

From *What* to *How*

Advancing Housing, Climate, and Equity Goals through State-Local Coordination

San Diego Regional Workshop | October 26, 2023



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL



*Presented by the State & Local Energy
and Climate Coordination (SLECC)
Committee*

*A collaboration between the California Strategic Growth
Council, CivicWell's California Climate & Energy
Collaborative, and other State Agencies*

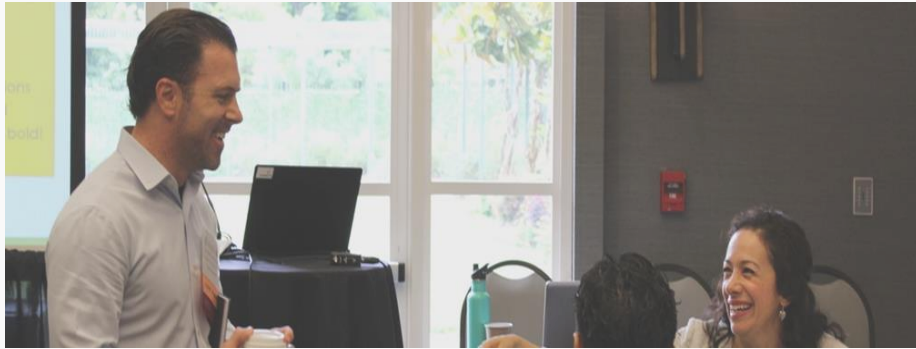


Welcome !

Featured Discussion Topic: ***From “What” to “How”: Advancing Housing, Climate, and Equity Goals through State-Local Coordination***

TODAY'S AGENDA

- **Welcome, Introductions**
- **Featured Speakers**
 - Sean Kennedy
 - Angie Hacker
 - CA Department of Housing & Community Development & CA Strategic Growth Council
 - County of San Diego, City of San Diego, & SANDAG
- **Breakout Discussions**
- **Closing**





**SGC Priority 3:
Housing, Climate, and Equity**



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL

VISION: Guide the type and location of housing development to support more vibrant, resilient, and connected communities across the state.

Adopts a holistic view of the housing-climate nexus across multiple scales and issue areas:

- Housing access & affordability
- Building decarbonization
- Transportation and VMT
- Health
- Natural and working lands
- Access to opportunity

Can Infill Development Save Cities?

City Beautiful 3,564 subscribers

255K views 1 month ago

Learn more about SGC's work at <https://sgc.ca.gov/>

[Can Infill Development Save Cities? - YouTube](#)



SGC Priority 3: Housing, Climate, and Equity



St. Teresa of Calcutta Villas, Barrio Logan, CA

- Resolution passed in December, 2022
- A shared whole-of-Council vision and commitment to elevate, coordinate, and accelerate progress toward the State's housing, climate, and equity goals.
- Requires a three-tiered approach
 - Alignment across State policies and programs
 - **Coordination between State, regional, and local governments**
 - Public support

The state of State-local coordination



Angie Hacker

Statewide Best Practices Coordinator, California Climate & Energy Collaborative,
CivicWell

CEO, Prosper Sustainably

Why Coordinate?

Get the right resources to the right places, people, and actions to advance place-based energy and climate action

Engagement Vehicles

Gain local input on needs/abilities and policy/program design, and increase participation:

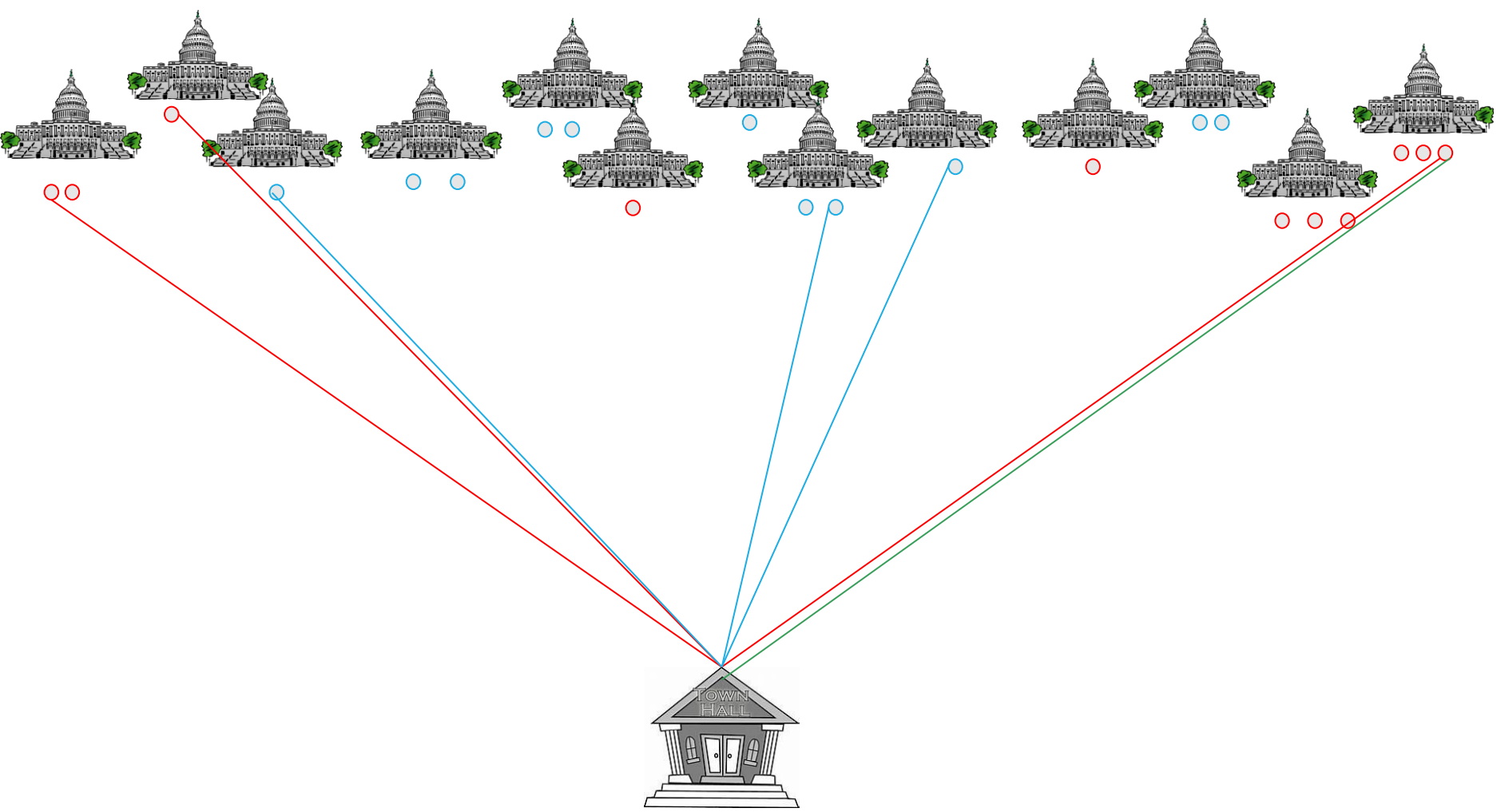
- Regulatory or legislative proceedings
- Administrative items
 - Public comment
 - Questionnaire
 - Interviews
 - 3rd party aggregate input
 - Workshops/Listening Sessions
 - Presentations where audience is already gathered
 - Embedded engagement
 - Partner on federal grants

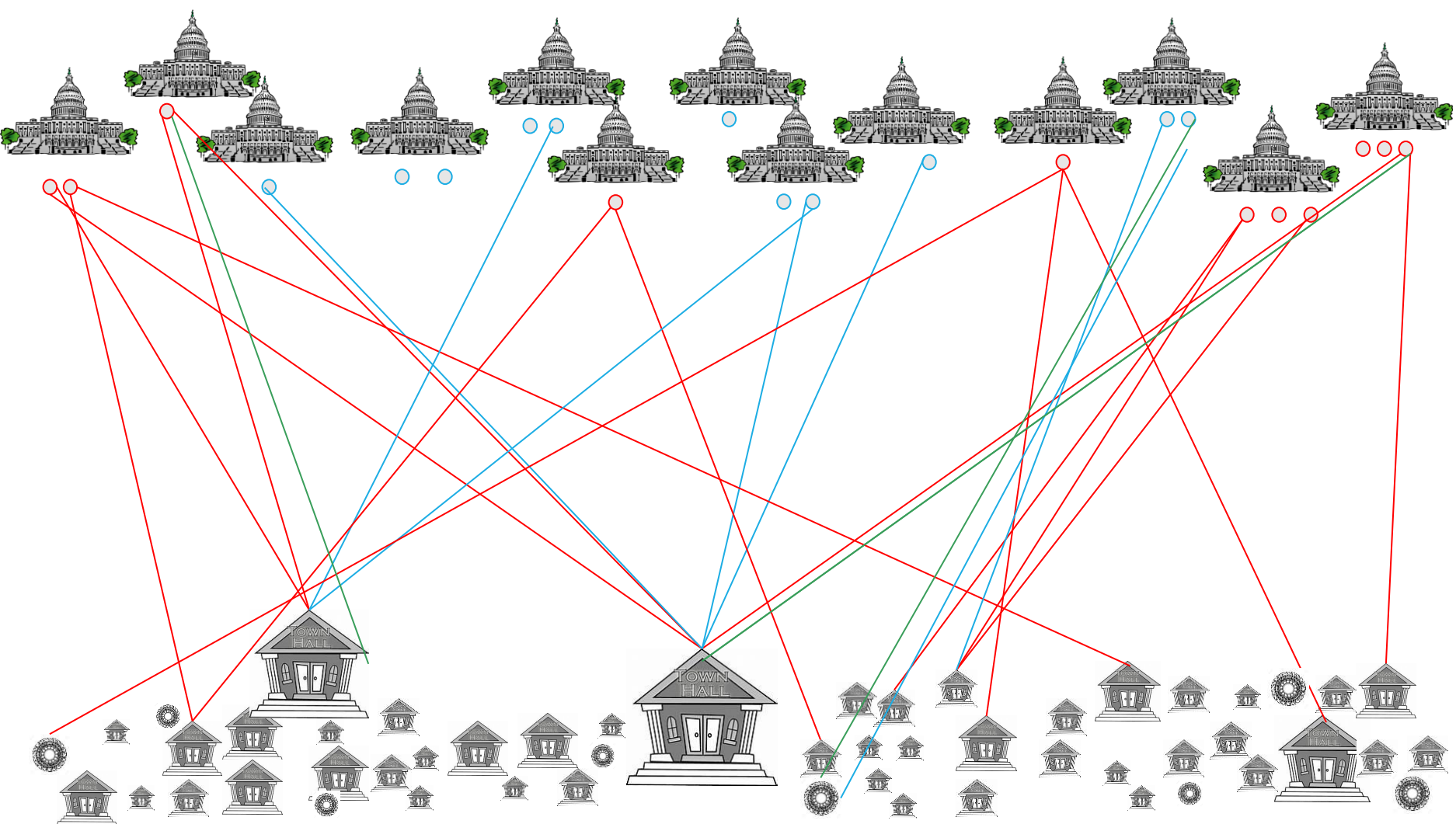


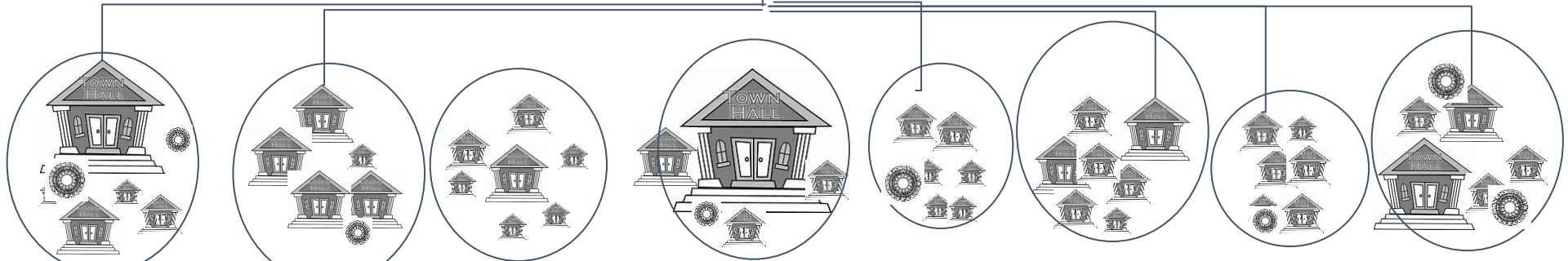
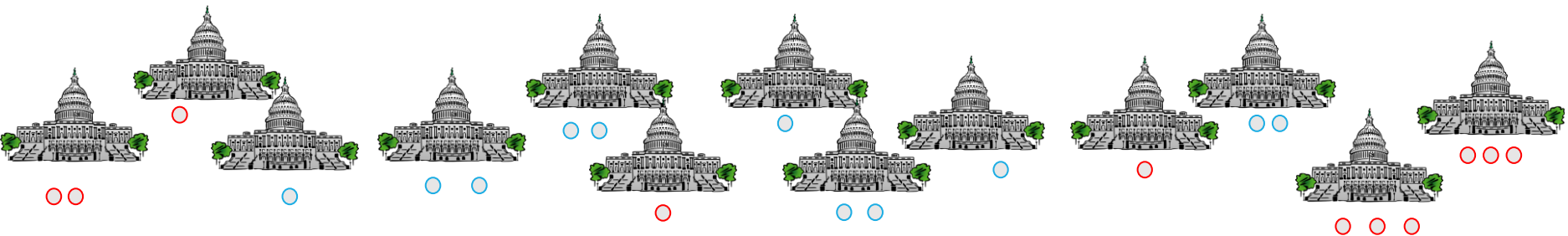
Assistance Vehicles

Use State/fed resources to successfully empower local action, avoid fraud/waste

- Grants (formula, competitive)
- Contract via RFP
- Loans
- Grant prep assistance
- Technical assistance (e.g. design, analysis)
- Regional implementers or collaboratives
- Education, tools, templates, and knowledge exchange
- Subsidized staffing









SLECC

Build deeper understanding and stronger collaborative relationships between State and local agencies to identify barriers and streamline and improve delivery of energy and climate information, resources, and services.

Purpose

The SLECC will serve as a **statewide communication and ideation hub to help State and local leaders improve coordinated efforts** to more rapidly unlock the unique potential of California regions and communities to address energy and climate goals.

The SLECC will **identify priority needs and co-create operational solutions to advance place-based energy and climate action.**

The SLECC will primarily focus on clean energy and climate mitigation issues (including in buildings, transportation, and land use), but will also address aligned issues including energy and climate resilience, workforce and economic development, housing, health, and equity.



First step: Statewide meetings

- Next quarterly webmeeting: December 14, 2023

Next step: Pilot regional meetings

- Today!

Tracker

Barriers ——— Needs ——— Solutions

*What assistance gaps do California Tribes face in advancing goals and meeting needs?
How can the State address those assistance gaps?*



RECOMMENDATIONS

- I. Improve Tribal Outreach, Communication, and Engagement
- II. Improve Tribal Access and Utilization of Existing State programs
- III. Create and Expand Programs to Benefit Tribes and Build Capacity



Featured Discussion



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL

From “What” to “How”: Advancing **Housing, Climate, and Equity** Goals through **State-Local Coordination**



Featured Discussion - State Speakers

From "What" to "How": Advancing **Housing, Climate, and Equity** Goals through **State-Local Coordination**



Sarah Poss

*Chief, Office of Policy and Program Support,
California Department of Housing and Community Development*



Alex Goelzer

*REAP 2.0 Program Manager,
California Housing and Community Development*



Justin DeWaele

*Program Associate, Affordable Housing and Sustainable Communities/REAP 2.0,
California Strategic Growth Council*

Interagency Partnership for REAP 2.0

SGC P3 Workshop

REAP 2.0 Interagency Team



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL





Background

- REAP 2.0 is a unique, one-time funding source to support coordinated housing/climate investments
- Administered by HCD with statutory partnership with CARB, OPR, and SGC
- REAP 2.0 focuses on partnerships with state, regional, and local partners



Challenges and Opportunities

- REAP 2.0 is a unique program that has been a learning process and provided an opportunity for strengthened relationships for all partners involved
- Addressing differences in processes to create a system and priorities that help us all meet our shared goals
- TA process informed state partners of constraints and limitations that applicants face



Successes

- Funding transformative planning and implementation activities that strategically align housing and climate goals across state, regional, and local governments
- An interdisciplinary team with multiple perspectives and expertise related to housing and land use
- Collaboration and deliberation between state agencies
- Relationship building with state agency, regional, and local partners



Looking Forward

- Suballocations in REAP 2.0 will require close partnership between MPOs and locals
- Partnership between state, regional, and local agencies to implement our state goals
- Supporting all partners to implement our housing, climate, and equity goals



AHSC & REAP 2.0

- AHSC and REAP 2.0:
 - Increase affordable housing production, reduce VMTs, and reduce GHGs through close collaboration across state agencies and with diverse stakeholders.
- REAP 2.0: regionally-significant plans and programs
- AHSC: individual projects
 - Developer + Local Gov't + CBOs



Affordable Housing & Sustainable Communities

- AHSC funds affordable infill housing developments that reduce GHG emissions and Vehicle Miles Traveled (VMT) through land use, housing, and transportation practices.
- 20% of GGRF Auction proceeds through 2030
- \$3.1 Billion awarded to date. About \$700M last few rounds.
- \$91M to San Diego City, \$136M to San Diego County so far
- **Website:** <https://sgc.ca.gov/programs/ahsc/>



AHSC Interagency Collaboration

- AHSC is a collaboration between SGC, HCD and CARB.
- AHSC is part of broader effort to integrate state's housing, climate, and equity goals.
- Eligibility and score dependent on compliance with other state programs, e.g. pro-housing, SCS, surplus & excess state lands.
- Guidelines require deep engagement: Interagency & outside expert consultations, Advisory Committee, public input



Featured Discussion - Local Speakers

From "What" to "How": Advancing **Housing, Climate, and Equity** Goals through **State-Local Coordination**



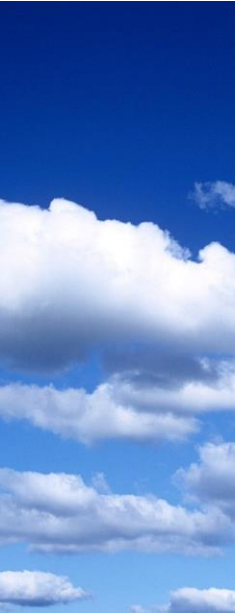
Dahvia Lynch
Director, Planning & Development Services, County of San Diego



Seth Litchney
Housing Policy Program Manager, City of San Diego



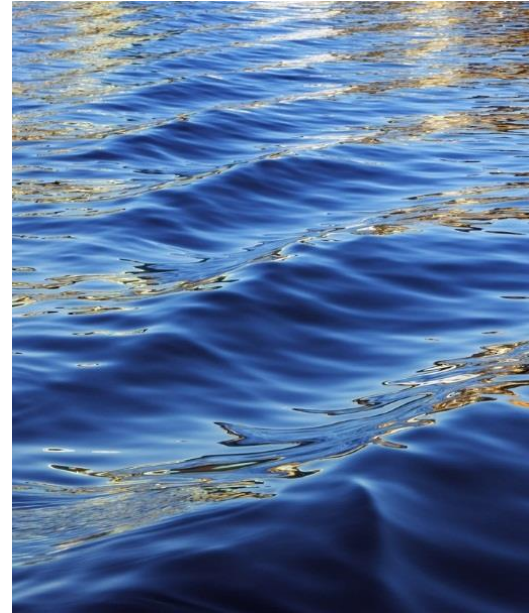
Stacey Cooper
Senior Regional Planner, SANDAG



Implementing Housing & Climate Policy

State Policy, Local Implementation

Dahvia Lynch, Planning & Development Services Director
County of San Diego



Agenda:

Housing & Climate Policy & Project Implementation



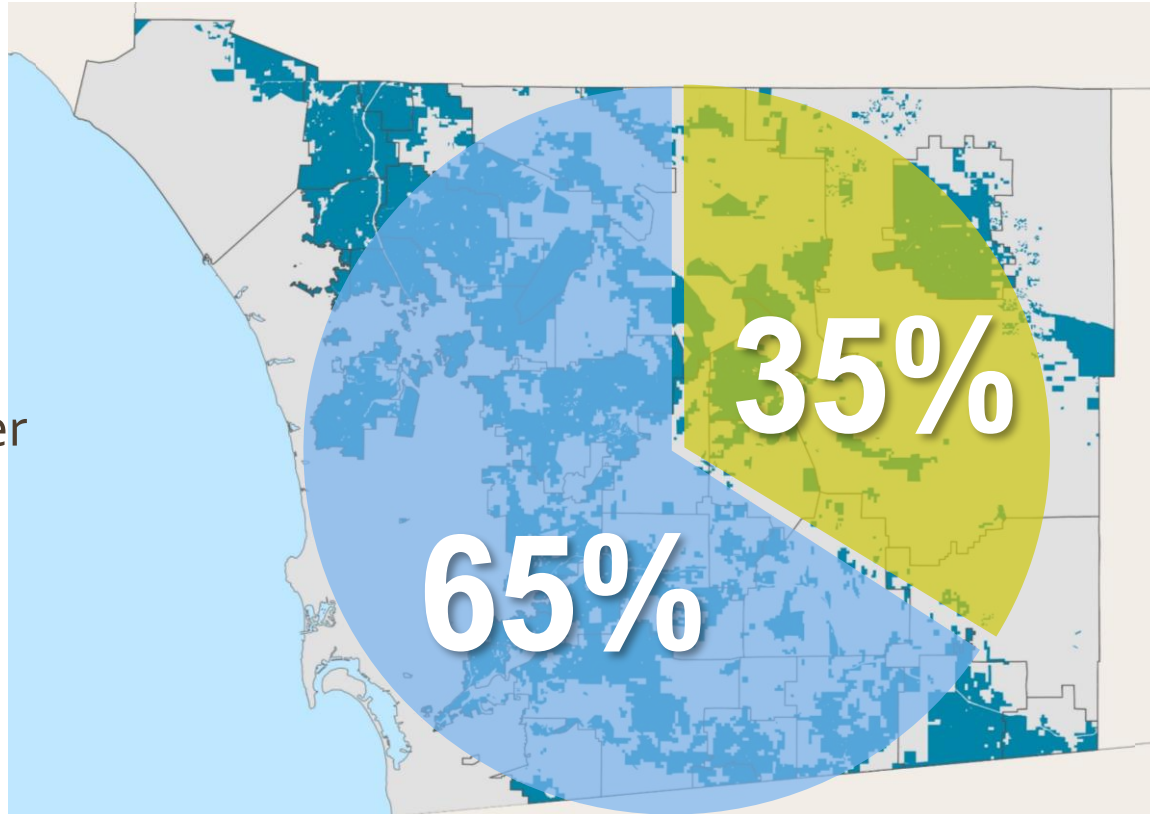
- Challenges
- Interagency Coordination
- Learnings

County Land Use Jurisdiction



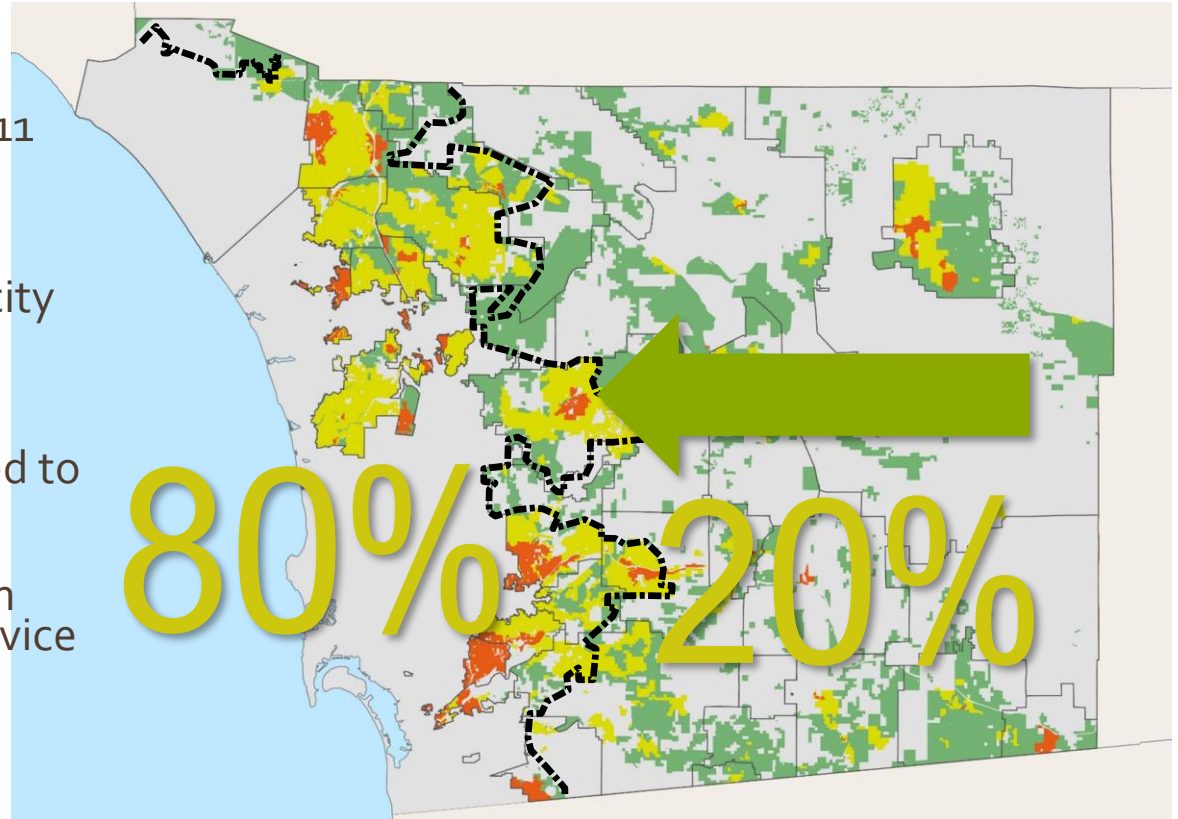
County Land Use Jurisdiction

- Tribal lands
- State and Federal lands
- Land use jurisdiction over 772,239 Acres or 35%



2011 General Plan Update

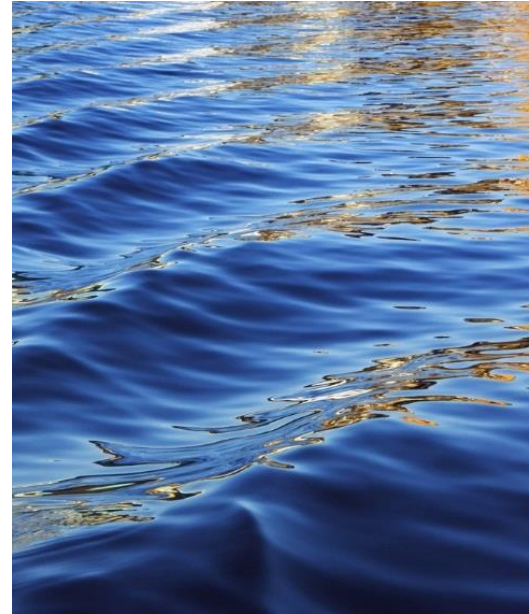
- General Plan updated in 2011
- 46,000 unit reduction
- 232,000 dwelling unit capacity
- Village focus
- 20% of future growth shifted to western areas
- 80% of future growth within County Water Authority service area





Challenges

Statewide to Local Context



Local Application (unique but similar)

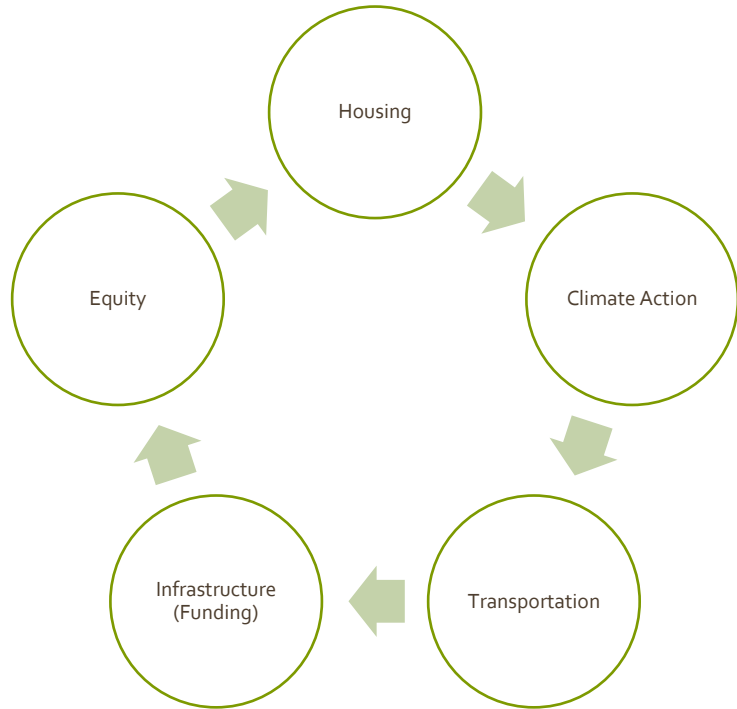
Tensions- Climate & Housing

Funding

CHALLENGES

State Policy Arenas- Local Application

- Legislation & Funding
 - Housing (RHNA)
 - Climate Action (SB 35, AB 32)
 - Transportation (SB 743)
 - Infrastructure
 - Equity
- Natural Tensions Highlighted Locally
 - Smart Growth Objectives- Ideal for highly urban/ rural model
 - Smart Growth Looks Different in Different Areas- Existing Communities
 - Meeting Housing Needs in limited areas
 - Infrastructure Funding for Housing & Equity



VMT Efficient and Infill Areas

58,000 Housing Units Planned in General Plan

	Housing Units	% of Housing Unit capacity
VMT Efficient Regional Average	2,160	4.0%
Infill Areas	3,940	7.0%
Total	5,870	10.0%

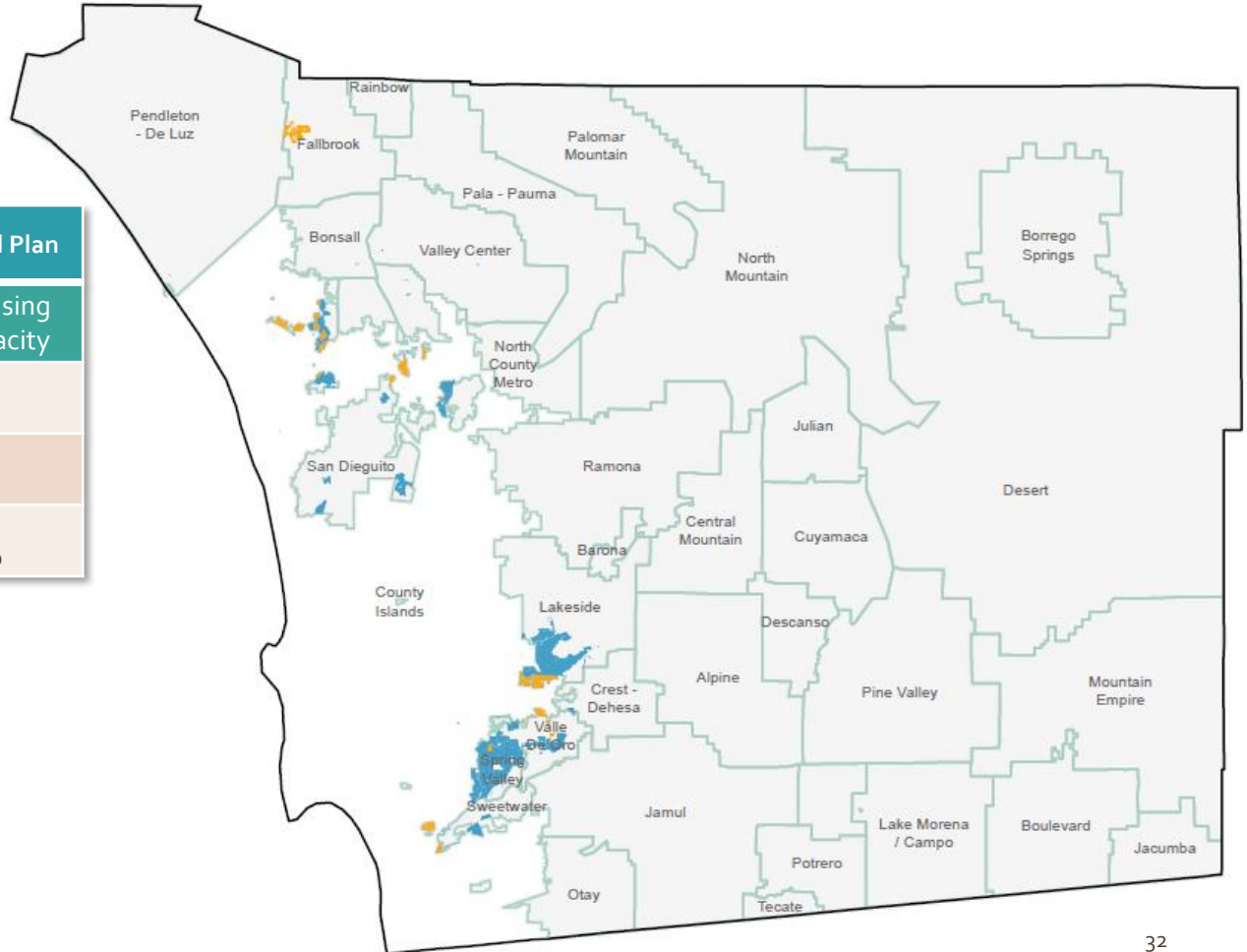
Legend



VMT Efficient Area



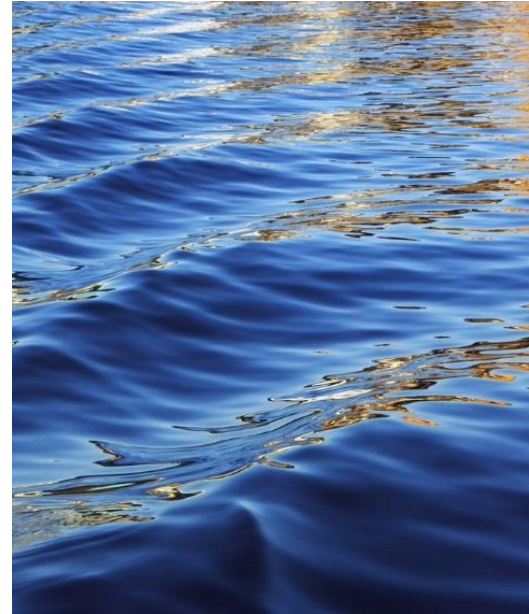
Infill Area





Interagency Coordination

Regional & Local



Coordination with Cities

- VMT Mitigation Program
- Infrastructure Coordination- MOU with Transit Agency
- 90% of affordable housing funding used to build in cities (no RHNA credit)

Coordination with Counties

- Counties across the state are different- energy & housing

MPO Coordination

- Balancing State direction & jurisdictional needs
- Regional vs. Local- the details matter
- Funding competition

INTERAGENCY COORDINATION

Interagency Coordination on VMT

County VMT Program- PHASE TWO

Work with SANDAG, MTS, and NCTD to Develop a Regional VMT Mitigation Program

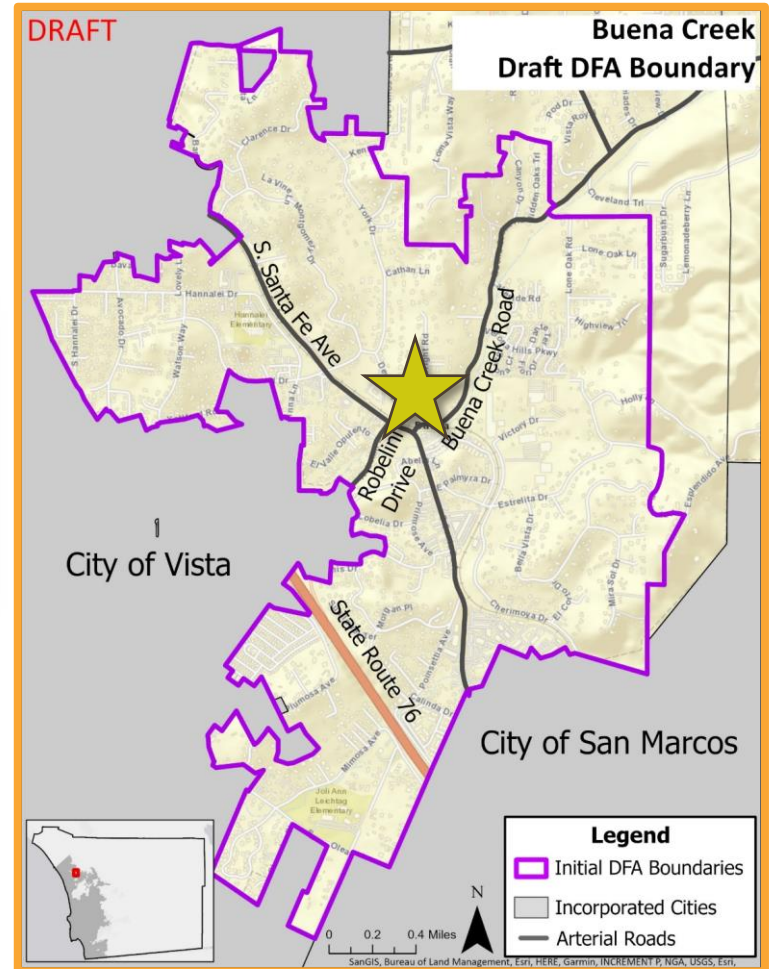


Preparation of programmatic EIR



Development of a Transportation Demand Management

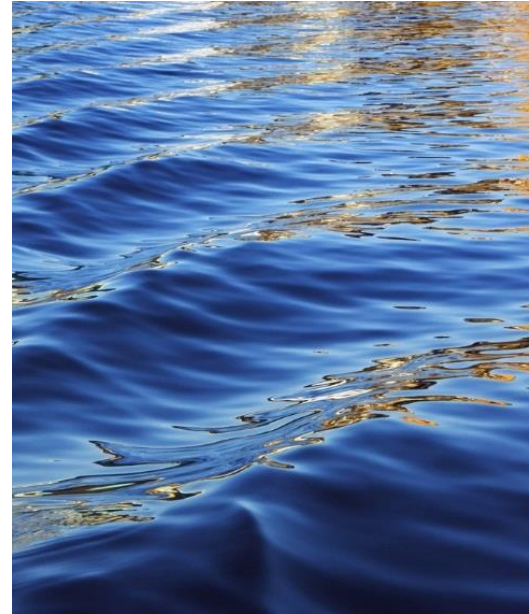
Buena Creek





Learnings

Interagency Coordination



LEARNINGS

Coordination is
Key to optimize
State directives

- Different communities play different role
- State partnerships

Flexibility &
Funding for
Existing
communities

- Flexibility & Access to Infrastructure Funds critical to meet equity & other goals

City of San Diego City Planning Department

Seth Litchney

Program Manager, Housing Policy

City Planning Department



City Coordination with the State



Places We Coordinate



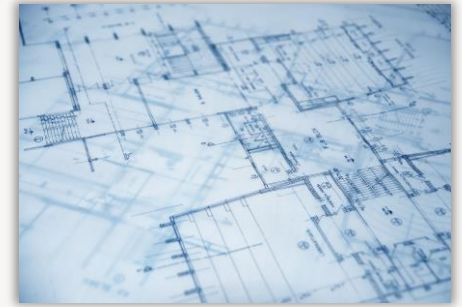
1.Grants

2.Housing

3.Implementing State Legislation

Grants

- SGC/HCD/SANDAG
- Application Process
- Deadlines
- Competitive Grants
- Extensions



Housing

- We're Prohousing!
- New Local Programs and Policies
- Technical Assistance
- Enforcement
- Communication



Legislation

- We're Prohousing!
- Implementation – Ticking Clock
- Technical Assistance Needed
- Options for Prohousing Cities/Counties?
- Solutions





Communication is key!

Please see us more often!

Thank you!

Seth Litchney

Program Manager, Housing
Policy

City Planning Department

salitchney@sandiego.gov



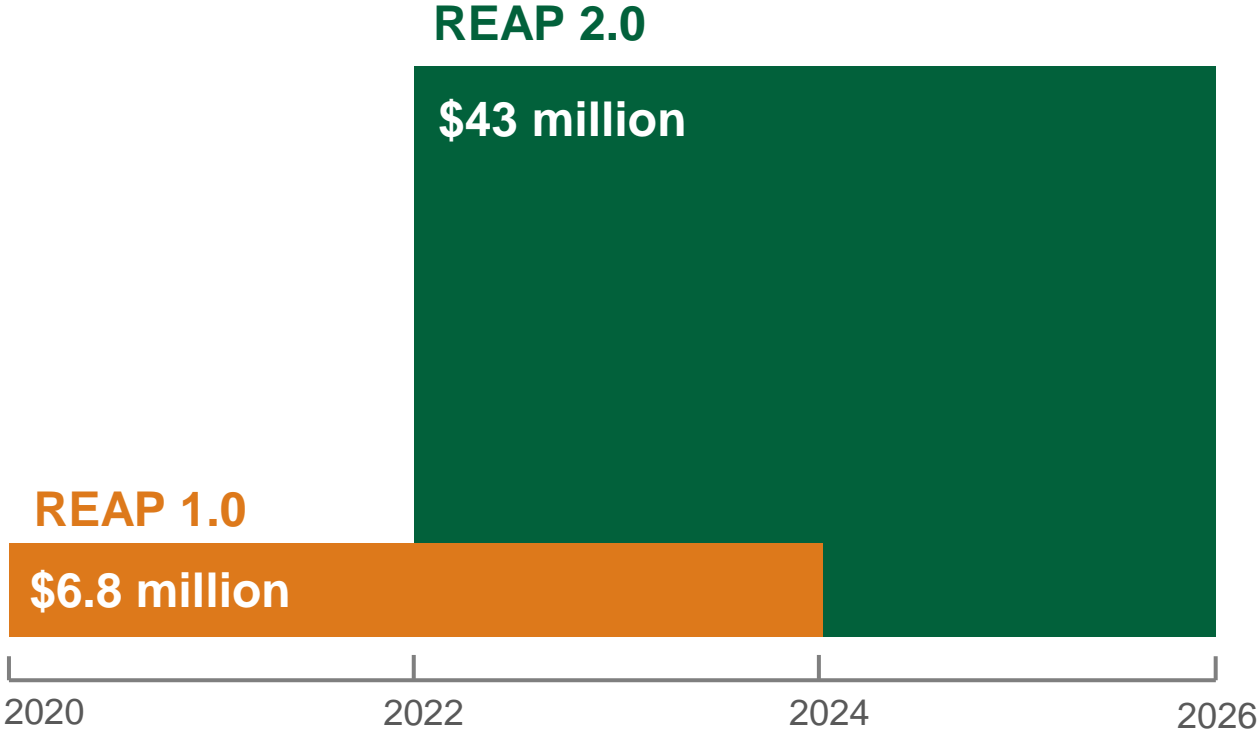
Advancing State Housing, Climate & Equity Goals: SANDAG's Housing Acceleration Program (HAP)

Stacey Cooper, Senior Regional Planner

October 26, 2023

Regional Early Action Planning Grants (REAP)

Funding allocated to SANDAG based on population



REAP 1.0 Activities

Local Jurisdiction Support

- Planning Grants
- Technical Assistance
- Education and Outreach
- Sustainable Communities On-Call

Data Analysis & Policy Resources

- Housing Policy and Planning Tool
- Coordination on Best Practices
- Pro-housing Best Practices

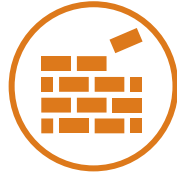
Regional Initiatives

- Regional Convenings
- Regional financing and revenue opportunities
- Anti-Displacement Strategy
- Regional Studies

REAP 2.0 Activities



Local Jurisdiction Support



Affordable Housing Programs



Transit Agency Partnership



Tribal Partnership

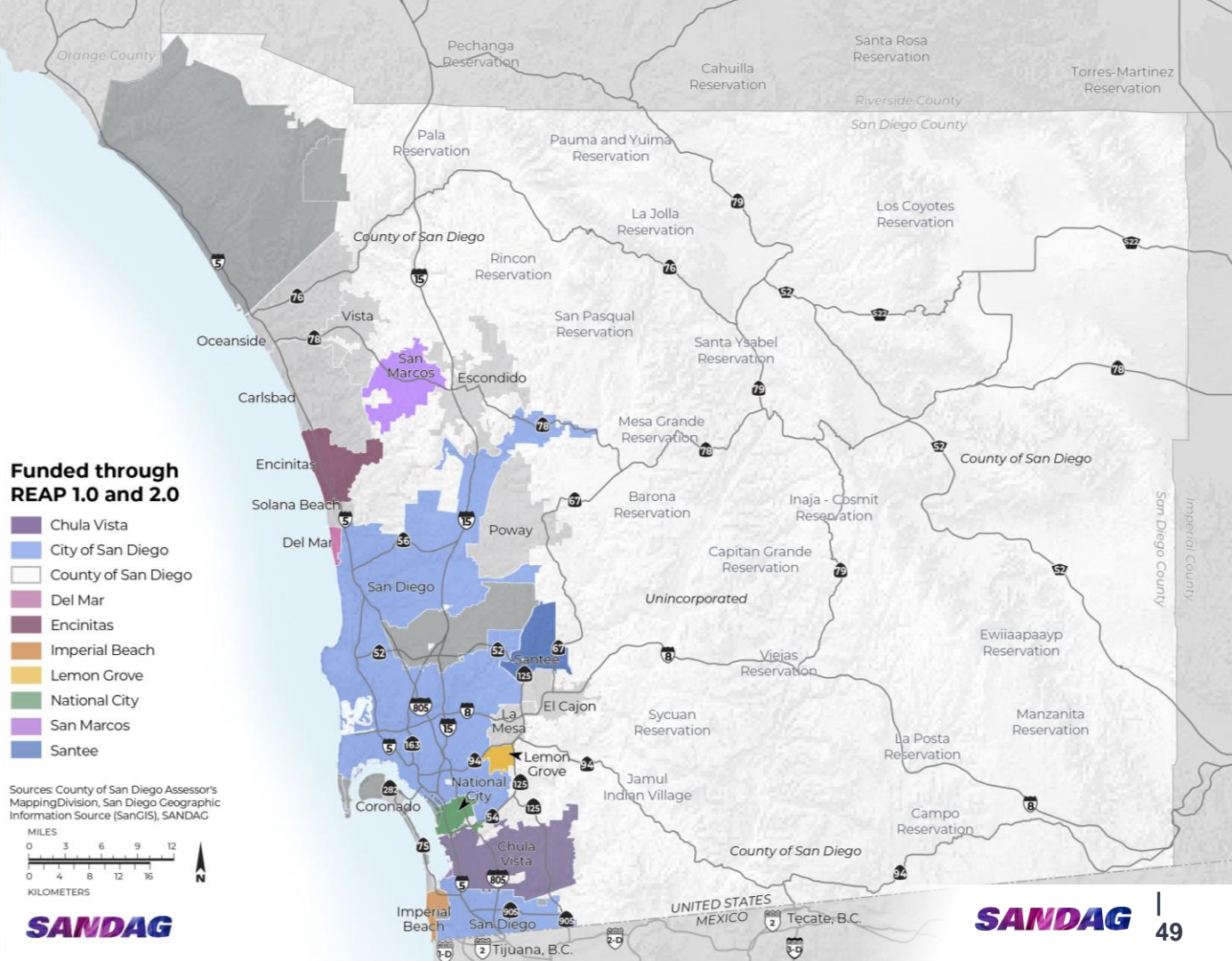
Awarded Jurisdictions

Cycle 1 - \$1.9 M

- City of SD
- County of SD
- Chula Vista
- Del Mar
- Encinitas
- National City
- Santee

Cycle 2 - \$12.3 M

- City of SD
- County of SD
- Del Mar
- Encinitas
- Imperial Beach
- Lemon Grove
- National City
- San Marcos
- Santee



REAP 2.0 Higher Impact Transformative (HIT)

- \$30 million in competitive REAP 2.0 Funding
- SANDAG as fiscal agent in collaboration with National CORE, Casa Familiar and the City of San Diego
- Region won \$10 million for Transforming & Advancing South County Transit Communities (TASC)



National CORE
Palm City Transit Village



Casa Familiar
Avanzando San Ysidro
Community Land Trust



City of San Diego
Cultural Corridor

Regional Challenges

- Public perception of “Affordable Housing”
- 18 very distinct cities and the unincorporated county
- 17 sovereign tribal nations
- Funding and the high cost of infill development
- Lack of vacant or developable land
- Changing legislative landscape
- Staff capacity
- Conflicts between coastal zone regulation and housing targets



Stay connected with SANDAG

-  Explore our website
www.SANDAG.org/HAP
-  Follow us on social media:
@SANDAGregion @SANDAG
-  Email: housing@sandag.org



Q&A / Discussion



Please raise your hand

- Be brief
- Be curious
- Be respectful
- Be constructive

Breakout sessions



SGC Priority 3: Work Plan



GOALS:

1. Ensure existing opportunities to simultaneously advance the State's housing, climate, and equity objectives are utilized to their full potential.
 2. Identify and elevate additional tools and strategies to meet the State's housing, climate, and equity goals in a coordinated way and at the scale and pace necessary to close existing gaps and meet the urgency of current and projected needs.
 3. Improve coordination and information sharing between State, local, federal, and Tribal partners at the nexus of housing, climate, and equity.
- Each goal is supported by 2-3 strategies, each of which includes actions for implementation.



CALIFORNIA STRATEGIC GROWTH COUNCIL
PRIORITY 3:
HOUSING, CLIMATE, AND EQUITY

Draft Work Plan – April 2023

California Strategic Growth Council
www.sgc.ca.gov

Goal 1: Ensure existing opportunities to simultaneously advance the State's housing, climate, and equity objectives are utilized to their full potential.

#	Action	Horizon	Lead Entity	State Partners
Strategy 1.1: Improve internal and external understanding of California's housing and climate policy landscape				
1	Compile an inventory of State policies, programs, and funding opportunities at the nexus of housing, climate, and equity.	Short Term	SGC	
2	Assess the utilization of existing tools, funding opportunities, and other State resources intended to meet the State's housing and climate goals.	Medium Term		Council agencies
Strategy 1.2: Evaluate, prioritize, and develop strategies to implement existing non-budgetary and non-legislative recommendations				
3	Implement selected recommendations contained in the Draft 2022 Progress Report on California's Sustainable Communities and Climate Protection Act (SB 150 Report), the 2022 Scoping Plan Appendix E Sustainable and Equitable Communities, the California Transportation Assessment (AB 285 Report), and other relevant reports	Medium Term	HTC+C	CalEPA, CalSTA, BCSH,
4	Develop implementation strategies for selected recommendations on building electrification and reducing embodied carbon in building materials contained in the 2022 Scoping Plan Appendix F Building Decarbonization, and other relevant reports.	Medium Term	BDWG	CalEPA
5	Understand and develop strategies to address barriers to implementing densification opportunities under existing policies.	Medium Term	HTC+C	BCSH
6	Explore measures to provide greater consistency and alignment between Regional Housing Needs Allocations (RHNA), Sustainable Communities Strategies (SCSs), and regional plans, such as strategic planning that prioritizes green space and conservation and encourages greater integration of state housing and conservation policy priorities.	Medium Term	HTC+C	BCSH, CDFR, CNRA
Strategy 1.3: Identify and remove barriers to accessing and implementing opportunities				
7	Convene implementation workshops with local and regional planners, community-based organizations, and stakeholder groups focused on barriers and opportunities to leveraging existing policies and practices.	Medium Term		CalEPA, BCSH
8	Explore opportunities for more holistic and context-specific accounting of climate and equity benefits of housing development patterns by, for example, assessing benefits and costs at the regional rather than project scale.	Medium Term		
9	Identify opportunities to decrease burdens on individuals and organizations applying for State funds related to housing, climate, and equity.	Medium Term		Council agencies
10	Evaluate and develop implementation strategies for recommendations in the HCD Data Strategy and the Statewide Data Strategy (ODI/GovOps) to address data gaps and streamline existing data and mapping tools.	Medium Term	H+T D	Council agencies
11	Promote and improve access to resources available via the Department of Housing and Community Development's Housing Open Data Tools platform, including the CEQA Site Check Tool and HCD's Excess Sites Tool	Short Term	BCSH	OPR



Breakout Discussions

Instructions

- Form groups of 4-5
- *Avoid people you know*
- Designate a note-taker

Discussion Questions

1. Describe the good, the bad, and the ugly in terms of your efforts to align housing and climate policy and/or planning.
2. What examples of “the good” in one context might be used to address the “bad and ugly” in another?
3. How can the State best support efforts to integrate housing and climate planning?

Outputs

- Anonymous responses will be recorded in the SLECC solution tracker and inform updates to the 2024 SGC Priority 3 work plan and.

What's Next?

Contact

Sean Kennedy

sean.kennedy@sgc.ca.gov

Angie Hacker

ahacker@civicwell.org

- SGC Council Meeting: **TODAY**
 - Panel discussion on Regional Planning for Housing, Climate, and Equity
- Next SLECC meeting: **December 14**
 - Topic: **Listening Session with the California Air Resources Board (CARB) on Barriers to Climate Action**



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL

Thank you for sharing
your insights!

