

## Notes & Feedback from Local Elected Officials and Staff

### Ideas for Technical Assistance

#### *Staffing*

- Provide technical assistance on real estate development and economic analysis, including feasibility analyses. Even staff that have several planners often don’t have “housing” staff who understand the economics and finance of housing construction. This type of analysis would be helpful for jurisdictions both in terms of planning/zoning, as well as ensuring that zoned land actually produces bricks-and-mortar units.
- Provide technical and analytic support for jurisdictions that want to count non-vacant sites and must now satisfy heightened scrutiny. The law now requires locals to bear the burden of proof that these non-vacant sites are viable, and this in-depth analysis for each parcel will be difficult for overburdened staff.
- Some small cities may have a need for ongoing technical assistance because of small staffs that lack capacity.
- Some small jurisdictions need support actually writing grant applications (for LEAP, or for capital grants).
- Develop a “train the trainers” program to train local staff who will then be able to train their support staff and help educate their elected officials.
- Consider creating a “circuit rider” program to develop deep, on-site temporary assistance to jurisdictions.
- Assist local jurisdictions with analysis and communications with HCD about how to count units for RHNA credit when land is zoned for mixed use. That is, housing is a permitted use but it’s not guaranteed how much housing would be built as part of any given development. Jurisdictions want to claim credit for this type of zoning but aren’t sure how HCD will respond.
- Provide assistance to jurisdictions to respond to concerns from residents about how to respond to hazards/fires/evacuations.
- Provide TA for parcel assemblage.
- Technical assistance should incorporate public health indicators into housing planning.
- Technical assistance could include on “missing middle” housing strategies.
- Assist local jurisdictions that want to get credit for “Preservation” strategies.

### *Outreach*

- Provide high-level overview of Housing Element (HE) process and requirements, beyond just the RHNA numbers, which can be used by staff to educate Council members (especially new ones who have not been through an HE update previously).
- Provide support for jurisdictions to plan/build the infrastructure needed to support additional housing and population: parks, schools, roads, water, sewage, etc.

### *Tools*

- ABAG/MTC should serve as a "clearinghouse" for all the various grants/resources (such as SB2, LEAP, REAP, other capital grants, etc.). Perhaps this could be a role for BAHFA?
- Consider creating a "template Housing Element" that local jurisdictions could adapt to fit local circumstances.
- Develop a toolkit (which includes model policies, templates for staff reports, etc.) for objective design standards, ADUs, and perhaps other substantive topics.
- Develop model ordinances for inclusionary zoning.

### **Other Comments**

- Some jurisdictions need more jobs than housing.
- Some geographies just aren't well suited for housing because of steep hills, Coastal Commission regulations, fire risk, sea level rise, etc.
- Many local staff lack capacity in the wake of the loss of redevelopment. Need lots of TA and other capacity building assistance.