
March 12, 2025

Agenda Item 9.a.

Regional Housing Technical Assistance

Subject:

Update on housing element status, regional housing technical assistance (RHTA) and housing policy grants

Discussion:

The deadline for adoption of 6th Cycle Housing Elements in the Bay Area was January 31, 2023. The statutory process anticipates at least one round of review and revision of housing Element drafts between jurisdictions and California’s Department of Housing and Community Development (HCD) before an adopted Housing Element achieves certification. However, given the multitude of changes in Housing Element law operative during the 6th Cycle, it is now common to see at least two or three rounds of review (and sometimes as many as four to six).

As of February 19th, 2025, 100 of 109 Bay Area jurisdictions have Housing Elements certified by California’s Department of Housing and Community Development (HCD). HCD has revoked its prior certification of one jurisdiction’s Housing Element (Portola Valley) for failure to adopt all required zoning changes. Below is a summary of the status of the Housing Elements from the remaining eight Bay Area Jurisdictions.

Adopted Housing Element in review at HCD. If HCD determines that the adopted Element is in compliance with state law, the jurisdiction proceeds with implementation. If HCD determines that the adopted Element is not in compliance with state law, the jurisdiction must make adjustments and resubmit to HCD. By statute, HCD is allowed 60 days to review each resubmission.

- Lafayette

Draft of Housing Element in review at HCD. If HCD determines that the draft Element is in substantial compliance with state law, the jurisdiction still needs to formally adopt the Element and submit to HCD for certification. If HCD determines that the Element is not in compliance with state law, the jurisdiction must make adjustments and resubmit to HCD. By statute, HCD is allowed 60 days to review each resubmission.

- San Mateo County

Adopted Housing Element found to be out of compliance by HCD. These jurisdictions must make adjustments and resubmit either another draft, or an adopted Element, to HCD. By statute, HCD is allowed 60 days to review each resubmission.

- Atherton
- Belvedere
- Clayton
- Martinez
- Pacifica

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Draft of Housing Element found to be out of compliance HCD. This jurisdiction must make adjustments and resubmit either another draft, or an adopted Element, to HCD. By statute, HCD is allowed 60 days to review each resubmission.

- Half Moon Bay

The Regional Housing Technical Assistance (RHTA) Program continues to develop and deploy a wide range of resources with a shift in focus to support local jurisdictions to implement policies and programs in certified Housing Elements and to adopt policies consistent with MTC's Transit Oriented Communities (TOC) Policy. Notably, ABAG continues to fund Subregional Planning Collaboratives through MTC's suballocation of \$4 million in Regional Early Action Planning Grants of 2021 (REAP 2.0) funds received from HCD. An updated comprehensive index of ABAG's technical assistance that highlights new products can be found in **Attachment A**.

Initially, MTC suballocated an additional \$4 million in REAP 2.0 funds to ABAG to support housing policy grants to local jurisdictions. Unfortunately, that funding was delayed by extended state budget negotiations rendering it infeasible to solicit local grant applications, make awards, and complete all awarded projects by the state-imposed expenditure deadline. Nonetheless, MTC allocated \$2.2 million from an alternative fund source for housing policy grants to local Bay Area jurisdictions as part of a larger call for TOC Policy implementation projects that also included grants for specific plans, zoning changes, station access planning, and parking policy implementation. A summary of MTC's TOC project awards can be found in **Attachment B**.

All work funded by REAP 2.0 will be concluded by early 2026 barring a legislative extension of the expenditure deadline for the program. Staff is working with REAP 2.0-funded Planning Collaboratives on succession planning.

Issues:

None

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Recommended Action:

Information

Attachments:

- A. Index of Regional Housing Technical Assistance Products
- B. Summary TOC Project Award Recommendations
- C. Presentation

Reviewed:



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