

# **Joint Meeting: Transportation, Climate, and Housing**

California Transportation Commission.  
California Air Resources Board.  
California Department of Housing and  
Community Development.

**July 17, 2020**





# California Department of Housing and Community Development

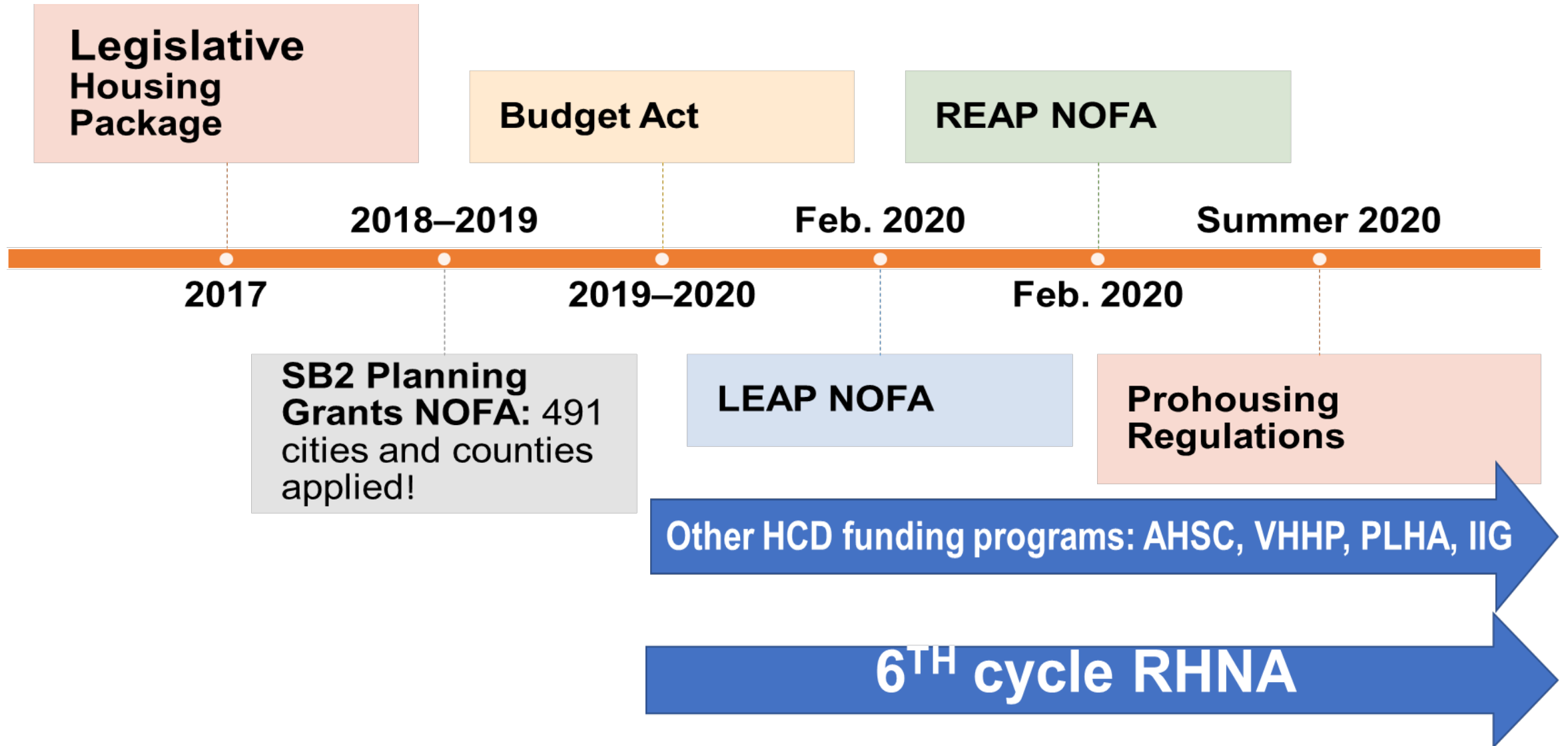
- Megan Kirkeby, Acting Deputy Director.
- DC Navarrette, Housing Policy Manager.
- Nur Kausar, Housing Policy Manager.
- Sohab Mehmood, Housing Policy Specialist.



# Agenda

- Housing Approach Overview.
- Planning Support and Technical Assistance.
- Prohousing Program and Incentives.
- Accountability and Enforcement.

# Housing Approach Overview





# Planning Support and Technical Assistance

- Technical Assistance.
- SB 2 Planning Grants.
- Local Early Action Planning Grants (LEAP).
- Regional Early Action Planning Grants (REAP).



# Accelerated Housing Technical Assistance Program

- Direct Assistance.
- Ongoing Assistance.



## Direct Assistance

- Goal: Ensure that every city and county in California can access this funding – to achieve geographic equity.
- Service: Provide direct assistance to help jurisdictions apply through identifying eligible activities, drafting and provide feedback on their applications, and meeting threshold requirements.



# Ongoing Assistance

- Regional Approach
- Outreach and Engagement
- Regional Technical Assistance Plans (RTAPs)
- Opportunities for Planning Alignment (e.g., housing, land use, transportation, climate change)
- Ongoing Resources and Expertise through 2023





# Regional Technical Assistance Plans

- Regional TA Plan EXAMPLE:
  - Regional Priorities
  - Toolkits on a Variety of Topic Areas
  - Training on Housing Topic Areas
  - Web-based Tools such as Zoning Tools
  - Consulting Benches
  - Housing Element Assistance and Coordination



# Senate Bill 2 (SB 2) Planning Grant Program Recap

- Grants Were Made Available in the Amounts of \$160,000, \$310,000, and \$625,000.
- Outcomes of Technical Assistance:
  - HCD received 494 total applications.
  - Participation statewide was roughly 95%.
- Planning Grants and Local Housing Strategies Map.



# Examples of Common Projects

- ADU Prototype Plans.
- Comprehensive Zoning Code Updates to Increase Densities.
- Rezoning.
- Specific Plans for Mixed-use Development.



# Local Early Action Planning Grants (LEAP)

- Eligible Applicants: Local Governments and Collaboratives.
- Population-based Amounts (\$60,000 - \$1,500,000)
- Over the Counter Application Process.
- Eligible Uses: Planning Documents and Process Improvements.
- Goal: Accelerate Housing Production and Facilitate Compliance with 6th cycle RHNA.



# LEAP: Examples of Eligible Activities

- Rezoning.
- CEQA Documents.
- Infrastructure Planning.
- ADU Ordinances.
- 6th Cycle Housing Elements.
- Establishing Prohousing polices.
- Many More.



# Regional Early Action Planning Grants (REAP)

- Available to Regional Councils of Government (COGs) and other Regional Entities as listed in statute.
- \$118,750,000 NOFA.
- Over-the-Counter Non-Competitive Applications.
- 25 Percent Advance Available to COGs and Regional Multiagency Working Groups.



# REAP: Examples of Eligible Activities

- Technical Assistance.
- Sub-allocations:
  - For local governments and other Subregional Entities.
  - For planning that aligns with State planning priorities, housing, transportation, equity, and climate goals.
- Improved Methodology to Further RHNA Objectives (e.g., Equity, Infill/GHG Reductions, Job Housing Relationships and Affirmatively Furthering Fair Housing).



# REAP: Eligible Activities for Sub-allocations

- Technical Assistance.
- Regional or Countywide Housing Trust Fund Creation.
- Infrastructure Planning.
- Rezoning Location-Efficient Sites.
- Covering Costs of Temporary Staffing or Consultant Needs.
- Flexibility for Other Inventive Ways to Accelerate Production.





# Prohousing Program

- Designation Process.
- Additional Points or Preference for Housing and Potential Non-housing Funding Programs.
- Four Broad Scoring Categories for Flexibility and Consideration of Rural, Suburban and Urban Localities.
- Enhancement Factors to Further Prohousing Principles.



# Prohousing Principles

- Housing Production: Increase Supply of a Variety of Types and Affordability.
- Location Efficient Communities: Integrated Planning Consistent with State Planning and Other Priorities such as Climate Change Mitigation and Adaptation.
- Access to Opportunity: Affirmatively Furthering Fair Housing.



# Prohousing Categories

- Favorable Zoning and Land Use.
- Decreasing Production Timeframes.
- Reducing Construction and Development Costs.
- Providing Financial Subsidies.



# Examples of Prohousing Policies

- Allow Residential and Mixed-uses By-right.
- Zone More Sites for Residential or Increasing Densities.
- Parking Reductions.
- Limit the Number of Public Hearings.
- ADU Ordinances.
- Objective Design and Development Standards.
- Local and Regional Housing Trust Funds.



# Accountability and Enforcement

- Housing Element Compliance
- Enforcement of Housing Elements (AB 72)
- Other Statutes (No Net Loss, State Density Bonus Law, Housing Accountability Act, Fair Housing)
- Accessory Dwelling Units (ADU)



# Housing Element Compliance

- Iterative Process.
- Penalties.
- Court Authority.
- Linkage to Funding Programs, Including SB2 Year 2 and Prohousing Designation.



# Accountability and Enforcement: Other Statutes

- Housing Accountability Act (GC 65589.5).
- State Density Bonus Law (GC 65915).
- No Net Loss Law (GC 65863).
- Fair Housing (GC 65008).



# Housing Element Enforcement

- Authorizes HCD to Revoke Housing Element Compliance
- Includes Lack of Action or Actions Inconsistent with the Housing Element (e.g., Rezones, Development Barriers)
- HCD Complaint Based and Proactive Approaches





# Accountability and Enforcement Process

- Technical Assistance.
- Thirty-day Notices.
- Corrective Actions.
- Decertification of Housing Element.
- Attorney General Referral.



## For More Information

- Planning Grant and Local Housing Strategies Map
  - <https://www.hcd.ca.gov/community-development/planning-grants-ta.shtml>
- Early Action Planning Grants:
  - EarlyActionPlanning@hcd.ca.gov.
- Prohousing Program:
  - ProhousingPolicies@hcd.ca.gov.
- Technical Assistance Program (Mapping & Toolkits):
  - Sohab.Mehmood@hcd.ca.gov.
- Accountability and Enforcement:
  - ComplianceReview@hcd.ca.gov.



# Stay in the know: Sign up for HCD email at [www.hcd.ca.gov](http://www.hcd.ca.gov)



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