

Housing Element Timeline

This is a summary of the timeline put forward by the Association of Bay Area Governments (ABAG), so it is specific to the Bay Area's Housing Elements.

Spring 2021: ABAG issues draft RHNA allocations

Summer/Fall 2021: ABAG conducts RHNA appeals

Late 2021: ABAG issues final RHNA allocations

Spring 2022: Jurisdictions must make the first draft revision of the Housing Element available for at least 30 days for comment. If comments are received, they must take at least 10 additional business days to consider and incorporate the comments. Then, they must post any draft revision on its website and email the draft revision to anyone who has requested notices. The revised draft can then be submitted to HCD for review.

Summer 2022: After submittal, HCD has 90 days to review the jurisdiction's draft Housing Element and to report its written findings to the planning agency. HCD then has 60 days to review and provide written comments for a subsequent draft revision.

Final Deadline: January 15, 2023: Housing Elements must be adopted by City Councils and Boards of Supervisors by this date. Jurisdictions may adopt their zoning changes either before the date of adoption or at the same time.

May 2023: Approximately four months after the due date, potential penalties are issued if the Housing Element is not complete and adopted.

Spring 2026: If a jurisdiction does not have the sites to satisfy their RHNA, they must develop a Program to Rezone, with the deadline in spring of 2026. Jurisdictions lose significant flexibility, including subjection to zoning by-right, but they can have more time to complete rezoning.

