

Housing Planning: For the future

SCAG – USC Demographic Conference

June 11, 2020

Presenter:

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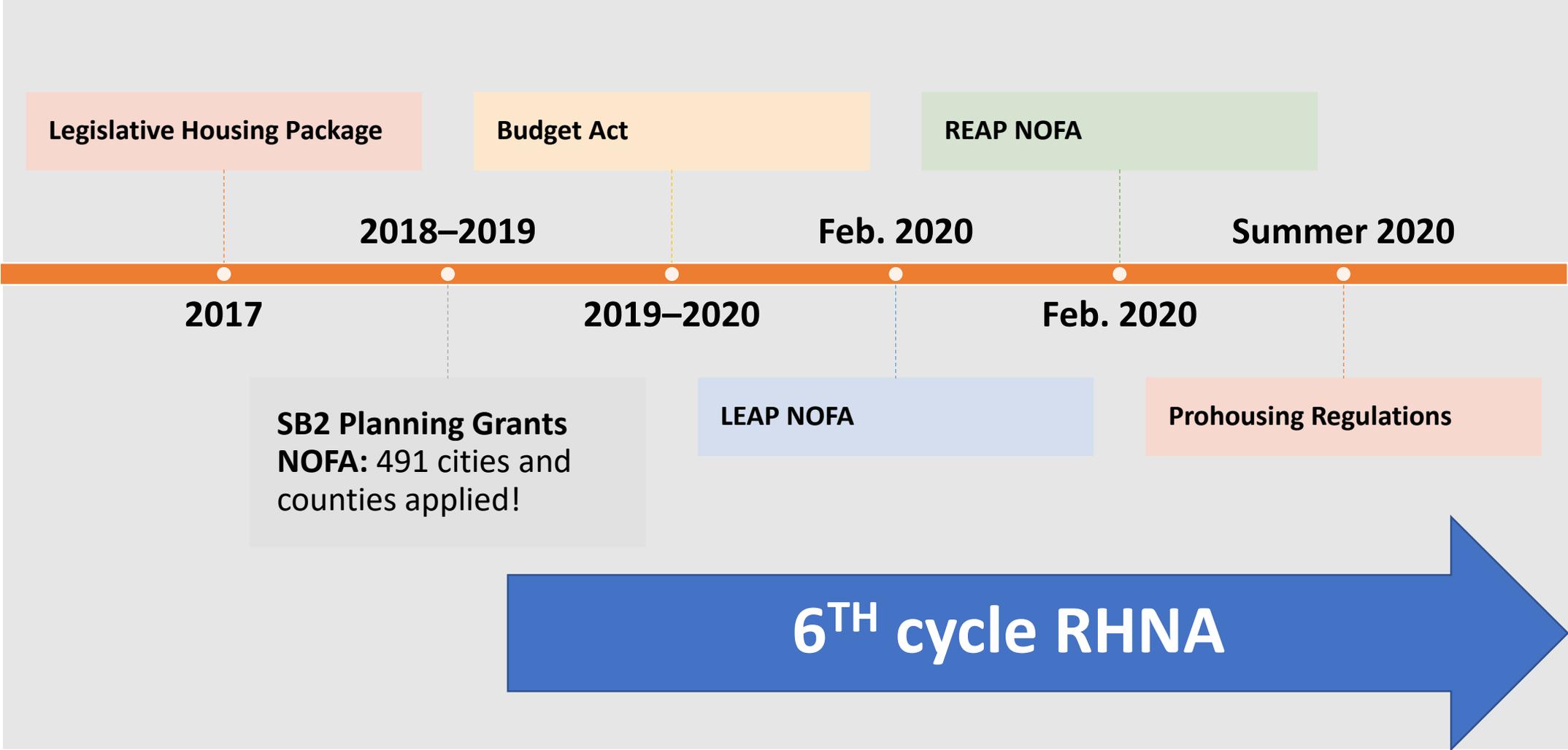
Housing Policy Division, HCD





Agenda

- 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
- 





Planning Grants

SB2 Planning Grants – 2019-2020

Local Early Action Planning Grants (LEAP) 2020

2019 PLANNING GRANTS

SB2, 2017
SB2 Planning Grants



Application period
is now closed

2020 PLANNING GRANTS

2019-2020 Budget Act
Early Action Planning Grants



Due by:
July 1, 2020



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
 - Rezoning
 - Specific plans for mixed-use development

	% of Total Funding
Central Coast	92.5%
Greater Sacramento	100.0%
Inland Empire/Imperial County	94.0%
Los Angeles County	91.9%
Monterey Bay	91.9%
North State	91.1%
Orange County	87.2%
San Diego County	94.5%
San Francisco Bay	96.1%
San Joaquin Valley	85.7%
Sierra Nevada	91.6%
Statewide Total	92.4%



Local Early
Action
Planning
Grants –
(LEAP)

\$60k - \$1,500,000

Over-the-counter application process

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**

Incentives:

Prohousing Program

- 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

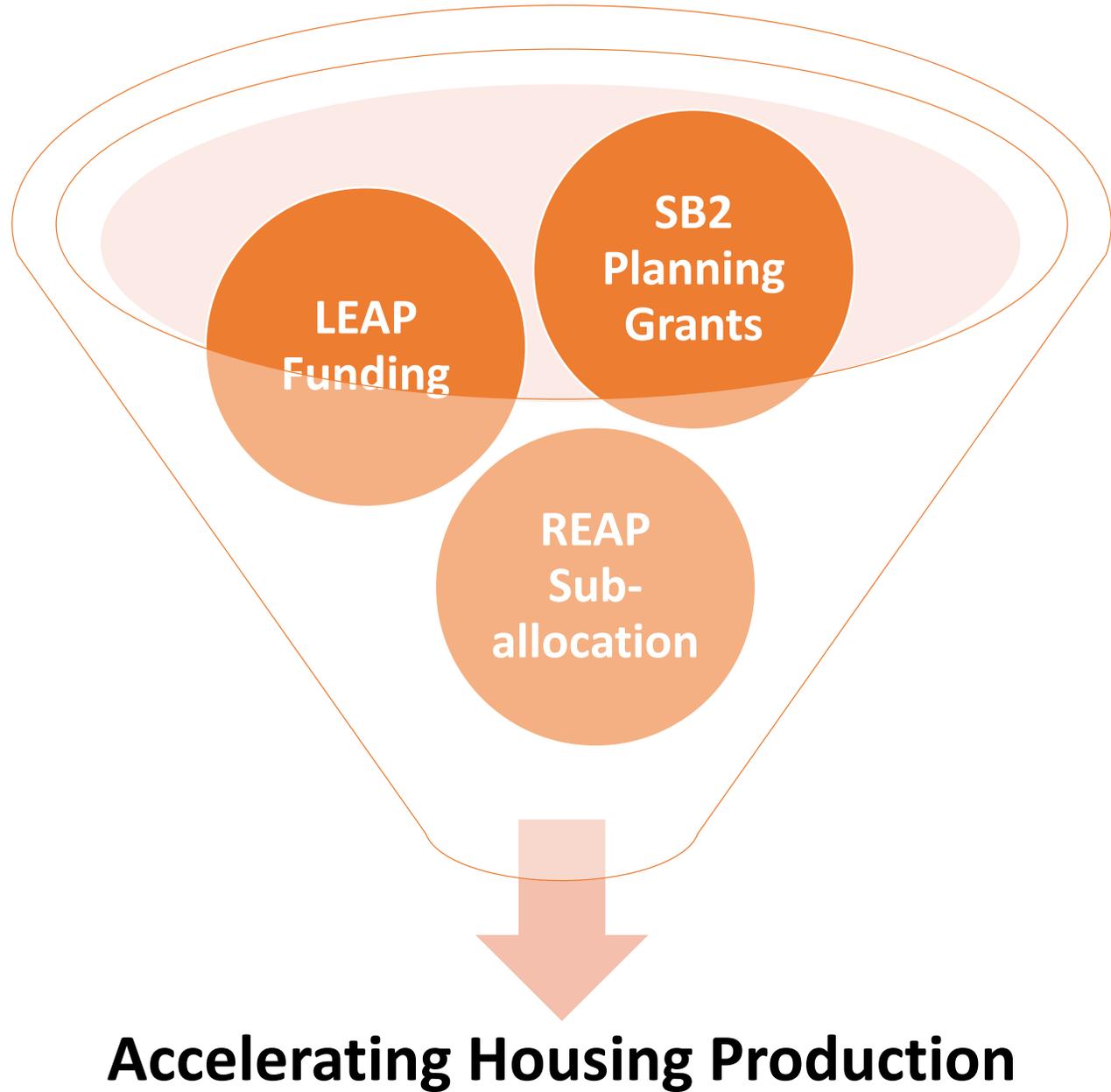
How much? \$118,750,000 available

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 –





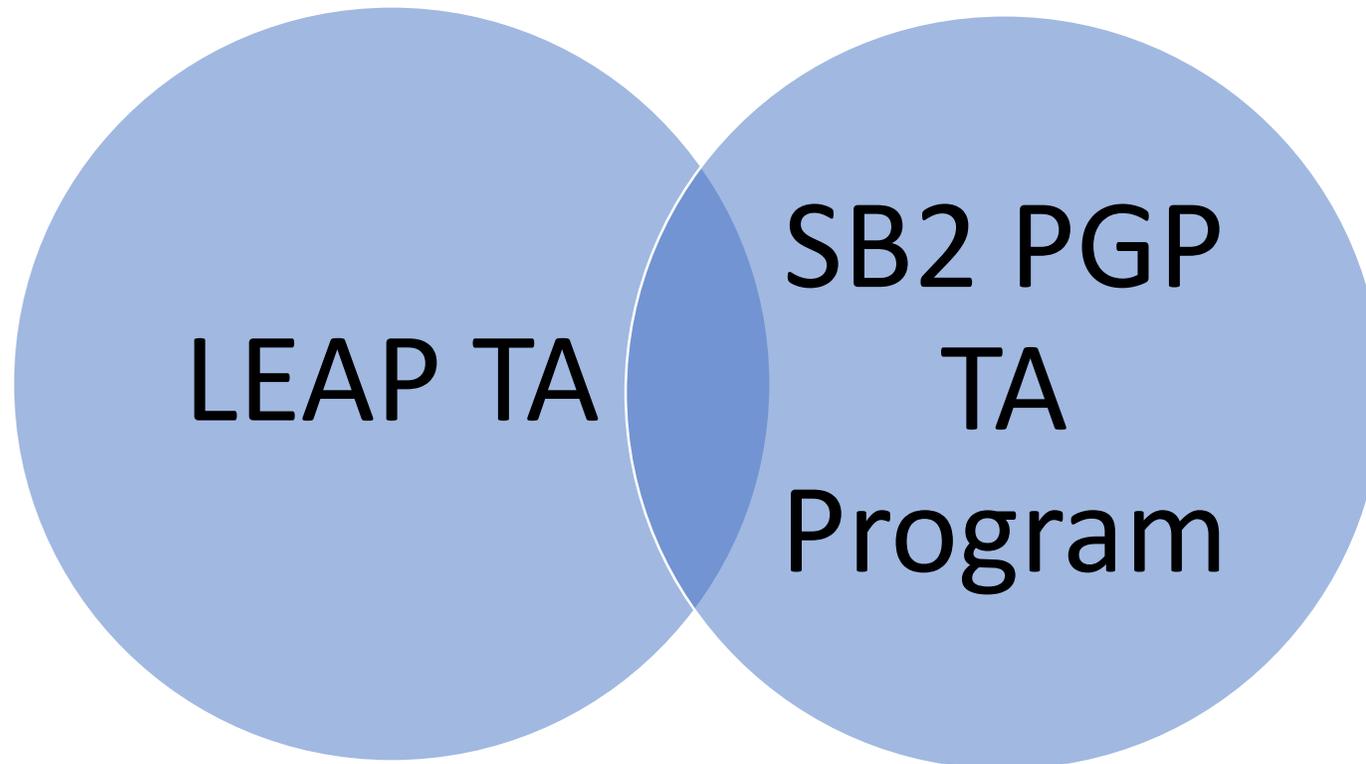
How can we help you?

SB2 Ongoing Technical Assistance Program:
Accelerating Housing Production

SB2 PGP Technical Assistance Program

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

To clarify.....

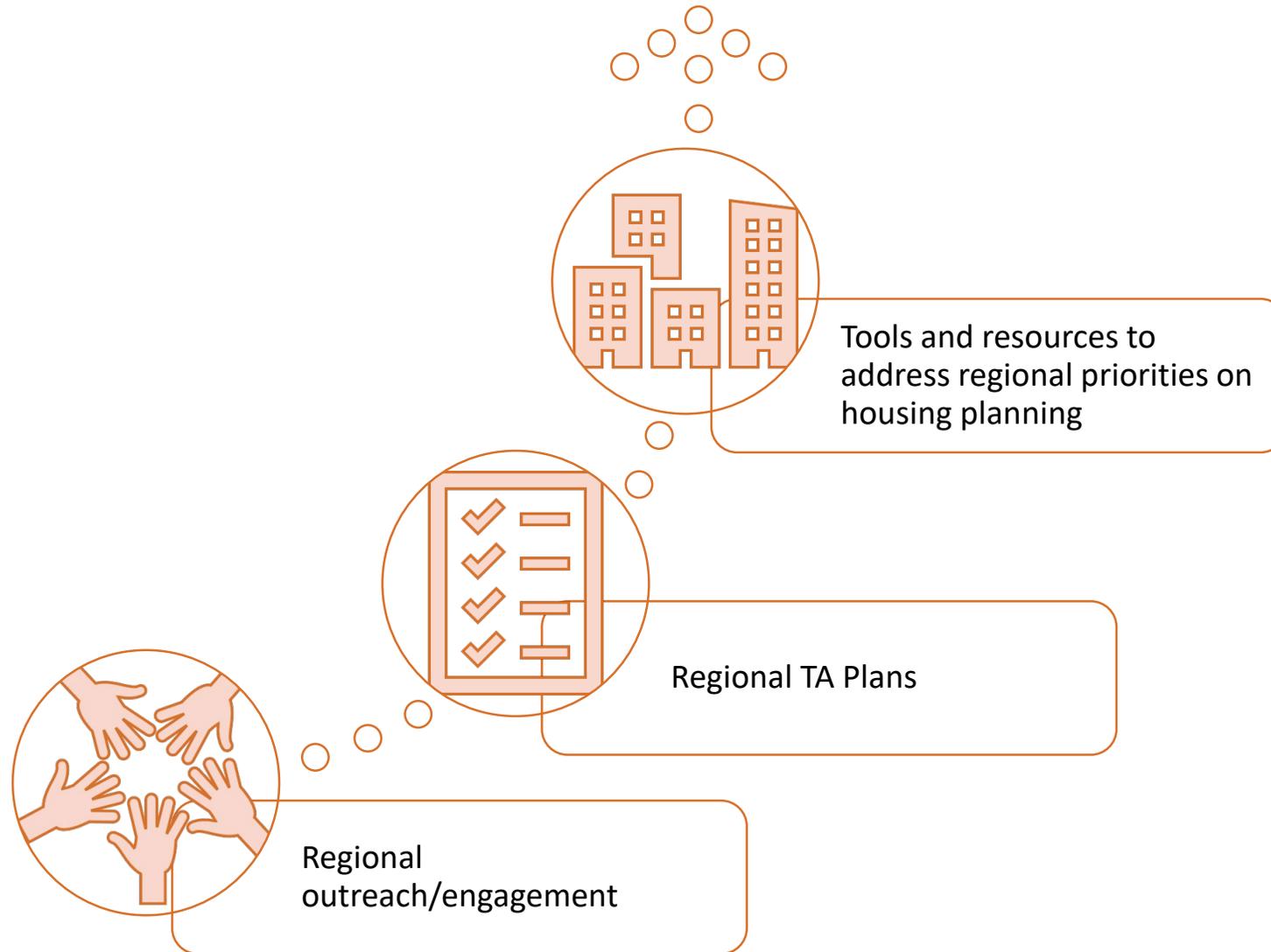


SB2 PGP Technical Assistance Program: Phase 1

- 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 TA Plan: Example



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

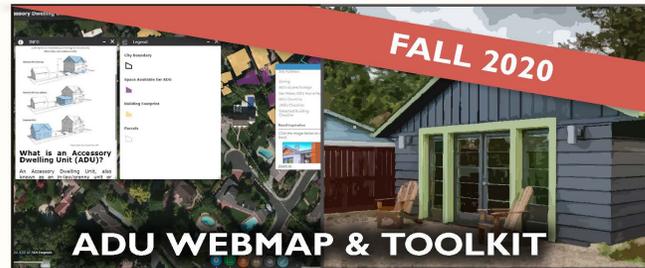
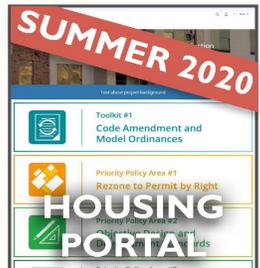
Housing and Public Engagement Toolkit

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-ILG.org/](https://HousingToolkit.CA-ILG.org/)



COMING SOON



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:

Early Action Planning
Grants:

- Contact the team at:
EarlyActionPlanning@hcd.ca.gov

Prohousing Program:

- Contact the team at:
Prohousingpolicies@hcd.ca.gov

Technical Assistance
Program: Mapping
and Toolkits

- Sohab.Mehmood@hcd.ca.gov

Also available
through
SCAG:



www.scag.ca.gov/housing

Contact housing@scag.ca.gov for more information.

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.

AVAILABLE JULY 2020

Pre-Certified Housing Needs Data

- Data sets will be pre-certified by HCD for use in housing elements. Use of these datasets will help to streamline housing element development and review.
- Data sets for each jurisdiction include: Large families, seniors, housing stock characteristics, overcrowding, and more! [Click here for a full list of required data.](#)
- Available as a spreadsheet and completed report.
- NEW! Analysis of regional ADU rents to assist in matching anticipated ADUs to RHNA income categories

AVAILABLE FALL 2020

SCAG Parcel Data for Site Inventory & Analysis¹

SCAG's parcel-level land use data ([available online](#)) will be updated and augmented to help provide a first pass for a local jurisdiction's site inventory. In addition, SCAG is in the process of developing two new approaches to help identify and analyze sites:

Jurisdiction Parcel Listing

- SCAG parcel data can be used for an identification of nonresidential sites with potential for inclusion.
- Map and parcel level GIS data provided individually to jurisdictions.
- Attributes include: Vacant parcels, public-owned land, underutilized commercial and retail land and more.
- Selected Affirmatively Furthering Fair Housing (AFFH), AB 686 and SCAG Priority Growth Area data also available.

ADU Physical Capacity

- Gauge each jurisdiction's total physical ADU capacity based on user selection
- Generate estimates based on certain variables: Eligible parcel types, ADU sizes, configuration, land cover, slope, etc.

¹ Note: Does not constitute SCAG's estimate of infill potential. Inclusion of a site may require additional documentation per HCD guidelines. Additional analysis from the jurisdiction is required

Newly available through HCD as well...

Housing Element Sites Inventory Guidebook Now Available

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.