



Bay Area Metro Center
375 Beale Street
Suite 700
San Francisco, California

Meeting Agenda - Final

ABAG Housing Committee

Chair, Lori Wilson, Mayor, City of Suisun City
Vice Chair, Carlos Romero, Vice Mayor, City of East Palo Alto

Thursday, January 7, 2021

1:00 PM

Board Room -- 1st Floor (REMOTE)

Association of Bay Area Governments Housing Committee

The ABAG Housing Committee will be meeting on January 7, 2021, 1:00 p.m., in the Bay Area Metro Center (Remotely). In light of Governor Newsom's State of Emergency declaration regarding the COVID-19 outbreak and in accordance with Executive Order N-29-20 issued by Governor Newsom on March 17, 2020 and the Guidance for Gatherings issued by the California Department of Public Health, the meeting will be conducted via webcast, teleconference, and Zoom for committee, commission, or board members who will participate in the meeting from individual remote locations.

A Zoom panelist link for meeting participants will be sent separately to committee, commission, or board members.

The meeting webcast will be available at: <https://abag.ca.gov/meetings-events/live-webcasts>

Members of the public are encouraged to participate remotely via Zoom at the following link or phone number.

Please click the link below to join the webinar:

<https://bayareametro.zoom.us/j/84764626520>

Or iPhone one-tap :

US: +14086380968,,84764626520# or +16699006833,,84764626520#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 847 6462 6520

Detailed instructions on participating via Zoom are available at:

<https://abag.ca.gov/zoom-information>

Committee members and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial "*9".

In order to get the full Zoom experience, please make sure your application is up to date.

Members of the public may participate by phone or Zoom or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name in the subject line. Due to the current circumstances there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

The ABAG Housing Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Jesse Arreguin, David Canepa, Cindy Chavez, Pat Eklund, Maya Esparza, Karen Mitchoff, Gordon Mar, Belia Ramos, Carlos Romero, Lori Wilson

1. Call to Order / Roll Call / Confirm Quorum

2. Public Comment

Information

3. Committee Member Announcements

Information

4. Election of Housing Committee Chair and Vice Chair

4.a. [21-0157](#) Election of Housing Committee Chair and Vice Chair

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 04a Summary Sheet Election Chair Vice Chair.pdf](#)

5. Chair's Report

5.a. [21-0041](#) ABAG Housing Committee Chair's Report for January 7, 2021

Action: Information

Presenter: Lori Wilson

6. Executive Director's Report

6.a. [21-0042](#) Executive Director's Report for January 7, 2021

Action: Information

Presenter: Therese W. McMillan

7. Consent Calendar

- 7.a. [21-0043](#) Approval of ABAG Housing Committee Minutes of November 13, 2020

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 07a Minutes 20201113 Draft.pdf](#)

8. Regional Early Action Planning Grants

- 8.a. [21-0044](#) Allocation of \$4.2 million in Regional Early Action Planning funds to Regional Planning Collaboratives

Action: Approval

Presenter: Heather Peters

Attachments: [Item 8a 1 Summary Sheet Allocation of \\$4.2 million in Regional Early Action Pla](#)
[Item 8a 2 Attachment A - Memo Regional Planning Collaborative Allocations.pdf](#)
[Item 8a 3 Attachment B Presentation REAP Allocations.pdf](#)

9. Adjournment / Next Meeting

The next regular meeting of the ABAG Housing Committee is on April 1, 2021.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者, 請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知, 以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 21-0157 **Version:** 1 **Name:**

Type: Report **Status:** Committee Approval

File created: 1/3/2021 **In control:** ABAG Housing Committee

On agenda: 1/7/2021 **Final action:**

Title: Election of Housing Committee Chair and Vice Chair

Sponsors:

Indexes:

Code sections:

Attachments: [Item 04a Summary Sheet Election Chair Vice Chair.pdf](#)

Date	Ver.	Action By	Action	Result
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Election of Housing Committee Chair and Vice Chair

Clerk of the Board

Approval

Association of Bay Area Governments

Housing Committee

January 7, 2021

Agenda Item 4.a.

Election of Housing Committee Chair and Vice Chair

Subject: Election of Housing Committee Chair and Vice Chair

Background: According to the ABAG Bylaws, Article IX, F.:

The President, subject to the advice and consent of the Executive Board, shall appoint committees and determine the committees' structure, charge, size and membership. Committees may be established to consider any matter within the jurisdiction of the Association. Committees shall operate according to the policies adopted by the Executive Board, and shall submit their reports and recommendations to the Executive Board. Committees shall meet on the call of their chairpersons, who shall be (1) an elected official or the elective or appointive officer of the City and County of San Francisco appointed by the Mayor of the City and County of San Francisco to the Executive Board or General Assembly, and (2) a member of such committee; and who shall be elected by the members of each committee. At the initial meeting of each committee, and annually thereafter at the first committee meeting following January 1 of each year, the committees shall elect their chairpersons and such other officers as may be specified. Committee chairpersons shall be subject to confirmation by the Executive Board. Unless otherwise authorized by the Executive Board, committees of the Association shall be advisory.

Issues: None

Recommended Action: The Housing Committee is requested to elect a Chair and Vice Chair.

Attachments: None

Reviewed:



Therese W. McMillan



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 21-0041 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 12/2/2020 **In control:** ABAG Housing Committee
On agenda: 1/7/2021 **Final action:**
Title: ABAG Housing Committee Chair's Report for January 7, 2021
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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ABAG Housing Committee Chair's Report for January 7, 2021

Lori Wilson

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 21-0042 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 12/2/2020 **In control:** ABAG Housing Committee
On agenda: 1/7/2021 **Final action:**
Title: Executive Director's Report for January 7, 2021
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Executive Director's Report for January 7, 2021

Therese W. McMillan

Information



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 21-0043 **Version:** 1 **Name:**

Type: Minutes **Status:** Consent

File created: 12/2/2020 **In control:** ABAG Housing Committee

On agenda: 1/7/2021 **Final action:**

Title: Approval of ABAG Housing Committee Minutes of November 13, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Item 07a Minutes 20201113 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Housing Committee Minutes of November 13, 2020

Clerk of the Board

Approval



Bay Area Metro Center
375 Beale Street
Suite 700
San Francisco, California

Meeting Minutes - Draft

ABAG Housing Committee

Chair, Lori Wilson, Mayor, City of Suisun City
Vice Chair, Carlos Romero, Vice Mayor, City of East Palo Alto

Friday, November 13, 2020

2:00 PM

Board Room -- 1st Floor (REMOTE)

**Association of Bay Area Governments
Housing Committee
Special Meeting**

The ABAG Housing Committee may act on any item on the agenda.

The meeting is scheduled to begin at 2:00 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Jesse Arreguin, Cindy Chavez, Pat Eklund, Lynette Gibson McElhaney, Wayne Lee, Jake Mackenzie, Gordon Mar, Julie Pierce, Belia Ramos, Carlos Romero, Lori Wilson

1. Call to Order / Roll Call / Confirm Quorum

Chair Wilson called the meeting to order at about 2:05 p.m. Quorum was present.

Present: 10 - Arreguin, Chavez, Eklund, Gibson McElhaney, Lee, Mackenzie, Pierce, Ramos, Romero, and Wilson L

Absent: 1 - Mar

2. Public Comment

3. Committee Member Announcements

The following made announcements: Jesse Arreguin.

4. Chair's Report

4.a. [20-1577](#) ABAG Housing Committee Chair's Report for November 13, 2020

Chair Wilson gave the report.

5. Executive Director's Report

- 5.a. [20-1578](#) Executive Director's Report for November 13, 2020

There was no Executive Director's report.

6. Consent Calendar

Upon the motion by Mackenzie and second by Pierce, the Consent Calendar was approved. The motion passed unanimously by the following vote:

Aye: 10 - Arreguin, Chavez, Eklund, Gibson McElhaney, Lee, Mackenzie, Pierce, Ramos, Romero, and Wilson L

Absent: 1 - Mar

- 6.a. [20-1579](#) Approval of ABAG Housing Committee Minutes of October 15, 2020

7. Regional Housing Technical Assistance Program

- 7.a. [20-1580](#) Report on Regional Housing Technical Assistance Program Design and Framework

Heather Peters gave the report.

Upon the motion by Lee and second by Mackenzie, the ABAG Housing Committee recommended ABAG Executive Board approval of the Regional Housing Technical Assistance Program design and framework. The motion passed unanimously by the following vote:

Aye: 9 - Arreguin, Chavez, Eklund, Gibson McElhaney, Lee, Mackenzie, Ramos, Romero, and Wilson L

Absent: 2 - Mar, and Pierce

- 7.b. [20-1586](#) Report on Authorization to Request Balance of Regional Early Action Planning Grants

Heather Peters gave the report.

Upon the motion by Lee and second by Gibson McElhaney, the ABAG Housing Committee recommended ABAG Executive Board adoption of Resolution No. 20-2020. The motion passed unanimously by the following vote:

Aye: 9 - Arreguin, Chavez, Eklund, Gibson McElhaney, Lee, Mackenzie, Ramos, Romero, and Wilson L

Absent: 2 - Mar, and Pierce

8. Adjournment / Next Meeting

Chair Wilson adjourned the meeting at about 3:12 p.m. The next meeting of the ABAG Housing Committee will be announced.



ABAG

Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	21-0044	Version:	1	Name:	
Type:	Report	Status:		Committee Approval	
File created:	12/2/2020	In control:		ABAG Housing Committee	
On agenda:	1/7/2021	Final action:			
Title:	Allocation of \$4.2 million in Regional Early Action Planning funds to Regional Planning Collaboratives				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Item 8a 1 Summary Sheet Allocation of \$4.2 million in Regional Early Action Planning funds to Regional Planning Collaboratives Item 8a 2 Attachment A - Memo Regional Planning Collaborative Allocations.pdf Item 8a 3 Attachment B Presentation REAP Allocations.pdf				

Date	Ver.	Action By	Action	Result
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Allocation of \$4.2 million in Regional Early Action Planning funds to Regional Planning Collaboratives

Heather Peters

Approval

**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

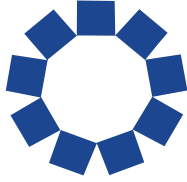
Recommended Action: The ABAG Housing Committee is requested to recommend ABAG Executive Board approval of the allocation of \$4.2 million in Subregional Early Action Planning funds to Regional Planning Collaboratives.

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

Reviewed:



Therese W. McMillan



ASSOCIATION
OF BAY AREA
GOVERNMENTS

Bay Area Metro Center
375 Beale Street, Suite 700
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

Work Groups



Peer Cohorts



Community Engagement



HCD
SAFE
HARBORS

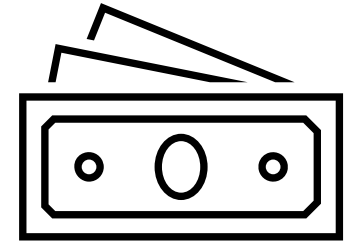


Technical Assistance
for Local Planning
HOUSING

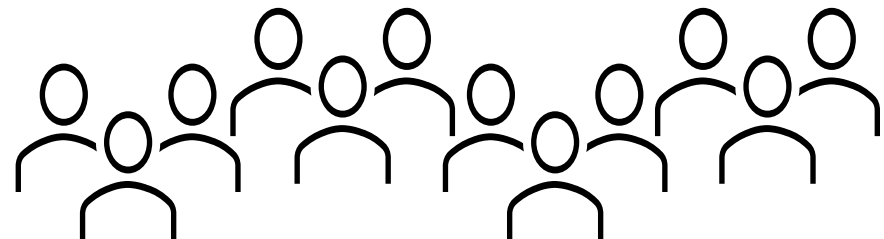
Local Allocations

Planning Collaboratives

COUNTIES



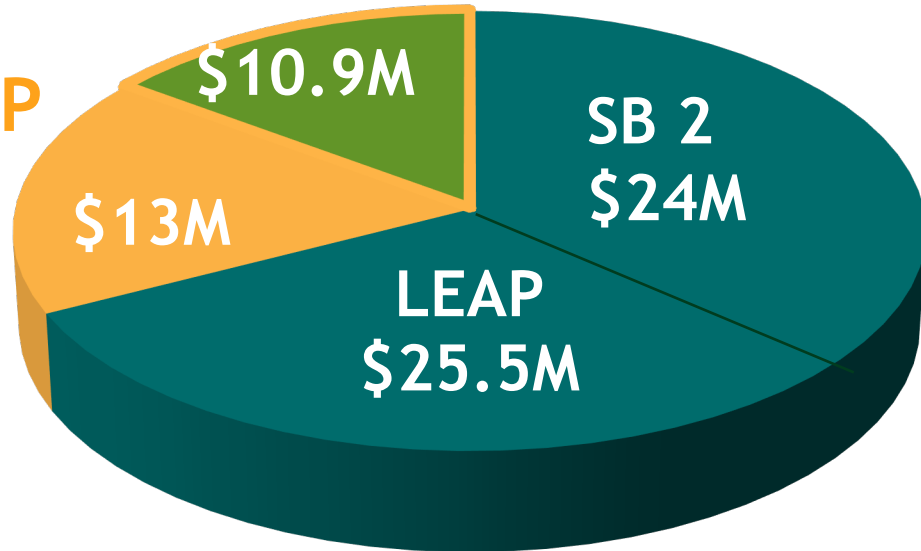
Regional Consulting Bench



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

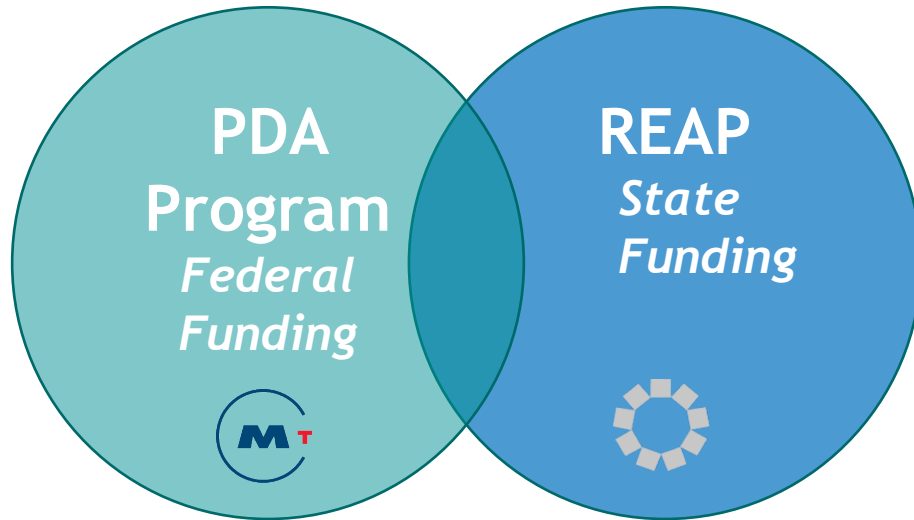
COUNTY (# of jurisdictions)	EXISTING FUNDS*	FUTURE FUNDS**	TOTALS (Based on # of jurisdictions)
San Francisco (1)	\$56,000	\$94,175	\$150,175
Solano (8)	\$30,000	\$543,175	\$573,175
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Contra Costa (20)	\$66,000	\$702,975	\$768,975
San Mateo (21)	\$34,000	\$773,375	\$807,375
TOTAL	\$480,000	\$4,200,000	\$4,680,000

* 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