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## **Frequently Asked Questions — RHNA 5 Schedule**

June 18, 2012

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### **When are Housing Elements due?**

Housing Elements are due 18 months after the Metropolitan Transportation Council (MTC) adopts the Regional Transportation Plan (RTP). The MTC is scheduled to adopt the RTP, also called Plan Bay Area, in July 2013. Assuming this happens, Housing Elements will be due January 31, 2015, but this date might change based on the adoption of the RTP. Consequently, some of the dates below may change as well.

### **What must be done by this deadline?**

Jurisdictions must:

- Complete their draft Housing Element
- Send it to HCD for review
- Consider HCD's comments (and make revisions as appropriate)
- Adopt the Housing Element

Jurisdictions must then promptly send the adopted Housing Element to HCD and HCD may take up to 90 days after this to officially review it, but both of these steps can happen after the Jan 2015 deadline.

There is a 120 day grace period so jurisdictions technically might have until May 31, 2015\* to avoid being late and, consequently, on a four year Housing Element cycle.

Additionally, to qualify for streamlined review, among other requirements, jurisdictions must do adequate public outreach and should make the draft available to the public prior before submitting their Housing Elements to HCD.

### **What dates do jurisdictions use to evaluate accomplishments of the previous Housing Element?**

January 1, 2007 – January 31, 2015\*. This is called the planning period for the previous Housing Element.

\* = Estimated. May change based on adoption of RTP.

**What dates should a jurisdiction use when figuring out how much they can accomplish in their policies and programs.**

January 31, 2015\* – December 31, 2022

**What dates should a jurisdiction use when counting how many second units will likely be built?**

January 1, 2014 - December 31, 2022. Count any units actually built and estimate based on trends for the future.

**What dates do jurisdictions use when counting units approved, permitted or built for RHNA 5?**

January 1, 2014 through the time the jurisdiction turns in its Housing Element.

**For the adequate sites analysis, when do jurisdictions use the theoretical density and when do jurisdictions use the information from an actual project proposal?**

Generally, once a project is “going to move forward,” jurisdictions should use the information for that project. There is a little bit of a judgment call about when a project is considered to be going forward. Projects with their entitlements can be counted as sites or as projects depending on the jurisdictions preference. Some jurisdictions prefer to use the date that a building permit is issued. Generally, HCD will not challenge this assumption unless they are given evidence to the contrary, but they reserve the right to count a proposed development as a project if proposed rents or sales prices are known.

**When should the requirements for streamlined review be completed?**

At the time a jurisdiction submits the draft Housing Element.

**Do jurisdictions have to do an annual review in 2014?**

Alas, yes, the law does not make exceptions for jurisdictions working on their Housing Element.

**When can a jurisdiction adopt their Housing Element?**

As soon as they know the RHNA.

\* = Estimated. May change based on adoption of RTP.