



# HCD Shares Strategies for Housing Planning

League of California Cities – Planning  
Commissioners Academy

March 6, 2020

Session: 9:00am – 10:15am

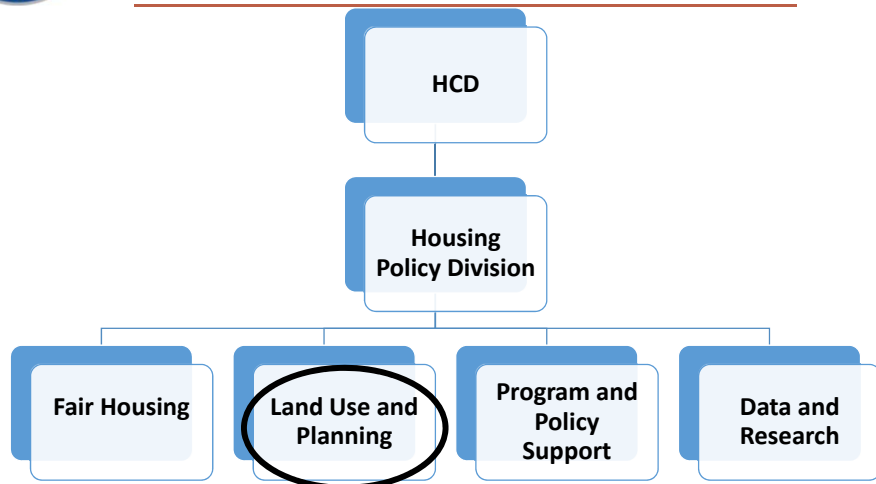


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HPD – Land Use and Planning

Technical Assistance Lead on  
Accelerating Housing  
Production Program (SB2, LEAP,  
REAP)



## 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

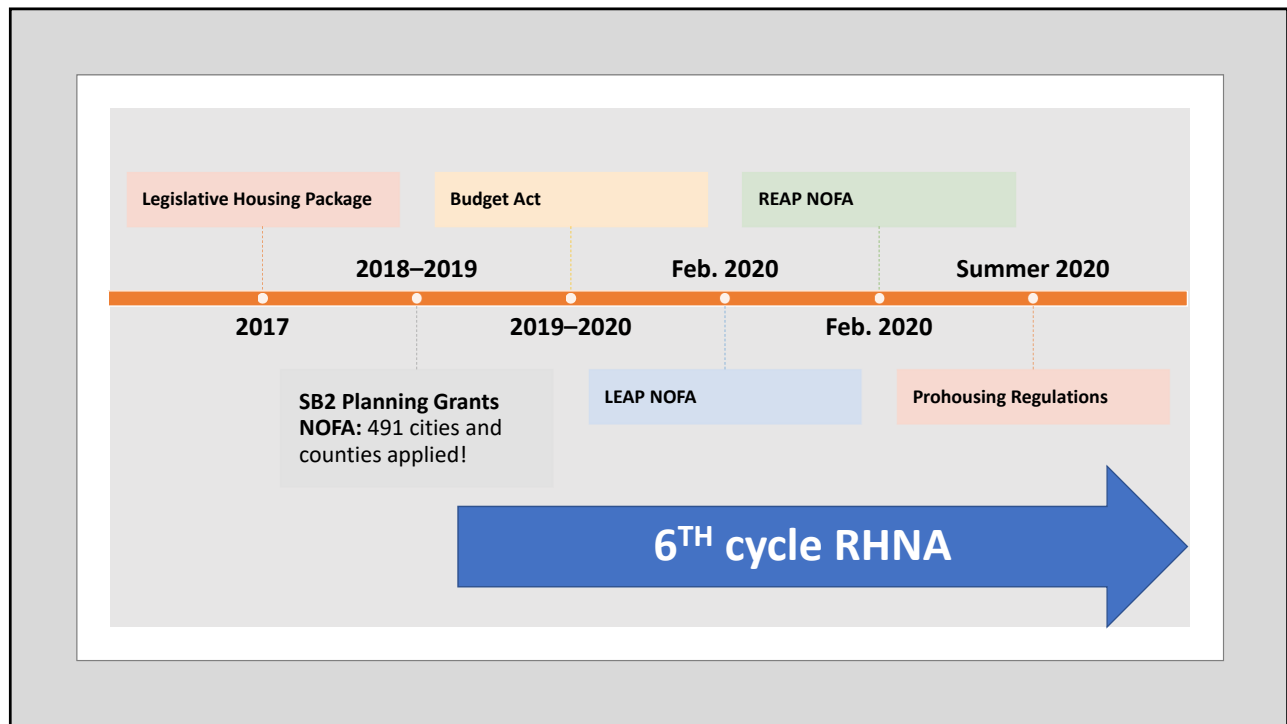


HCD Role in planning – HCD is here to help!



Governors Policies – Prohousing  
Designation Program





## What we know....

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

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More policies and laws that limit discretionary action

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Housing Element Compliance becomes more important

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

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Governors Prohousing Designation Program

## Today: 2019-2020 Budget Act

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### **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 Podesta, 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.

## 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 6<sup>th</sup> cycle RHNA.



## Examples of Eligible Activities

- Rezoning
- Environmental clearances
- Infrastructure planning
- ADU ordinances
- Housing Elements
- Establishing Prohousing Policies
- 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 6<sup>th</sup> 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 govts. and other sub-regional entities
- Improved RHNA methodology

## REAP – Next Steps

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

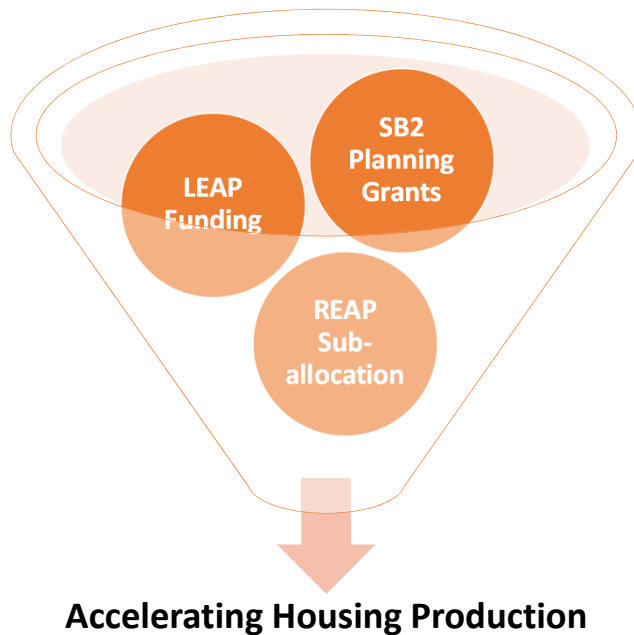
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NOFA has been  
released

3

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

Possible  
layering of  
funding –





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	Ongoing Technical Assistance
<ul style="list-style-type: none"> <li>• By-right housing ordinance for adoption in specific residential zones.</li> <li>• Objective development and design standards</li> <li>• Density bonus ordinance.</li> <li>• CEQA tiering tools.</li> <li>• ADU standards that expand upon on HCD's existing model ordinance, as appropriate.</li> <li>• Web based ADU zoning clearance facilitator (like a turbo tax for homeowners)</li> <li>• Affordable housing developer clearinghouse.</li> <li>• Model zoning incentive program.</li> <li>• Web-based fee calculator</li> </ul>	<ul style="list-style-type: none"> <li>• On-line training for Priority Policy Areas</li> <li>• Priority Policy Area topic specific workshops</li> <li>• Peer learning</li> <li>• Fee nexus studies and reduction strategies</li> <li>• Annual progress reports</li> <li>• Coordination with other planning grant programs (e.g., Dept of Conservation, Caltrans) and priority policy areas</li> <li>• Others?</li> </ul>
Regional Collaboration Opportunities and Housing Linkages	
<ul style="list-style-type: none"> <li>• Regional Sites Inventory</li> <li>• Other regional housing element efforts</li> </ul>	<ul style="list-style-type: none"> <li>• SCS Implementation/climate mitigation</li> <li>• Climate adaptation</li> </ul>

So...what's important to remember?

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More opportunity for planning communities, up front.

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Creating more certainty for your community and developers/builders

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More funding to help with the planning

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Public engagement and consensus will be key

## For more information:

### Early Action Planning Grants:

- Contact the team at: [EarlyActionPlanning@hcd.ca.gov](mailto:EarlyActionPlanning@hcd.ca.gov)

### Prohousing Program:

- Contact the team at: [Prohousingpolicies@hcd.ca.gov](mailto:Prohousingpolicies@hcd.ca.gov)

### Technical Assistance Program:

- Contact the team at: [sb2planninggrant@hcd.ca.gov](mailto:sb2planninggrant@hcd.ca.gov)
- Or contact Sohab Mehmood directly