Housing Planning: For the future

SCAG – USC Demographic Conference
June 11, 2020

Presenter:
Sohab Mehmood, Housing Policy Specialist
Housing Policy Division, HCD
1) Planning Grants – How did it go and where are we going?

2) Prohousing and REAP Programs – Overview

3) Technical Assistance
   1) Program
   2) Strategy
   3) Tools and resources
Legislative Housing Package

2018–2019

2017

Budget Act

2019–2020

Feb. 2020

SB2 Planning Grants
NOFA: 491 cities and counties applied!

LEAP NOFA

Feb. 2020

REAP NOFA

Summer 2020

Prohousing Regulations

6TH cycle RHNA
Planning Grants

SB2 Planning Grants – 2019-2020
Local Early Action Planning Grants (LEAP) 2020
2019 PLANNING GRANTS

SB2, 2017
SB2 Planning Grants

$123 million
(Cities + Counties)

Application period is now closed

2020 PLANNING GRANTS

2019-2020 Budget Act
Early Action Planning Grants

$119 million
(Cities + Counties)
LEAP

Due by: July 1, 2020

$118 million
(Regional Governments)
REAP

Due by: January 31, 2021
SB2 Planning Grants Program – Recap

- Grant Amounts: 160k, 310k, 625k
- Applications: 494 Total
- Example of activities:
  - ADU prototype plans
  - Comprehensive zoning code updates to increase densities
  - Rezonings
  - Specific plans for mixed-use development

<table>
<thead>
<tr>
<th>Region</th>
<th>% of Total Funding</th>
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<tbody>
<tr>
<td>Central Coast</td>
<td>92.5%</td>
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<tr>
<td>Greater Sacramento</td>
<td>100.0%</td>
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<tr>
<td>Inland Empire/Imperial County</td>
<td>94.0%</td>
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<tr>
<td>Los Angeles County</td>
<td>91.9%</td>
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<tr>
<td>Monterey Bay</td>
<td>91.9%</td>
</tr>
<tr>
<td>North State</td>
<td>91.1%</td>
</tr>
<tr>
<td>Orange County</td>
<td>87.2%</td>
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<tr>
<td>San Diego County</td>
<td>94.5%</td>
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<tr>
<td>San Francisco Bay</td>
<td>96.1%</td>
</tr>
<tr>
<td>San Joaquin Valley</td>
<td>85.7%</td>
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<tr>
<td>Sierra Nevada</td>
<td>91.6%</td>
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<tr>
<td>Statewide Total</td>
<td>92.4%</td>
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Local Early Action Planning Grants – (LEAP)

- Funding: $60k - $1,500,000
- Application Process: Over-the-counter
- Eligibility: ALL Local Governments are eligible: Non-Competitive!
- Purpose: funding to help local governments prepare and adopt planning documents and implement process improvements
- Why? To accelerate housing production and implement 6th cycle RHNA.
Examples of Eligible Activities

• Rezoning
• Environmental clearances
• Infrastructure planning
• ADU ordinances
• 6th cycle Housing Elements
• Establishing Prohousing Polices
• Many more....
LEAP – Next Steps

- Contact your TA Regional liaison

- Think and Brainstorm: Ideas that accelerate housing production and help you address your 6th cycle RHNA

- Submit Questions here: EarlyActionPlanning@HCD Or TA Regional Liaison

Apply by:
July 1, 2020
HCD will develop a process to gain a prohousing designation or “label”

**Incentives:** Prohousing jurisdictions will be rewarded extra points for programs such as Infill Infrastructure Grant Program (IIG), Affordable Housing and Sustainable Communities Program (AHSC), Transformative Climate Communities Program (TCC) and Other funding programs

**Categories:** favorable zoning, decreased permitting timeframes, reducing development costs, and providing financial subsidies.
Examples of Prohousing Policies:

- Allowing residential and mixed-uses by-right
- Zoning more sites for residential or increasing densities
- Allowing for parking reductions
- Limiting number of public hearings to 3 or less
- Adopting ADU ordinances that reduce barriers to develop ADUs
- Creating objective design and development standards
- Establishing a local housing trust fund
Regional Early Action Planning Grants (REAP)

Who? Regional Council of Governments and Regional Entities

How much? $118,750,000 available

Application process: Over-the-counter, non-competitive

Eligible Activities:
- Technical assistance
- Administration
- Sub-allocation to local govts. and other sub-regional entities
- Improved RHNA methodology
Possible layering of funding —

Accelerating Housing Production
How can we help you?

SB2 Ongoing Technical Assistance Program:  
Accelerating Housing Production
<table>
<thead>
<tr>
<th></th>
<th>Phase 1</th>
<th>Phase 2</th>
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<tbody>
<tr>
<td><strong>Name:</strong></td>
<td>Direct Assistance to applicants</td>
<td>Ongoing Regionally Tailored TA Program</td>
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<tr>
<td><strong>Timing:</strong></td>
<td>2019-2020</td>
<td>2020-2022</td>
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<td><strong>Goal:</strong></td>
<td>Ensure all cities and counties can access this funding source</td>
<td>Regionally customize a set of TA resources to address the unique needs of reach region and sub-region in the state.</td>
</tr>
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<td><strong>Service:</strong></td>
<td>Providing direct TA to all cities and counties to apply for the SB2 Planning Grants</td>
<td>Provide toolkits, web-based tools, fact-sheets, training, etc., to support jurisdictions in housing planning to accelerate production.</td>
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To clarify......
SB2 PGP Technical Assistance Program: Phase 1

- Provided direct assistance to over 400 jurisdictions
- Over 450 SB2 applications – roughly 90% of the state
- Received applications from every region of the state
SB2 PGP Technical Assistance Program: Phase 2 (Ongoing)

- Regional outreach/engagement
- Regional TA Plans
- Tools and resources to address regional priorities on housing planning
Regional TA Plan: Example

- Toolkits
- Training: Building Support for Housing
- Web-based zoning tools
- Consulting benches
- Regional Priorities
- Housing Elements
Technical Assistance: What we have....

Regionally-based Technical Assistance:
• Regionally customized toolkits
• Model ordinances
• Housing workshops
• Consulting benches
• Housing Elements
• Public Engagement
• Regionally Technical Assistance Plans (RTAPs)

Statewide Assistance:
• Statewide toolkits on objective design standards, ADUs, public engagement, and housing policy
• Clearinghouse for best practices
• Mapping tools on CEQA and grant funding
• Direct assistance on LEAP and REAP
SB2 ONGOING TECHNICAL ASSISTANCE

Operated and funded under the SB 2 Planning Grants Program
The Department of Housing and Community Development and the PlaceWorks Team are rolling out SB2-related Technical Assistance tools to assist local jurisdictions and regional governments with housing efforts.

ONLINE NOW

Housing and Public Engagement Toolkit

This toolkit offers public engagement strategies and techniques to address community concerns related to housing, as well as regional case studies, policy considerations and funding opportunities for cities and counties across California.

https://HousingToolkit.CA-II.G.org/

COMING SOON

Housing Portal

Access Technical Assistance tools, reach out to HCD, and contact Regional Liaisons for additional support.

Ordinance Templates

Boilerplate zoning code language for ADUs, triplexes/fourplexes, density bonuses, etc., with customizable text to address local contexts.

Land Inventory Samples

Use illustrative examples to guide local housing capacity calculations to meet RHNA requirements.

CEQA Site Check

Accelerate housing production by identifying parcels where CEQA streamlining options may apply.

Objective Standards How-To Guide

Use background information, instructions, best practices, and other resources to adopt objective standards and/or convert subjective standards into objective standards.

Accessory Dwelling Unit (ADU) Webmap & Toolkit

Standardized but customizable tools, a webmap that helps calculate ADU potential, and how-to guides and FAQs for homeowners.
Mapping

https://cahcd.maps.arcgis.com/apps/MapSeries/index.html?appid=c0b0f1f398774e9c805ef0ebcf4ebd45
For more information:

<table>
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<tr>
<th>Program</th>
<th>Contact Information</th>
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<tbody>
<tr>
<td>Early Action Planning Grants:</td>
<td>• Contact the team at: <a href="mailto:EarlyActionPlanning@hcd.ca.gov">EarlyActionPlanning@hcd.ca.gov</a></td>
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<tr>
<td>Prohousing Program:</td>
<td>• Contact the team at: <a href="mailto:Prohousingpolicies@hcd.ca.gov">Prohousingpolicies@hcd.ca.gov</a></td>
</tr>
<tr>
<td>Technical Assistance Program: Mapping and Toolkits</td>
<td>• <a href="mailto:Sohab.Mehmood@hcd.ca.gov">Sohab.Mehmood@hcd.ca.gov</a></td>
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Also available through SCAG:

TECHNICAL ASSISTANCE FOR HOUSING ELEMENT UPDATES

In partnership with the California Department of Housing & Community Development (HCD), SCAG will be providing a number of data and technical assistance tools to local jurisdictions. These resources will help member jurisdictions reduce costs associated with developing 6th cycle housing element updates as well as streamline the review process.

www.scag.ca.gov/housing
Contact housing@scag.ca.gov for more information.
The California Department of Housing and Community Development is pleased to announce the availability of the Housing Element Sites Inventory Guidebook.

What is the purpose of this Guidebook?
The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. The purpose of this Guidebook is to assist jurisdictions and interested parties with the development of the site inventory analysis for the 6th Housing Element Planning Cycle and identify changes to the law.

In addition to providing guidance on the new laws adopted since the last housing element planning period, it consolidates all the existing technical assistance related to the required sites inventory analysis into one step-by-step guidebook.

For more information or if you have questions, please call our Division of Housing Policy Development at 916.263.2911.