

Association of Bay Area Governments

Executive Board

March 16, 2023

Agenda Item 6.d.

Regional Early Action Planning (REAP) Grant

Subject:

Authorization to amend a contract with Baird + Driskell Community Planning (DBA Community Planning Collaborative) to assist ABAG in implementing the Regional Early Action Planning Grant Program (REAP 1.0) in an amount not to exceed \$350,000 for a total contract amount of \$1,400,000 for the time period as allowed in REAP Grant No. 19-REAP-13915

Background:

The state's Regional Early Action Planning (REAP) program provides time-limited funding to ABAG to assist local jurisdictions with their 6th Cycle Housing Elements and to advance local housing planning activities that accelerate housing production to meet identified needs of every community. In early 2020, ABAG applied for, and received, an initial REAP grant of \$5,900,000 and the Regional Housing Technical Assistance Program (RHTA) was launched.

After a competitive Request for Proposal process, on July 16, 2020 the ABAG Executive Board authorized the Executive Director of the Metropolitan Transportation Commission (MTC), or her designee, on behalf of the Association of Bay Area Governments, to negotiate and enter into a contract with Baird + Driskell Community Planning, currently doing business as Community Planning Collaborative (Baird + Driskell) in an amount not to exceed \$200,000 to assist ABAG in designing and implementing the Regional Early Action Planning Grant Program (REAP) through the end of December 2023. Baird + Driskell is a certified small business within the meaning of ABAG's Small Business Enterprise (SBE) Program.

With the support of Baird + Driskell, ABAG successfully applied for, and received, the balance of its REAP grant of \$18,066,861, for a total of \$23,966,861. On April 15, 2021, an amendment to add \$200,000 to Baird + Driskell's contract was approved. On November 18, 2021 an amendment to add \$500,000 to the contract was approved, with a total not to exceed \$1,050,000.

The Regional Housing Technical Assistance Program (RHTA) has been very well received. The program has produced unprecedented amount of technical assistance on a wide array of housing topics with strong support from Baird + Driskell. Some highlights include support for seven Subregional Planning Collaboratives, the launch of a planning cohort of big cities and another cohort of jurisdictions working on farm labor housing. RHTA has also produced four workgroups on leading with equity, missing middle housing, housing planning and wildfire mitigation linkages, and transforming malls and office parks, plus 28 webinars that were regularly attended by 100+ local staff. Suites of products have been produced to help jurisdictions implement new laws, to support community engagement, and to Affirmatively Further Fair Housing (AFFH). Additionally, locally-tailored data packets have been provided to each Bay Area jurisdiction analyzing housing needs and segregation. An online Housing Element Site Selection (HESS) tool has been launched to ease interpretation of HCD's guidelines and to automatically fill many of the fields in HCD's newly required electronic sites inventory form saving local jurisdictions time and money. A full index of available technical

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assistance can be found in Attachment A. As the primary consultant for the REAP grant, Baird + Driskell has played an integral role in developing and/or deploying these resources to the Bay Area's 109 local governments.

A broad range of additional desired technical assistance has been identified by local planning staff including support for rezoning, obtaining prohousing designations, and more. The existing Baird + Driskell contract in amount of not to exceed \$1,050,000 has been nearly fully expended; additional funds are necessary to adequately support implementation of the newly identified technical assistance products in the remaining scope of work. Additionally, the REAP grant currently contains an expenditure deadline of December 31, 2023 – which HCD has indicated may be extended into early 2024 – and thus time is of the essence to leverage the remaining funds to benefit Bay Area jurisdictions and avoid having to return unexpended funds to the State. Accordingly, an amendment is requested in an amount not to exceed \$350,000 for a total contract amount of \$1,400,000 for the time period as allowed in REAP Grant No. 19-REAP-13915

Issues:

None

Recommended Action:

The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission (MTC), or his designee, on behalf of the Association of Bay Area Governments, to amend the contract with Baird + Driskell Community Planning (DBA Community Planning Collaborative) to assist ABAG in implementing the Regional Early Action Planning Grant Program (REAP 1.0) in an amount not to exceed \$350,000 for a total contract amount of \$1,400,000 for the time period as allowed in REAP Grant No. 19-REAP-13915.

Attachments:

- A. Index of available technical assistance
- B. Summary Approval Baird + Driskell

Reviewed:



Andrew Fremier