

Deadlines & Consequences



If a jurisdiction needs to rezone for lower income units but has not done so by January 31, 2023, **rezoning must be “by right.”**



PLUS: The risk of **legal action** by HCD, the Attorney General, and private parties.

The risk of **not being eligible for certain housing funds.**

120 DAYS

120 days after Housing Element adoption deadline



If the housing element is not certified by HCD by May 31, 2023, **rezoning must be completed within 1 year instead of 3.**

1 YEAR



If rezoning is not complete within 1 year:

HCD could decertify the Housing Element.

Some housing element site projects must be reviewed “by right” or approved.



See the technical memo for more details about deadlines and related consequences and risks.



21 Elements