

Planning for
Housing in the
San Diego
Region
January 9, 2020

Presented By:

Sohab Mehmood (HCD)

Paul McDougall (HCD)



Presenters

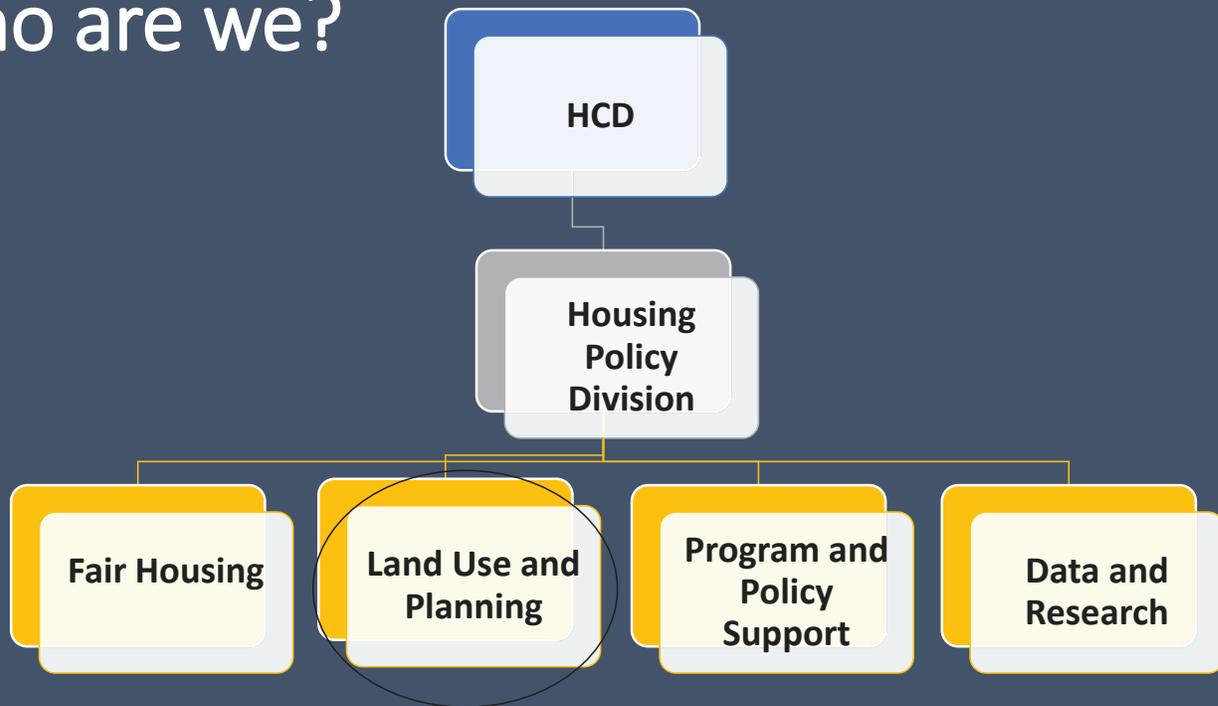


Sohab Mehmood
Housing Policy Analyst
HPD – Land Use and Planning



Paul McDougall
Housing Policy Manager
HPD – Land Use and Planning

Who are we?



What we do...

Land Use and Planning Unit (LUP)

- Housing Element Reviews
- Technical Assistance
- 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

Before we get started....

What is a housing element?

HPD's Role in Housing Elements –

Why do we matter?



Provide Technical Assistance



Review draft housing element and provide written comments



Review adopted housing elements



Support in implementation through funding programs



TA letters

The SANDAG Approach



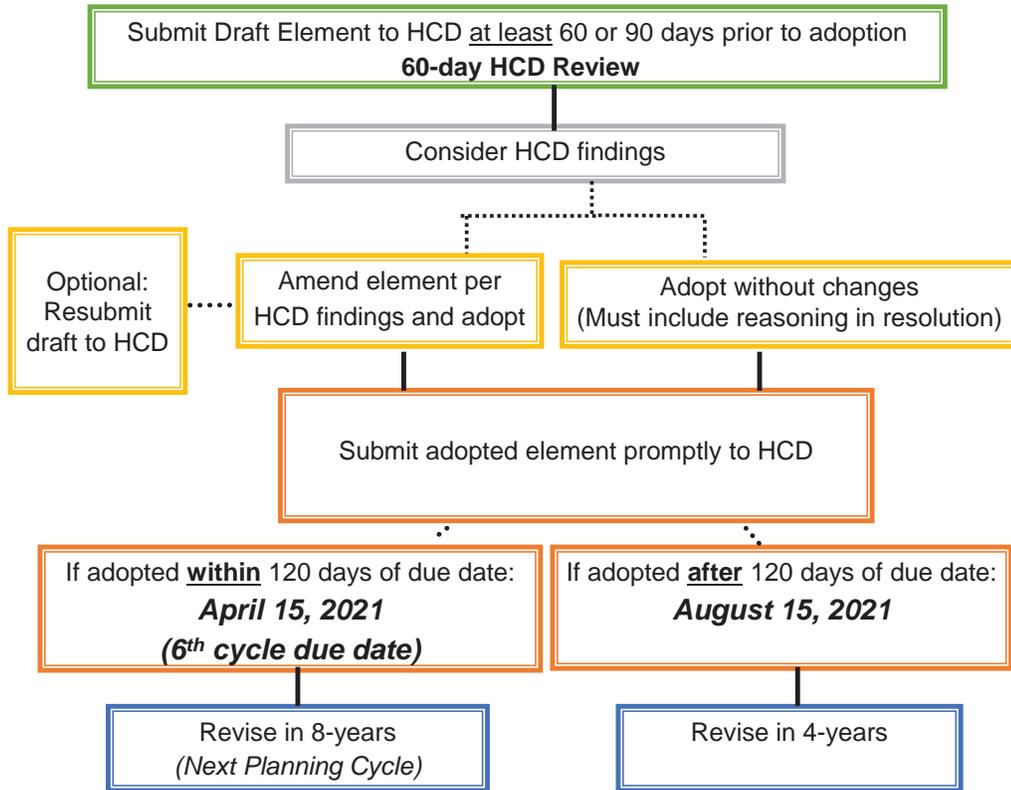
Point of Contact:
HCD Representative



TA Program:
designed specific to SANDAG
Jurisdictions

Housing Element Review Process

REVIEW STEPS AND TIMING

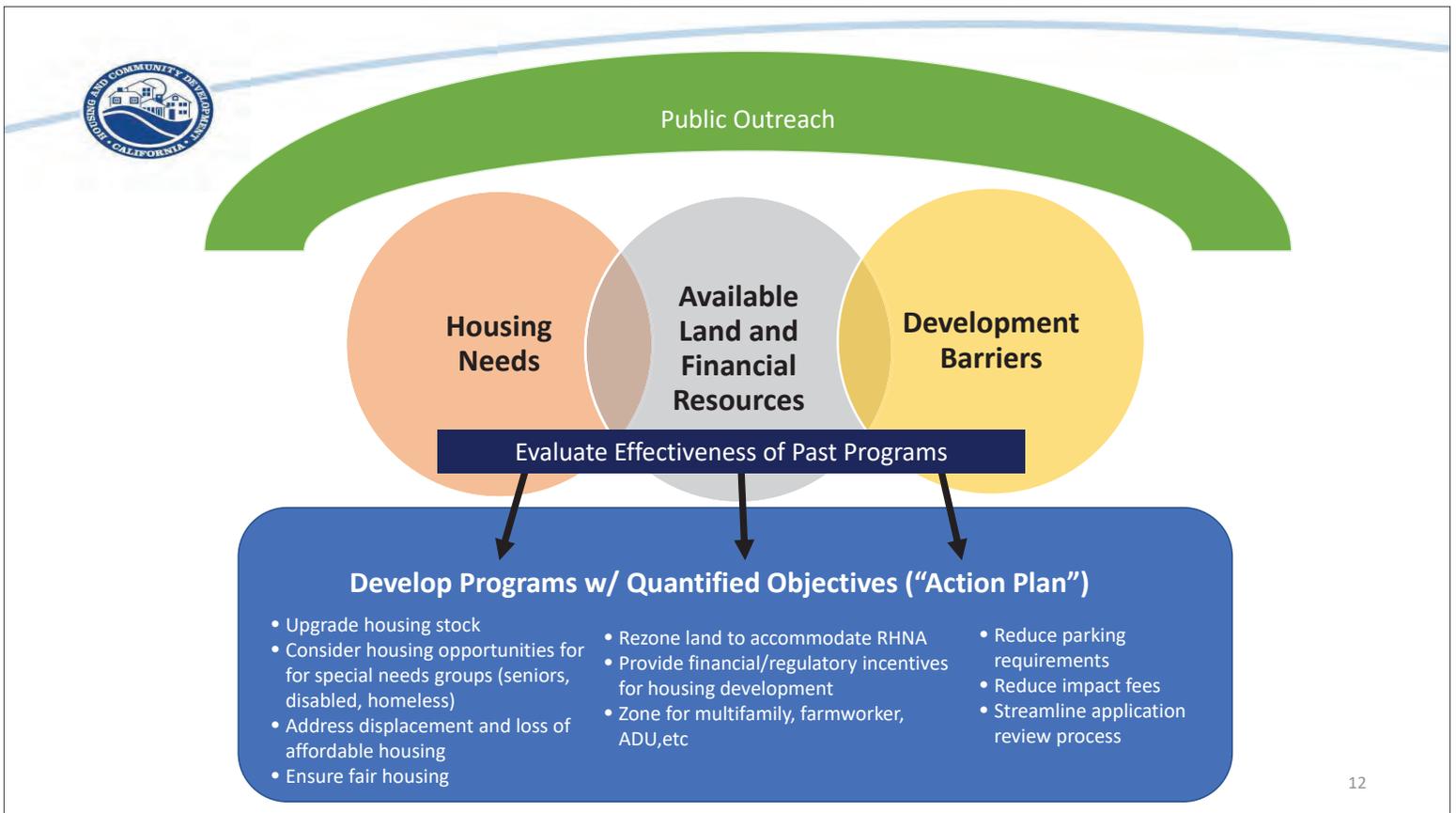


Why does Housing Element Compliance matter?

- ❖ Access to several funding programs:
 - SB2 Year 2 Funding (PLHA Program)
 - SB 1 Planning Grants
 - AHSC Program
 - And more



Housing Elements in a Nutshell



How do you accommodate new housing laws?

Streamlined Ministerial Approval Process Application – SB 35 (2017)

Allowing Low Barrier Navigation Centers by-right – AB 101 (2019)

Emergency Shelters – AB 139 (2019)

Allowing Supportive Housing By Right – AB 2162 (2018)

Density Bonus Provisions

Accessory Dwelling Unit Provisions – SB 13, AB 68, AB 587, AB 670, AB671, AB 881 (2019)

Development Applications – SB 330 (2019)

More...

Recent changes to Housing Element Law



Fair Housing – AB 686 (2018)



Sites inventory – AB 1397 (2017) and SB 6 (2019)



Expanded analysis on non-governmental constraints – AB 879 (2017)



Publicly owned surplus land – AB 1486

Housing Related Planning and Land Use Laws

- Housing Accountability Act (GC § 65589)
- Prohibition against downzoning/no net loss (GC § 65863)
- Streamlined procedural requirements for multifamily in multifamily zones (GC § 65589.4)
- Least Cost Zoning (GC § 65913)
- Density Bonus Law (GC § 65915-65918)
- Federal and State Fair Housing Law (42 U.S.C. § 3601, et seq; 42 U.S.C. § 5304(b)(2); 42 U.S.C. § 5306(s)(B); 42 U.S.C. § 12705)
- Prohibiting Discrimination Against Affordable Housing (GC § 65008)
- Streamlined Ministerial Processing (GC § 65913.4)
- By-Right Processing for Permanent Supportive Housing (GC § 65650)
- Affirmatively Furthering Fair Housing (GC § 8899.5)

SANDAG Approach: Discussion

- Office hours
- Training on housing elements
- Presentations on new laws
- Future outreach
- Timing: Once a month?