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To: amylkalish@gmail.com



Newsletter Number 12
ENJOY YOUR HOLIDAY!
HCD new numbers released
We resume Monday, July 13
www.wakeca.org

Affordability, Safety, and Local Accountability

HOPE YOUR FOURTH WAS GREAT!

We're taking the week to be with family and friends — the people all of this work is ultimately for. **WAKE UP resumes Monday, July 13.**

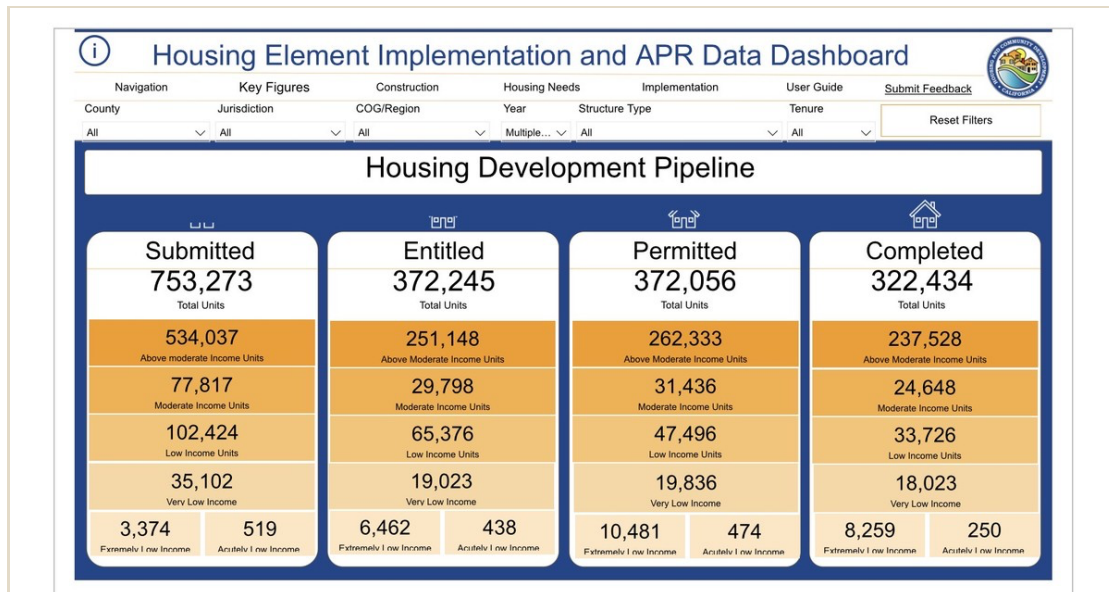
Before we go: California HCD released updated numbers. Here's the way to read them — and what they actually show.

RHNA: A Setup From the Start

Instead of counting the actions of cities, HCD only counts the actions of developers.

Here's why that matters: Cities are approving units — plenty of them, under relentless state pressure. But economic conditions are stalling the development itself; the permits aren't being pulled. And because HCD counts permits, not approvals, cities are penalized when developers don't move forward — held to account for a slowdown they didn't cause and can't control. In some cases it's even worse: upzoning and approvals increase the value of properties that are sometimes just held or flipped,

with no action taken.



California HCD — Housing Development Pipeline, all years combined.

[Explore the live HCD dashboard →](#)

In all years — 2023, 2024, 2025 — above-moderate permits ran between **69% and 72%**, averaging **70.5%** across all three.

The homes we most need — Extremely Low and Acutely Low income — are **under 3%** of the total.

And “Low Income” isn’t what it sounds like: in many high-cost counties it often means a household earning around **\$100,000** — so even the “Low” tier overstates how much is truly affordable.

CHECK YOUR OWN CITY OR COUNTY

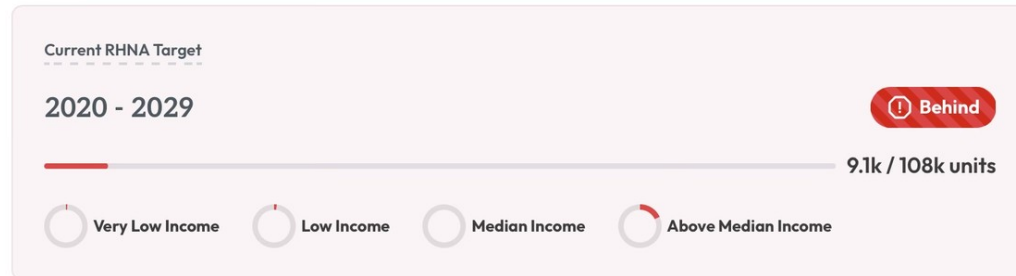
A Gift From YIMBY

Want to see how your own city or county is tracking against its RHNA target? YIMBY Law’s Fair Housing Elements tracker visualizes every

locality. San Diego, for example:

Housing Targets

Every 8 years California assesses housing need and assigns each city with a target they must hit. If San Diego repeats its efforts from the previous cycle it will only meet 56% of the identified need.



Fair Housing Elements tracker (YIMBY Law).

Find your city →

Thanks to everyone who has donated.

As we grow, so do our expenses.

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ZOOMS RESUME MONDAY JULY 13

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