

Housing Infill on Public and Private Lands (HIPP) Pilot Program

Example Projects and Tasks

The HIPP pilot program is focused on 1) scaling up development of surplus and/or excess publicly owned lands, or other underutilized privately owned land that can be redeveloped with affordable or mixed income housing and ancillary neighborhood serving businesses and supporting infrastructure, and 2) supporting eligible applicants with regulatory land use control to develop and implement policies and initiatives within a corridor-wide or area-wide target area, focused on infill housing and based in justice, equity, diversity, and inclusion.

Eligible activities must lead to an adoptable/implementable deliverable that meets REAP 2.0 Program Goals.

Example projects and tasks include:

1. Site Inventory and Assessment of Available Lands (for Affordable Housing Development)

Representative Tasks Include:

- Identifying available lands
 - Land inventories
- Assessing development potential, including the following:
 - Local land use requirements and restrictions,
 - Suitability for residential use,
 - Residential density capacity analysis,
 - Site constraints and impediments affecting development.
- Conducting feasibility analyses
 - Project scoping
 - Financial feasibility
 - Residential market studies
 - Master planning for multi-phased development
- Predevelopment
 - Surplus land act technical assistance
 - Developer selection
 - Community engagement
- Document Preparation Services
 - RFPs for land development
 - Cooperation Agreements or MOUs for participating entities
 - Affordable housing development documents such as long-term ground leases or disposition agreements
 - Exclusive Negotiation Agreements
 - Fair housing assessments/analyses

2. **General Plan and Zoning Code Amendments, Master Planning, Model Ordinances, and Model Plans (for Corridor-Wide and Area-Wide Housing and Mixed-Use Infill)**

Representative Tasks Include:

- Analyzing of existing land use conditions, infrastructure conditions, capacity, and developing recommendations for housing and related land use needs
- Developing master planning, urban design studies, and urban planning, urban design, zoning, and land use strategies that further land use and regulatory planning, state housing laws, affordable housing planning and financing programs, and infrastructure planning.
- Analyzing and developing recommendations from land use and real estate market data
- Drafting land use regulatory documents including ordinances, overlay zones, general plan elements, specific plans, overlay districts, development guidelines and standards.
- Processing zoning amendments that increase development capacity for housing, and various housing and mixed-use development typologies,
- Conducting parking utilization studies in relation to setting or updating parking requirements,
- Assessing and recommending parking policies and program amendments supporting housing and mixed-use,
- Development impact fee adjustments and waivers.
- Architectural services leading to the development of model building plans.

3. **Environmental Review and Assessment (for Land Use Amendments and Affordable Housing Development)**

Representative Tasks Include:

- Conducting initial research and identifying potential environmental issue areas and recommended level of environmental review,
- Completing initial assessments, including Phase 1 environmental assessments,
- Developing program-level environmental documents including but not limited to CEQA and NEPA, Coastal Commission approval, Department of Toxic Substances Control review or other clearances.

4. **Permit and Process Streamlining (for Housing and Affordable Housing Development)**

Representative Tasks Include:

- Assessing and developing recommendations for objective development standards, by-right entitlements, and special overlay entitlement processes,
- Assessing and development recommendations for streamlining development review and plan check process including online plan review and other technologies reducing time and costs,

- Other actions for streamlining housing and mixed-use development approvals and permitting resulting in quantifiable cost and/or time savings.

5. **Housing and Affordable Housing Development Incentives, Inclusionary Housing Programs**

Representative Tasks Include:

- Assessing city or county development standards and processes to identify pro-housing program qualifying options and making recommendations on policies and programs to achieve pro-housing designation,
- Assessing and recommending impact fee adjustments and waivers supporting development capacity,
- Architectural services leading to the development of model building plans and other templates supporting over the counter or fast-tracked permitting for housing and affordable housing projects.
- Inclusive housing zoning and programs:
 - Inclusionary zoning ordinances and program structures,
 - Inclusionary fee schedules,
 - Density bonuses and other incentives,
 - Rental and homeownership formulas and finance models,
- Developing transfer of development rights and other development incentives achieving a mix of housing types, and rental and sales price ranges that set-aside housing at or below the area median income,
- Other strategies for increasing supply, choice, availability, and access to housing at below market rate rental and ownership prices.
- Analyzing local housing market dynamics, making recommendations, and developing model inclusionary housing requirements and other related actions:
 - Evaluating ROI and potential for inclusionary fee and unit requirements and possible incentives supporting housing development with inclusionary requirements,
 - Developing, evaluating, and updating inclusionary zoning ordinances and programs,
 - Assessing in-lieu fee and impact fee (linkage fee) schedules and impact on ROI and per state law,
 - Developing approaches for integrating state density bonus with local bonuses and other incentives,
 - Assessing rental and homeownership inclusionary requirements and incentives targeted to meeting community needs for a range of housing choices and affordability ranges,
 - Evaluating and making recommendations on existing and proposed affordable housing rental and homeownership programs compliant with fair housing requirements and affirmatively furthering fair housing, including rent schedules

and sale/resale formulas, program requirements, and leasing and reporting requirements.

6. **Strategies for Preventing Displacement and Maintaining Affordable Housing**

Representative Tasks Include:

- Identifying, assessing, recommending, and implementing strategies for reducing or eliminating displacement pressures impacting community members and households, especially the most vulnerable,
- Preventing loss of existing affordable housing in the speculative real estate market, using the following strategies:
 - Extending expiring affordability covenants,
 - Establishing community or tenant opportunity to purchase programs, and
 - Other programs achieving a quantifiable benefit for preserving existing affordability and preventing displacement.

7. **Fair Housing Assessments**

Representative Tasks Include:

- Fair housing assessments, inventories, and technical support - Review of policies and programs to comply with State and Federal requirements for fair housing;
- Assessing access requirements and compliance with the American Disabilities Act (ADA).
- Completing Certified Access Specialist (CASp) reports for affordable and special needs housing,
- Development of training programs, presentations, or other outreach materials (including website and mapping) around equity and regional planning