

# Housing Planning: For the future

**HCD/ABAG Webinar**

*July 29, 2020*

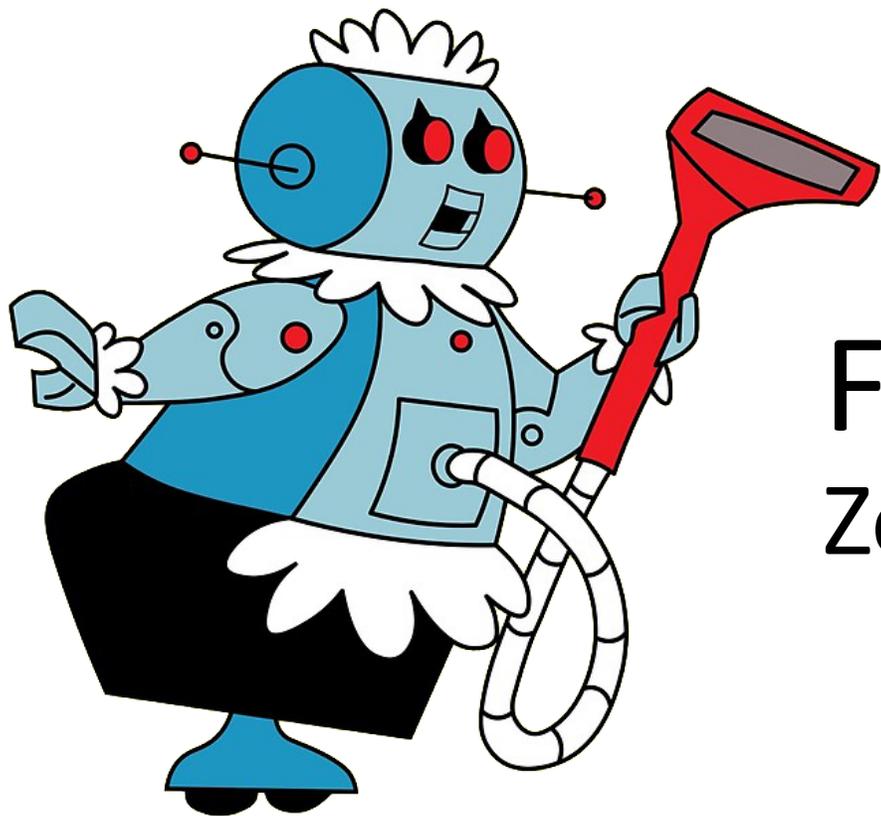
Presenters:

**Sohab Mehmood**, *Housing Policy Specialist - Housing Policy Division, HCD*

**Eric Panzer**, *Associate, PlaceWorks*

**Heather Peters**, *Principal Regional Housing Planner, MTC*

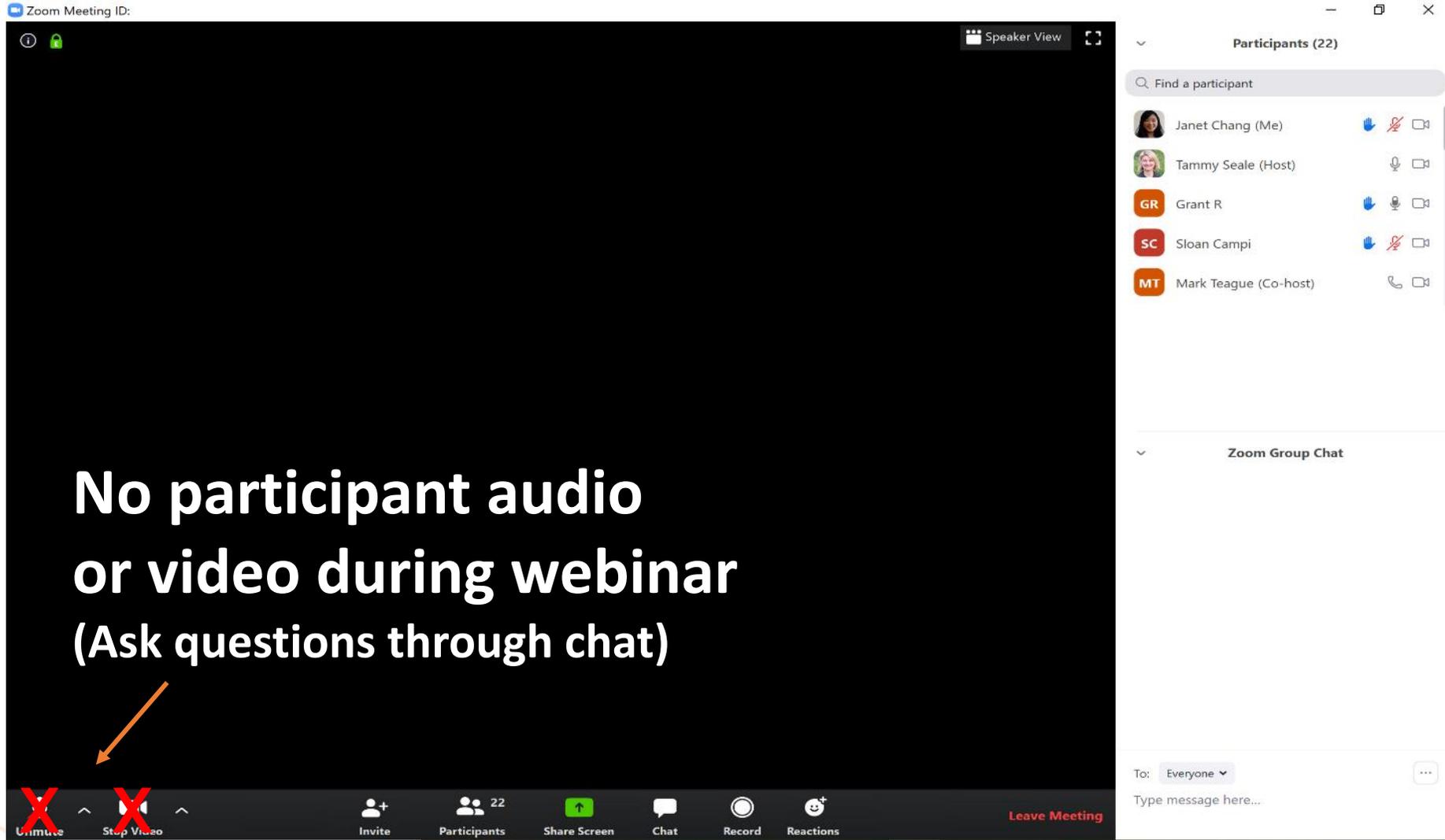




# First, some housekeeping Zoom Meeting Controls (Desktop)



# Zoom Meeting Controls (Desktop)

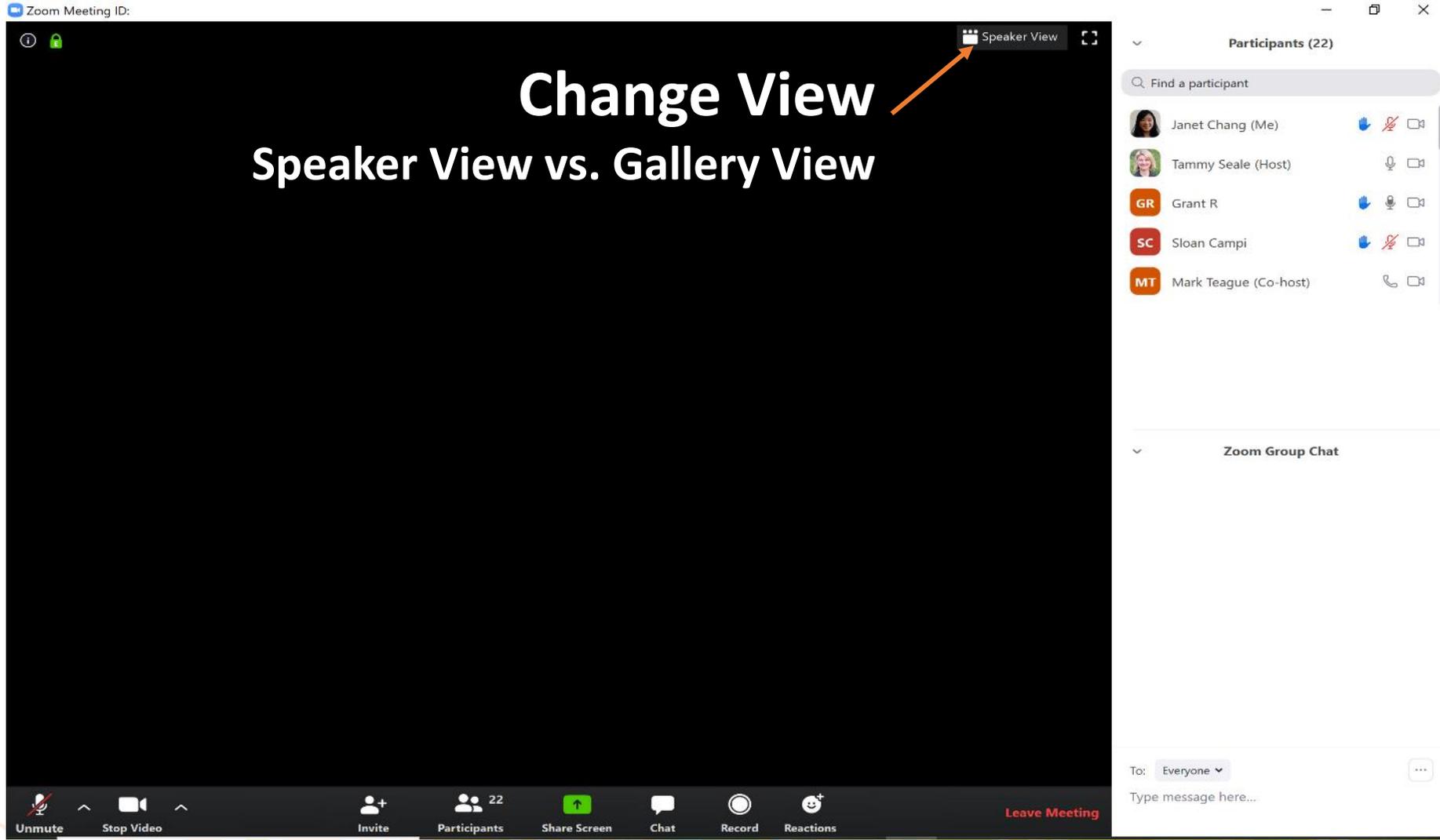


The screenshot shows a Zoom meeting window with a dark background. In the top right corner, there is a 'Speaker View' button. On the right side, there is a 'Participants (22)' panel with a search bar and a list of participants: Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). Below the participants list is a 'Zoom Group Chat' section with a 'To: Everyone' dropdown and a 'Type message here...' input field. At the bottom of the window, there is a toolbar with icons for Mute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and Leave Meeting. The 'Mute' and 'Stop Video' icons have red 'X' marks over them, and an orange arrow points to the 'Mute' icon.

**No participant audio  
or video during webinar  
(Ask questions through chat)**



# Zoom Meeting Controls (Desktop)

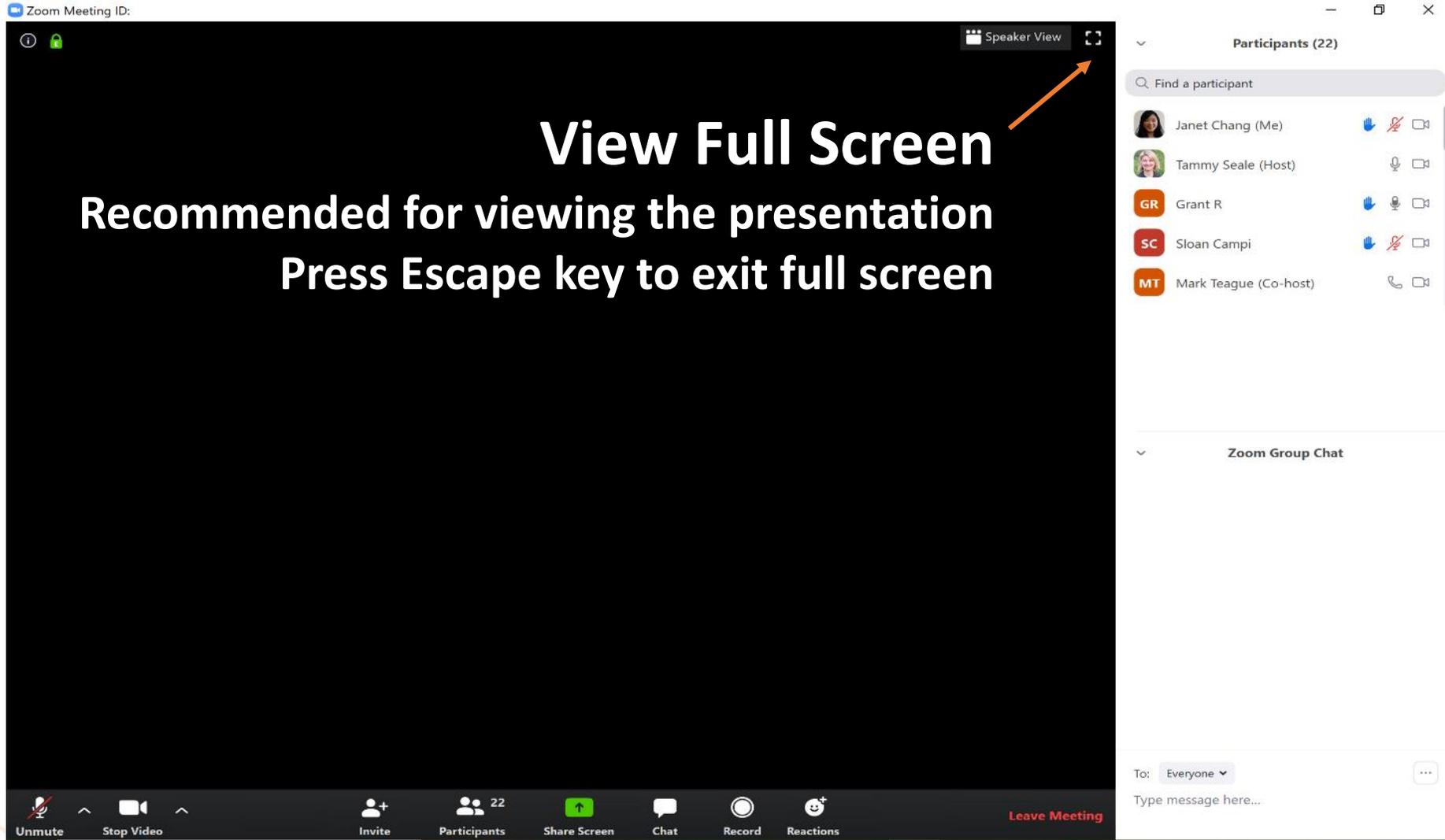


**Change View**  
**Speaker View vs. Gallery View**

The screenshot shows the Zoom desktop client interface. The main window displays a large text overlay: "Change View Speaker View vs. Gallery View". An orange arrow points from the text "Speaker View" to the "Speaker View" button in the top right corner of the meeting window. The bottom toolbar contains icons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and Leave Meeting. On the right side, the Participants (22) list is visible, showing Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host) with their respective video and audio status icons. Below the participants list is the Zoom Group Chat section.



# Zoom Meeting Controls (Desktop)



**View Full Screen**  
Recommended for viewing the presentation  
Press Escape key to exit full screen

Speaker View

Participants (22)

Find a participant

- Janet Chang (Me)
- Tammy Seale (Host)
- GR Grant R
- SC Sloan Campi
- MT Mark Teague (Co-host)

Zoom Group Chat

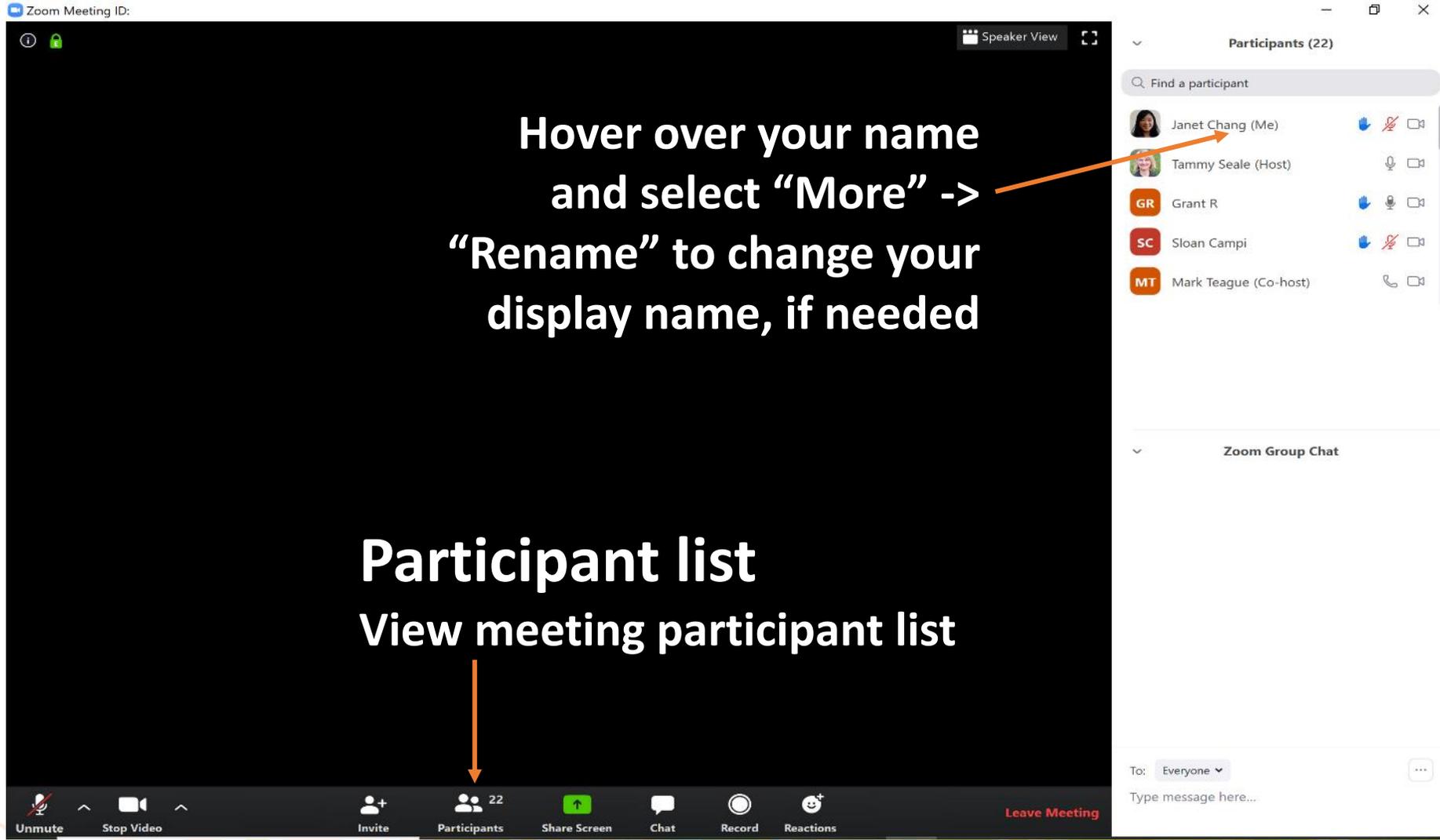
To: Everyone

Type message here...

Unmute Stop Video Invite Participants 22 Share Screen Chat Record Reactions Leave Meeting



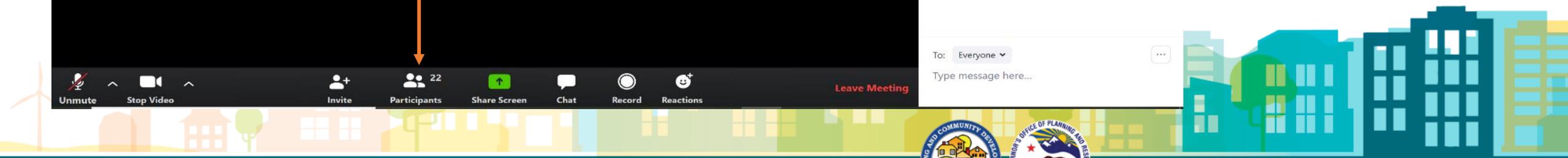
# Zoom Meeting Controls (Desktop)



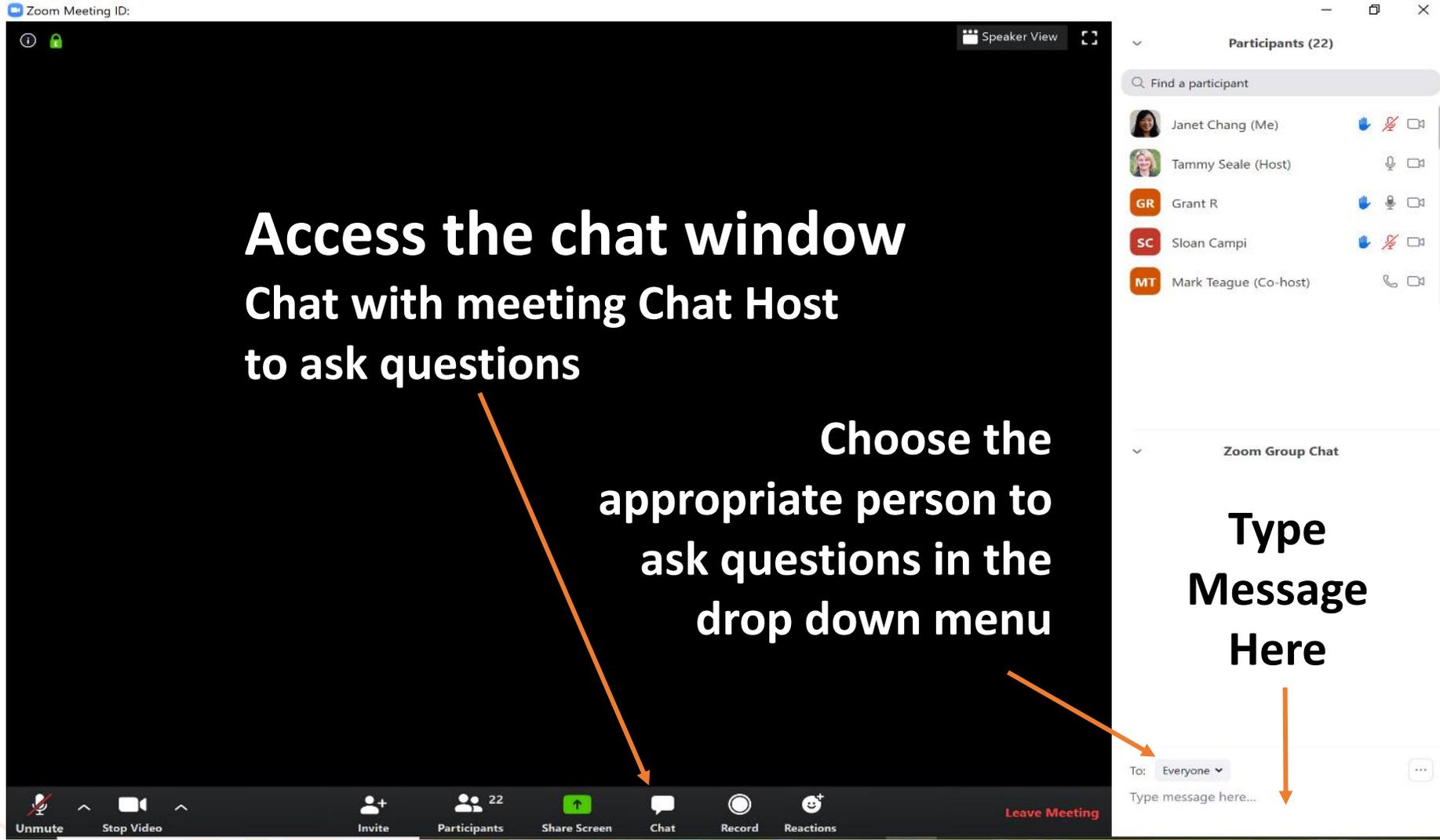
**Hover over your name and select "More" -> "Rename" to change your display name, if needed**

**Participant list**  
**View meeting participant list**

The screenshot shows a Zoom meeting window with a dark background. At the top right, there is a 'Speaker View' button. On the right side, there is a 'Participants (22)' panel with a search bar and a list of participants: Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). Below this is a 'Zoom Group Chat' section. At the bottom, there is a toolbar with buttons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and Leave Meeting. An orange arrow points from the text 'Hover over your name...' to the 'More' icon next to 'Janet Chang (Me)'. Another orange arrow points from the text 'View meeting participant list' to the 'Participants' button in the toolbar.



# Zoom Meeting Controls (Desktop)



**Access the chat window**  
**Chat with meeting Chat Host**  
**to ask questions**

**Choose the appropriate person to ask questions in the drop down menu**

**Type Message Here**

The screenshot shows the Zoom desktop client interface. The main window is dark with a white chat window on the right. The chat window is titled 'Zoom Group Chat' and contains a search bar 'Find a participant', a list of participants (Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, Mark Teague (Co-host)), and a 'Zoom Group Chat' section with a 'Type Message Here' prompt. The Zoom meeting controls bar at the bottom includes buttons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and Leave Meeting. An orange arrow points from the 'Chat' button in the controls bar to the chat window. Another orange arrow points from the 'Type Message Here' text to the chat input field.

# Agenda

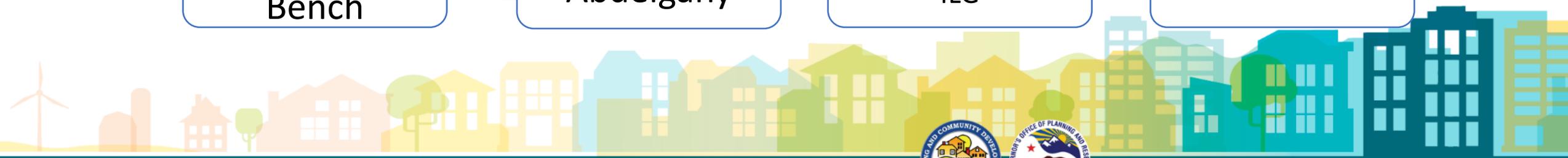
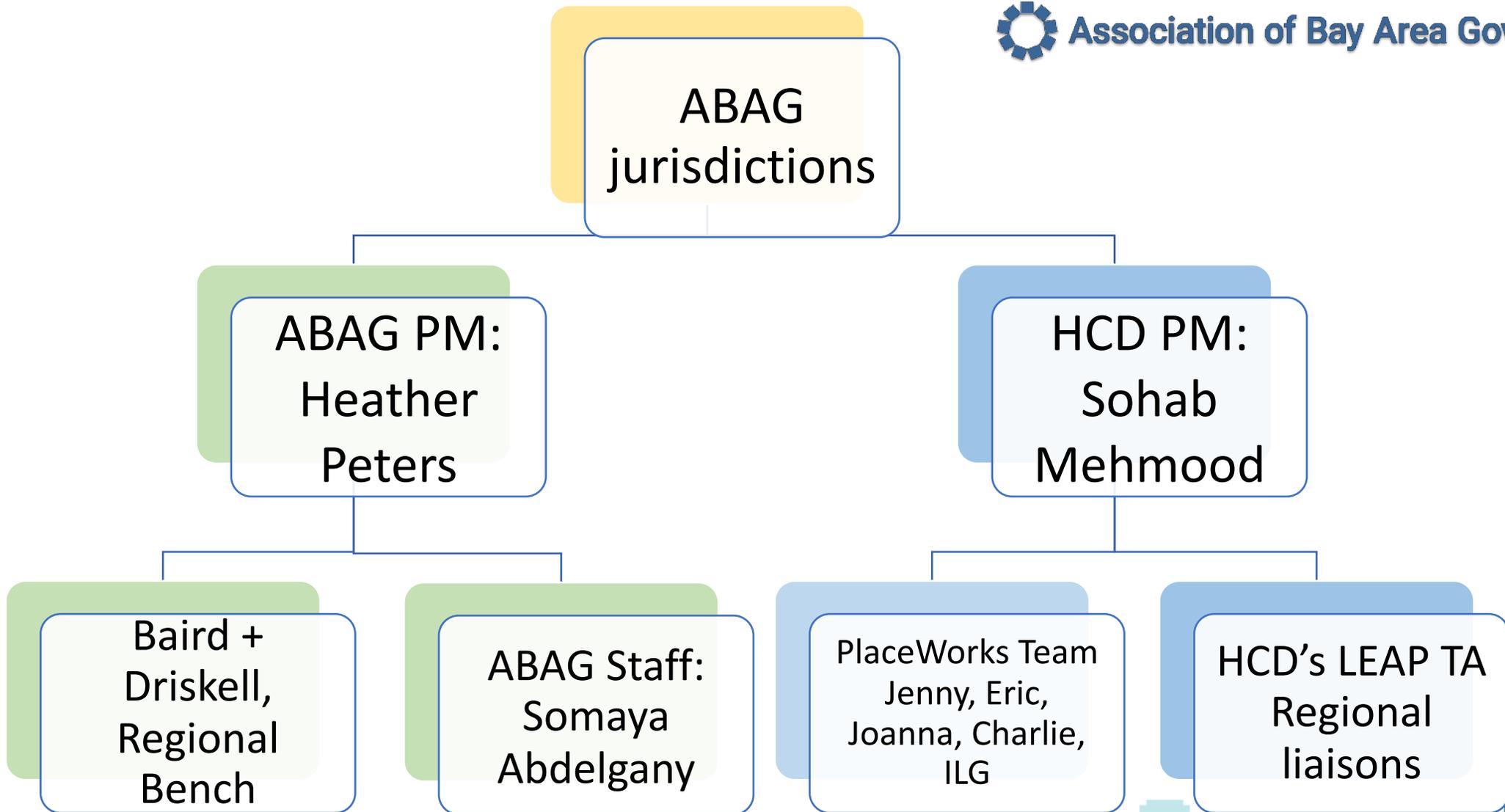
- 1) HCD – ABAG Technical Assistance Partnership
- 2) HCD's tools and strategies
- 3) ABAG's tools and strategies
- 4) Next steps



# HCD – ABAG Partnership Goals

- Coordinate SB 2 / LEAP / REAP
- Streamline communication & reduce administrative burden
- Develop pre-approved regional methodologies to provide safe harbors
- Maximize use of state funding for tools with statewide applicability
- Maximize use of regional funding to tailor TA to Bay Area needs
- Maximize use of **local funds for local priorities**





# How can we help you?

## Accelerating Housing Production: Technical Assistance Program



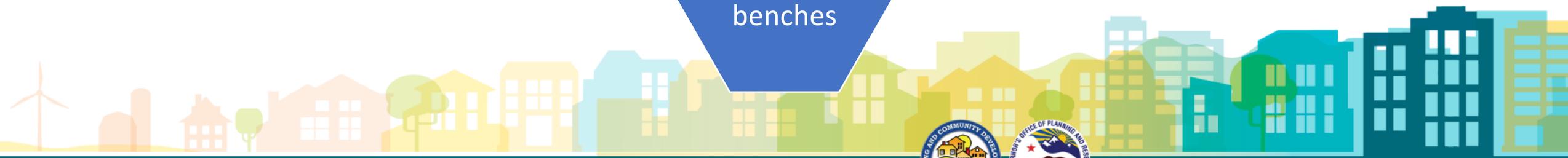
	<b>Phase 1</b>	<b>Phase 2 – Joint ABAG – HCD Program</b>
<b>Name:</b>	Direct Assistance to applicants	Ongoing Regionally Tailored TA Program
<b>Timing:</b>	2019-2020	2020-2022
<b>Goal:</b>	Ensure all cities and counties can access this funding source	Regionally customize a set of TA resources to address the unique needs of reach region and sub-region in the state.
<b>Service:</b>	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.



# How will we accomplish this? Joint Outreach!



# What will it look like?



# Technical Assistance: What we have....

## HCD 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 & REAP
- Model ordinance templates

## Regionally-based Assistance:

- Baird + Driskell
- Regionally customized TA
- Site Selection Tool & Data Packets
- Planning Collaboratives
- Learning Cohorts
- Consulting bench
- Public Engagement



# Housing Element TA and Tools in progress

- Building Blocks Update
- Housing Element Webinars and Workshops
  - For example: Southern California Association of Governments (SCAG) – Trainings
  - SANDAG- HCD Office Hours and Presentations
- Pre-approved analysis and templates on:
  - AB 686 AFFH, Data packages, ADU affordability templates,
- Toolkits on a variety of housing policy areas



# 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.



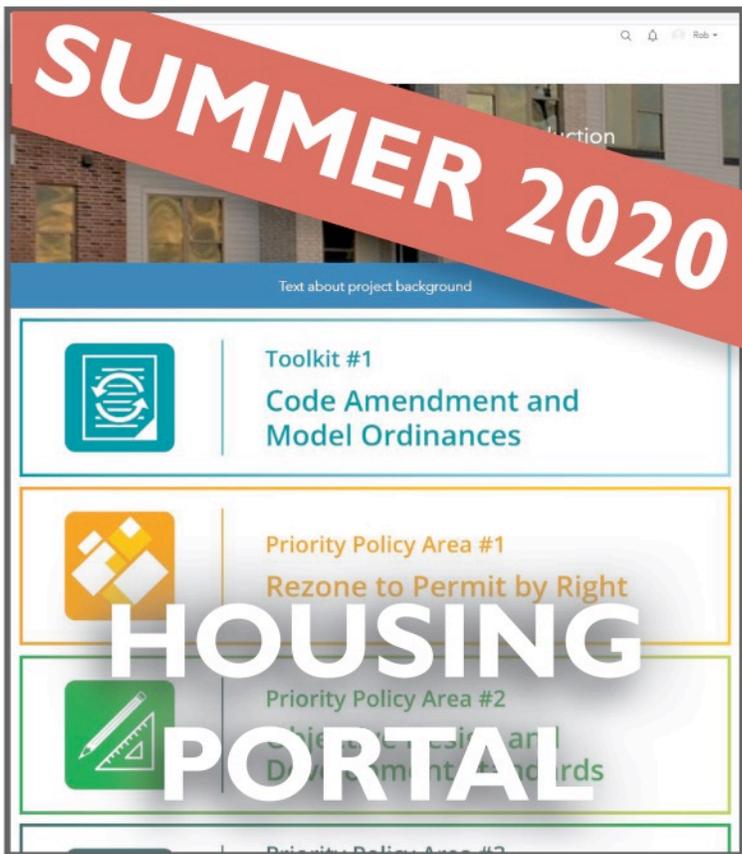
**CEQA Site Check**  
 Accelerate housing production by identifying parcels where CEQA streamlining options may apply.



**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.



## 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.

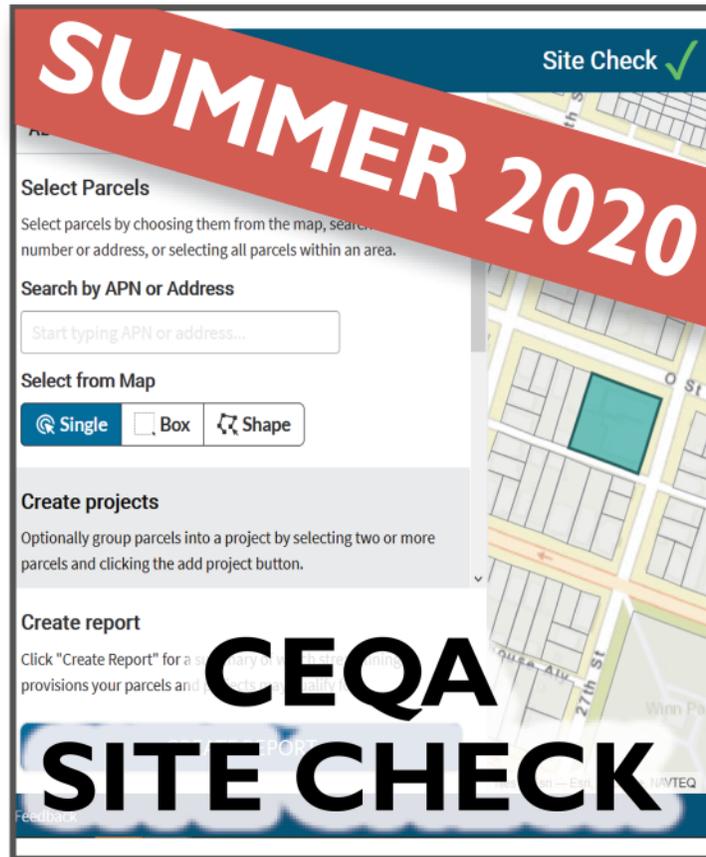




## Land Inventory Samples

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.





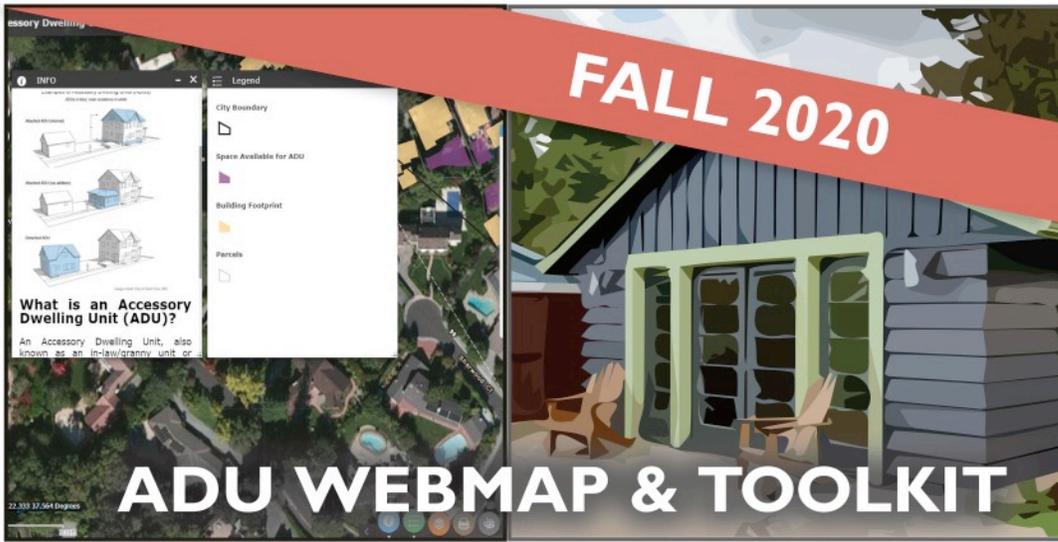
## Objective Standards How-To Guide

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

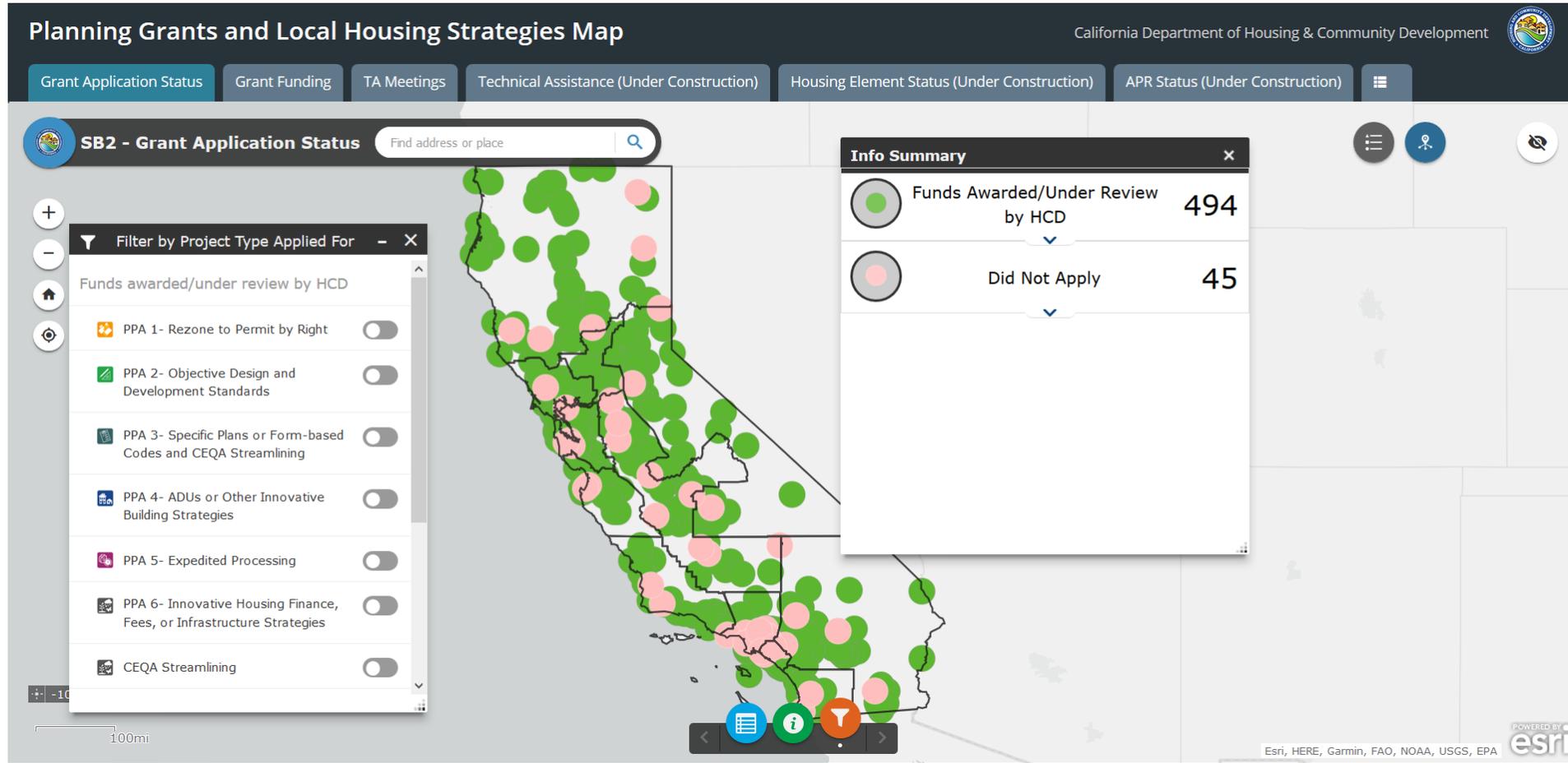


# Accessory Dwelling Unit (ADU)

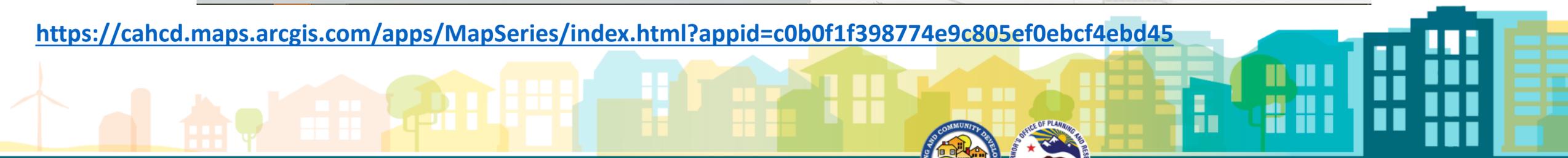
Webmap & Toolkit  
Standardized but customizable  
tools, a webmap that helps  
calculate ADU potential, and  
how-to guides and FAQs for  
homeowners.



# Mapping



<https://cahcd.maps.arcgis.com/apps/MapSeries/index.html?appid=c0b0f1f398774e9c805ef0ebcf4ebd45>



# ABAG's Framework for REAP

## Collaborative & Cohort-Based Approach

- Knowledge sharing on policies and best practices, site analysis and strategies, funding, etc.
- Tailored for variety of contexts

## Regional Consultant Pool

- Economies of scale
- Reduced administrative burden on local staff
- Flexibility to craft locally-appropriate policies and programs

## Regional Coordination with HCD

- Template Documents
- Data Packets
- Pre-Approved Site Feasibility Analysis?

## Housing Leadership Development & Community Engagement

- Data-Driven Messaging
- Outreach and Education
- Focus Groups and Listening Sessions



# ABAG TA Delivery Model:

## Collaboratives:

Groups of similarly situated jurisdictions with shared planning challenges and opportunities



**COUNTIES**

**CORRIDORS**

## Cohorts:

Subject-based groups focused on specific strategies.



**STREAMLINING**

**FEES**

**EQUAL HOUSING OPPORTUNITY**

**PARKING**

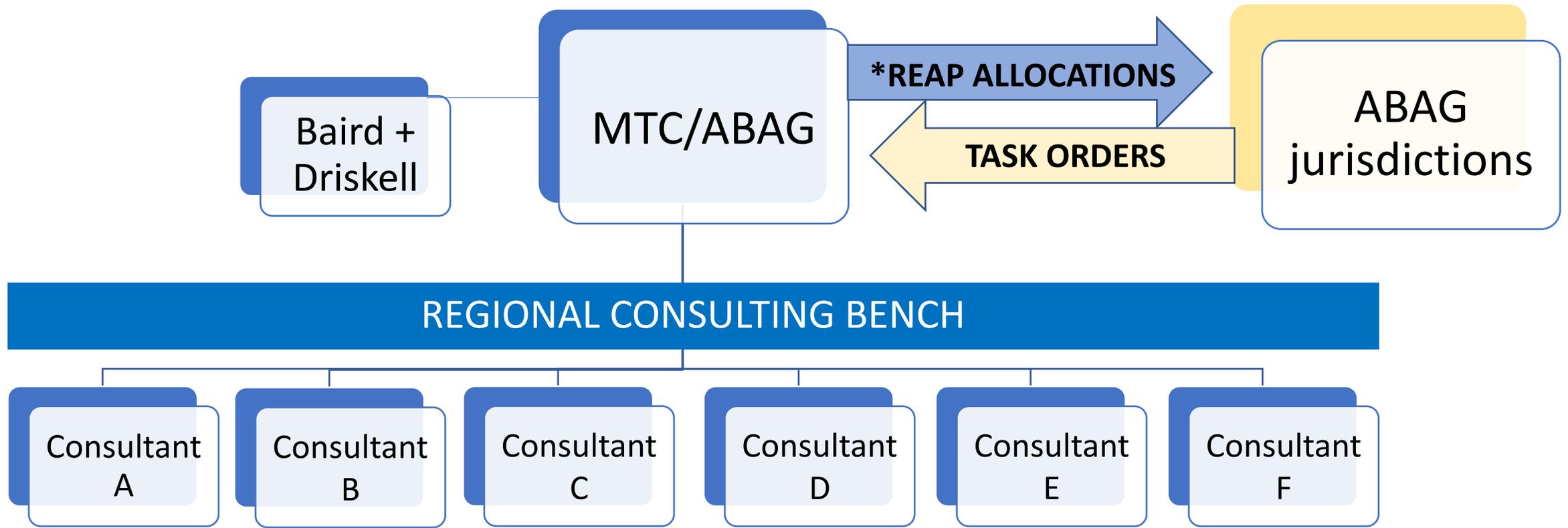
**DESIGN**

**ADUs**

# ABAG Regional Consulting Bench Association of Bay Area Governments



# ABAG Consulting Contracts

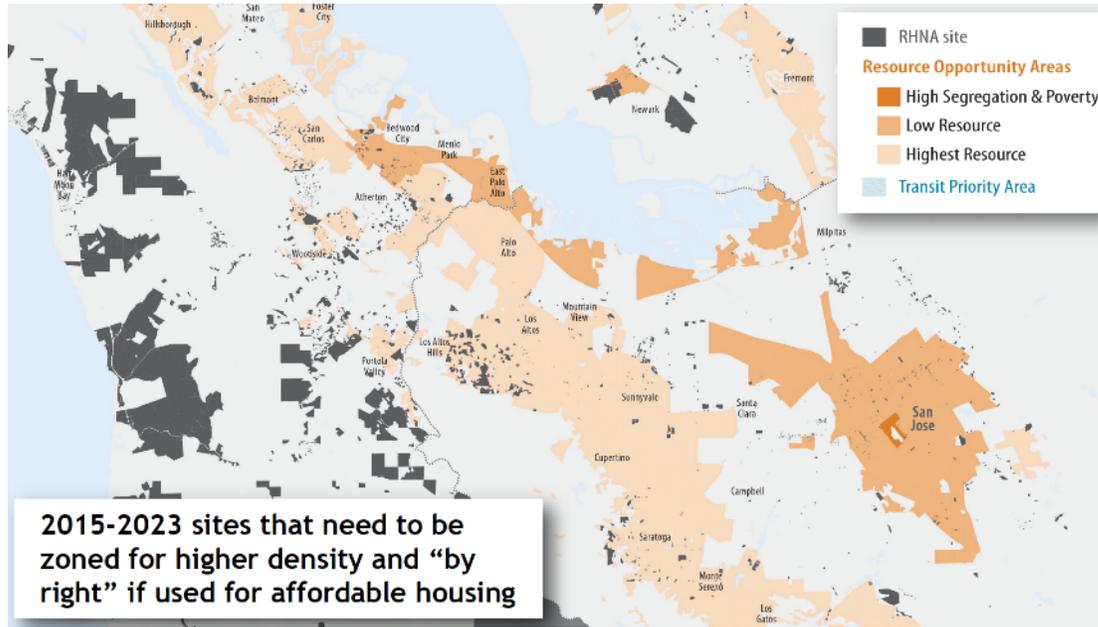


\* Allocations TBD by ABAG Executive Board, MTC/ABAG to administer contracts with Bench



# Coming Soon from ABAG:

## ONLINE SITE SELECTION TOOL



## HOUSING ELEMENT DATA PACKETS



# Upcoming Survey

**Please fill out this survey to tell us:**

- What's most important to your area?
- What other types of HE tools you would like?
- What's your preference for TA delivery methods?
- Who are your best collaborators?
- Which consultants do you want ABAG to include on the bench?

**Your input will help us prioritize TA that is important to you!**

**[surveygizmo.com/s3/5745080/ABAGHCDTA](https://surveygizmo.com/s3/5745080/ABAGHCDTA)**



# Next Steps

- 1) Fill out the survey!
- 2) Look forward to Baird + Driskell conducting outreach
- 3) Reach out to the TA team with any questions or direct feedback!  
Don't be shy



# For more information:

- Early Action Planning Grants:  
[EarlyActionPlanning@hcd.ca.gov](mailto:EarlyActionPlanning@hcd.ca.gov)
- Prohousing Program:  
[Prohousingpolicies@hcd.ca.gov](mailto:Prohousingpolicies@hcd.ca.gov)
- Technical Assistance Program for HCD:  
[Sohab.Mehmood@hcd.ca.gov](mailto:Sohab.Mehmood@hcd.ca.gov)
- Technical Assistance Program for ABAG:  
[hpeters@bayareametro.gov](mailto:hpeters@bayareametro.gov)

