



Housing Acceleration Program Index of Technical Assistance Resources

November 2024

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Overview

This document provides a comprehensive guide to the tools, templates, best practices, training webinars, and technical support offered by the SANDAG Housing Acceleration Program (HAP) Technical Assistance Program. The HAP Technical Assistance Program is aimed at accelerating housing production and meeting regional housing needs. Links to each resource, along with the date produced and a brief description of each item are included below.

Purpose

The purpose of these materials is to provide guidance and resources, which agencies and other entities may use at their discretion. This guidance does not alter lead agency discretion in decision-making, independent judgement and analysis, and preparing environmental documents for project or governmental action subject to CEQA requirements. This material is for general information only and should not be construed as legal advice or legal opinion.

Project Processing, Streamlining, and Ministerial Approval

Housing Processing Comparison Chart (April 2024)

Comparison chart for different housing processing options under California law.

Model Ordinance for By-Right Approvals (June 2024)

Model ordinance language for implementing by-right approval for certain housing projects.

AB 1397 Model Language: Housing Element Reuse Sites (June 2024)

Suggested language for by-right approvals related to Housing Element reuse sites.

SB 35 Process Overview and Eligibility Checklist (April 2024)

Checklist and procedural guidance for projects under SB 35.

Housing Crisis Act (SB 330) Project Tracking Form (February 2024)

Checklist and tracking tool for SB 330 compliance.

SB 4 Project Checklist - Affordable Housing on Faith and Higher Education Land

(February 2024)

Checklist for housing development projects subject to streamlined and ministerial approval under Government Code Section 65913.16.

AB 2097 - Parking Exemptions: Summary and Considerations for Local Jurisdictions

(June 2023)

Guide to implement AB 2097, which exempts housing projects from certain parking requirements.

SB 1087 Model Resolution: Provision of Water and Sewer Services to Proposed Affordable Housing Units for Lower Income Households (February 2024)

Model ordinance language for implementing Government Code Section 65589.7 to prioritize water and sewer services proposed for affordable housing units for lower income households.

Housing in Commercial Zones (AB 2011 / SB 6)

Understanding AB 2011 and SB 6 Training Webinar (June 6, 2023)

Webinar to share resources for implementing AB 2011 and SB 6.

- [Presentation](#)
- [Video Recording](#)

Understanding AB 2011 and SB 6: Keeping Up with State Requirements for Allowing Housing in Commercial Zones (June 2023)

Summary and explanation of AB 2011 and SB 6 housing bills.

AB 2011 Mixed-Income Housing Developments Along Commercial Corridors Project Checklist (June 2023)

Checklist for compliance with AB 2011 for mixed-income housing developments.

AB 2011 Affordable Housing Developments in Commercial Zones Project Checklist (June 2023)

Checklist for compliance with AB 2011 for affordable housing projects.

SB 6 Housing Development Project Checklist (June 2023)

Checklist detailing steps for compliance with SB 6.

Outline for GIS Methodology for Identifying Potential Sites Eligible for AB 2011 and SB 6 (June 2023)

Guidelines for mapping and identifying eligible sites for AB 2011.

ADU Resources

Model ADU Affordability Survey (February 2024)

Model survey to track ADU affordability.

AB 1332: Pre-Approved ADU Plans (March 2024)

Summary of AB 1332 and mandated requirement to develop a preapproval program for ADUs by January 1, 2025.

AB 1033: Permitting Separate Sale or Conveyance of Accessory Dwelling Units as Condominiums (March 2024)

Summary of AB 1033, which allows ADUs to be considered a separate property and sold independently from the primary residence.

Accessory Dwelling Units Training Webinar (March 27, 2024)

Regional training on regulations for developing accessory dwelling units (ADUs) and best practices for production.

- [Presentation](#)
- [Video Recording](#)

Tools for Housing Development Tracking

No-net Loss

No-net Loss Calculator (Updated June 2024)

Tool to track development on sites included in the Housing Element inventory to maintain compliance with no-net loss requirements. For more information, refer to the [Instructions for No Net Loss Calculator](#).

Example No-net Loss Findings (February 2024)

Sample findings to include as part of the project approval process which can be used to comply with no-net loss statutory requirements.

Annual Progress Reports

2024 Annual Progress Reports Training Webinar (January 31, 2024)

Regional training about APR reporting requirements.

- [Presentation](#)
- [Video Recording](#)

CEQA Resources

Project Description and Mitigation Training Webinar (December 15, 2023)

Guidance on crafting project descriptions and identifying mitigation measures under CEQA.

Cultural and Tribal Resources Training Webinar (January 12, 2024)

Guidance on addressing cultural and tribal resource considerations in CEQA evaluations.

Biological Resources Training Webinar (January 25, 2024)

Overview of assessing and mitigating impacts to biological resources as part of CEQA compliance.

Air Quality and Greenhouse Gases Training Webinar (May 17, 2024)

Guidance on analyzing air quality and greenhouse gas emissions in CEQA reviews, including mitigation strategies.

Design Standards

Objective Design Standards FAQ & Best Practices (July 2024)

FAQ and best practices for implementing objective design standards.

Objective Design Standards Training Webinar (October 17, 2023)

Regional training on developing Objective Design Standards for local jurisdictions, covering their legal basis, best practices, and practical applications.

- [Presentation](#)
- [Video Recording](#)

Other Policy and Program Resources

Capital Mapping for the San Diego Region (April 2022)

A compilation of funding opportunities for affordable housing projects. It supports strategic decision-making for achieving RHNA targets, advancing equitable housing solutions, and meeting broader regional goals around transit and equity.

Prohousing

Prohousing Best Practices for the San Diego Region (September 2021)

Summary of best practices to achieve a prohousing designation in the San Diego region.

Prohousing FAQs (July 2024)

FAQs on achieving and maintaining a prohousing designation.

Housing Rehabilitation Programs

Residential Rehabilitation Program Guide (December 2023)

Guide to implementing residential rehabilitation programs.

Housing Rehabilitation Programs Training Webinar (December 13, 2023)

Regional training on best practices and strategies for residential rehabilitation programs.

- [Presentation](#)
- [Video Recording](#)

Anti-Displacement

Anti-Displacement Training Webinar (July 25, 2023)

Regional training on anti-displacement strategies and related tools and practices. Key topics include insights from local case studies, tenant protections, community land trusts (CLTs), and framing displacement strategies within broader housing policy goals.

- [Presentation](#)
- [Video Recording](#)

Anti-Displacement Study Best Practices Report (August 2023)

Report outlining best practices for reducing displacement risks.

Anti-Displacement Toolkit (January 2024)

Toolkit with strategies and resources for preventing displacement.

Land Value Capture

Land Value Capture Training Webinar (May 29, 2024)

Regional training on utilizing land value capture mechanisms for revenue generation.

- [Presentation](#)
- [Video Recording](#)

Land Value Capture Screening Tool (July 2023)

The tool is designed to evaluate potential sites or projects using value capture instruments and joint development opportunities. It provides a framework to assess the feasibility, revenue potential, and implementation ease of financial mechanisms like tax increment financing, assessment districts, and impact fees, as well as the viability of real estate development through public-private partnerships. For more information, read the [Regional Value Capture Assessment Study](#).

Other Technical Assistance Resources

In addition to SANDAG's HAP TA resources, the following technical assistance resources are available to support local housing planning and development efforts.

Existing Housing Planning, Policy, and CEQA Streamlining Resources (March 2023)

Overview of existing resources related to housing planning, policy, and CEQA streamlining.

Association of Bay Area Governments and Metropolitan Transportation Commission (ABAG-MTC) Technical Assistance Portal

Repository of technical assistance resources for energy, equity, housing, land use, resilience, transportation and infrastructure projects and programs. Includes webinars, grants toolkits, and more. Key resources include SB 9 materials ([a model ordinance](#), [application checklist](#), [objective design standards](#), [sample affidavits](#), and [staff report/presentation templates](#)) and an [Objective Design Standards Handbook for Residential and Mixed-Use Projects](#).

Department of Housing and Community Development (HCD) Housing Planning Hub Site – Resources for Accelerating Housing Production

Repository of statewide and regional toolkits, factsheets, and guidance on a variety of housing policy areas with a specific focus on priority policy areas. HCD will continually update the resource center as new tools become available.

Southern California Association of Governments (SCAG) Development Streamlining Materials

Guidance materials to accelerate housing production through streamlined administrative review processes and exemptions under CEQA. These materials, supported by virtual workshops and office hours, cover [SB 35](#), [SB 330](#), [Density Bonus Law](#), and [CEQA streamlining](#) options. Additionally, SCAG offers a [Site Check](#) public mapping tool in which users can identify parcels where housing projects may qualify for streamlining and exemptions under CEQA.