

Spotting an HAA case, in the wild



Hello Housing Advocate,



Did you know that there is a **powerful state law** that can compel cities to approve housing? It is called the **Housing Accountability Act** and it requires that cities follow their own zoning and general plan. If a developer - for profit or non-profit - proposes a housing project that complies with the city's general plan, then the locality has to approve it.*



The staff report will say whether the project is general plan or zoning compliant or both. If a project needs a "general plan amendment," then it is not an HAA project. Otherwise, it probably is!



Assume the HAA does apply to a project that needs a Conditional Use permit or a Variance.



If your Planning Commission or City Council is considering a general plan compliant project. Email or testify in person and say or write the following words:

"This project is general plan compliant, therefore the Housing Accountability Act requires you approve this project, unless you make specific findings. Please do not violate state law."

Also - get in touch with us: hello@yimbylaw.org

IF NO ONE MENTIONS THE HAA, SUING TO ENFORCE THE LAW BECOMES MUCH MORE DIFFICULT.

WHEN IN DOUBT - MENTION THE HAA!

*Under certain conditions that have never been met the city is permitted to disapprove a general plan compliant housing development. Since this exception has never occured, you can ignore this corner case.

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