



Technical Assistance
for Local Planning

HOUSING

Update on Housing Element Status, Regional Housing Technical Assistance and Housing Policy Grants

ABAG Housing & BAHFA
Oversight Committees

March 12, 2025

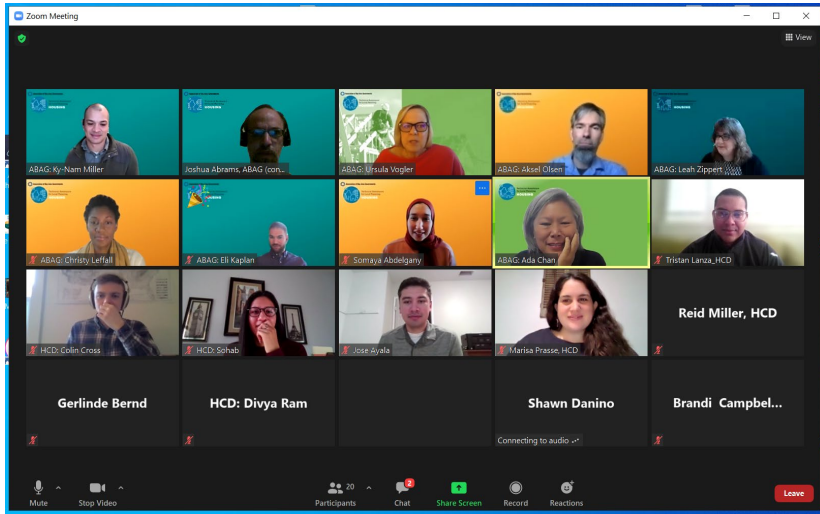
Housing Element Status (as of 2/19/25)

- 100 certified Housing Elements
- 1 certification revoked for failure to rezone
 - Portola Valley
- 8 still in process:
 - 2 Housing Elements in review at HCD:
 - Lafayette
 - San Mateo County
 - 6 Housing Elements found to be out of compliance by HCD:
 - Atherton
 - Belvedere
 - Clayton
 - Half Moon Bay
 - Martinez
 - Pacifica

Regional Housing Technical Assistance (RHTA)

- Shift in focus from drafting Housing Elements to:
 - Implementing policies and programs in certified Housing Elements
 - Adopting policies consistent with MTC's Transit Oriented Communities (TOC) Policy
 - Post-REAP succession planning
- Continuing to develop and deploy a wide range of technical assistance resources to support Bay Area jurisdictions

Annual New Laws and APR Webinars



2024 New Laws Webinar:

- Jointly presented with Goldfarb & Lipman LLP
- 30+ new laws covered
- Color-coded action guide
- 380 attendees

ACTION ITEM
Green Background

IMPACTS YOUR JOB
Yellow Background

GOOD TO KNOW
Blue Background

2024 APR Webinar:

- Jointly presented with HCD
- Intro to new HCD APR Submission Portal
- Preview of reporting changes for 7th Cycle
- 227 attendees

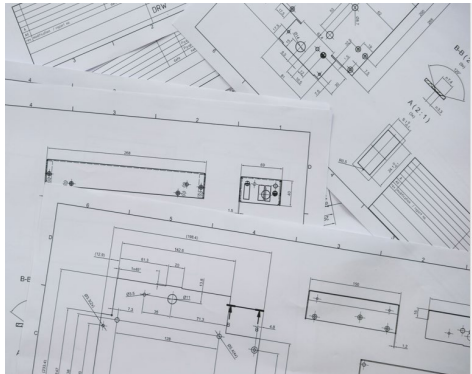
APR Import Name	Year	Account	Submitter	Process	Created Date	Last Modified Date
Huntington Beach - 0 12/30/1990-06/2...	2024	Huntington Beach	Caroline West	Success	8/4/2024, 7:33 PM	8/11/2024, 5:35 PM
Huntington Beach - 1/31/2024-7/1/20...	2024.0	Huntington Beach	John Park	Processing	7/24/2024, 2:29 AM	7/24/2024, 2:29 AM
Huntington Beach - 10/15/2021-10/15...	2024	Huntington Beach			8/19/2024, 2:42 PM	8/19/2024, 2:42 PM
Huntington Beach - 12/9 12/09/2023 0...	2024	Huntington Beach	yamen 46035	Processing	8/5/2024, 9:25 AM	8/11/2024, 5:35 PM
Huntington Beach - 1A - 12/30/1990 - 6...	2024	Huntington Beach	Caroline West	Failure - Err...	8/1/2024, 2:37 PM	8/11/2024, 5:35 PM
Huntington Beach - 1A - 12/30/1990 - 6...	2024	Huntington Beach			8/2/2024, 3:10 AM	8/2/2024, 3:10 AM
Huntington Beach - 1A - 12/30/1990 - 6...	2024	Huntington Beach			8/2/2024, 8:08 AM	8/2/2024, 8:08 AM

ADU Workgroup



5 recorded sessions on hot topics including:

- Permit streamlining
- Pre-approved plans
- Amnesty
- Condo-ization
- Incentives



Plan Name	Architect	Size	Construction Type
Skyview	M. GALEMORE ARCHITECT	Large - 798 SF	Site-built
Klassen 2BR	HOUSETECH	Medium - 610 SF	Prefabricated
Sonoma	HATI HOMES	Medium - 569 SF	Site-built
Home for Mountain Village	CITY OF MOUNTAIN VILLAGE	Small - 480 SF	Prefabricated
Sierras	HOUSETECH	Small - 460 SF	Prefabricated
Oak 500	VALLEY HOMES	Medium - 500 SF	Site-built

Housing Policy Grants

- Last month, MTC awarded \$2.2 million for 7 housing policy grants as part of an integrated call for projects to support local governments with TOC Policy implementation.
 - Other categories of support include zoning reform (\$9.4 million), parking policies (\$4 million), and station access planning (\$4.1 million)
- The housing policy grants were the most oversubscribed category.
 - 22 applications were received seeking \$7,078,000
- Grants will leverage staff expertise from MTC-ABAG as well as BAHFA
- Award highlights include:
 - Marin County multi-jurisdiction creation of a Community Land Trust
 - San Mateo County multi-jurisdictional “grand nexus study” to evaluate impact fees
 - Emeryville application to support a multifaceted set of policy reforms

Planning for the Future of RHTA

- Per recent program evaluation, this award-winning program has provided significant benefit to local governments to implement housing policies.
- It is an example of a success/value-add for regionalism on housing topics.
- Program is largely funded by one-time state grants (REAP 1.0 and 2.0) scheduled to expire in the first half of 2026.
- Staff are in early stages of exploring funding to extend the program beyond mid-2026.

Next Steps

- Early 2026 expenditure deadline for work funded by REAP 2
- Working with County Planning Collaboratives on succession planning
- MTC-funded policy grants getting into contract soon
- Exploring funding options for continuation of RHTA



Thank You.

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ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION