

WEBVTT

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SPUR Public Programs: Everybody. Thank you guys so much for coming this evening. My name is Jackson up here, and I am one of spurs, public programming associates.

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SPUR Public Programs: Thank you so much for joining us for this in-person event this evening. If you're not a member, I encourage you to join to support spurs, ongoing work and using education, policy, analysis, and advocacy to make our cities and region will cross for sustainable and equitable places to live.

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SPUR Public Programs: Your financial support enables us to continue our work, including the hosting of programs like Today's you'll find more information about our membership online@spur.org. I also like to thank Meta and the Chan Zuckerberg initiative for co-sponsoring this event, as well as the partnership with the base future for co-hosting this event as well.

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SPUR Public Programs: Today we are joined by an esteemed group of panelists. First up we have Kristy Wang Christie is a principal with community planning, collaborative, formerly known as Beard and Driscoll, a consulting practice based in the Bay area. The partners with community groups foundations.

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non-profits and governments to build sustainable and equitable communities prior to joining Cpc. Kristy was the community planning policy director here at Spur, a Board member for the Tenderloin Neighborhood Development Corporation and a project manager at Bridge Housing Corporation. She has also developed and taught courses in planning urban development and affordable housing at Stanford and San Francisco State.

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Next we have Daniel saber. Daniel is the assistant director for housing and local planning at the Metropolitan Transportation Commission and the Association of Bay Area Governments, where he has overseeing the expansion of agencies, housing, related efforts.

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SPUR Public Programs: This includes planning, technical assistance and policy development activities across the 3 piece of housing, first being protection of current residents, preservation of existing housing and production of new housing. Several key focus areas for this work include

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SPUR Public Programs: standing up a new regional housing technical assistant program to support local jurisdictions with housing elements and other regional housing priorities, and launching the Bay area housing finance authority prior to joining Mpc. Daniel was also

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SPUR Public Programs: a housing attorney at the community legal services in Palo Alto.

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00:16:05.180 --> 00:16:17.320

Next we have David Scissor. David Scissor is the Assistant Deputy Director for local government relations and accountability of the California department of Housing and Community Development, also known as Hcd.

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Where he leads a team charged with expanding on Hcd's accountability work through a holistic strategy that includes ensuring that all 539 cities and counties in the State plan effectively

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SPUR Public Programs: for their fair share of the States. Housing needs awarding, housing, pro awarding, pro housing incentives and planning grants to support local jurisdictions and promoting housing production, and in complying with State housing laws, providing education and technical assistance

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00:16:44.160 --> 00:17:00.040

SPUR Public Programs: to help jurisdictions, understand the law, and holding jurisdictions accountable through Enforcement actions as needed Before joining Hcd. David served as the Associate director of housing California a Senior Staff Attorney Public Advocates Council at the Lawyers

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SPUR Public Programs: Committee for Civil Rights under Law, and a Housing Fellow at the New York City Department of Housing Preservation and development.

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SPUR Public Programs: Today's form will be moderated by con Rousseau concerts as the Vice President of policy and innovation at the San Francisco Foundation. In this role he leads a policy and innovation. Agenda focus on accelerating racial equity, economic inclusion and systemic change towards a more just society.

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00:17:22.990 --> 00:17:28.050

SPUR Public Programs: Khan's expertise focuses on advocacy power building grant making and public policy.

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00:17:28.119 --> 00:17:42.840

Previously Khan led San Jose Mayor Lacardo. Strategic initiatives focus on education, workforce, development, innovation, performance management and budget. He also worked in the private sector, leading social responsibility, initiatives for Cisco systems and Kaiser permanente.

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And now i'd like to welcome up Jordan Shapiro to give a preview of the face 2 of the housing readiness report. Jordan is the senior Communications officer at the San Francisco Foundation, where he works closely with community and government partners to develop communication strategies and tools

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SPUR Public Programs: that will drive advocacy and policy development for equitable housing solutions across the Bay area. So Jordan come out to the podium.

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Okay.

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00:18:11.520 --> 00:18:27.830

SPUR Public Programs: Thanks so much, Jackson, and thanks so much for everyone for coming out into the panel for being here. I know we're all here to see these people, so i'll try to keep it short. I just before we dive into the discussion. I just wanted to provide you with a quick, quick

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SPUR Public Programs: preview of the next phase of the housing readiness report that we're planning to release, which will be on April first. And before I do that, I just wanted to get a quick show of hands to see who's visited the current version of the housing ready to report anyone.

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SPUR Public Programs: All right, a few of you. So it's not just my coworkers.

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So what is housing readiness? It's the potential future ability. A city or county has to increase housing capacity.

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SPUR Public Programs: especially affordable housing for the most vulnerable commute population. So what we wanted to do is develop a tool for affordable housing stakeholders. Whether that's, policymakers, advocates, or community members that provided the data and resources to track our city's ability to meet their affordable housing needs.

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SPUR Public Programs: So who helped develop the tool. We performed extensive outreach in the design process, reaching out to policymakers and government community based organizations and other housing thought leaders throughout the bay area.

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SPUR Public Programs: These groups all played a sense, an essential role in the design and function of the tool to ensure it was achieving our goal of advancing housing justice through an equitable lens, and we came up with 3 goals in the in this design process. So first of all, we wanted to make it easy to use, and not too wonky.

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SPUR Public Programs: So the intent was to educate the community on the housing elements process, and how their cities can work to improve the housing context. The next goal was to get the community involved, and we wanted to provide numerous ways for the community to take action in their cities housing.

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SPUR Public Programs: So this tool is as much a discovery of how your city or county is working towards solving the affordability issue, as it is about finding all sorts of ways to help make a difference in your community.

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00:20:10.330 --> 00:20:26.860

SPUR Public Programs: And then the final goal was to make a tool that frames advancing housing justice through an equitable L. So during these conversations we all knew that the data

on housing in the bay area shows that black Latin and native American communities are all hit the hardest by the housing crisis.

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SPUR Public Programs: and we felt the need to really call attention to this in a way that's easy for community members to understand, but also offer them the opportunity to get involved and help solve this. So with that background in mind. Let's jump into what the next phase of the housing readiness report will look like, and you're all welcome to look in the next month or so to see what it's currently like. But we've made a lot of improvements, and so keep in mind as I go through these slides

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SPUR Public Programs: that we're still developing the site, and what you'll see is not exactly the finished product it that will come out on aable first

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SPUR Public Programs: one of the first updates we're most excited about is that when you land on the site you'll get to an interactive map. Of course, what you're seeing here is not actually the bay area. But we're currently working on integrating that the real map. So on this page you'll be able to get a quick glance of how the entire region is doing towards affordable housing production and the status of cities, housing elements.

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SPUR Public Programs: And then you'll also be able to click on to any city on the map and get an overview of the data. That's for that jurisdiction. And from there you can click directly into the city and take a little deeper into their data.

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SPUR Public Programs: or you can click into the full list of cities. The other update we're terribly excited about is that we've now collected data on all 109 cities and counties in the barrier where it's. Currently we only have 11 cities on the site.

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SPUR Public Programs: Here you'll be able to sort this list by any of the indicators you can see at the top there is the housing element, status rent, burden affordable housing permitted, or the number of housing policies the city has passed.

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SPUR Public Programs: Once you click on to a city's page, you can navigate the different indicators that dig into a city's housing data. The first indicator we see. Here is the status for the city's housing elements, where you can also download the full document and as well as Hcd's response

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SPUR Public Programs: on the affordable housing production. Indicator: we're measuring the number of housing permits issued at all affordability levels and how close they are towards reaching the regional housing needs. Allocation or arena goals.

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SPUR Public Programs: This indicator shows the number of policies and programs City has passed in which category are multiple categories of the 4 P's. It falls under there's 4 piece being tenant protection, affordable housing, preservation or production and prevention of homelessness.

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00:22:48.220 --> 00:23:00.280

SPUR Public Programs: This last indicator shows the conditions in our communities, and how they contribute to a city's housing. It helps us understand what policies and plans cities may need to implement in order to keep their communities diverse and vibrant.

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SPUR Public Programs: And then the final section on a city's page provides numerous ways for the community. Take action in their city's housing plans.

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00:23:08.370 --> 00:23:20.840

SPUR Public Programs: This get involved. Section is a way to quickly connect community members and advocates with a centralized list of resources to get involved which are broken down by the amount of time you have to dedicate. Whether that's 5 min, an hour, or a day or more.

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SPUR Public Programs: So that's all the time I have for today. And please mark your calendars. April First we will be releasing this next phase, and we'll be also holding training sessions. So stay tuned for information about that, and if you have any questions or feedback, please reach out to me my emails up there on the screen.

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00:23:40.220 --> 00:23:44.670

SPUR Public Programs: Thank you so much. And with that i'm going to pass it to the panel.
Wonderful! Thank you, Jordan.

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SPUR Public Programs: I think you can for your leadership on this work, as well as the rest of the partnership for the base features team and our partners at Chan Zuckerberg initiative. Who's been doing this for clock stuff with us? So I have the distinct pleasure of moderating today's panel, and as you heard from the bios on the lease.

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00:24:08.500 --> 00:24:10.570

What is it

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SPUR Public Programs: qualified to be on here? I'm excited about the expertise here, and glad to have all of the Christy's, Daniel and David's leadership on this work. We'd love to get a feel for the room. How many of you are spur members of your spur, members? Awesome. Well thank you for coming out and continue your and and your interest in continue to learning and engaging

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SPUR Public Programs: how many of you would consider yourself part of the local government to our elected officials community.

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SPUR Public Programs: Wonderful! Thank you for all the things you put up with. And then how many of you are! We consider yourself advocates

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SPUR Public Programs: awesome. We need you, and we need you to be partnering with all of us here, and how many of you are developers

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00:24:55.720 --> 00:25:00.880

Awesome! We need you the most. So keep on building

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SPUR Public Programs: today. We're really going to be talking about how to the title of the panels. A little bit provocative in that. It's like you

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SPUR Public Programs: making cities accountable, right? But i'm gonna say paraphrase that the sentiment of the goal is really about. How do we partner with our city partners and our elected to have we'd code design, and I would make sure that we're at the table and helping to set the attention of our community. So it's not as antagonistic that as as the title might suggest.

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SPUR Public Programs: As many of you know, we are at the place where housing element plans, I call them kind of community housing plans need to be submitted, and this is an opportunity for a city to say, hey, this is how we're going to meet the needs of housing for our community. This is how many we, how much.

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SPUR Public Programs: how much of each type of housing that we need the goal for Our bay area in the next 8 years is about 441,000 units.

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SPUR Public Programs: which is about double of what it was the last time around. So we have a lot of work ahead of us, and we have great leaders who are helping to support that work.

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00:26:16.600 --> 00:26:32.150

SPUR Public Programs: One of the unique things about this. This is this our 6 cycle. That means like this is 6 times 8 to 48. So and this is the first time in the last 48 years that we have what I would say teeth behind

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00:26:32.150 --> 00:26:51.220

SPUR Public Programs: these goals that have been set for the Bay area. And I think With that maybe I want to start off with David to kind of share and provide a little bit context for that, like David. Oh, we'd love to hear from you, and if you speak to, you know, in this kind of new area of possibilities

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00:26:51.220 --> 00:27:03.030

SPUR Public Programs: for housing, elements, for enforcement, for accountability, what's your vision and your path for the Housing and Community Development Department. Oh, okay.

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just that, huh?

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SPUR Public Programs: Oh, we were supposed to prep for the those questions.

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My excuse is that my colleague, Melinda Coy was supposed to be here. She owes me big time now. I'm glad to be here

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SPUR Public Programs: just some very quick sort of org chart orientation. HD is very bureaucratic, and and how it's structured. We have a housing policy Development division which my boss runs. Some of you may know Megan Kirkby. She's pretty great

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SPUR Public Programs: and I oversee a unit called land Use and local government relations. And one thing I really like about it is that it includes a a branch called planning grants and incentives, the the carrots.

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SPUR Public Programs: and the housing accountability in it, which I think people are more familiar with that sort of the sticks, and within both, but mostly in planning and incentives. We also review all

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00:28:04.540 --> 00:28:11.790

SPUR Public Programs: 500 plus housing elements in the State for compliance with State law, and

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00:28:12.020 --> 00:28:31.020

SPUR Public Programs: and I think it it sort of within that context. I mean, there's a lot to say about what the sort of vision for Hcd. Is. But I don't run a CD. And so, within my sort of narrow slice of of the work, I think you know we we are in an exciting time, and in a very different

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SPUR Public Programs: sort of regime or framework for housing, planning, and enforcement. And you know frankly, I mean Gavin Newsom is largely responsible for that shift, but also legislation, as

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SPUR Public Programs: been passed in the last several years by some leading legislators and advocates, some of whom are in this room.

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SPUR Public Programs: We've really changed the game in significant ways, and I think with housing elements. One way to think about it is in sort of 2 important steps, and there have been big changes in both the steps. One is the review process. What are our expectations for housing elements, and what what they must look like

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to pass muster with the State.

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SPUR Public Programs: and there's been all sorts of things that have happened to make them to to raise the bar.

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SPUR Public Programs: You know one thing that we like to highlight is the requirement around affirmatively further and fair housing, really creating more at planning for to create some more access to opportunity for desegregation, preventing things like displacement, investing in communities. It's not just about housing it's also about making

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00:29:37.440 --> 00:29:54.220

SPUR Public Programs: communities stronger where people are living already. But there's also just a lot. You know a lot more that that the State that Hcd. Expects from these housing elements, and you pair that with the next step

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SPUR Public Programs: which is actually holding local jurisdictions accountable for actually implementing what's in the housing, and I think you know you've probably all heard that for a long time housing elements Were these planning documents to sort of s sat on the shelf right?

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SPUR Public Programs: I'm just gonna digress for a second. You know. I had this realization a few years ago that in

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SPUR Public Programs: our world there's there's money, there's policy, and there's planning. And I came to this unfortunate sort of realization. That planning was kind of meaningless in some ways compared to those other things. Money gets affordable housing, built

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00:30:28.980 --> 00:30:36.500

SPUR Public Programs: policies, put requirements on affordable housing, and and and other things that that actually have concrete

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SPUR Public Programs: consequences, and planning sits on shelves. But we've changed that dynamic now, because of laws that now give Hcd the Jurisdiction to enforce what's in housing elements. So, just as a couple of examples.

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SPUR Public Programs: jurisdictions and their housing elements have to analyze constraints to housing production, for example, and create programs that they promise to implement on certain timeframes to address those constraints.

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SPUR Public Programs: They also have to commit to rezone programs. If they don't have enough land to meet their arena, so they have to rezone on a certain timeline. We get to monitor implementation of those things, and when they're not meeting those timeframes we get to go ahead and check in with them. So what's going on.

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SPUR Public Programs: and if we don't like what we're seeing, we can bring the hammer down, I guess, and and start to move into the Enforcement mode, working with the Attorney General's office, for example.

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SPUR Public Programs: we've already started some of this. We we've checked in with a number of jurisdictions about Why, Haven't, you even submitted a housing on that. Why is it taking you along to get compliant?

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SPUR Public Programs: And we will, over the next few years move into implementation of Rezone programs, implementation of program commitments. So it's it's really changed the dynamic. You may have heard folks say before that we really think of the housing element as an 8 year contract with the State

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00:32:02.660 --> 00:32:19.440

SPUR Public Programs: that says, we promise to do these things, and if we don't, we know there are consequences, and so it gives the Rena real meaning gives the housing elements real meaning. And and you know we're excited about this project that we're developing right now, kind of building the playing a little bit to

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SPUR Public Programs: to really give. Give housing on that that real life given the me, maybe. Ask a quick follow up question. What are your Enforcement tools like. Do you find folks like? Do you sue them like? What are the types of things

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00:32:35.450 --> 00:32:51.960

SPUR Public Programs: There's a few different consequences of If we're talking about housing elements in particular, of housing element. Non compliance. Some of them we don't have to do anything for I I hesitate to bring up the builder's remedy, but the the builder's remedy is, I won't explain it, but it a in detail, but it's it's a

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SPUR Public Programs: that's not a real term. It's a term. It's a colloquial term that's found in the Housing Accountability Act and basically local jurisdictions that Don't have a compliant housing on it. Can't use inconsistency with zoning and general plan. Land use designations to do not or not approve

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SPUR Public Programs: an affordable housing project, so that just kicks in with non-compliance we don't have to do anything there there's also some consequences around. Eligibility, for various funding programs could be infrastructure grants, transportation, and and sometimes housing

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SPUR Public Programs: State housing programs as well. So you have to have a compliant housing element to be eligible for a few of those programs, and then we can also, if let's say you've got a compliant housing element. But you're not implementing your programs. We can revoke housing element compliance, and then you you have to deal with those other consequences, and then we can also work with the Attorney General's office to represent Hcd. Ensuing local jurisdictions for non compliance or non submittal.

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SPUR Public Programs: and that does come with potential fines that a court can impose that are pretty hefty. I mean, we're talking about tens of thousands, actually hundreds of thousands of dollars

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00:34:07.120 --> 00:34:23.340

SPUR Public Programs: for non compliance. And then the the State can also sort of take control of the housing element process, and and there's even potential for receivership and and those kinds of things so various consequences Administrative

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SPUR Public Programs: court imposed that you

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SPUR Public Programs: great. if i'm free? If I are in my

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are we going to do questions now?

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00:34:43.960 --> 00:35:08.750

SPUR Public Programs: That's a great point. We do have time for question and answer at the end. So we have Iv. Here who is going to be collecting questions, so i'll get back to your question, I promise you, but let's write them down so that we can curate them. I promise to do my best to answer it later. Wonderful! So, Daniel, you've been at the Mtc. A bag working with bacha issues on the front lines

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SPUR Public Programs: and developing all sorts of tools and resources to help cities develop their housing elements.

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SPUR Public Programs: We'd love to hear from you. And for the rest of the panel, right? Where do you see opportunities to really support compliance with housing element process happening right now. And how, and do you have any particularly effective examples of supported, of supporting jurisdictions to achieve that compliance? And I mentioned that because David, you mentioned a little bit earlier, right in January. I think we had about 4 of our cities in the Bay area, meet the deadlines and get there

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SPUR Public Programs: plans certified, and I went on the website last night to count up, and I think we're at about 28 right now. Is that right. No not that high. I checked it, too, I can tell you. I think we're late

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SPUR Public Programs: like are actually

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00:36:13.930 --> 00:36:31.980

SPUR Public Programs: but Hcd: how you? Okay, so there's more bureaucracy that I don't understand. Thank you for that clarification. Yeah, I so it's 8. Yeah. 8. We think 8. I heard today. That's the best of all was certified. So didn't see it with my own eyes. But I think I was driving here.

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00:36:31.990 --> 00:37:01.980

SPUR Public Programs: Yeah, I think I think that's probably right. I got it late in the day. So we're yeah, I guess a couple of thoughts about where. So the way that we're situated we're part of the regional government. So on the a bag side of the house. Kind of the main responsibility is to take the number that HD. Gives us for the regional housing need determination, and then chop up that number to the various different jurisdictions in the bay area. So a bag in that sense has, like a certain like quasi regulatory function, if you will, with kind of a signing specific allocation

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SPUR Public Programs: to the jurisdictions. What's new now is that we've actually also received funding from the State to provide technical assistance to jurisdictions, not just give them a number, but then also try to help the jurisdictions

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SPUR Public Programs: complete the planning that's necessary to meet all of their housing element requirements. In addition to just the number, so I think one also just like slight aside. I think a common misconception is like a housing element is about the site inventory. How do you hit that number? And housing elements are much more comprehensive than that? There's policy and programs, etc., like

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00:37:34.430 --> 00:37:54.380

SPUR Public Programs: like David mentioned. But as a part of this program with the new State funding. We have been offering a lot of technical assistance, and I think part of where we're situated. We don't quite have the same technical assistant carrot on one side and regulatory hammer on the other side that Hcd. Has. We're more squarely in the carrot

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SPUR Public Programs: camp. If you will technical assistance we don't. Have. We don't play a role in certifying the housing elements, so our sweet spot as a region, and when I think of our technical assistance program. It's how do we make it easy for jurisdictions to do the right thing

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00:38:09.910 --> 00:38:28.870

SPUR Public Programs: so we can't force them to comply with the law. We don't have any oversight of that, but we know what the law is, and we can help provide technical assistance that makes it easier for them to meet those standards, and I think something that I would point out. I think you know, in the news we see a lot of

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SPUR Public Programs: kind of stories about jurisdictions that are allegedly not trying or dragging their feet, or are actively working to try to undermine what the rules are.

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SPUR Public Programs: I do think that kind of picking up on a point that David mentioned.

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SPUR Public Programs: You know there may be those cases. So I you know that is true. But I want to put that aside even for the jurisdictions that want to do the right thing. The requirements in this cycle are much more difficult than they have ever been before, and there's new requirements that we're still trying to figure out exactly what they need.

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00:39:04.180 --> 00:39:27.540

SPUR Public Programs: So Afgh aff affirmatively further and fair housing is a great example. It's a really critical new requirement, a series of requirements. It spans the entire housing element. It has to do with. How you do engagement. It has to do with your site inventory. It has to do with your policies and programs. And as the a bag jurisdictions, we're developing their housing elements, we got a very long guidance document from Thecb kind of helping to explain

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SPUR Public Programs: what exactly is meant by that. And so that's an area where I think we have a lot of jurisdictions that are trying to do the right thing, and it's still hard. It's a lot. You know. The numbers are big, the policy requirements are varied. They're new. There's not a lot of expertise regionally to actually do some of this work.

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SPUR Public Programs: And so I think a place where we've seen some success and partnering with jurisdictions. To achieve compliance, is trying to really help. Be with them, walk with them as they understand what the new requirements are in particular, and try to anticipate what sort of products could be useful to help them navigate that.

175

00:40:02.530 --> 00:40:15.640

SPUR Public Programs: So you know One example of what we've put out up until now is kind of a very fancy technical tool that's got like a land use map of all the different parcels in the bay area with a whole bunch of attributes that can help jurisdictions.

176

00:40:15.690 --> 00:40:18.600

SPUR Public Programs: compile their housing sites inventory

177

00:40:18.630 --> 00:40:33.280

SPUR Public Programs: and to kind of run various metrics automatically kind of using our program. Essentially. And so it takes a lot of work that you would otherwise have to do. Granular like data entry into excel spreadsheets and then a bunch of complicated analysis. And we've tried to package that.

178

00:40:33.290 --> 00:40:37.840

SPUR Public Programs: So that's one example. On the other side. Something that's more mundane

179

00:40:37.930 --> 00:40:51.210

SPUR Public Programs: is housing. Elements require a lot of just like basic data analysis of like census data of like, just like what are the existing conditions in your community like? How many poor people are there? Of what sort? Where do they live.

180

00:40:51.270 --> 00:40:56.740

SPUR Public Programs: And so another thing we did is we compiled, and it's the same analysis for every jurisdiction.

181

00:40:57.180 --> 00:41:04.880

SPUR Public Programs: Looking at the same data sources, at least some of the data sources are on the same census, etc. So we actually compiled bespoke

182

00:41:05.980 --> 00:41:29.850

SPUR Public Programs: data packets for all 109 jurisdictions that met all of those statutory a lot of the statutory requirements, for, like the basic data analysis, and we had our really excellent technical team like write code to like automatically populate like in narrative form, with the data like you could cut and paste this thing and put them into your housing and part of our goal. There was like both like.

183

00:41:29.850 --> 00:41:44.460

SPUR Public Programs: How can we help jurisdictions with something that's easy. It's straightforward. It's not political. It's not the controversial part of your housing element like. Can we just help you get that done faster, so you can spend more of your valuable staff time

184

00:41:44.520 --> 00:41:48.570

SPUR Public Programs: drawing upon your knowledge of your community to do the harder stuff.

185

00:41:48.730 --> 00:41:59.660

SPUR Public Programs: So if we take care of the easy things, you can focus on the harder things where we're less, we're not well situated to do that as regional staff. We don't know your community as well as we do. If you're the local planning staff.

186

00:41:59.700 --> 00:42:09.960

SPUR Public Programs: So that's another area where I think we saw a lot of success. Now we it's kind of caveat that it's like we didn't do everything because you have one of the requirements. Is you have to

187

00:42:10.080 --> 00:42:21.120

SPUR Public Programs: use local knowledge and kind of bring in this qualitative assessment of what's going on in your community. You can't just like, repeat a lot of facts and say like that's my analysis. I'm done

188

00:42:21.210 --> 00:42:27.790

SPUR Public Programs: It's like, okay. There's a lot more people of color that live in this neighborhood, and a lot less than that neighborhood

189

00:42:28.150 --> 00:42:45.490

SPUR Public Programs: period. It's like, okay, Hcd is gonna make you say a little bit more like Why, what's going on there? What are you gonna do about it like our data just helps you have that analytic baseline. The jurisdictions then have to kind of take the next step. But again, that's kind of where they're better situated than we are

190

00:42:45.490 --> 00:42:51.970

SPUR Public Programs: to like. Understand exactly what the long history is that led to like that weird boundary that has, like a significant racial disparity.

191

00:42:52.120 --> 00:43:19.280

SPUR Public Programs: So those are just a couple of things where I think we've had success. I appreciate that, and I appreciate you talking about the lack of an expertise that was available also right, even when cities are trying to do the right thing. I remember reaching out to Daniel. How can the San Francisco foundation help like, do you need money? And he's like? No, I don't even need money. We have the money. We have the resources that we don't. Have the consultants and the expertise, and every planning department in every city is understaffed

192

00:43:19.280 --> 00:43:29.660

SPUR Public Programs: period like there's not enough people going to planning school. So now you know, there's not that resource, and you're losing that to the element to it. So

193

00:43:29.660 --> 00:43:46.750

SPUR Public Programs: what are our solutions to that? And I would love to like? Turn over to Christie, because I know you were involved in an effort that really brought together, You know, a lot of different jurisdictions in San Mateo, and then really, we're able to kind of make sure that you're sharing that knowledge and doing it in a in a scalable way.

194

00:43:46.810 --> 00:44:01.390

SPUR Public Programs: Yeah. So I would say just those that to explain what my role in this process is is that as a consultant, i'm one of Daniel's team to work on some of that technical assistance that we've provided to all the jurisdictions around the bay area.

195

00:44:01.390 --> 00:44:17.120

SPUR Public Programs: We also, along with other consultants, manage a couple of the collaborative that go that have all of the jurisdictions within, accounting that we convene, and we provide additional technical assistance to help help them along the way with housing elements.

196

00:44:17.120 --> 00:44:35.580

SPUR Public Programs: And then also I have a separate consulting, have provided some support to the partnership in the base future, and helping to distill some of the policies and programs that go along with their priority policies to share that with with jurisdictions that you've been interested in communicating with.

197

00:44:35.700 --> 00:44:43.950

SPUR Public Programs: So I think a lot of what we have done is that we have relationships with. We have ongoing relationships with

198

00:44:44.060 --> 00:44:56.610

SPUR Public Programs: a lot of the local jurisdictions, and so I have a lot of sympathy for the the State. The the situation the jurisdictions are in, and the small number of staff, you know. I think i'll probably a lot of, you know, San Francisco

199

00:44:56.610 --> 00:45:15.510

SPUR Public Programs: quite a large planning staff, and not all of them are working on the housing element. And but in most of the jurisdictions of the bay area there's a handful of people working on all the all the planning related, and housing related things that the city needs to do, let alone just this plan. And so we have, you know, in partnership with a back

200

00:45:15.510 --> 00:45:21.200

SPUR Public Programs: and other and others in this field. We've been trying to figure out what are the things that

201

00:45:21.670 --> 00:45:39.720

SPUR Public Programs: that we see from our conversations that people that staff need one of the common threads, and then putting together things more on the fly, and they've done these sort of very ambitious large projects, but then also smaller things like a memo on

202

00:45:39.720 --> 00:45:56.690

SPUR Public Programs: what are the funding programs that are at risk. If you don't turn in your housing element on time, or some of the things around understanding. You know, legal technicalities around Builder's remedy, or other or other topics less less controversial.

203

00:45:56.760 --> 00:46:02.550

SPUR Public Programs: But I think you know a lot of it is we? We just heard a lot about what

204

00:46:02.610 --> 00:46:11.860

SPUR Public Programs: what lots of jurisdictions that are really trying to do the right thing in a an environment where we have all these new requirements.

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00:46:11.870 --> 00:46:12.950

SPUR Public Programs: and

206

00:46:12.970 --> 00:46:30.160

SPUR Public Programs: HD. Is figuring out how to interpret some of those requirements when they come through legislation that's not always as clean as when it was first written, or as someone intended it. And so there's just sort of a multitude of ways in which things have been really difficult, and this

207

00:46:30.160 --> 00:46:48.630

SPUR Public Programs: in this cycle. And so, you know, we we are just like one little piece in here trying to help help make it easier for people to do the right thing and and be successful in this process, because no one wants to be. You know we want to be on the carrot side of of H. CD. Not on the hammer side.

208

00:46:49.080 --> 00:47:08.220

SPUR Public Programs: So, David, hearing this, are you sympathetic to what's going on right like. How do you respond? How our advocates showing up in this space the ones that are trying to do the right thing like we got it like there's some backlines, but the ones that are trying to do the right thing. How does it to you respond to this?

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00:47:08.400 --> 00:47:13.930

SPUR Public Programs: Oh, yeah, I mean, I actually think, and this isn't just rhetoric, I I I think one.

210

00:47:14.010 --> 00:47:25.430

SPUR Public Programs: Maybe the main thing we have in common actually is that we're all starting from that point at I mean Hcd. Truly does start with ta technical assistance, and we provide a ton of it.

211

00:47:25.600 --> 00:47:38.210

SPUR Public Programs: We have a really good reviewers, I think I have to say this. I think one thing people forget is that Hcd. Actually is made up of people who, so they say.

212

00:47:38.450 --> 00:47:46.580

SPUR Public Programs: are a lot. I I I actually love the team I work with. They are good at their jobs. They are committed.

213

00:47:46.860 --> 00:47:53.490

SPUR Public Programs: They give a shed sorry, and they do start from a place of benefit of the doubt.

214

00:47:53.580 --> 00:48:11.110

SPUR Public Programs: They start with a collaboration. We have. The same goal is to get a compliant housing element, because the housing element is an important roadmap for how to how to actually get housing to people who need it. And so that's our goal. Our goal is not to have a Gotcha exercise. It's to actually provide

215

00:48:11.290 --> 00:48:21.090

SPUR Public Programs: partnership and collaboration, to walk people through the process of getting a compliant housing on, and we know very tangibly that there are some jurisdictions that are very under resourced

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00:48:21.110 --> 00:48:40.150

SPUR Public Programs: and consultants. Not all of them are, you know, charging a lot of money, and that can be a a hit for jurisdictions, and we want to make sure they're getting the right kind of support that we're partnering with the consultant and with the jurisdiction to to achieve that that goal that we all have.

217

00:48:41.300 --> 00:48:55.770

SPUR Public Programs: you would you would be, I think, really surprised at how many hours upon hours our housing element reviewers spend on the phone and an email and looking at housing elements and writing really detailed findings, letters, all all with that goal. Right?

218

00:48:55.770 --> 00:49:01.350

SPUR Public Programs: I've been on. I'm: not usually on these phone calls, but I've been on some of these phone calls where we're really holding

219

00:49:01.440 --> 00:49:03.420

SPUR Public Programs: the hands of these jurisdictions.

220

00:49:03.740 --> 00:49:21.240

SPUR Public Programs: We might even be like working on redlining the thing as we go. Right. That happens a lot. We provide. Daniel mentioned planning grants that comes from our shop. We provide planning grants to the regions. We provide, planning grants to the jurisdictions

221

00:49:21.350 --> 00:49:40.760

SPUR Public Programs: not solely for housing element development, but that is a big part of what jurisdictions are requesting planning grants for, so that they can beef up their capacity, pay consultants get the resources they need to do that. So we we definitely understand the challenge, and I would say. The vast, vast, vast majority of jurisdictions are trying to do right thing

222

00:49:40.760 --> 00:49:54.530

SPUR Public Programs: just because 90 something percent of them are late does not mean they're not well intentioned they are, but it is a difficult process, and you know they're not doing worse than other regions have done.

223

00:49:54.900 --> 00:49:56.200

SPUR Public Programs: and

224

00:49:56.230 --> 00:50:16.010

SPUR Public Programs: so so it is. The outliers the of jurisdictions that we're seeing that are, I think, in some cases blatantly not doing the right thing. I'm not really interested in that. But again. They are the outliers. Yeah, and just to like you piggyback on that a little that I think you know part of what we've also tried to do as we build out. The housing capacity

225

00:50:16.010 --> 00:50:24.680

SPUR Public Programs: at the regional level is be something of like an I don't know what intermediary is the right work, but like some kind of space. That is

226

00:50:24.810 --> 00:50:27.040

SPUR Public Programs: because we're so much the carrot.

227

00:50:27.100 --> 00:50:41.740

SPUR Public Programs: and we have excellent folks that we work with like Christy and her team to help us build the relationship and trust with local jurisdictions that it's. It's often times harder, I think, for HD. Just because HD. Is sometimes the hammer

228

00:50:41.740 --> 00:51:00.820

SPUR Public Programs: that we can collaborate with Hcd. On a lot of our technical assistance. So, like Hcd's team, has been extremely supportive of a lot of the work that we've done so like the data packets that I mentioned Hds team reviewed like all of these, like 60 page detailed dry just like data packets and pre-authorize them.

229

00:51:00.880 --> 00:51:04.670

SPUR Public Programs: And so like. If you, as a jurisdiction, just use what a bag gets you.

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00:51:04.810 --> 00:51:12.330

SPUR Public Programs: It will check off this, this, this this box. Now you still have these other boxes you need to check. But like, if you want to check off these boxes like, use the data packet.

231

00:51:12.370 --> 00:51:16.210

SPUR Public Programs: which was extremely helpful for us, because it it's.

232

00:51:16.600 --> 00:51:31.230

SPUR Public Programs: It's useful that jurisdictions know that they can rely on the assistance that they're getting from us. And also we're kind of all swimming towards. Like. We just need compliance, you know, and so, if we can help them along early in the process, it gets us a lot more there.

233

00:51:33.190 --> 00:51:47.860

SPUR Public Programs: so I can't believe we're already part of the night. We only have time for one more question for each of you and You've said this a couple of times today. But i'm going to quiz the audience. What does Afgh stand for? Did anyone catch that

234

00:51:51.020 --> 00:52:05.810

SPUR Public Programs: affirmatively furthering fair housing? I work in this sector, and I have to like. Study that right over. And I think for me, I in this is a new requirement for housing elements.

235

00:52:05.810 --> 00:52:20.170

SPUR Public Programs: and for me it's an important, all important requirement, because it allows us, and it allows us to name like, how do we think about and understand the racism, the displacement, the identification that is going on in our communities.

236

00:52:20.170 --> 00:52:39.300

SPUR Public Programs: So we'd love to hear from you, you know, from an equity, and particularly a racial equity perspective. How do you think this work, and this process in that context is different than before. And what do you think is what impact do you think you know having the Afgh component is going to have to communities.

237

00:52:43.120 --> 00:52:48.480

SPUR Public Programs: Oh, okay, I'll go first. Okay? Well, I think it

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00:52:48.580 --> 00:52:55.480

this. I I think it seems like it. This is the most radical part of this round of housing elements in terms of how

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00:52:55.580 --> 00:52:57.660

SPUR Public Programs: it transforms, how

240

00:52:58.160 --> 00:53:06.510

SPUR Public Programs: how we're cities that are being required. Jurisdictions are being required to think about how and where they plan for housing.

241

00:53:06.640 --> 00:53:16.310

SPUR Public Programs: and you know, where do the different types? Where should market rate, how housing go? Where should affordable housing go.

242

00:53:16.420 --> 00:53:22.150

SPUR Public Programs: What are the unintended consequences of policies that you're creating?

243

00:53:22.170 --> 00:53:37.380

SPUR Public Programs: That? You know we have seen those outcomes in the past, but we Haven't necessarily planned any differently for the future. I think that the like sticking all of the low income houses in the landfill

244

00:53:37.880 --> 00:53:53.080

SPUR Public Programs: right? So that that used to happen, and not always. But I think the way the way that I think Hd. Has been like, yeah. And and jurisdictions are looking at it in terms of Look at you know you didn't put

245

00:53:53.080 --> 00:54:03.110

SPUR Public Programs: any of your low income housing in this suburban single family home, neighborhood like. Well, how are you thinking about that? I think there's there's a lot of challenging of

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00:54:03.180 --> 00:54:08.380

SPUR Public Programs: then the of planning norms that we've become accustomed to, or what seems realistic

247

00:54:08.500 --> 00:54:21.420

SPUR Public Programs: that I think will continue to be transformative as as cities move into the implementation phase. I think there are a lot of commitments that people have to make it make in the planning in this housing element planning process

248

00:54:21.510 --> 00:54:28.940

SPUR Public Programs: that are still going to be hard to live up to. But I think it's I it I really think it's exciting to see

249

00:54:29.020 --> 00:54:29.840

SPUR Public Programs: what

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00:54:29.980 --> 00:54:42.230

SPUR Public Programs: what these new ways of doing things and standards for for implementing the planning well might might come might result in, I guess.

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00:54:42.250 --> 00:54:56.070

SPUR Public Programs: and I I want to go back to something I was talking about earlier. But actually, first I want to get a shout out, there's a a couple of incredible San Mateo County advocates Here Daniel used to do work down there. Actually, I did some work with them on

252

00:54:56.290 --> 00:55:09.110

SPUR Public Programs: really using a. F. Of H. As a framework for winning things like anti-displacement protections, or more affordable housing, and it was good work. It was also difficult. And One reason it was difficult

253

00:55:09.110 --> 00:55:26.730

SPUR Public Programs: is because, if it in some ways feels a little bit amorphous and abstract. It's actually been on the Fair Housing Act since the beginning of the Fair Housing Act, but it was never ever enforced. It only started to get really enforced under Obama, who implemented a rule around it, and then that got gutted by trump, and then, fortunately.

254

00:55:26.870 --> 00:55:32.980

SPUR Public Programs: some of the people that we worked with had the foresight to embed a. F. Of H in State law.

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00:55:33.010 --> 00:55:41.620

SPUR Public Programs: not just leave it in Federal to embed it and stay on. And part of that State law requirement is to plan for a F of a via the housing owner.

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00:55:41.730 --> 00:55:51.600

SPUR Public Programs: and the beautiful thing about it, and this is it's wonky a in a way, but and and kind of nerdy that I think it's beautiful, but

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00:55:51.770 --> 00:55:59.170

SPUR Public Programs: it it is, in my view, kind of the only way that people have figured out how to make F ofh concrete.

258

00:55:59.220 --> 00:56:13.830

SPUR Public Programs: because now you have to actually develop programs, think about your set, Danielated out nicely before. Think about your site, inventory and and and your programs and policies through this lens, and you have to have

259

00:56:13.870 --> 00:56:34.950

SPUR Public Programs: concrete sort of outcomes from that. So some F. Of H. Programs. What does that look like? Well, it it can look like different things for different communities, but certainly part of it is making sure that you're not dumping all the low-income housing in environmentally places or even just in one neighborhood, but that you're actually creating access to opportunity.

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00:56:34.950 --> 00:56:53.060

SPUR Public Programs: And I want to. I want to double down on something I said before. One thing people don't often realize is that F. Of H. Has 2 sides of the coin. One is access to opportunity through, you know, housing, mobility programs and creating affordable housing in high opportunity areas. But what

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00:56:53.060 --> 00:57:00.010

SPUR Public Programs: folks have figured out is that that's not real choice. If your if your choice is to stay in a disinvested neighborhood

262

00:57:00.620 --> 00:57:04.180

SPUR Public Programs: or move to a high opportunity Neighborhood, that is not your home.

263

00:57:04.470 --> 00:57:16.020

SPUR Public Programs: That's kind of a crappy choice. So what if it actually requires, and what we actually need to see in housing elements is the other side of the coin is investing in disinvested communities.

264

00:57:16.020 --> 00:57:32.700

SPUR Public Programs: so that we are creating opportunity where people live, so now they can stay in their community which will ideally have resources come to it, or if they'd like, they can move to another community that is already resourced. So I I think the really exciting thing is that

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00:57:32.700 --> 00:57:38.920

SPUR Public Programs: F. Of H. Now, as a concrete place to live through housing elements, we actually have authority at Hcd.

266

00:57:39.020 --> 00:57:48.430

SPUR Public Programs: To enforce a. Of H outside of the housing element. But frankly, it's way easier to sort of figure out through the housing album, and so we're excited to see that it's it's

267

00:57:48.750 --> 00:58:04.170

SPUR Public Programs: there. There's actually a a Rule being proposed right now by the Biden Administration. The Comment period is open. It's folks on a Comment, Hcd. Will be 70, comments and I. We have a lot of experience to draw from in those comments, because we've seen how this can work in that more concrete way.

268

00:58:04.170 --> 00:58:22.840

SPUR Public Programs: and I I want to just pile on the nerdiness because what I was like. It's a beautiful regulatory framework. Can you tell? I'm a lawyer like it's this like the it's just teasing up a little bit of like what both of you all said like it's something that I appreciate about it, especially in a regional seat where we have

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00:58:23.200 --> 00:58:31.960

SPUR Public Programs: kind of like North Star policy priorities with extremely different communities, where implementation of those North Star policy priorities

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00:58:32.160 --> 00:58:41.850

SPUR Public Programs: can and oftentimes must look really different, depending on where they're implemented. And I feel like what's great about the Af it framework is. It holds all of that.

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00:58:41.870 --> 00:58:53.630

SPUR Public Programs: It's both, and like what David was saying, but like even both, and means different things in different communities like Afgh in Cupertino, is different than Afgh in East Palo Alto.

272

00:58:53.710 --> 00:59:03.380

SPUR Public Programs: and and and Afgh as a regulatory concept can hold both of those. And I think that's one of the challenges with making kind of broad

273

00:59:03.510 --> 00:59:22.260

SPUR Public Programs: regulatory moves or broad laws it's like. How do you write something that actually works everywhere? And if it is flexibility, I think, is part of the key to what can actually make it meaningful and useful in the diverse communities that we have in the bay area is like. There is a north star

274

00:59:22.260 --> 00:59:28.320

SPUR Public Programs: like you can't ignore the basic mandates of fair housing and desegregation, etc.

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00:59:28.370 --> 00:59:29.710

SPUR Public Programs: And like

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00:59:29.890 --> 00:59:33.880

SPUR Public Programs: that's just not the same everywhere. And so I think it's it's

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00:59:33.960 --> 00:59:46.050

SPUR Public Programs: other will like just piggy back. In like other words, it comes. It's exciting like we're going to figure this out like it's a new requirement. We're all in this together, trying to see how to make this meaningful. I think this is an excellent opportunity

278

00:59:46.050 --> 01:00:06.560

SPUR Public Programs: for both jurisdictions who are trying to do this in their day to day, and advocates who are kind of pushing any particular agenda to set a it's a it's kind of a precedent, if you will like both here in California, but, like the Feds are going to look to what we're doing, they're trying to reinstate the rule that we're the only place where some version of that is actually still being applied.

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01:00:06.560 --> 01:00:10.280

SPUR Public Programs: Are there any other states that are doing similar?

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01:00:10.470 --> 01:00:13.470

SPUR Public Programs: I don't know. But I don't think so. Yeah.

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01:00:13.840 --> 01:00:37.930

SPUR Public Programs: Well, thank you. The 3 of you. So let's go for a couple of questions which we actually down your question. So if you have any pass into Iv over here, I have a few in my hands, so I don't even know, be able to get all of them. So the first one is, how does the H. CD. Intend to handle jurisdictions that miss the arena targets, despite good faith, efforts on their parts due to unavoidable

282

01:00:38.110 --> 01:00:49.890

SPUR Public Programs: extrem. What was that last word? Well, things like interest rates, economic conditions, etc. I I I think there's an important people conflate to When we talk about Rena.

283

01:00:50.210 --> 01:01:06.710

SPUR Public Programs: people sometimes think about 2 different things the the arena that is sort of statutory, mandated. Daniel talked about it. HD figures out how many housing units we need over the years 8 year period, and assigns those to the regions, and then the regions

284

01:01:06.710 --> 01:01:23.780

SPUR Public Programs: assign those to the local jurisdictions, and that that regional housing needs allocation is what local jurisdictions must plan, for in their housing almond, and that's broken down by 4 different income levels, very low, low, moderate, and above moderate income. And so

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01:01:24.100 --> 01:01:31.280

SPUR Public Programs: and and there's different ways. You show how you're meeting those different income levels. That's that's

286

01:01:31.510 --> 01:01:43.100

SPUR Public Programs: what that's the very important we know. Sometimes when people talk about it. And I think that's what this question's care towards is when when they don't meet their reno. What people mean is if they're not building

287

01:01:43.230 --> 01:01:55.600

SPUR Public Programs: the number of units accounting for an arena. The arena is a planning goal, right? And the question does a good job of explaining why it's more complicated than it seems

288

01:01:55.600 --> 01:02:09.880

SPUR Public Programs: to meet that goal right you. There's market dynamics. There's you know, recessions. Come along there's funding or not funding. There's Nimby opposition and all sorts of things that a jurisdiction can't necessarily control

289

01:02:09.880 --> 01:02:15.780

SPUR Public Programs: What a jurisdiction can do is have programs that help, promote and facilitate

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01:02:15.960 --> 01:02:24.220

SPUR Public Programs: housing development. But there's no guarantee that those programs will work the way that we use. They, we do ask jurisdictions

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01:02:24.220 --> 01:02:37.880

SPUR Public Programs: every year. They must report a variety of data in what's called an annual progress report, and then that Apr data they have to say how many units they've permitted at these different income levels, and how close they are getting to their email.

292

01:02:38.060 --> 01:02:39.710

SPUR Public Programs: But there is no

293

01:02:39.890 --> 01:02:52.740

SPUR Public Programs: law legal requirement that they build enough units to meet that arena because their obligations not to build the units jurisdictions, don't build the us. They facilitate housing production, including affordable housing production.

294

01:02:53.040 --> 01:03:05.670

SPUR Public Programs: What one way we will use that data is in what we call our proactive housing all that enforcement work which I talked about earlier basically enforcing implementation of the housing on that

295

01:03:05.780 --> 01:03:17.370

SPUR Public Programs: programs and commitments and rezone requirements. We will look at Apr data. And if we see that jurisdictions really Aren't, permitting very many units at all.

296

01:03:17.640 --> 01:03:20.700

SPUR Public Programs: that to us will signal that there's a problem.

297

01:03:20.850 --> 01:03:38.840

SPUR Public Programs: It's not that you have to be meeting that Reno 3 permitting. But you have to be showing progress, and if you're not, something needs either isn't being implemented properly, or you have the wrong programs in there, or you're not doing enough to sort of get out of the way or or help developers do their thing.

298

01:03:38.840 --> 01:03:50.230

SPUR Public Programs: So it it tells us a story, and we can use that sort of dig into what are the problems? What are the solutions? Do we need to get involved through technical assistance, to enforcement that kind of thing.

299

01:03:50.460 --> 01:03:55.770

SPUR Public Programs: So pop quiz. Where can you find that data once it's available? Do you know

300

01:03:57.020 --> 01:04:00.320

SPUR Public Programs: the housing Readiness report

301

01:04:00.940 --> 01:04:21.300

it's also at 8 CD's website. Why could you figure out? You see this website? Because they're cool, it's not to make it simple. So if you want another, a lot of the data from H City's website. We just still it all now, and you could read it. So I think we have time, probably for one more.

302

01:04:21.300 --> 01:04:33.330

SPUR Public Programs: What mechanism. What mechanisms exist to align plan planning between housing authorities and transit authorities, so that future housing is served by augmented transit services.

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01:04:33.450 --> 01:04:46.850

SPUR Public Programs: Could Could you repeat that one more time. So I I think the question sort of gets to like, how are we building houses? And whoever asked this question correct me if i'm wrong. How are we building housing close to transit? Right?

304

01:04:47.200 --> 01:04:50.960

What what are we doing to To sort of connect those 2 pieces

305

01:04:51.720 --> 01:04:53.130

SPUR Public Programs: I just talked to.

306

01:04:53.740 --> 01:05:02.050

SPUR Public Programs: I'm happy to take this one as the person who works at the Metropolitan Transportation Commission. So there's a couple of different.

307

01:05:02.280 --> 01:05:21.610

SPUR Public Programs: So I did a couple of different things. So one in the housing element context specifically, that is, up to jurisdictions. So like one thing that we said in the arena process is jurisdictions are like. Oh, you give me this huge number. It's totally impossible. Why do you want me to build where there's wildfires no way, and we're like we're not telling you to develop where there's wild buyers like

308

01:05:21.610 --> 01:05:39.300

SPUR Public Programs: you have your whole town like you figure out where you want your housing. Maybe it makes sense to put it close to where you have some transit, you know, like that's your call, not us, but like, and and to be fair, there's different transit. There's different levels of service across the region, so it's like not that easy for everyone.

309

01:05:39.300 --> 01:05:55.090

SPUR Public Programs: So there on one side it's like that's an individual jurisdiction level fight around like. Where do you think the housing should be cited? Where do you think the site should be in the inventory at the regional level? We're increasingly trying to figure out this exact question. And we have a couple of different

310

01:05:55.090 --> 01:06:13.170

SPUR Public Programs: tests that we're doing, I would say, to like, figure out how to do it. So One is an existing program called our Housing Incentive Pool, where it's transportation dollars for transportation projects, but we award it to jurisdictions that permit the most housing. Using the Apr data

311

01:06:13.210 --> 01:06:17.050

SPUR Public Programs: in, they permit the most affordable housing close to transit.

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01:06:17.110 --> 01:06:28.380

SPUR Public Programs: So it's like a reward, the good actors program, but it's with transportation dollars. So it's the goal. And I think part of the key thing, I would say with the transportation, money is like

313

01:06:28.420 --> 01:06:33.850

SPUR Public Programs: the when we're thinking about the right incentive structure. We have to think about.

314

01:06:34.900 --> 01:06:44.900

SPUR Public Programs: What is the motivation of those of those people we are trying to incent. So many incentive programs are actually using housing dollars to incentivize good housing behavior.

315

01:06:45.020 --> 01:07:02.720

SPUR Public Programs: which works well when you have jurisdictions that want to be good actors on housing because they want to get that housing dollars. But if you have jurisdictions that for whatever reason housing say, they're not important to them, or they're actively disinterested in meeting their housing requirements, Having a housing incentive program with housing dollars is not effective

316

01:07:02.720 --> 01:07:19.150

SPUR Public Programs: like they don't want that money To begin with, they don't want to build affordable housing so like. Who cares if they don't get your affordable housing dollars? I think the transportation money is a really interesting compliment to that, because many of those jurisdictions that may be less interested in housing still want. You know, various types of transportation dollars.

317

01:07:19.150 --> 01:07:25.840

SPUR Public Programs: And so one of the other programs that we're test running right now is, I call our transit Oriented communities policy.

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01:07:25.860 --> 01:07:42.250

SPUR Public Programs: or to see policy. It's a new policy that the Metropolitan Transportation Commission has adopted, which essentially sets out kind of a variety of targets for land use, as well as housing policy and a few other kind of key regional policy priorities near transit centers

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01:07:42.250 --> 01:07:54.120

SPUR Public Programs: and the in the future the Commission will have the opportunity to decide whether they want to condition significant amounts of transportation dollars. On compliance with that kind of policy regime.

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01:07:54.190 --> 01:08:09.130

SPUR Public Programs: So that could be another way. It's. It's still essentially a an incentive program, really, because it's just like, do you want to access the funding or not. It's not a regulatory function, but it's trying to use that other pot of money to bring along

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01:08:09.130 --> 01:08:15.550

SPUR Public Programs: kind of other sets of actors where we're not able to incent them effectively with housing notes.

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01:08:15.740 --> 01:08:34.670

SPUR Public Programs: I just want to say for what it's worth. I don't want to speak for them, but i'm. Have we got a little bit of a late start? I'm happy to stay longer and answer more questions. So I don't like that we have with these questions we'll make sure that we record them, and then try to get a responses to them all, and then send them all up

323

01:08:34.700 --> 01:08:51.160

SPUR Public Programs: out to you. So the goal is for us to continue this conversation and continue to educate each other in this work. Now, when you see acknowledged a couple of folks as we close tonight. One, our partners at X to G. At Ivy's back there. She's been taking pictures, and

324

01:08:51.160 --> 01:09:21.000

SPUR Public Programs: I've been Evan. Thank you. They're the ones helping us build the housing readiness report so a lot of appreciation for them. Our partners, of course, that Sp. For co-hosting thank you all for coming out and listening to folks who get excited about regulatory frameworks tonight, because it's this level of engagement that's going to be really critical for us to kind of move them on this, and of course I want to thank our panelists has been working, you know, tirelessly.

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01:09:21.000 --> 01:09:30.850

Not just the last couple of months, the last couple of years in helping to do this work in an equitable way, in an equitable way. So let's all give them a round of applause.

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01:09:34.720 --> 01:09:50.380

SPUR Public Programs: and then, Lastly, my colleagues at the San Francisco Foundation. If you guys can all just stand up real quick. If you have any questions, please feel free to reach out to us. We're always looking for ways to partner and support our community so

327

01:09:50.680 --> 01:10:06.800

Oh, God! And that is i'm sure you all need to drink after this. So please continue the conversation out in the lobby, and thank you very much for coming tonight.