HCD Shares Strategies for Housing Planning

League of California Cities – Planning Commissioners Academy
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Session: 9:00am – 10:15am

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CA Department of Housing and Community Development
What we do...

Land Use and Planning Unit (LUP)

- Housing Element Reviews
- Technical Assistance on Accelerating Housing Production
- Funding Programs (SB2 Planning Grants)
- Regional Housing Needs Allocation (RHNA)
- Accountability and Enforcement of housing laws
- Accessory Dwelling Units (ADUs)
- Preservation
- Annual Progress Reports
- Fair Housing

Key Topics Today

- Planning Commission and the new laws – how do they work?
- The next cycle of housing elements
- Governors Budget – New funding programs
- HCD Role in planning – HCD is here to help!
- Governors Policies – Prohousing Designation Program
What we know....

Cities and Counties 6th cycle RHNA (regional housing needs allocation) may be increasing significantly.

More policies and laws that limit discretionary action

Housing Element Compliance becomes more important

Housing laws are changing: ADUs package, Density Bonus, Surplus Land Act, Housing Element Law, etc.,

Governors Prohousing Designation Program
Today: 2019-2020 Budget Act

**Funding**
Example: Early Action Planning grants program

**Incentives**
Example: Prohousing Designations

**Accountability**
Example: Housing element compliance

Prohousing Policies
Framework Paper and Survey

State of California
Governor Gavin Newsom
Alexis Padesta, Secretary
Business, Consumer Services and Housing Agency
Zachary Olmstead, Deputy Director
Department of Housing and Community Development

October 2019
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.

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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**
- Creating objective design and development standards
- **Reduction of permit processing time**
- **Full permitting process takes no more than 4 months**
- Ministerial reviews
Funding: What we have...

Local Early Action Planning Grants – (LEAP)

- $119 NOFA
- 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
- Housing Elements
- Establishing Prohousing Polices
- Many more....
LEAP – Next Steps

NOFA has been released
Application period is now open

Think and Brainstorm:
Ideas that accelerate housing production and help you address your 6th cycle RHNA

Submit Questions here:
EarlyActionPlanning@HCD
Visit our websites:
HCD.CA.GOV

Apply by:
July 1, 2020

Funding: What we have...
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 govt. and other sub-regional entities
- Improved RHNA methodology
REAP – Next Steps

1. Available as of October 2019 – 25% of the REAP allocation for COGs and Regional Entities

2. NOFA has been released

3. Provide input to your regional COGs Application due by January 31, 2021

Possible layering of funding –

Accelerating Housing Production
What we have.....
Help is on the way!

• SB2 Technical Assistance

• SB2 Ongoing Technical Assistance (Regionally-tailored)

• More TA!

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
### Toolkit Options

- By-right housing ordinance for adoption in specific residential zones.
- Objective development and design standards
- Density bonus ordinance.
- CEQA tiering tools.
- ADU standards that expand upon on HCD’s existing model ordinance, as appropriate.
- Web based ADU zoning clearance facilitator (like a turbo tax for homeowners)
- Affordable housing developer clearinghouse.
- Model zoning incentive program.
- Web-based fee calculator

### Ongoing Technical Assistance

- On-line training for Priority Policy Areas
- Priority Policy Area topic specific workshops
- Peer learning
- Fee nexus studies and reduction strategies
- Annual progress reports
- Coordination with other planning grant programs (e.g., Dept of Conservation, Caltrans) and priority policy areas
- Others?

### Regional Collaboration Opportunities and Housing Linkages

- Regional Sites Inventory
- Other regional housing element efforts

- SCS Implementation/climate mitigation
- Climate adaptation
- Intra regional opportunities

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**So...what's important to remember?**

- More opportunity for planning communities, up front.
- Creating more certainty for your community and developers/builders
- More funding to help with the planning
- Public engagement and consensus will be key
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:**
  - Contact the team at: sb2planninggrant@hcd.ca.gov
  - Or contact Sohab Mehmood directly