

**Association of Bay Area Governments
Housing Committee**

January 7, 2021

Agenda Item 8.a.

Regional Early Action Planning Grants

Subject: Allocation of \$4.2 million in Regional Early Action Planning funds to Subregional Planning Collaboratives

Overview: The State is providing \$23.9 million in Regional Early Action Planning (REAP) grants to ABAG to collaborate with local Bay Area jurisdictions on planning efforts that have a broad regional impact on housing. This funding complements almost \$50 million in funding from the state directly to local Bay Area jurisdictions in the form of SB 2 Grants and Local Early Action Planning (LEAP) Grants to support housing planning.

ABAG has received an initial REAP grant disbursement of \$5.9 million, more than half of which has been budgeted for supplemental allocations to local jurisdictions, including \$480,000 in initial support for largely county-based Subregional Planning Collaboratives. ABAG must apply for the approximately \$18 million balance of the grant award before January 31, 2021.

In November, the ABAG Executive Board approved assignment of \$4.2 million of the balance of the grant award to supplement the \$480,000 in initial support for Subregional Planning Collaboratives. The Executive Board further directed staff to return with recommended allocations of the \$4.2 million for each county. Staff's recommendations are outlined in Attachment A.

Additionally, staff will present an update on the recent release of a simplified joint call for Letters of Interest for approximately \$12 million in local REAP and PDA Planning Grants.

Issues: None

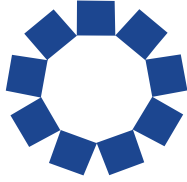
Recommended Action: The ABAG Housing Committee is requested to recommend ABAG Executive Board approval of the allocation of \$4.2 million in Subregional Early Action Planning funds to Regional Planning Collaboratives.

Attachments: A. Memo Subregional Planning Collaborative Allocations
B. Presentation

Reviewed:



Therese W. McMillan



ASSOCIATION
OF BAY AREA
GOVERNMENTS

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San Francisco, CA 94105
415.820.7900
www.abag.ca.gov

Memorandum

TO: ABAG Housing

DATE: January 7, 2021

FR: Executive Director

RE: Allocation of \$4.2 million in Regional Early Action Planning (REAP) funds to Subregional Planning Collaboratives

In November, the ABAG Executive Board approved assigning \$4.2 million of the balance of the REAP grant award to supplement the \$480,000 in initial support for Subregional Planning Collaboratives. The Board further directed staff to return with recommended allocations of the \$4.2 million to support largely county-based subregional Planning Collaboratives with approximately 0.5 FTE per Collaborative to deliver locally tailored housing technical assistance. Allocations will be made to Counties, or their designees, to retain a consultant either directly, or through the upcoming Regional Planning Consultant Bench. This memo summarizes staff's recommendations and Attachment A provides more detail.

Breakdown of Funding for Planning Collaboratives

COUNTY (# of jurisdictions)	EXISTING FUNDS*	FUTURE FUNDS**	TOTALS (Based on # of jurisdictions)
San Francisco (1)	\$56,000	\$94,175	\$150,175
Solano (8)	\$30,000	\$543,175	\$573,175
Marin (12)	\$30,000	\$543,175	\$573,175
Alameda (15)	\$86,000	\$490,775	\$576,775
Napa/Sonoma (16)	\$60,000	\$555,175	\$615,175
Santa Clara (16)	\$118,000	\$497,175	\$615,175
Contra Costa (20)	\$66,000	\$702,975	\$768,975
San Mateo (21)	\$34,000	\$773,375	\$807,375
TOTAL	\$480,000	\$4,200,000	\$4,680,000

* Existing funds assignment approved by Executive Board on 11/19/20

** Total of future funds approved by Executive Board on 11/19/20, county-specific breakdown under consideration today

- **The primary factor driving the recommended allocation is the number of jurisdictions per county.** The experience of existing subregional planning collaboratives has been that the number of jurisdictions most accurately predicts the workload for a collaborative. Each jurisdiction must complete a housing element and will require assistance, regardless of its size. Smaller jurisdictions often require as much or more support as larger jurisdictions due to limited staff capacity. For smaller counties (Marin and Solano), the proposed funding was adjusted upwards to ensure adequate resources.
- **Napa and Sonoma counties are combined into a joint collaborative.** Napa and Sonoma Counties are relatively small; joining together provides a critical mass for cost effectiveness and collaborative energy, and will enable jurisdictions with similar circumstances (rural, agricultural, high fire risk, etc.) to engage in peer-learning. While there will be one TA provider, there can be County-specific content. Local planning staff in Sonoma and Napa are supportive of the joint collaborative.
- **San Francisco receives a lump sum of \$150,000 to support its collaborative work with cities in the region and elsewhere.** This is in addition to support through the regional consulting budget for peer city cohorts (which can include a large city cohort involving SF, San Jose, and Oakland).
- **The budget assumes fewer technical assistance provider hours in 2023.** By this time, Housing Elements will be complete. Allocations will be disbursed in installments approximately annually to ensure progress and to facilitate HCD's oversight of expenditures.



Therese W. McMillan

CALCULATION OF PLANNING COLLABORATIVE FUNDING LEVELS							
	Jurisdictions	2021 (number of jurisdictions x \$15,000)	2022 (number of jurisdictions x \$15,000)	2023* (reduced because after housing element deadline)	Total (rounded)	Alternative minimum, if applied**	Final with minor budget correction (to match total approved by Board)
Alameda	15	\$225,000	\$225,000	\$126,563	\$576,600		\$576,775
Contra Costa	20	\$300,000	\$300,000	\$168,750	\$768,800		\$768,975
Marin	12	\$180,000	\$180,000	\$101,250	\$461,300	\$573,000	\$573,175
Napa/Sonoma	16	\$240,000	\$240,000	\$135,000	\$615,000		\$615,175
San Mateo	21	\$315,000	\$315,000	\$177,188	\$807,200		\$807,375
Santa Clara	16	\$240,000	\$240,000	\$135,000	\$615,000		\$615,175
Solano	8	\$120,000	\$120,000	\$67,500	\$307,500	\$573,000	\$573,175
San Francisco	1	\$50,000	\$50,000	\$50,000	\$150,000		\$150,175
Total		\$1,670,000	\$1,670,000	\$961,250	\$4,301,400		\$4,680,000

	Hours per year	Hourly rate	2021 (hours x rate)	2022 (hours x rate)	2023*	Total (Rounded)
** Alternative minimum calculation (cost of 0.5 FTE consultant support)	1040	\$215	\$223,600	\$223,600	\$125,775	\$573,000

*For 2023, it is assumed that the TA provider will work less hours since local Housing Elements should be adopted by January 2023.



Technical Assistance
for Local Planning
HOUSING



Allocation of \$4.2 million in Regional Early Action Planning funds to Subregional Planning Collaboratives

ABAG HOUSING COMMITTEE

Heather Peters,
Principal Regional Housing Planner
January 7, 2021

REAP Delivery Model

Regional Assistance

Local Allocations

Work Groups



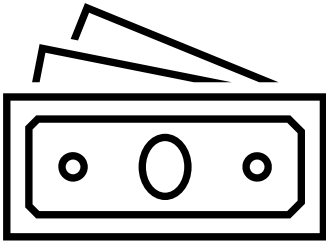
Peer Cohorts



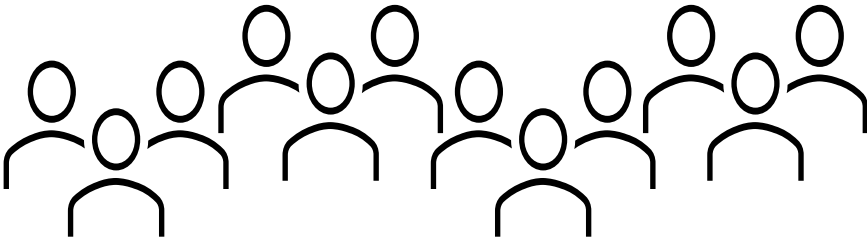
Community Engagement



Technical Assistance
for Local Planning
HOUSING



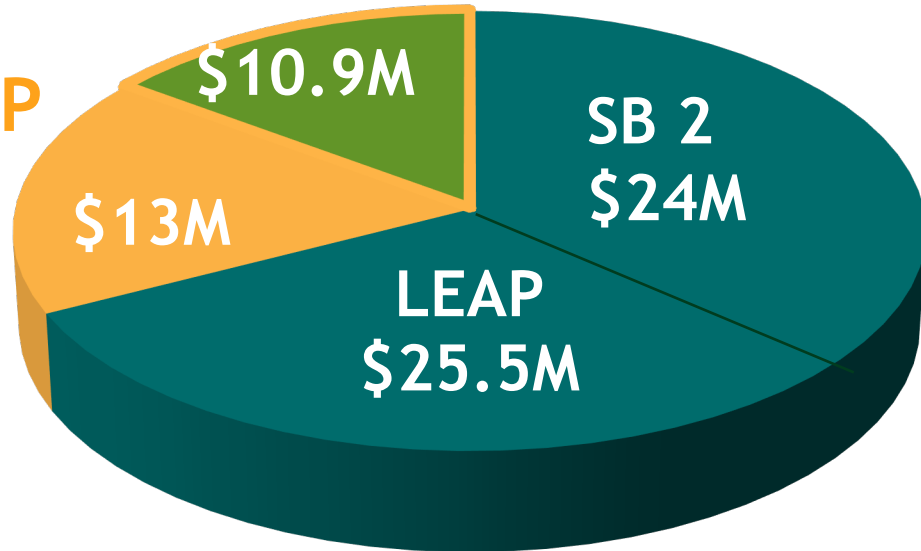
Regional Consulting Bench



Approved Allocations

REAP Local Allocations

REAP
TA



\$10.9M REAP LOCAL ALLOCATIONS:

NON-COMPETITIVE

AVAILABLE FUNDS

1) \$500K RHNA Subregions & County Collaboratives

\$20K to Subregions

+

\$30K-\$122K for Collaboratives

2) \$2.18M Initial Minimum Allocation

\$20K to 109 Jurisdictions:

FUTURE FUNDS

3) \$3M Supplemental RHNA Allocation

Pro Rata if at least 1,000 RHNA Units

4) \$1M Competitive Tranche

1/3 Small Jurisdiction Set Aside

\$4.2M Subregional Planning Collaborative Support

Initial Regional Planning Collaborative Allocations

(ABAG Executive Board approved on 11/19/20)

County Allocations	
Alameda	\$86,000
Contra Costa	\$66,000
Marin	\$30,000
Napa	\$30,000
San Francisco	\$56,000
San Mateo	\$34,000
Santa Clara	\$118,000
Solano	\$30,000
Sonoma	\$30,000
Total	\$480,000

Proposed Allocations of \$4.2M Approved for Planning Collaboratives

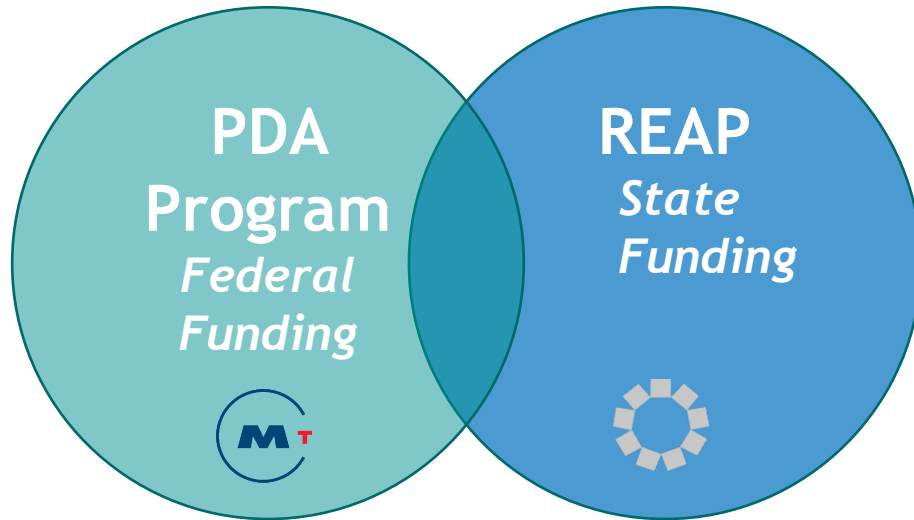
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* Breakdown approved 11/19/20

** Total approved 11/19/20, breakdown under consideration today

Simplifying Technical Assistance

REAP and PDA Planning Grants Program



- Two funding sources with overlapping eligible uses & similar timelines
- Opportunity to maximize the impact of funding and minimize local staff burden
- Delivered by a single integrated regional planning department and single consultant bench

Simplified Application Process

Grant Type	Summary	Amount
<input type="checkbox"/> Specific Plan	_____	_____
<input type="checkbox"/> Housing Element	_____	_____
<input type="checkbox"/> Parking ordinance	_____	_____
<input type="checkbox"/> Zoning amendment	_____	_____
<input type="checkbox"/> Station access plan	_____	_____
<input type="checkbox"/> Nexus study	_____	_____

Eligible projects matched to funding and consultant team, maximizing impact

5 REAP/PDA Grants: 1 Application

TOTAL FUNDING	FUNDING SOURCE	MAXIMUM GRANT	COMPETITIVE ?
\$2.18M	Minimum REAP Allocation	\$20,000	No
\$3M	Supplemental REAP Allocation if 1K+ RHNA units	Approx. \$7 per unit	No
\$1M	Competitive REAP Allocation	\$100,000	Yes
\$6M	PDA Planning Grants	\$800,000	Yes
	PDA TA Grants	\$100,000	Yes

TIMELINE:

Release date: December 18, 2020

Due date: February 12, 2021

WEBINARS TO FIND OUT MORE:

- December 29, 2020, 12:30PM-2PM
- January 6, 2021, 9:30AM-11AM
- January 8, 2021, 1:30PM-3PM
- January 15, 2020, 9:30AM-11AM

FOR MORE INFO:

<https://abag.ca.gov/housing-technical-assistance-program>

<https://abag.ca.gov/our-work/land-use/pda-priority-development-areas>



Next Steps:

- Executive Board Approval of allocations of \$4.2M
- Finalize grant agreement with HCD for \$18M
- REAP Balance
- Review Joint REAP/PDA LOIs
- Seat Regional Consulting Bench