



Association of Bay Area Governments



Technical Assistance
for Local Planning

HOUSING

Regional Housing Technical Assistance (RHTA) Update

ABAG Housing & BAHFA
Oversight Committees

May 12, 2022

Update topics

1. HCD's Actions on 6th Cycle Housing Elements to date
2. Recently released Technical Assistance, including SB9
3. Housing Element Deadlines & Consequences
4. Status of local suballocations of REAP Funding

6th Cycle Housing Element Statistics (as of 4/14/22)

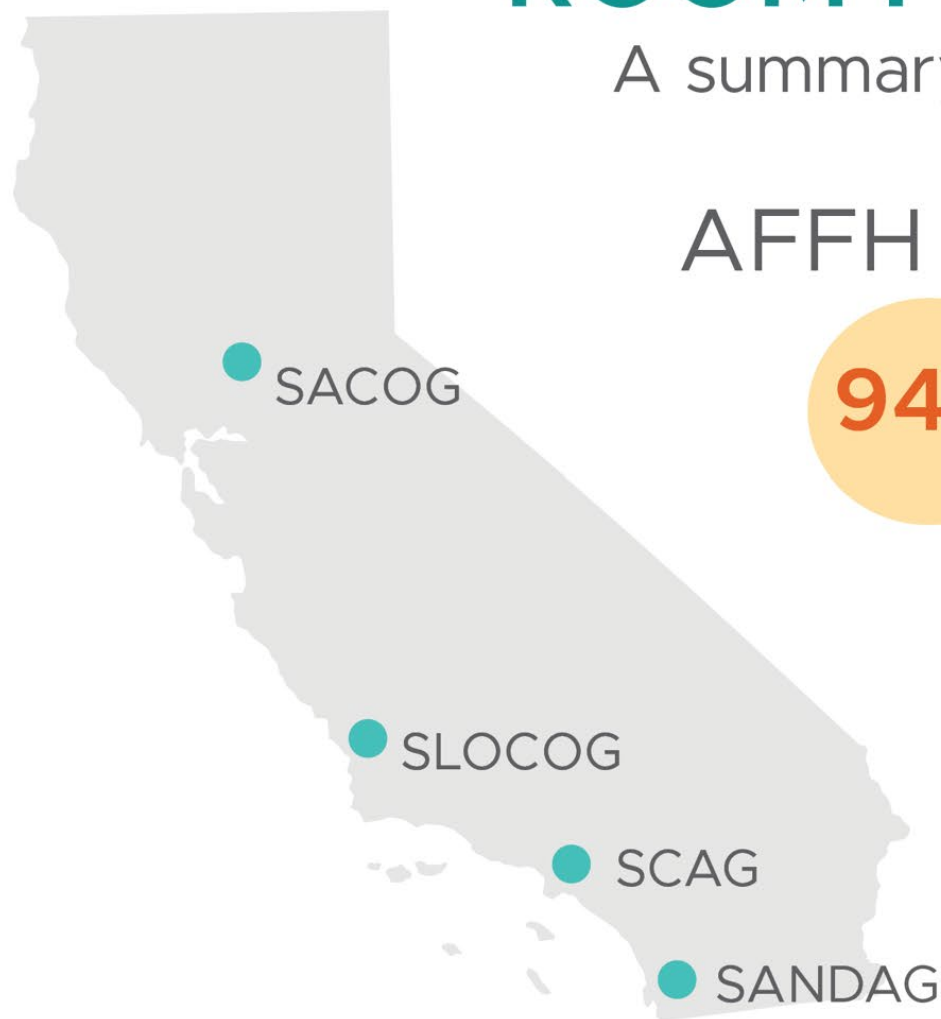
STATEWIDE: 27% CERTIFIED

COG	TOTAL SUBMITTED	HCD CERTIFIED
SLOCOG Due 12/31/20	8	100%
SANDAG Due 4/15/21	19	37%
SACOG Due 5/15/21	28	61%
SCAG Due 10/15/21	197	4%

AFFH GUIDANCE ISSUED 4/27/21

ROOM FOR GROWTH:

A summary of HCD comments



AFFH

94%

Sites Inventory

of those with sites
inventory comments

94%

● Realistic Capacity 73%

● Non Vacant Sites 65%

Public Participation

67%

ABAG has extensive TA to address each of these

TA to Address HCD's Common Comments

AFFH

- [109 Segregation reports](#)
- [AFFH Policy Tips Memo](#)
- [AFFH Policies Toolkit](#)
- [AFFH Data Guidance Checklist](#)
- High-Resource Areas [Question and Answer Session](#) with HCD

Public Participation

- Housing Communications Guide for Local Governments:
- Primer for Engaging Equity Priority Communities
- Multi-lingual Community Survey Template & Social Media Toolkit
- Translation Services

Sites Inventories: HESS 2.0

- Realistic Capacity Module
- AFFH Map Layers

Technical Assistance on SB9

- Legal summary
- FAQs
- Implementation webinar by Goldfarb & Lipman
- Templates for staff report & slide deck
- Drawings of home types enabled by SB 9
- Permit Application checklist
- Model ordinance
- Planner's worksheet
- Sample deed restrictions
- Sample declarations of owner occupancy & prior tenancy
- ***SB 9 Guidance for RHNA***

New Housing Element Timing

Drafts should be posted in April/May to allow adequate time for:

- Newly mandated public comment period
- Extended 90-day HCD initial review period
- Revision, public hearings, adoption & submission to HCD by 1/31/23
- Certification by HCD by 5/31/23

Consequences of Missing Deadlines



If a jurisdiction needs to rezone for lower income units but has not done so by January 31, 2023:

- Rezoning must be “by right.”

If a housing element is not adopted by January 31, 2023:*

- Not eligible for certain housing funds.

120 days after Housing Element adoption deadline



If the housing element is not certified by May 31, 2023:

- Rezoning must be completed within 1 year instead of 3+.

Whether 1 year or 3+ years



If rezoning is not complete by the due date:

- HCD could decertify the housing element, with risk of legal action.
- Housing projects consistent with housing element must be approved even if zoning is not complete.

Grant Agreement Update

(as of 4/18/22)

- **GRANT AGREEMENTS TOTALING \$9,349,001 IN PROCESS**
(suballocations to 68 of 109 local jurisdictions, plus 7 Planning Collaboratives)
 - 31 approved
 - 14 drafts in review
 - 23 in conversation
- **UNCLAIMED: 41 of 109 local suballocations totaling \$1,530,999**



Thank You.

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