

**Association of Bay Area Governments  
Housing Committee**

November 13, 2020

Agenda Item 7.a.

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**Regional Housing Technical Assistance Program**

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**Subject:** Report on Regional Housing Technical Assistance Program Design and Framework

Update on the design of a new Regional Housing Technical Assistance Program (Regional TA Program) to assist local jurisdictions with Housing Element updates, funded by the Regional Early Action Planning Grants (REAP).

**Overview:** The State is providing unprecedented support for housing planning through almost \$50M in SB 2 grants and Local Early Action Planning (LEAP) grants disbursed directly to local Bay Area jurisdictions and \$23.9M in Regional Early Action Planning grants to ABAG to collaborate on projects that have a broader regional impact on housing. ABAG has received an initial REAP grant disbursement of \$5.9M (more than half of which has been budgeted for supplemental allocations to local jurisdictions) and can apply for the \$18,066,861 balance of the grant award at any time before January 31, 2021.

The following program framework for ABAG's REAP funds was reached in consensus with local planning staff and has been presented to the ABAG's Regional Planning Committee, Housing Committee, Executive Board and two General Assemblies:

- A Collaborative & Cohort-based approach
- A Regional Consulting Bench
- Regional coordination with HCD
- Regional housing leadership development & community engagement

Extensive outreach (detailed in Attachment B) was conducted over eight months and feedback on program design has been very positive. For example, when asked "What are your jurisdiction's primary needs for housing element support?" at an October 29th webinar attended by over 130 local staffers, the top answer with approximately 50% support was "technical assistance". The second most popular answer was "more funding" with just over 20% support.

In direct response to input from local jurisdictions, the Regional TA Program has been designed to be delivered in two parts: (1) regional technical assistance, and (2) supplemental local allocations. The regional assistance will include providing regionally applicable products such as staff report templates, FAQs and slide

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decks to avoid duplication of effort. The regional program will also support local planning collaboratives, facilitate peer cohorts for jurisdictions facing similar planning challenges such as agricultural towns, and form subject-matter specific workgroups on key topics prioritized by local staff. ABAG will also establish a robust regional consulting bench to achieve economies of scale and reduce costs. Additionally, ABAG is already producing locally tailored data products to be pre-approved by HCD, including housing needs data packets for all 109 jurisdictions that can be inserted directly in housing elements, as well as an innovative interactive online site selection tool. The tool automatically applies complex new state laws to all parcels in the Bay Area, easing review by local planning staff. The site selection tool will also automatically populate HCD's new Site Inventory Form with parcels that local staff select to include in their Housing Elements.

The second part of the Regional TA Program will subgrant some of ABAG's REAP funds to local jurisdictions to supplement their SB 2 and LEAP funds provided directly by the state. Attachment C details proposed local allocation formulas for \$2,680,000 in the current budget from the initial \$5.9M REAP disbursement, and proposes an additional \$8.2M in local allocations to be included in the application for the remaining grant funds (approximately \$18M). All but \$1M of the local allocations are proposed to be non-competitive grants to give local jurisdictions predictability and reduce administrative burden.

A detailed proposed budget for the remaining approximately ~\$18M of REAP funds is included as Attachment D.

In this agenda item, staff requests that the Housing Committee recommend that the ABAG Executive Board approve the Regional Housing Technical Assistance Program Design and Framework as described in this Summary Sheet and in Attachments C and D. In agenda item 7b, staff will request that the Housing Committee recommend that the ABAG Executive Board approve the proposed application for the remaining REAP funds.

**Issues:** None

**Recommended Action:** The ABAG Housing Committee is requested to recommend ABAG Executive Board approval of the Regional Housing Technical Assistance Program Design and Framework.

**Attachments:** A. SB2 and LEAP Awards Summary

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Housing Committee**

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**November 13, 2020**

**Agenda Item 7.a.**

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**Regional Housing Technical Assistance Program**

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- B. Outreach Summary
- C. Local REAP Allocations
- D. Proposed Application for Remaining Balance of REAP Grant
- E. Presentation

**Reviewed:**

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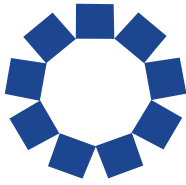
**Therese W. McMillan**

## SB2 and LEAP Grants by Jurisdiction

Jurisdiction	County	SB2 + LEAP
Alameda	Alameda	\$610,000
Alameda County	Alameda	\$810,000
Albany	Alameda	\$225,000
American Canyon	Napa	\$310,000
Antioch	Contra Costa	\$810,000
Atherton	San Mateo	\$65,000
Belmont	San Mateo	\$310,000
Belvedere*	Marin	\$225,000
Benicia	Solano	\$310,000
Berkeley	Alameda	\$810,000
Brentwood	Contra Costa	\$610,000
Brisbane	San Mateo	\$225,000
Burlingame	San Mateo	\$310,000
Calistoga	Napa	\$225,000
Campbell	Santa Clara	\$310,000
Clayton*	Contra Costa	\$225,000
Cloverdale	Sonoma	\$225,000
Colma	San Mateo	\$225,000
Concord	Contra Costa	\$810,000
Contra Costa County	Contra Costa	\$810,000
Corte Madera	Marin	\$225,000
Cotati	Sonoma	\$225,000
Cupertino	Santa Clara	\$460,000
Daly City*	San Mateo	\$810,000
Danville	Contra Costa	\$310,000
Dixon	Solano	\$225,000
Dublin	Alameda	\$610,000
East Palo Alto	San Mateo	\$310,000
El Cerrito	Contra Costa	\$310,000
Emeryville	Alameda	\$225,000
Fairfax*	Marin	\$225,000
Fairfield	Solano	\$810,000
Foster City	San Mateo	\$310,000
Fremont	Alameda	\$1,125,000
Gilroy	Santa Clara	\$310,000
Half Moon Bay	San Mateo	\$225,000
Hayward	Alameda	\$810,000
Healdsburg	Sonoma	\$225,000
Hercules*	Contra Costa	\$150,000
Hillsborough	San Mateo	\$225,000
Lafayette	Contra Costa	\$310,000
Larkspur	Marin	\$225,000
Livermore	Alameda	\$610,000
Los Altos Hills	Santa Clara	\$65,000
Los Altos*	Santa Clara	\$310,000
Los Gatos	Santa Clara	\$310,000
Marin County	Marin	\$610,000
Martinez	Contra Costa	\$310,000
Menlo Park	San Mateo	\$310,000
Mill Valley	Marin	\$225,000
Millbrae	San Mateo	\$310,000
Milpitas	Santa Clara	\$610,000
Monte Sereno*	Santa Clara	\$225,000
Moraga	Contra Costa	\$225,000
Morgan Hill	Santa Clara	\$310,000

Jurisdiction	County	SB2 + LEAP
Mountain View	Santa Clara	\$610,000
Napa	Napa	\$610,000
Napa County	Napa	\$310,000
Newark	Alameda	\$310,000
Novato	Marin	\$237,610
Oakland	Alameda	\$1,375,000
Oakley	Contra Costa	\$310,000
Orinda	Contra Costa	\$225,000
Pacifica	San Mateo	\$310,000
Palo Alto	Santa Clara	\$610,000
Petaluma	Sonoma	\$610,000
Piedmont	Alameda	\$225,000
Pinole	Contra Costa	\$225,000
Pittsburg	Contra Costa	\$610,000
Pleasant Hill	Contra Costa	\$310,000
Pleasanton	Alameda	\$610,000
Portola Valley*	San Mateo	\$225,000
Redwood City	San Mateo	\$610,000
Richmond	Contra Costa	\$810,000
Rio Vista	Solano	\$225,000
Rohnert Park	Sonoma	\$150,000
Ross	Marin	\$225,000
San Anselmo	Marin	\$225,000
San Bruno	San Mateo	\$310,000
San Carlos	San Mateo	\$310,000
San Francisco	San Francisco	\$2,125,000
San Jose	Santa Clara	\$2,125,000
San Leandro	Alameda	\$610,000
San Mateo	San Mateo	\$810,000
San Mateo County	San Mateo	\$610,000
San Pablo	Contra Costa	\$310,000
San Rafael	Marin	\$610,000
San Ramon	Contra Costa	\$610,000
Santa Clara	Santa Clara	\$810,000
Santa Clara County*	Santa Clara	\$515,000
Santa Rosa	Sonoma	\$810,000
Saratoga	Santa Clara	\$310,000
Sausalito	Marin	\$225,000
Sebastopol	Sonoma	\$225,000
Solano County	Solano	\$225,000
Sonoma	Sonoma	\$225,000
Sonoma County	Sonoma	\$810,000
South San Francisco	San Mateo	\$610,000
St. Helena	Napa	\$225,000
Suisun City	Solano	\$310,000
Sunnyvale	Santa Clara	\$810,000
Tiburon*	Marin	\$225,000
Union City	Alameda	\$610,000
Vacaville	Solano	\$610,000
Vallejo	Solano	\$810,000
Walnut Creek	Contra Costa	\$610,000
Windsor	Sonoma	\$310,000
Woodside*	San Mateo	\$65,000
Yountville	Napa	\$225,000
<b>Total:</b>		<b>\$49,522,610</b>

\*Jurisdiction has yet to apply for LEAP Grant as of 8/27/2020



ASSOCIATION  
OF BAY AREA  
GOVERNMENTS

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## *Memorandum*

TO: ABAG Housing Committees

DATE: November 13, 2020

FR: Executive Director

RE: Summary of Outreach for Regional Housing Technical Assistance Program Design

### **Overview**

Staff has conducted extensive outreach to local planning and housing staff, elected officials, regional organizations, and other stakeholders to inform program design for the Regional Housing Technical Assistance Program. This outreach, detailed below, included presentations at two ABAG General Assemblies, over 35 presentations at regional meetings of local planning and housing staff including the Bay Area Planning Directors Association, four webinars, a presentation to the League of Cities, and feedback from ABAG's Regional Planning Committee, Housing Committee and Executive Board.

Planning challenges vary across the region, but common themes include that new state housing laws are hard to keep up with, RHNA increases pose unprecedented planning challenges, COVID & fires are stretching local staff and budgets very thin, and some local RFPs get no bids given high competition for consultants.

Staff designed the Regional Housing Technical Assistance Program in direct response to input from local staff and other stakeholders. Staff further vetted the proposed program by soliciting feedback from local jurisdictions on preliminary design concepts as well as more refined program details as they were developed.

Feedback on the proposed program design has been very positive. For example, over 80% of local staff surveyed by ABAG and HCD indicated that they were "Interested" or "Very Interested" in Planning Collaboratives of jurisdictions in their county and Cohorts of jurisdictions facing similar planning challenges (for example, large urban cities or small agricultural towns). When asked "What are your jurisdiction's primary needs for housing element support?" at the October 29<sup>th</sup> webinar attended by over 130 local staffers, the top answer with approximately 50% support was "technical assistance" (the second place response was "more funding" with just over 20% support).

Staff will maintain a regular feedback loop with local jurisdictions throughout the development of future regional technical assistance tools and resources to ensure that regional products are tailored to meet local needs.

**List of Completed Outreach Activities:**

1. Feb 6, 2020            League of Cities City Manager Conference  
*Presentation and discussion*
2. Feb 7, 2020            ABAG General Assembly  
*Presentation and workshop on program design*
3. Feb 28, 2020          Bay Area Planning Directors Association Steering Committee  
*Presentation and discussion*
4. March 12, 2020        Solano City County Coordinating Council  
*Presentation and discussion*
5. March 17, 2020        Marin County – Local Planning Directors Meeting  
*Presentation and discussion*
6. March 24, 2020        Sonoma County – Local Planning Directors Ad Hoc Housing Meeting  
*Presentation and discussion*
7. March 27, 2020        Rob Eastwood, Santa Clara County Planning Manager  
*Discussion*
8. April 3, 2020          Alameda County - Local Planning Directors Meeting  
*Presentation and discussion*
9. April 3, 2020          Santa Clara County Association of Planning Officials  
*Presentation and discussion*
10. April 6, 2020         San Mateo County – Local Planning and Community Development  
Directors Meeting  
*Presentation and discussion*
11. April 10, 2020        Contra Costa County – Local Planning Directors Meeting  
*Presentation and discussion*
12. April 16, 2020        Solano Transportation Authority – Local Planning Directors Meeting  
*Presentation and discussion*
13. April 17, 2020        Napa County – Local Planning Directors Meeting  
*Presentation and discussion*
14. April 20, 2020        Santa Clara County Planning Collaborative  
*Presentation and discussion*
15. April 21, 2020        Charlie Knox, Placeworks, State Housing Consultant  
*Discussion*
16. April 24, 2020        Paul Campos, Building Industry Association, RPC Housing  
Subcommittee Member  
*Discussion*
17. April 24, 2020        Paul Penninger, AECOM, RPC Housing Subcommittee Member  
*Discussion*
18. April 28, 2020        Rich Hillis, San Francisco Planning Director  
*Presentation and discussion*
19. April 28, 2020        Barton Briererly, Planning Director, Vacaville (SolHIP)  
*Discussion*

Summary of Outreach for Regional Housing Technical Assistance Program Design

November 13, 2020

Page 3

20. April 29, 2020 Tai Williams, Danville Assistant Towne Manager, Tri Valley Coalition  
*Discussion*
21. April 30, 2020 Afshan Hamid, Vallejo Planning Manager, Tri Valley Coalition/Sol HIP  
*Discussion*
22. May 6th, 2020 ABAG Regional Planning Committee  
*Presentation and discussion*
23. May 10, 2020 Elizabeth Wampler, Great Communities Collaborative  
*Discussion*
24. May 11, 2020 All City Managers, County Administrators, Community Development Directors, and Planning Directors  
*Letter and survey on local priorities and program design*
25. May 19, 2020 Will Domini, Bay Area Regional Health Inequities Initiative  
*Discussion*
26. May 19, 2020 Jeff Levine, East Bay Housing Organizations  
*Discussion*
27. May 21, 2020 ABAG Executive Board  
*Presentation and discussion*
28. June 2020 ABAG General Assembly & local planning staff  
*Webinar on program design*
29. July 29, 2020 Local jurisdiction staff (120+ attendees)  
*Joint webinar with HCD on program design*
30. Sep 1, 2020 Santa Clara County - Local Planning Directors Meeting  
*Presentation and discussion*
31. Sep 10, 2020 San Francisco  
*Discussion*
32. Sep 14, 2020 Marin County (unincorporated)  
*Discussion*
33. Sep 15, 2020 Cities Association of Santa Clara County  
*Presentation and discussion*
34. Sep 16, 2020 Contra Costa Transportation Authority  
*Discussion*
35. Sep 16, 2020 City of Richmond  
*Discussion*
36. Sep 17, 2020 Solano County - Local Planning Directors Meeting  
*Presentation and discussion*
37. Sep 17, 2020 Sonoma County - Local Planning Directors Meeting  
*Presentation and discussion*
38. Sep 20, 2020 Marin County - Local Planning Directors Meeting  
*Presentation and discussion*
39. Sep 22, 2020 City of Newark  
*Conversation about collaboratives*

Summary of Outreach for Regional Housing Technical Assistance Program Design

November 13, 2020

Page 4

40. Sep 23, 2020 City of Pleasanton, City of Albany  
*Presentation and discussion*
41. Sep 25, 2020 Bay Area Planning Directors Association Steering Committee  
*Presentation and discussion*
42. Sep 25, 2020 City of Concord and City of Antioch  
*Presentation and discussion*
43. Sep 29, 2020 City Managers, County Administrators, Community Development Directors, and Planning Directors  
*Letter and survey reminder*
44. Oct 1, 2020 Contra Costa County (unincorporated)  
*Discussion*
45. Oct 6, 2020 San Mateo County Dept of Housing (unincorporated)  
*Discussion*
46. Oct 6, 2020 Solano County Transportation Agency – Local Planning Directors Meeting  
*Presentation and discussion*
47. Oct 8, 2020 Alameda County - Local Planning Directors Meeting  
*Presentation and discussion*
48. Oct 9, 2020 Contra Costa County - Local Planning Directors Meeting  
*Presentation and discussion*
49. Oct 9, 2020 City of Napa  
*Presentation and discussion*
50. Oct 15, 2020 ABAG Housing Committee  
*Presentation and discussion*
51. Oct 16, 2020 City of Berkeley  
*Discussion*
52. Oct 19, 2020 San Mateo County - Local Planning Directors and housing staff  
*Presentation and discussion*
53. Oct 22, 2020 35+ Planning and Housing Consultants  
*Webinar introducing site selection tool*
54. Oct 23, 2020 County of Napa (unincorporated)  
*Presentation and discussion*
55. Oct 23, 2020 City of Novato  
*Overview and discussion*
56. Oct 28, 2020 Cities of Pleasanton, Newark and Albany  
*Discussion*
57. Oct 29, 2020 Jurisdiction planning staff (200+ Attendees)  
*Joint Webinar with HCD on new data tools*



Therese W. McMillan



## PROPOSED REAP LOCAL ALLOCATIONS

### CURRENTLY AVAILABLE FUNDS

#### Tranche 1: \$500K Non-Competitive Allocations for RHNA Subregions and County Collaboratives:

- \$20,000 in Subregion support to be divided equally if more than one subregion. Currently two subregions are being considered (Napa and Solano).
- \$480,000 balance to be distributed using the OBAG formula with a floor of \$30,000 per county.<sup>1</sup>

Subregion & County Allocations	
Alameda	\$86,000
Contra Costa	\$66,000
Marin	\$30,000
Napa Subregion	\$10,000
Napa Collaborative	\$30,000
San Francisco	\$56,000
San Mateo	\$34,000
Santa Clara	\$118,000
Solano Subregion	\$10,000
Solano Collaborative	\$30,000
Sonoma	\$30,000
<b>Total</b>	<b>\$500,000</b>

#### Tranche 2: \$2.18M Non-Competitive Initial Minimum Local Allocation

Initial Minimum Local Allocations	
109 Jurisdictions	\$20,000 each
<b>Total</b>	<b>\$2,180,000,000</b>

<sup>1</sup> The distribution formula for the OBAG 2 County Program is based on several factors: population (50%), the number of RHNA units assigned in the very low-, low-, and moderate-income categories (12%), the total number RHNA units assigned (8%), the number of affordable housing units produced (18%), and the total number of housing units produced (12%).

## PROPOSED REAP LOCAL ALLOCATIONS

### FUTURE FUNDS (AVAILABLE 2021)

#### Tranche 3: \$3M Non-Competitive Supplemental RHNA Allocation

- Eligibility = at least 1,000 RHNA units allocated to jurisdiction by Draft RHNA Methodology slated for approval by the Executive Board in January 2021, which will incorporate outcomes from the Plan Bay Area 2050 Final Blueprint.
- Pro rata awards to be based on units allocated by Draft RHNA Methodology using the following formula:
  1. Identify all jurisdictions that received at least 1,000 RHNA units using the Draft RHNA Methodology (“Eligible Jurisdictions”)
  2. Add up the total number of RHNA units assigned to Eligible Jurisdictions using the Draft RHNA Methodology (“# of Units in Tranche 3”)
  3. Divide \$3M by the # of Units in Tranche 3 (“Allocation per Unit”)
  4. For each Eligible Jurisdiction, multiply that jurisdiction’s number of Draft RHNA units by the value of the Allocation per Unit to calculate the amount of each jurisdiction’s Non-Competitive Supplemental RHNA Allocation for Tranche 3.
- For example, if 70 jurisdictions received at least 1,000 RHNA units, and together they received 400,000 RHNA units, each unit would be worth \$7.50 in Tranche 3 (\$3M divided by 400,000 units). If one of the 70 Eligible Jurisdictions received 10,000 RHNA units, its Non-Competitive Supplemental RHNA Allocation for Tranche 3 would be \$75,000 (10,000 units multiplied by \$7.50 per unit).
- In Tranche 3, approximately 70 awards would be expected between approximately \$7K and \$500K.

**Tranche 4: \$1M Competitive Tranche proposed to help with housing elements & rezoning** with 1/3 set aside for small jurisdictions (<60,000) with all jurisdictions eligible for the remaining 2/3 of funds. Recommended scoring considerations include: location in Plan Bay Area 2050 (PBA) growth geographies, advancing PBA housing strategies, and local funding gaps.

**An additional \$4.2M proposed to be allocated to Counties (or their designees) to support Planning Collaboratives** with a floor sufficient to fund at least 0.5 FTE of consultant support to create locally tailored TA, deliver regional/state products, facilitate regular working meetings of local planning staff and coordinate with ABAG & other Collaboratives to share learning & subregional TA products.

<b>PROPOSED APPLICATION FOR REMAINING BALANCE OF REAP GRANT</b>		
<b>Potential Element</b>	<b>Description</b>	<b>Budget Allocation</b>
<b>Local Allocations \$8.2M</b>	<ul style="list-style-type: none"> <li>Supplemental Local Allocations to jurisdictions based on RHNA allocation from Draft Methodology (expected Jan. 2021)</li> </ul>	\$3,000,000
	<ul style="list-style-type: none"> <li>Competitive Local Allocations</li> </ul>	\$1,000,000
	<ul style="list-style-type: none"> <li>Local Allocations to fund staffing and locally tailored TA products for County Collaboratives (through 2023)</li> </ul>	\$4,200,000
<b>Regional Technical Assistance \$6,368,518</b>	<ul style="list-style-type: none"> <li>Regionally applicable TA products (Housing Element support, data tools, policy research, best practices, AFFH, office hours, coordination with HCD, etc.)</li> </ul>	\$3,151,518
	<ul style="list-style-type: none"> <li>Cross-region coordination of the County Collaboratives to share learnings, work product, and communication strategies.</li> </ul>	\$417,000
	<ul style="list-style-type: none"> <li>Peer Cohorts of jurisdictions with similar contexts and challenges (e.g., small cities in rural contexts; large cities; etc.)</li> </ul>	\$600,000
	<ul style="list-style-type: none"> <li>Work Groups on hot topics identified by jurisdictions such as ADU ordinances, AFFH, streamlining, etc.</li> </ul>	\$700,000
	<ul style="list-style-type: none"> <li>Strategic Initiatives: Innovation and Emergent Ideas Funds to adapt program over three years.</li> </ul>	\$1,800,000
<b>Housing Leadership Development and Community Engagement \$2M</b>	<ul style="list-style-type: none"> <li>Resources and TA to local jurisdictions for community outreach and engagement</li> <li>Grants to CBOs</li> <li>Public education on the housing element process</li> <li>Regional messaging on new housing laws and penalties</li> </ul>	\$2,000,000
<b>Administration (5% of total grant)</b>	<ul style="list-style-type: none"> <li>Administrative support</li> </ul>	\$1,198,343
<b>TOTAL</b>		<b>\$18,066,861</b>



Technical Assistance  
for Local Planning  
**HOUSING**

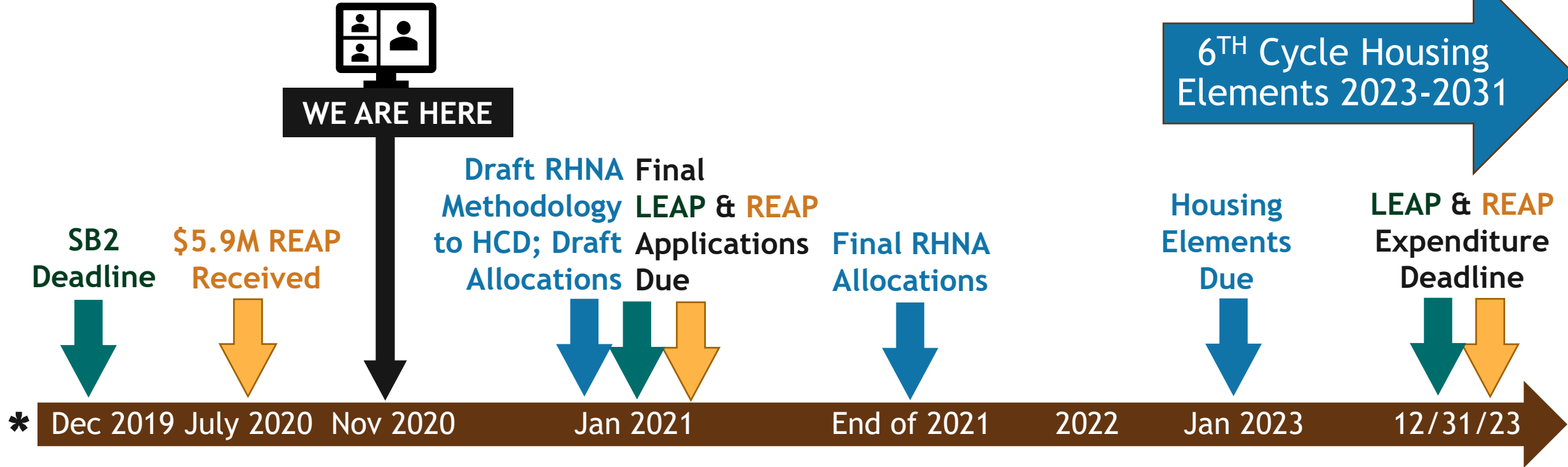


# ABAG's Second Application to HCD for Regional Early Action Planning Grant (REAP)

**ABAG HOUSING COMMITTEE**

Heather Peters,  
Principal Regional Housing Planner  
November 13, 2020

# Timeline: RHNA, Housing Elements & Grants



SB 2 Grants Direct to Local Jurisdictions

LEAP Grants Direct to Local Jurisdictions

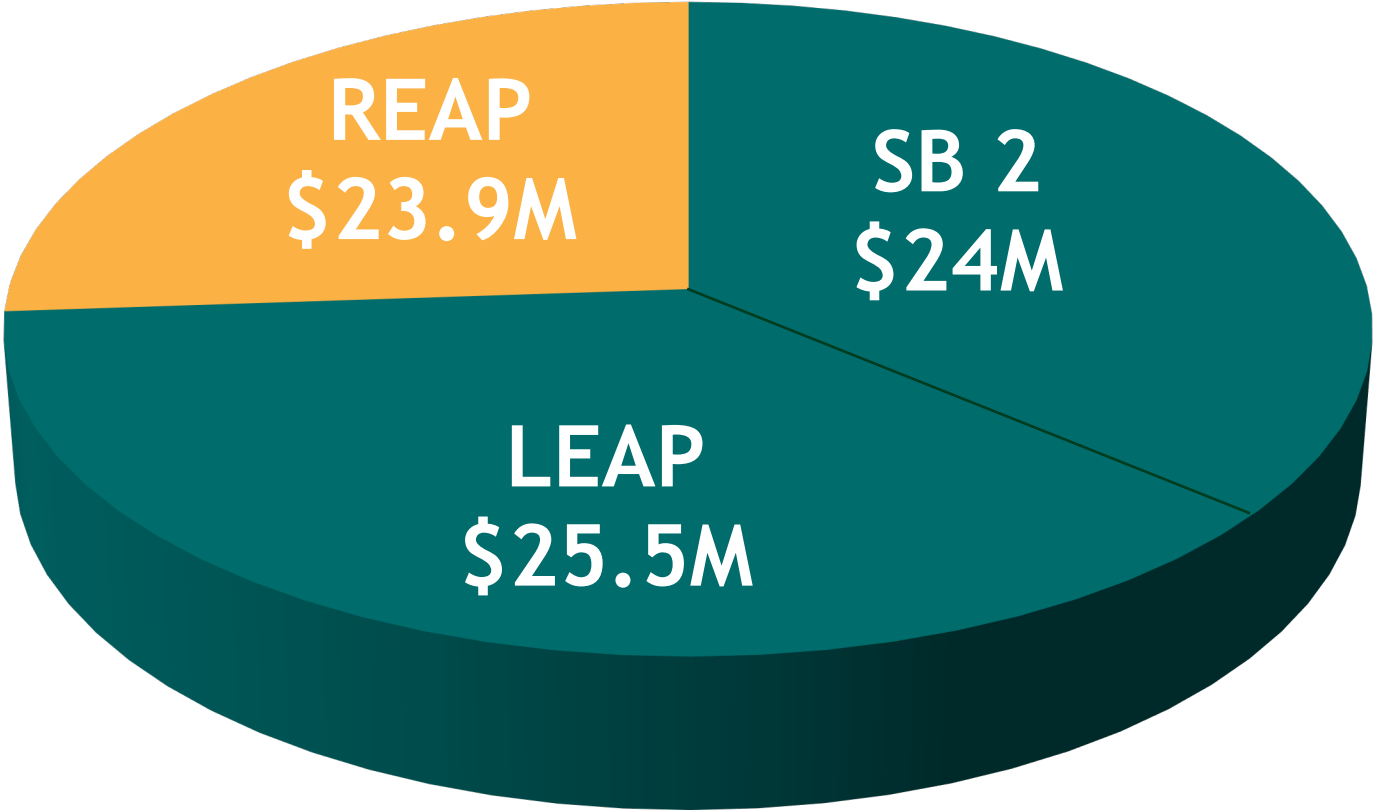
REAP Grant to ABAG



\*Not to scale

# Regional Funding (REAP)

## Direct Local Funding (SB2 & LEAP)



SB2+LEAP Direct to Local Bay Area Jurisdictions	# Bay Area Jurisdictions Awarded
\$2,125,000	2
\$1,375,000	1
\$1,125,000	1
\$810,000	15
\$610,000	21
\$515,000	1
\$460,000	1
\$310,000	28
\$237,610	1
\$225,000	33
\$150,000	2
\$65,000	3
<b>\$49,522,610</b>	<b>109</b>

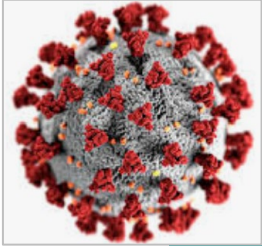
# Who we talked to:

- 2 ABAG General Assemblies
- 2 Letters to all City/County Managers & Planning Directors
- 35+ Presentations to County Planning Directors' meetings, BAPDA & local planning staff
- League of Cities Meeting
- ABAG RPC & Executive Board
- 10/29 Webinar attended by 130 local planners
- Oct. ABAG Housing Committee



# What we heard:

- New state housing laws are hard to keep up with
- RHNA increases pose unprecedented planning challenges
- COVID & Fires are stretching local staff and budgets very thin
- Some local RFPs get no bids



# Jurisdiction Surveys

Over 80% of local planning staff surveyed would be interested or very interested in:

- Planning Collaboratives of jurisdictions in their county
- A Cohort of jurisdictions facing similar planning challenges (for example, large urban cities or small agricultural towns)

From *Local-Staff* to *Everyone*

Thank you all. This is the most help we've ever gotten with Housing Elements! Much appreciated.

What are your jurisdiction's primary needs for housing element support?

Technical assistance

More Funding

Policy Guidance

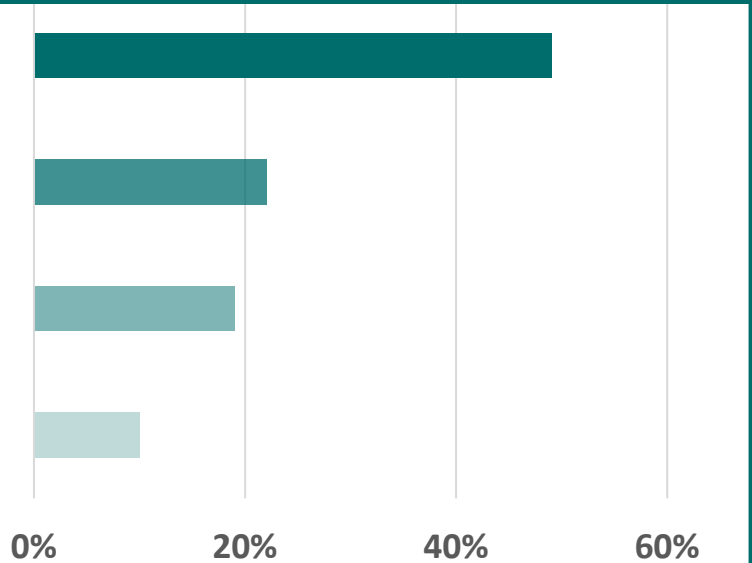
More Staff

0%

20%

40%

60%





# REAP Delivery Model

## Regional Assistance

## Local Allocations

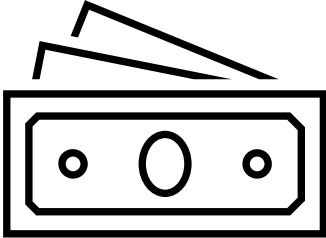
Work Groups



Peer Cohorts



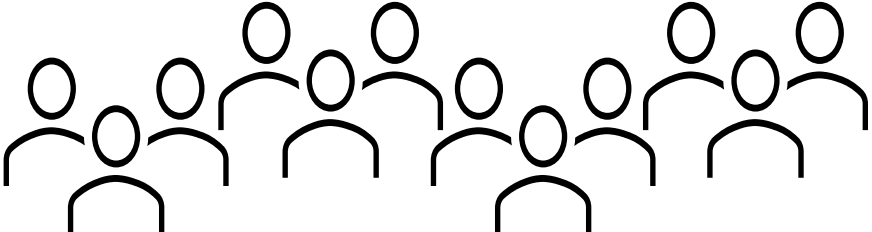
Planning Collaboratives



Community Engagement



Regional Consulting Bench



# REGIONAL “VALUE ADD”

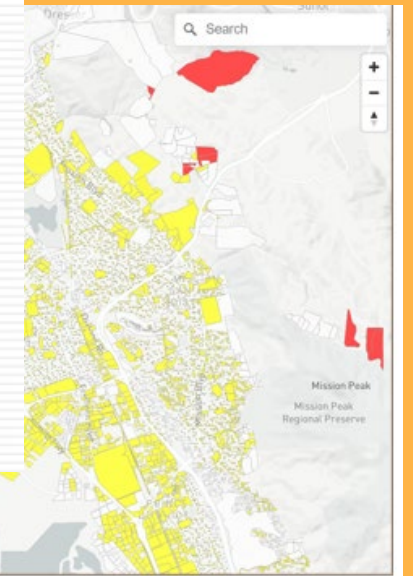
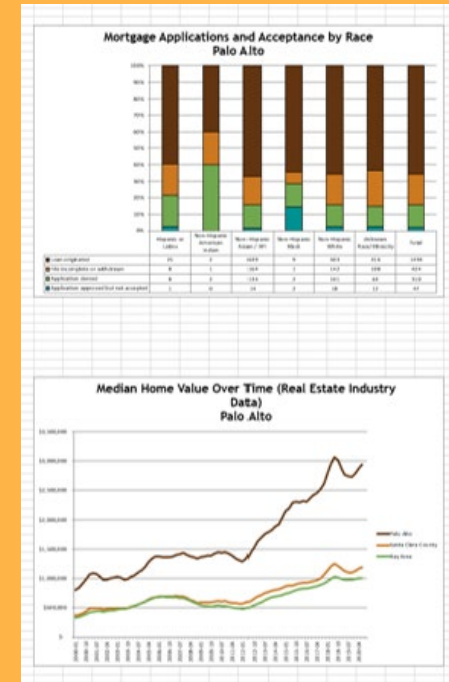


Produce common products like staff presentations of new laws once vs. 109 times



Peer-to-Peer Collaboration

Standardized Regional Data



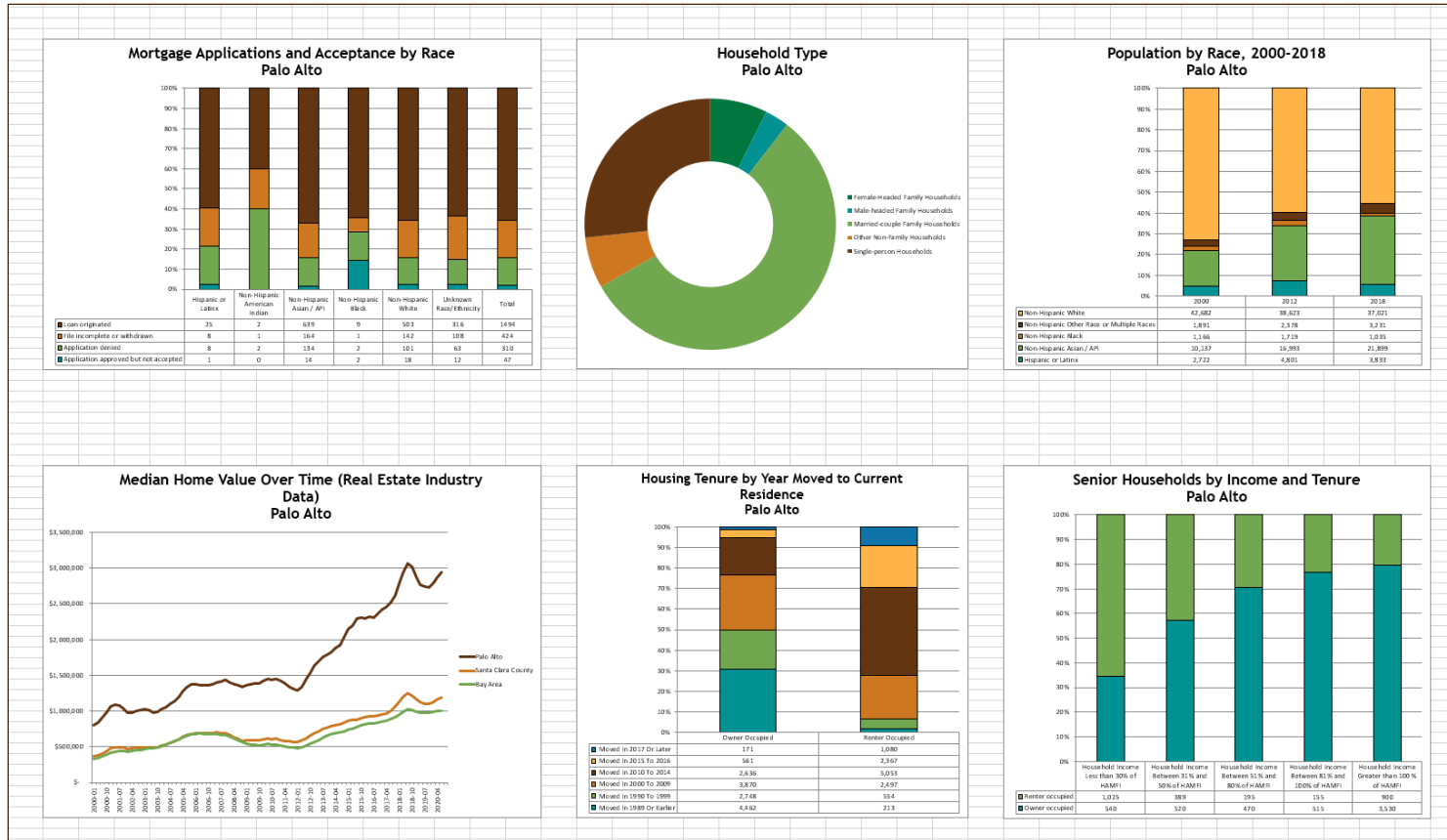
Cost Savings

## FREE UP LOCAL \$ FOR LOCAL PRIORITIES!

# Regional Consulting Bench



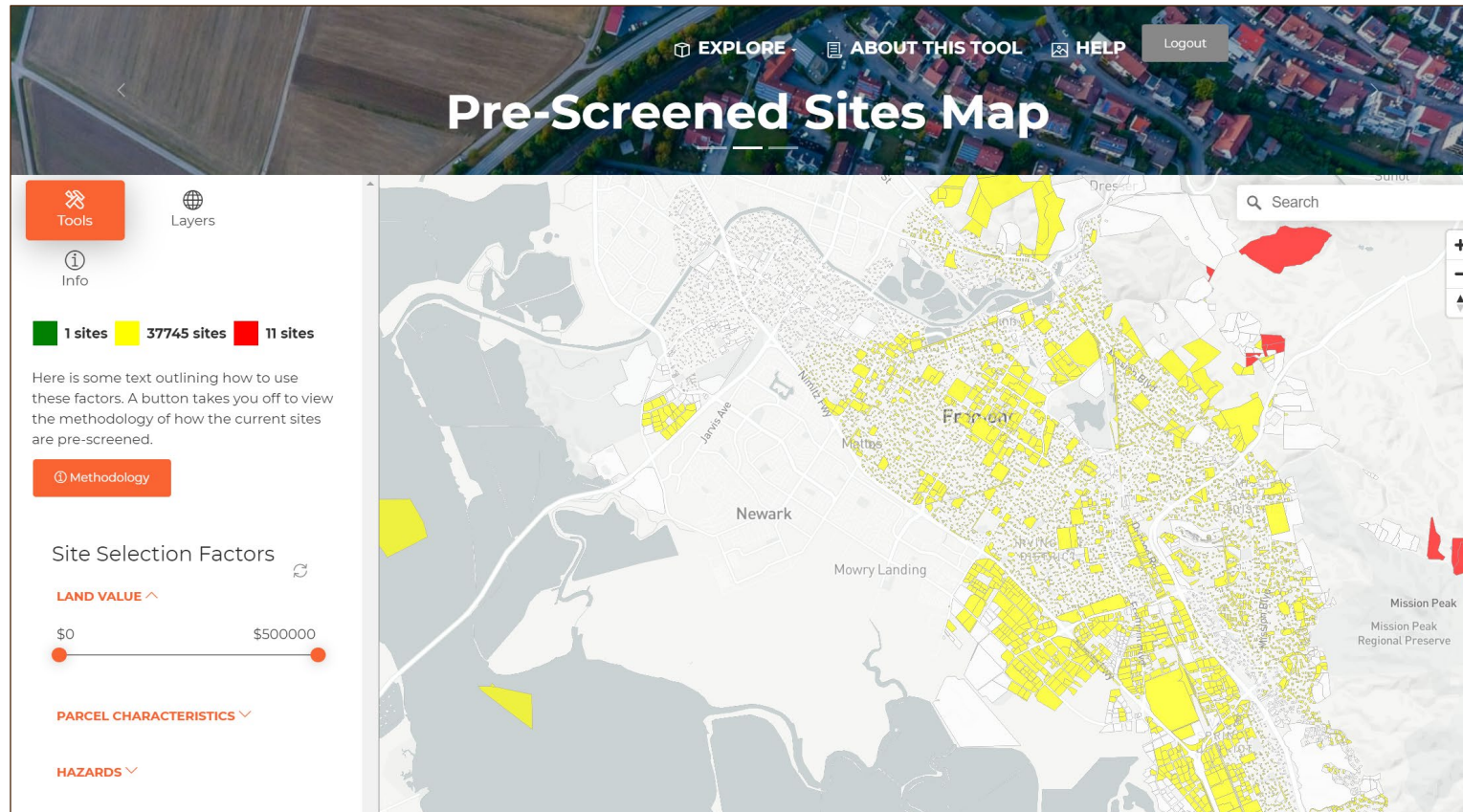
# Housing Needs Data Packets



To be pre-reviewed by HCD

GOAL:  
SAFE  
HARBOR

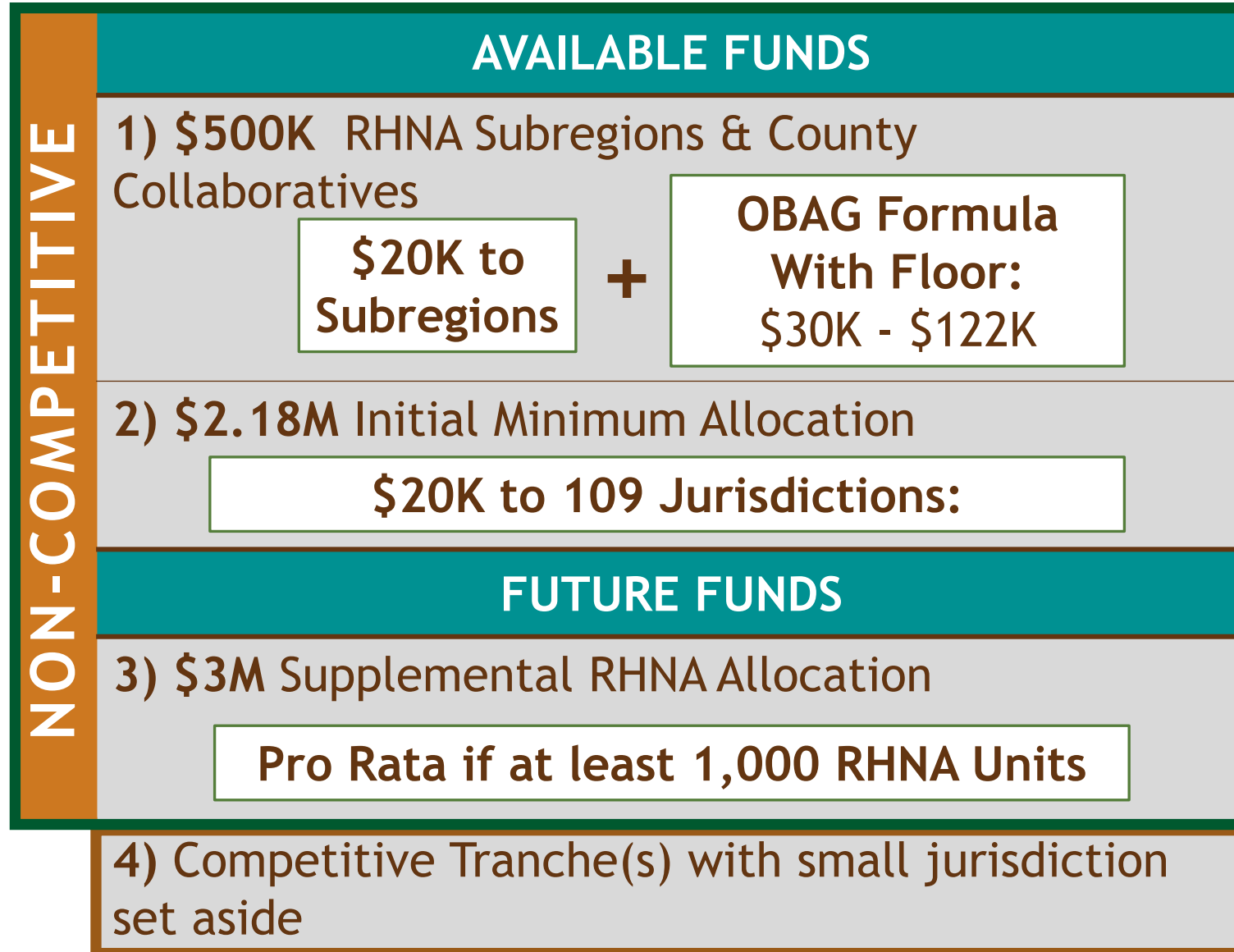
# Interactive Site Selection Tool



To be pre-reviewed by HCD

GOAL:  
SAFE  
HARBOR

# OVERVIEW OF PROPOSED REAP LOCAL ALLOCATIONS:



# Details of Proposed Tranche 4

## \$1M Competitive Tranche

- 1/3 small jurisdiction set aside (population <60,000)
- 2/3 all jurisdictions eligible

## Eligible uses: housing elements & rezoning

### Scoring considerations:

- In PBA 2050 Growth Geographies
- Advances PBA 2050 Housing Strategies
- Gap in funding

# Additional \$4.2M for Planning Collaboratives:

- **Allocated to Counties** (or their designees)
- **Amounts vary based on # of jurisdictions in each collaborative with a floor to enable 0.5 FTE**
- **Consultant to:**
  - Create locally tailored TA and deliver regional/state products
  - Facilitate regular working meetings of planning staff
  - Coordinate with ABAG & other Collaboratives to share learning & subregional TA products



# DIRECT LOCAL FUNDING SB2 & LEAP

\$2,125,000	2
\$1,375,000	1
\$1,125,000	1
\$810,000	15
\$610,000	21
\$515,000	1
\$460,000	1
\$310,000	28
\$237,610	1
\$225,000	33
\$150,000	2
\$65,000	3
<b>\$49,522,610</b>	<b>109</b>

# \$10.088M REAP LOCAL ALLOCATIONS:

NON-COMPETITIVE

## AVAILABLE FUNDS

1) \$500K RHNA Subregions & County Collaboratives

\$20K to Subregions

+

OBAG Formula  
With Floor:  
\$30K - \$122K

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(s) with small jurisdiction set aside

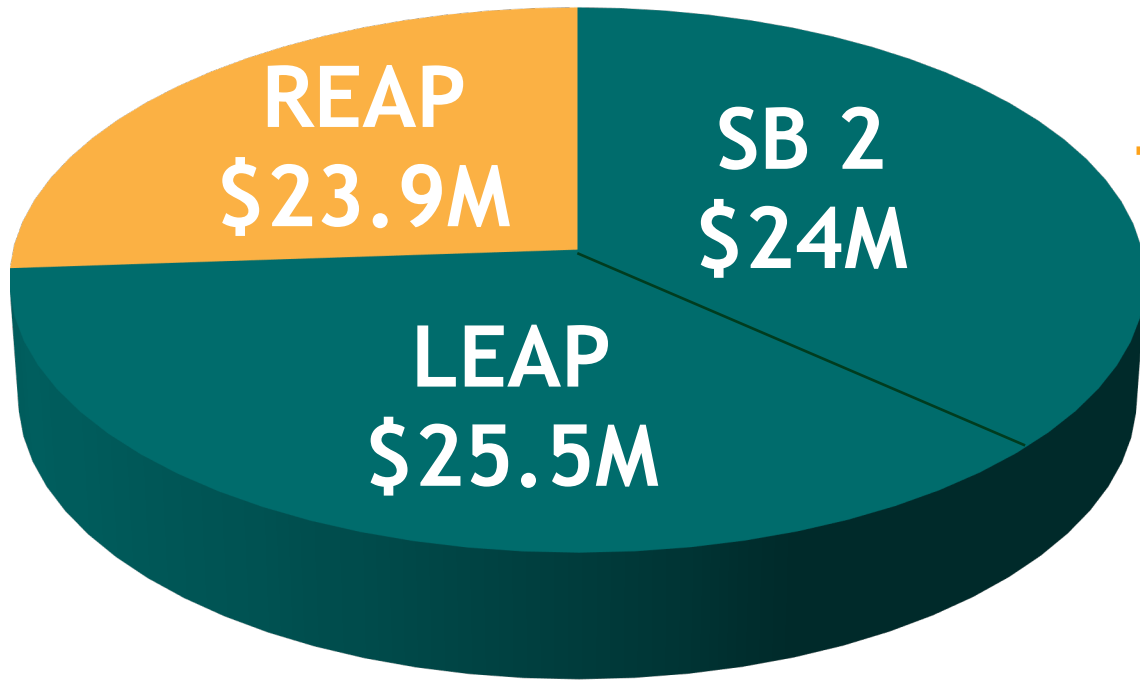
**\$4.2M County Planning Collaborative support**



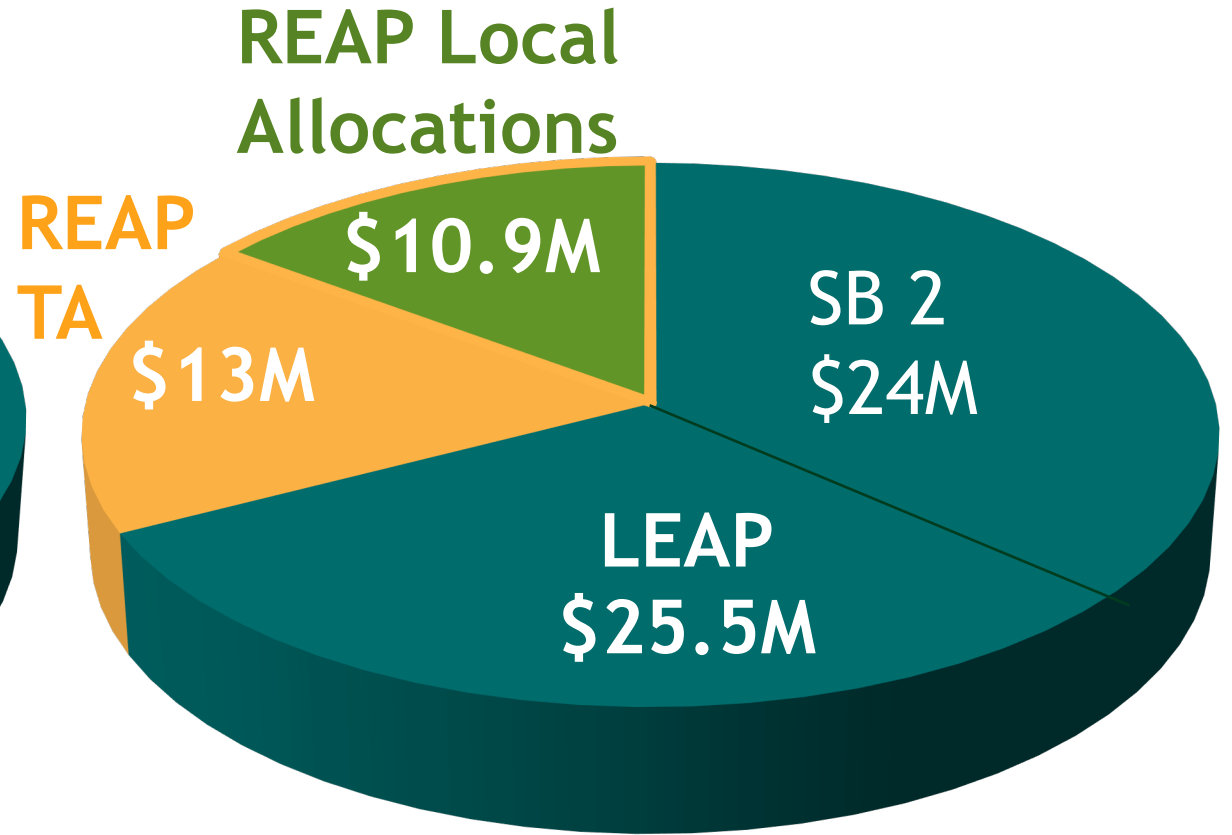
Technical Assistance  
for Local Planning

**HOUSING**

# Current Allocations



# \*Proposed Allocations



\* After Proposed REAP Local Allocations

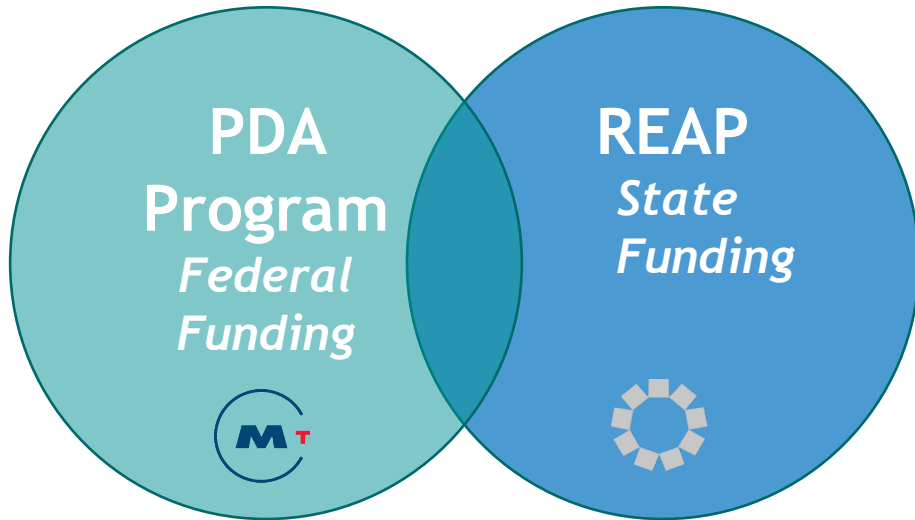
# 2<sup>nd</sup> REAP APPLICATION: \$18,066,861

Potential Element	Description	Budget Allocation
Local Allocations	• Supplemental allocations to jurisdictions based on RHNA allocation from Draft Methodology (expected Jan. 2021)	\$8,200,000
	• Competitive grants	
	• Support for County Collaboratives (through 2023)	
Regional Technical Assistance	• General Housing Element TA (policy research, best practices, AFFH, sites inventory, etc.)	\$6,668,518
	• Peer Cohorts	
	• Work Groups on Focused Topics	
	• Strategic Initiatives	
Housing Leadership Development and Community Engagement	• Resources and TA to local jurisdictions for community outreach and engagement	\$2,000,000
	• Grants to CBOs	
	• Public education on the housing element process	
	• Regional messaging on new housing laws and penalties	
*Administration	• Contract management and other administrative support	\$1,198,343
<b>TOTAL:</b>		<b>\$18,066,861</b>

\*5% of full grant

# 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

# Next Steps:

- Housing Committee Recommendation
- Executive Board Approval & Application
- Issue RFQ for Regional Consulting Bench
- ID Collaboratives & Cohorts