward achieving the Countywide Vision, serving as both the County's legal General Plan for unincorporated areas and addressing health, safety, law and justice, and economic development services provided to both incorporated and unincorporated areas. For more information, visit <http://countywideplan.com>.

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For the latest information and opportunities to sign up for notifications, review draft material, and comment, please visit: <https://cms.sbcounty.gov/lus/Planning/HousingPlans.aspx>.