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
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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**
ABAG jurisdictions

ABAG PM: Heather Peters
- Baird + Driskell, Regional Bench
- ABAG Staff: Somaya Abdelgany

HCD PM: Sohbab Mehmood
- PlaceWorks Team Jenny, Eric, Joanna, Charlie, ILG
- HCD’s LEAP TA Regional liaisons
How can we help you?

Accelerating Housing Production: Technical Assistance Program
<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2 – Joint ABAG – HCD Program</th>
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<tbody>
<tr>
<td><strong>Name:</strong></td>
<td>Direct Assistance to applicants</td>
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<td><strong>Timing:</strong></td>
<td>2019-2020</td>
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<td><strong>Goal:</strong></td>
<td>Ensure all cities and counties can access this funding source</td>
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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>
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**Phase 2 – Joint ABAG – HCD Program**

- **Name:** Ongoing Regionally Tailored TA Program
- **Timing:** 2020-2022
- **Goal:** Regionally customize a set of TA resources to address the unique needs of each region and sub-region in the state.
- **Service:** 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!

- County-level outreach/engagement
- Regional TA Plans
  - Tools and resources to address regional priorities on housing planning
What will it look like?

- Toolkits
- County priorities
- ABAG
- Consulting benches
- Housing Elements
- Cohorts on specific topics
- Training: Building Support for Housing
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<tr>
<th>HCD Statewide Assistance:</th>
<th>Regionally-based Assistance:</th>
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<tr>
<td>• Statewide toolkits on objective design standards, ADUs, public engagement, and housing policy</td>
<td>• Baird + Driskell</td>
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<td>• Clearinghouse for best practices</td>
<td>• Regionally customized TA</td>
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<td>• Mapping tools on CEQA and grant funding</td>
<td>• Site Selection Tool &amp; Data Packets</td>
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<td>• Direct assistance on LEAP &amp; REAP</td>
<td>• Planning Collaboratives</td>
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<td>• Model ordinance templates</td>
<td>• Learning Cohorts</td>
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<td>• Consulting bench</td>
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<td>• Public Engagement</td>
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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
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.
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.

**Cohorts:**
Subject-based groups focused on specific strategies.

- **STREAMLINING**
- **COUNTIES**
- **FEES**
- **PARKING**
- **ADUs**
- **CORRIDORS**
- **DESIGN**

*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

2015-2023 sites that need to be zoned for higher density and “by right” if used for affordable housing

HOUSING ELEMENT DATA PACKETS

Population Projections - City and County

Average Household Size

Owners and Renters

Age of Residents Compared to County (2008)

Household Growth

Household Income (2008)

Age of Residents (2008)

Household Type

Source: ABAG Projection, 2007

Source: U.S. Census, 2008

Source: U.S. Census, 2008

Source: U.S. Census, 2008

Source: U.S. Census, 2008

Source: U.S. Census, 2008
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
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

• Prohousing Program:  
  Prohousingpolicies@hcd.ca.gov

• Technical Assistance Program for HCD:  
  Sohab.Mehmood@hcd.ca.gov

• Technical Assistance Program for ABAG:  
  hpeters@bayareametro.gov