Association of Bay Area Governments

Housing Planning: For the future

HCD/ABAG Webinar

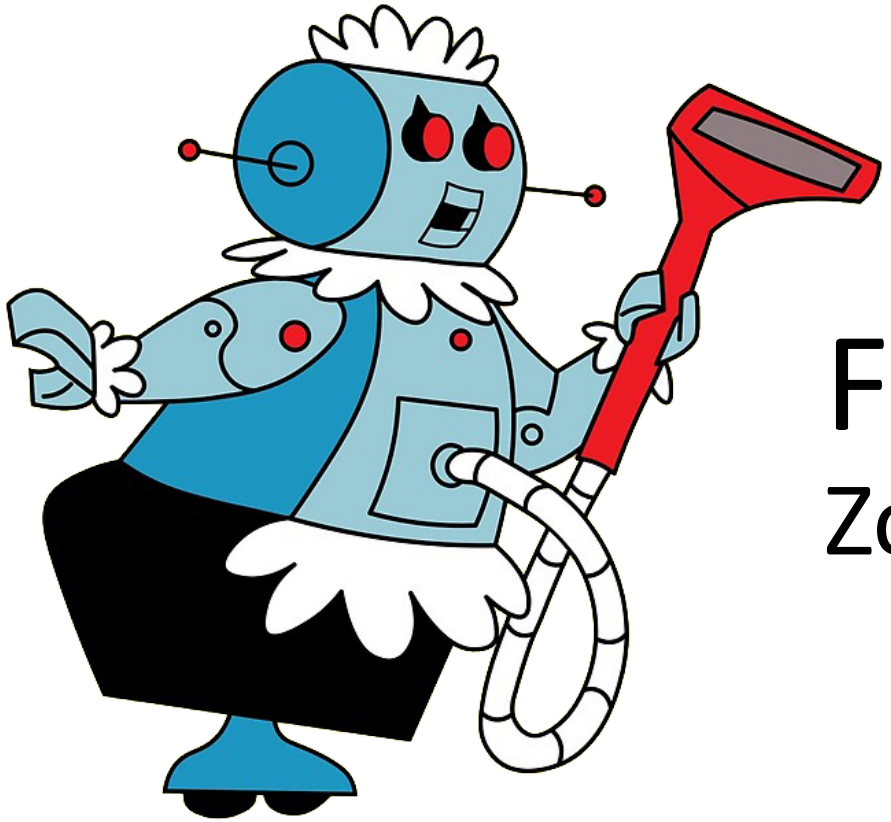
July 29, 2020

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)

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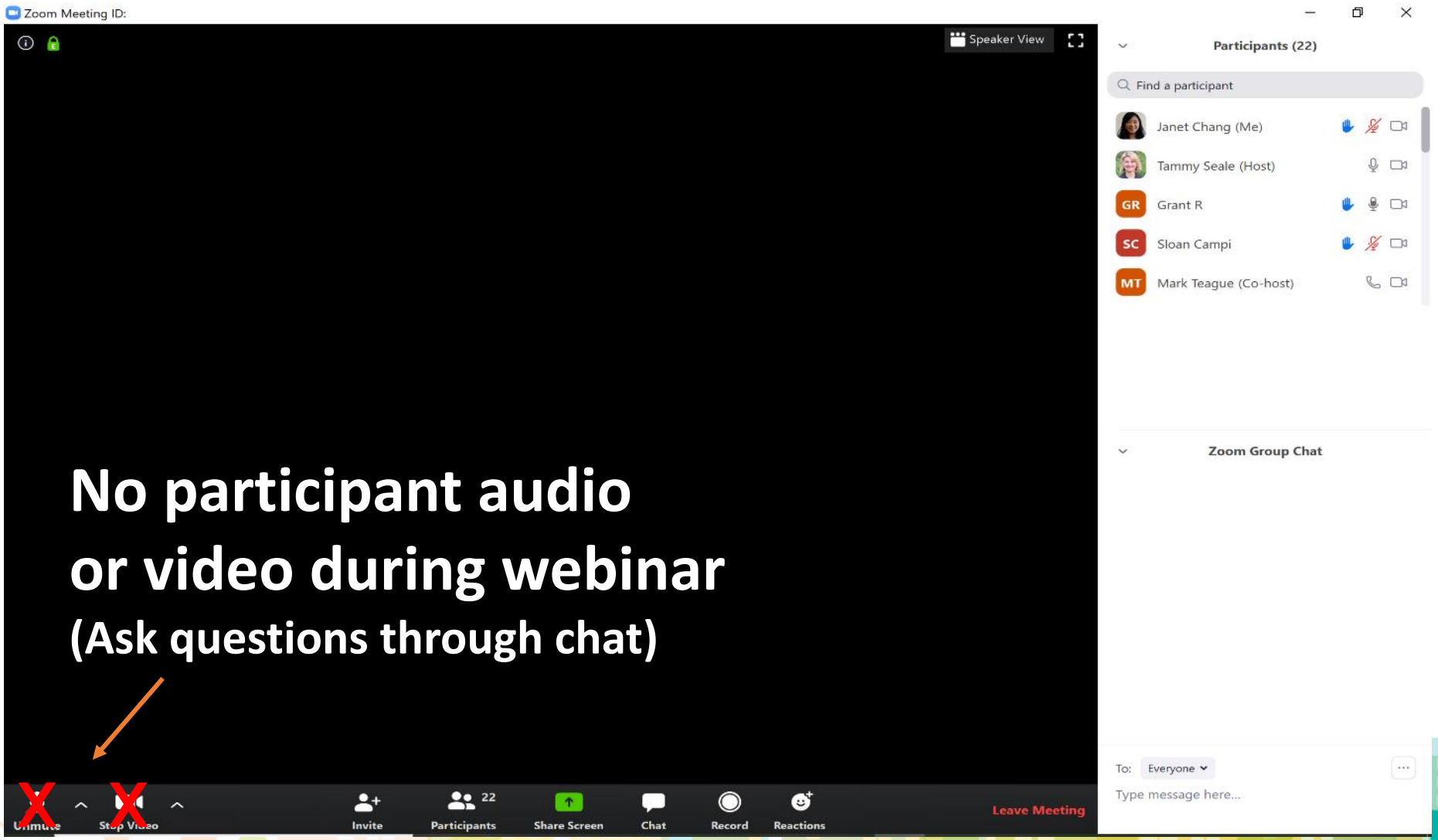

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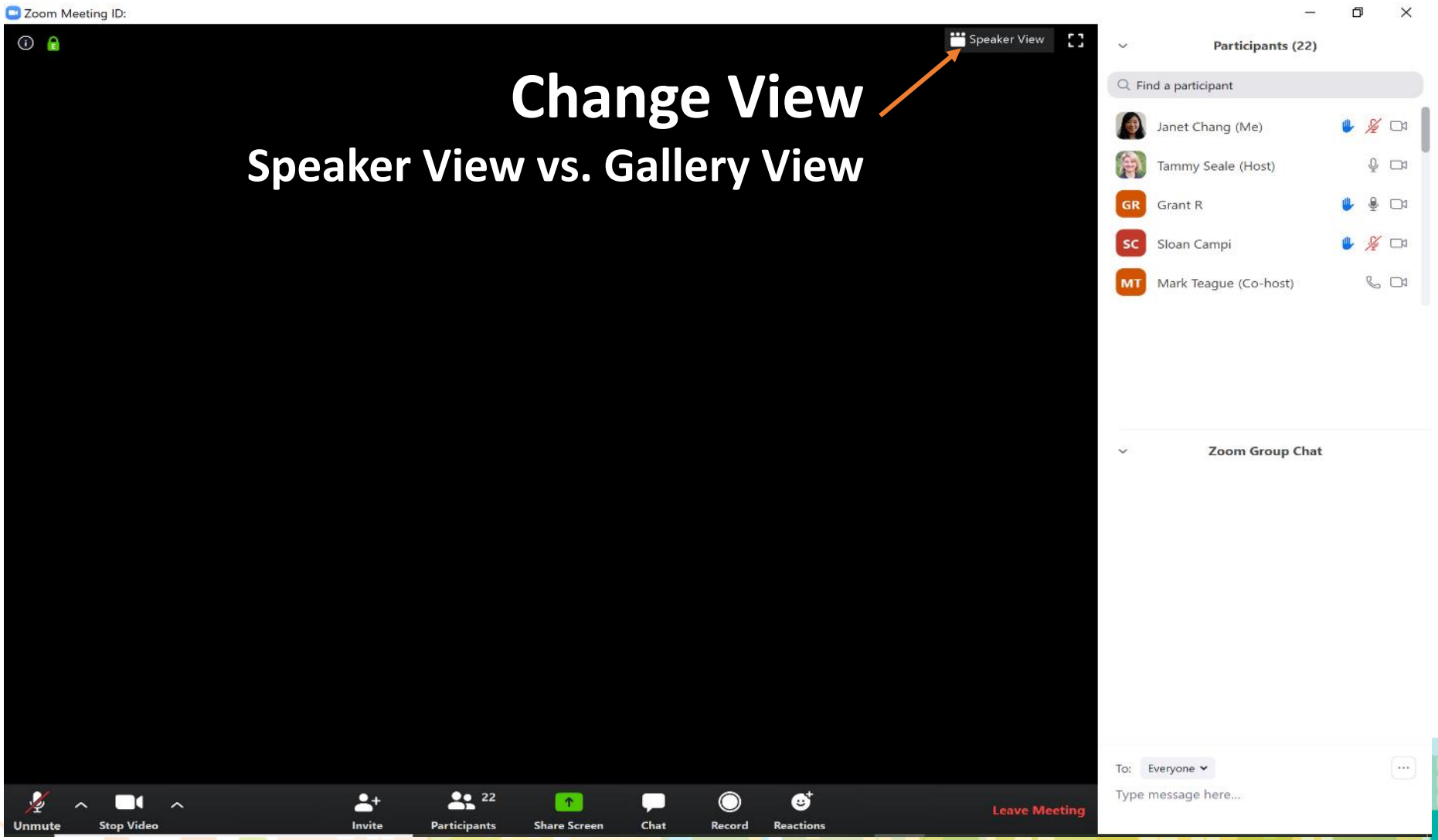

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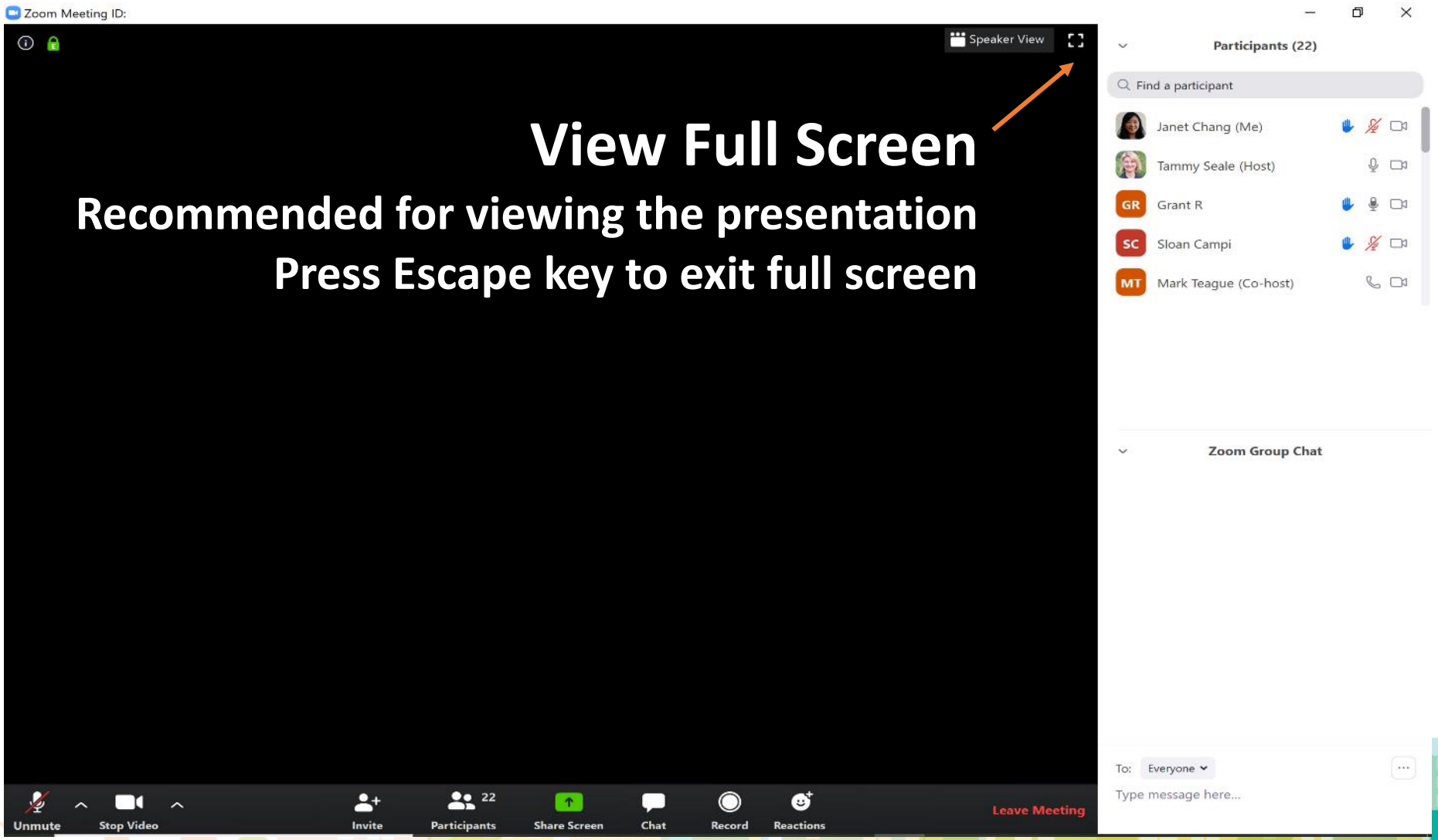

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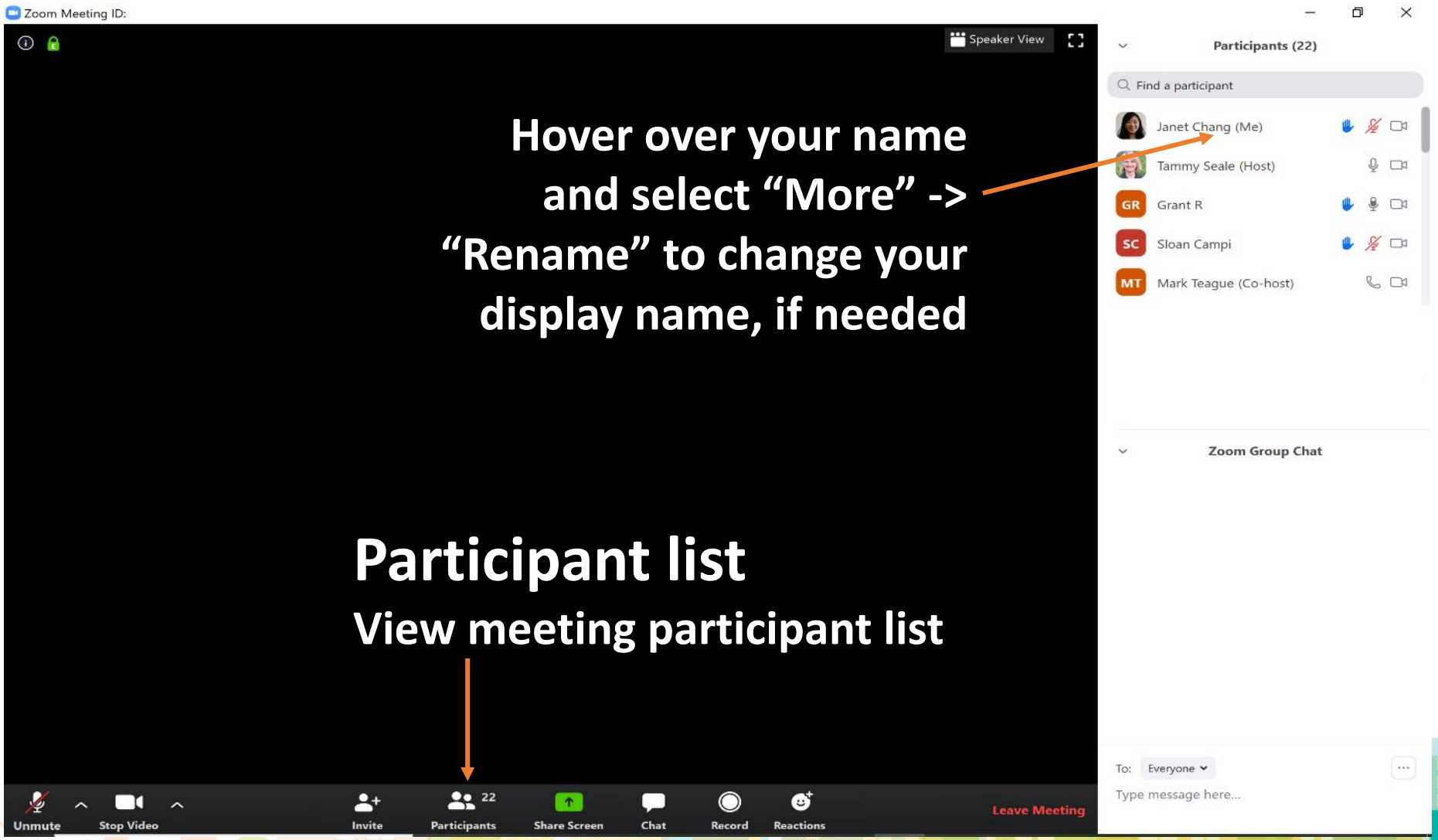

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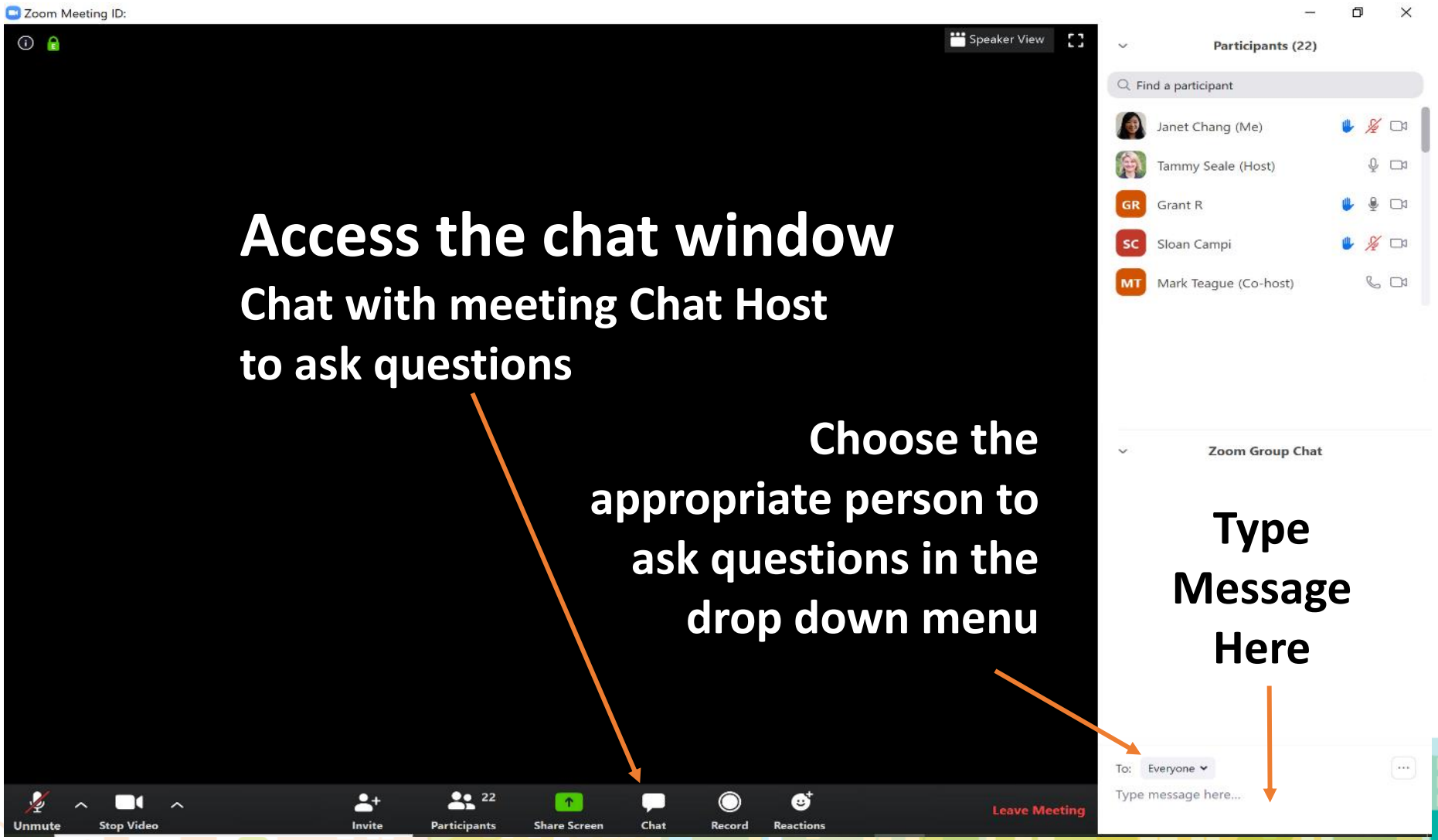

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Agenda

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

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- 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**

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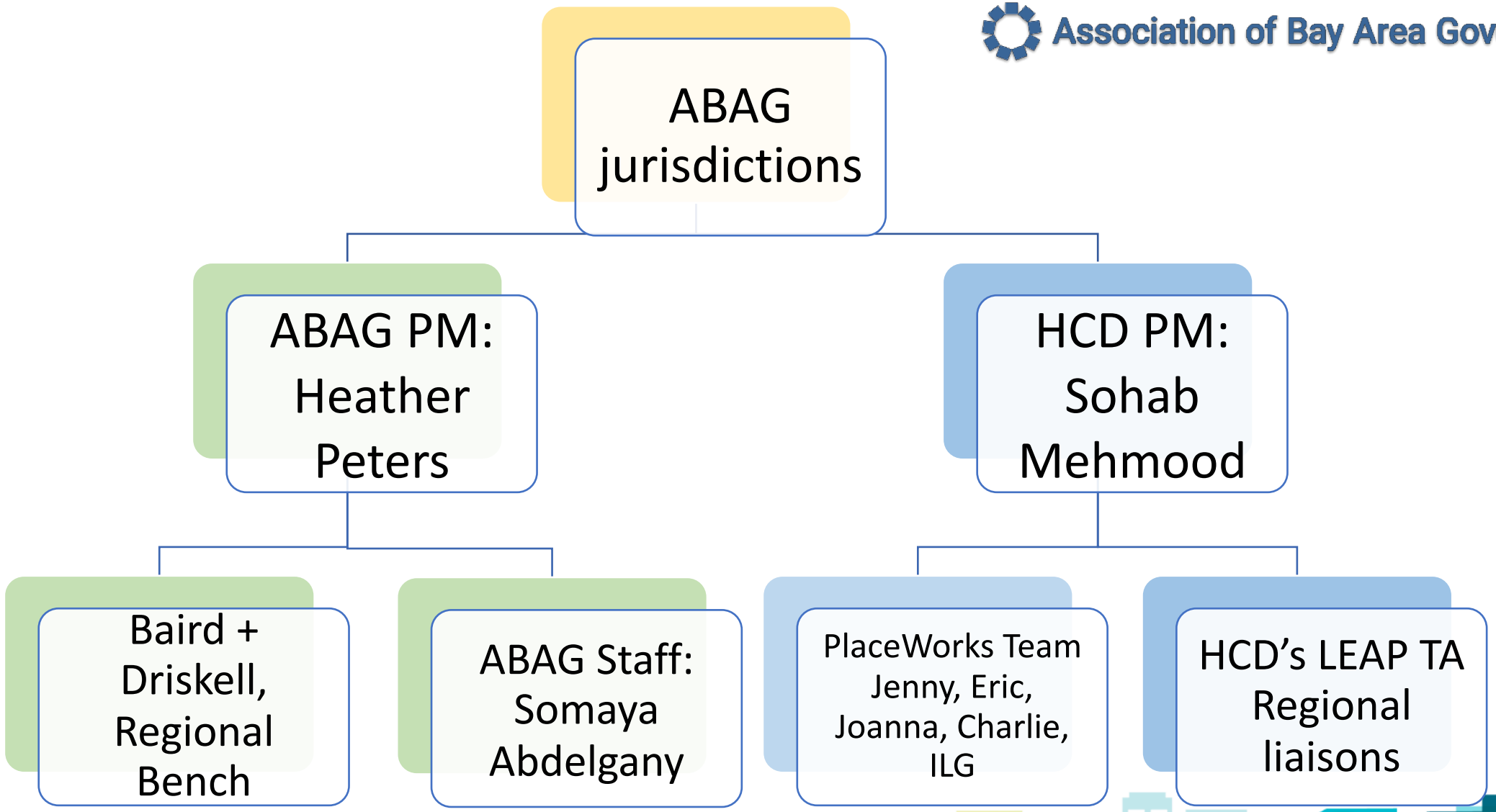
ABAG jurisdictions
ABAG PM: Heather Peters
HCD PM: Sohab Mehmood
Baird + Driskell, Regional Bench
ABAG Staff: Somaya Abdelgany
PlaceWorks Team Jenny, Eric, Joanna, Charlie, ILG
HCD's LEAP TA Regional liaisons

How can we help you?

Accelerating Housing Production: Technical Assistance Program

	Phase 1	Phase 2 – Joint ABAG – HCD Program
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.

How will we accomplish this? Joint Outreach!

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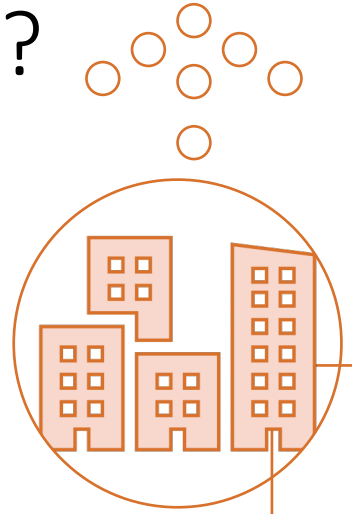

Tools and resources to address regional priorities on housing planning

Regional TA Plans

County-level outreach/engagement

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What will it look like?

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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

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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/

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.

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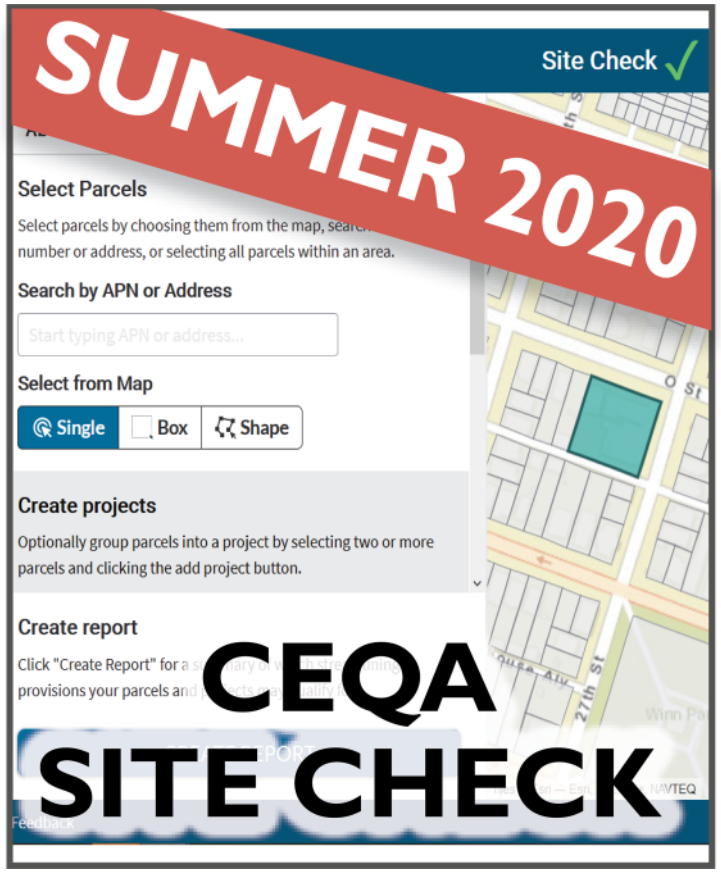

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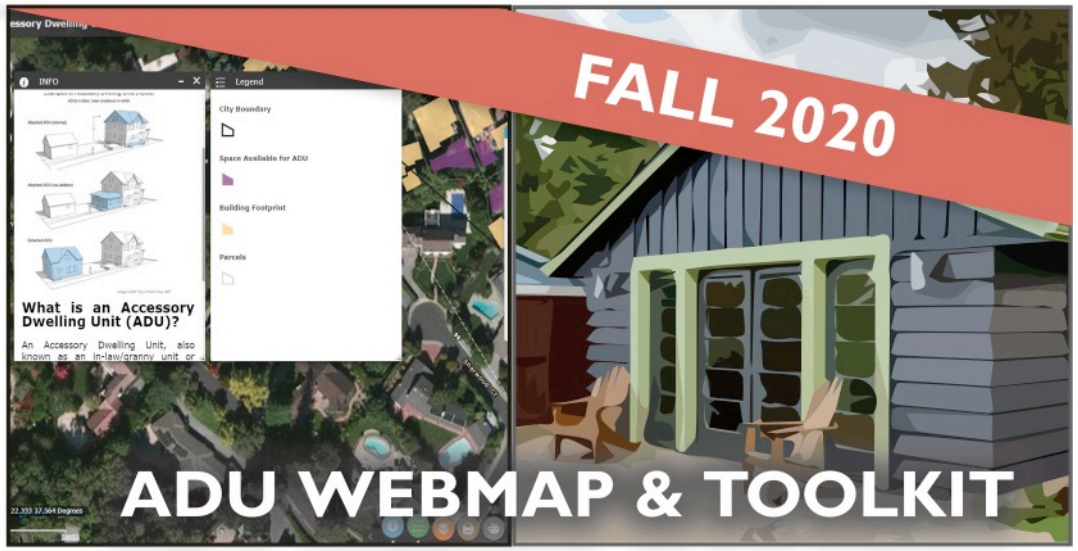

Webmap & Toolkit
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Mapping

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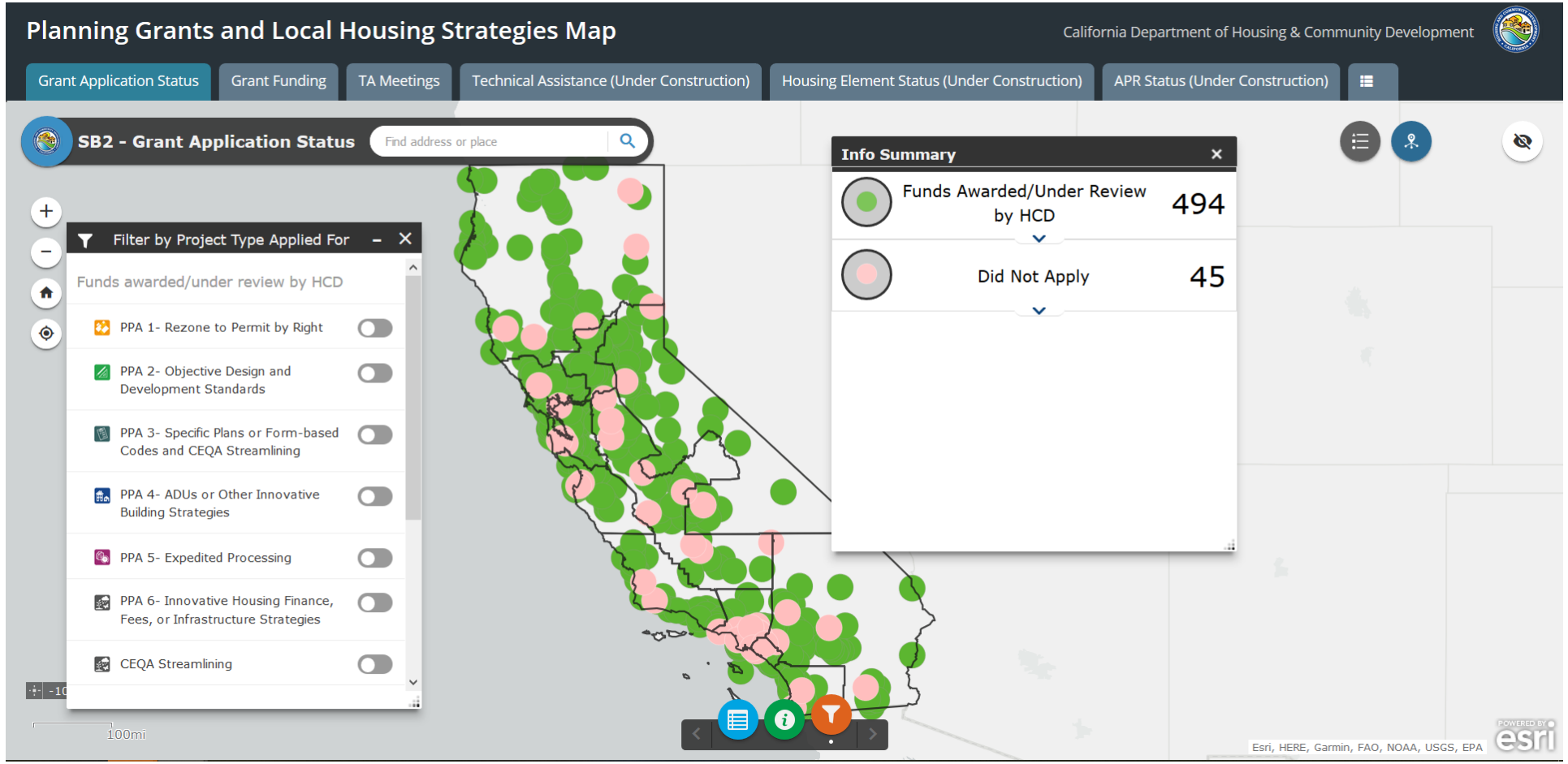

https://cahcd.maps.arcgis.com/apps/MapSeries/index.html?appid=c0b0f1f398774e9c805ef0ebcf4ebd45

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ABAG's Framework for REAP

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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

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ABAG TA Delivery Model:

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Collaboratives:

Groups of similarly situated jurisdictions with shared planning challenges and opportun

COUNTIES

CORRIDORS

Cohorts:

Subject-based groups focused on specific strategies.

STREAMLINING

$$$

FEES

EQUAL HOUSING OPPORTUNITY

ADUs

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ABAG Regional Consulting Bench

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ABAG Consulting Contracts

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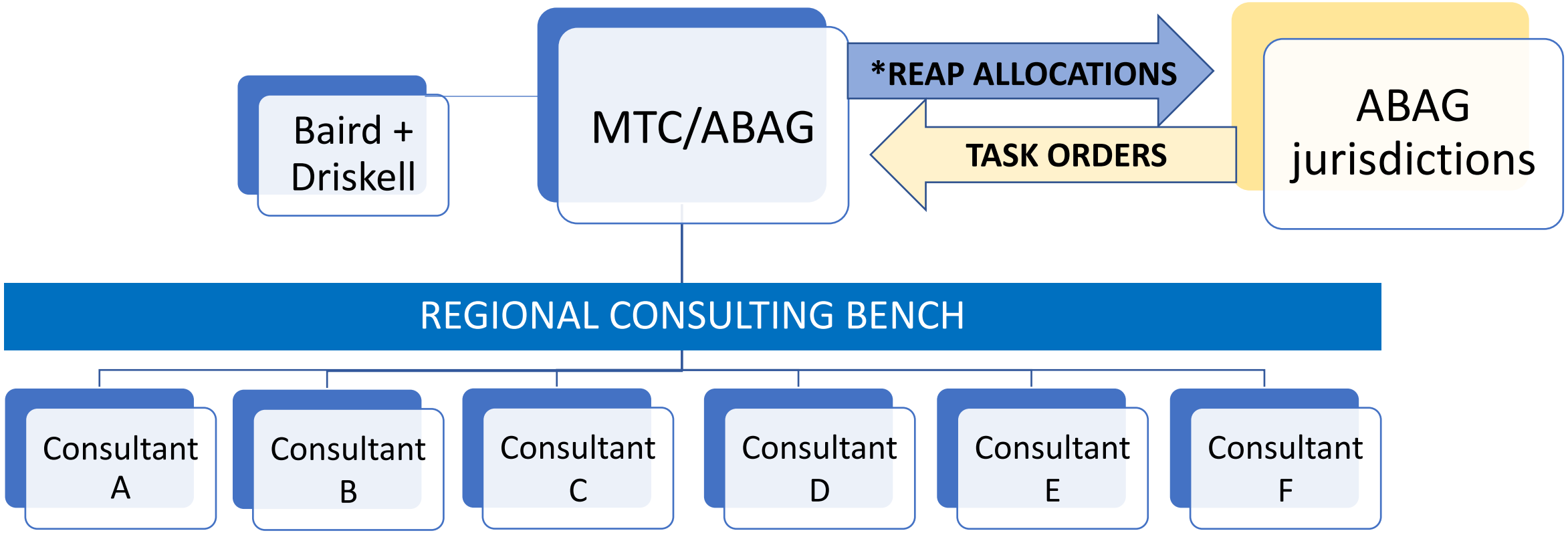

* Allocations TBD by ABAG Executive Board, MTC/ABAG to administer contracts with Bench

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Coming Soon from ABAG:

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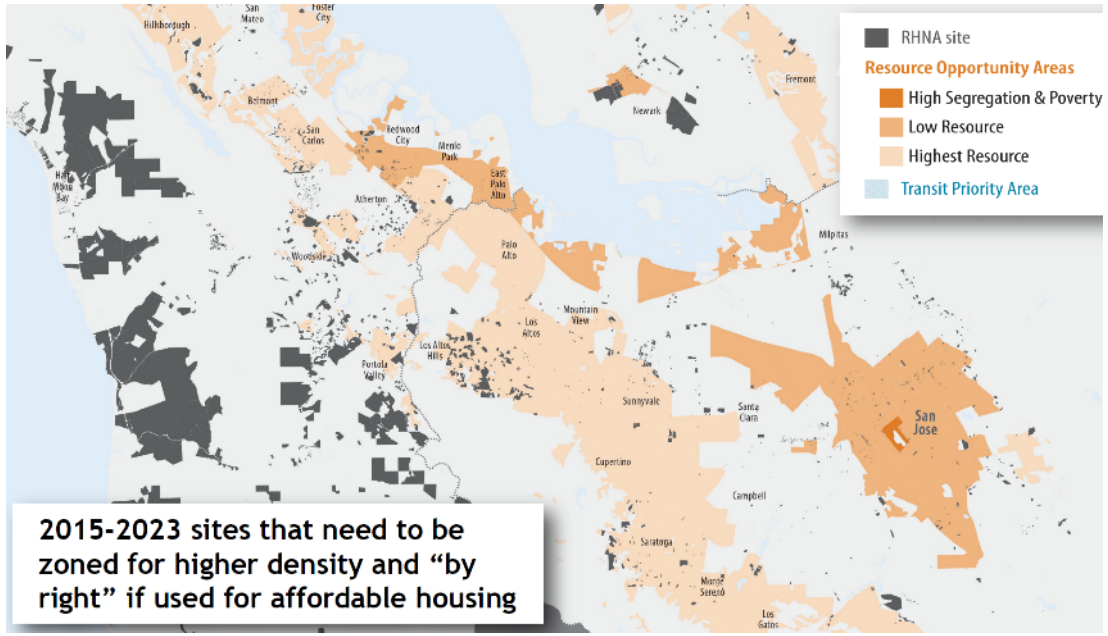
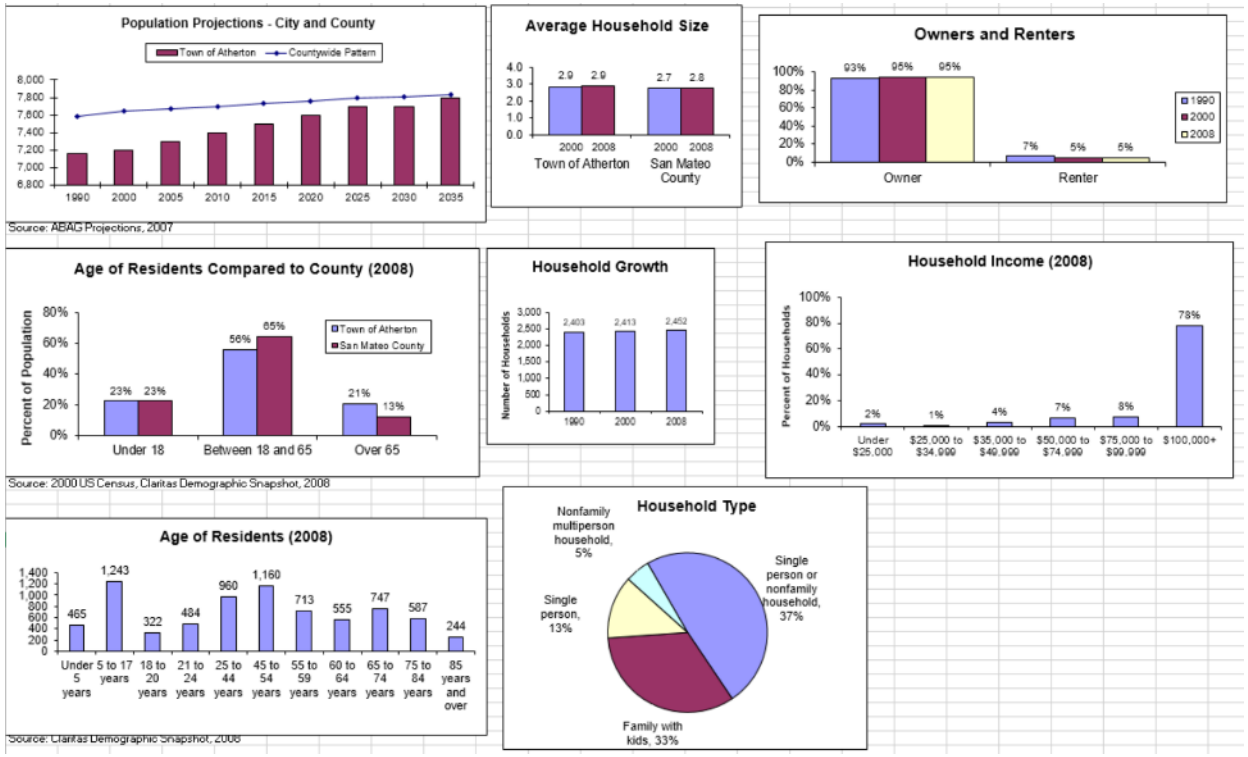
ONLINE SITE SELECTION TOOL



HOUSING ELEMENT DATA PACKETS



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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

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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