



ACCELERATING HOUSING PRODUCTION

START

1 Did the jurisdiction receive housing element certification during the current/most recent housing element cycle and the one before that?*

YES

NO

By right rezoning is not needed to address an unaccommodated need from a previous planning period.

2 Did the jurisdiction have sufficient land to address the lower income (extremely low, very low and low) RHNA for the housing element cycle prior to the most recent housing element cycle?

YES

NO

Additional analysis may be needed to determine whether by right rezoning is required.

3 If no, did the jurisdiction include a program to rezone land in the most recent housing element cycle document. Was the program fully implemented?

NO

YES

By right rezoning is required. It must allow the following:
» Projects with at least 20% of the units affordable to lower income households shall be reviewed by right
» Parcels rezoned must be able to accommodate at least 16 units
» Parcels rezoned must allow a minimum density of 16 or 20 dwelling units to the acre (based on geographic location in the state)
The rezoning must occur within one year of the beginning of the Housing Element planning period. The rezoning within one year is required in order to maintain Housing Element certification.

1 Did the jurisdiction have sufficient land to address the lower income (extremely low, very low and low) RHNA for the current housing element cycle?

YES

NO

By right rezoning is not required.

2 If no, did the jurisdiction include a program to rezone land and was the program completed?

YES

NO

By right rezoning is required. It must allow the following:
» Projects with at least 20% of the units affordable to lower income households shall be reviewed by right
» Parcels rezoned must be able to accommodate at least 16 units
» Parcels rezoned must allow a minimum density of 16 or 20 dwelling units to the acre (based on geographic location in the state)
The rezoning must occur within three years of the beginning of the Housing Element planning period.

1 If a jurisdiction updates their housing element in 2019 or later and identifies vacant sites that can accommodate lower income units on their sites inventory that have already been included on sites inventories of two previous housing elements AND the jurisdiction wishes to continue to include the sites on the sites inventory to accommodate lower income units in a third housing element, by right rezoning is required if ministerial review isn't already allowed for multifamily housing on those sites. Were repeat sites included?

YES

NO

By right rezoning is required. It must allow the following:
» Projects with at least 20% of the units affordable to lower income households shall be reviewed by right
» Parcels rezoned must be able to accommodate at least 16 units
The rezoning must occur within three years of the beginning of the Housing Element planning period.

2 If a jurisdiction updates their housing element in 2019 or later and identifies non-vacant sites that can accommodate lower income units on their sites inventory that have already been included on sites inventories a previous housing element AND the jurisdiction wishes to continue to include the sites on the sites inventory to accommodate lower income units, by right rezoning is required if ministerial review isn't already allowed for multifamily housing on those sites. Were repeat sites included?

YES

NO

By right rezoning is not required.

*Note: By right rezoning may be needed if the 5th Round Housing Element was conditionally certified prior to the first year of the planning period.