
November 8, 2023

Agenda Item 8.a.

Regional Housing Technical Assistance Program

Subject:

Recommendation to Executive Board regarding adoption of a resolution to suballocate Regional Early Action Planning Grants of 2021 (REAP 2.0) funding to the Planning Collaboratives of Alameda County (\$493,000), Contra Costa County (\$657,000), Marin County (\$490,000), Napa/Sonoma Counties (\$526,000), San Francisco (\$128,000), San Mateo County Department of Housing (\$690,000), Cities Association of Santa Clara County (\$526,000), and Solano Transportation Authority (\$490,000) and authorization to negotiate and execute contracts with Urban Planning Partners in an amount not to exceed \$493,000, 4Leaf Inc. in an amount not to exceed \$526,000 and Moore Iacofano Goltsman, Inc. in an amount not to exceed \$657,000 subject to the terms and conditions of MTC's funding agreement with the State

Background:

In 2019 the State created the Regional Early Action Planning (REAP 1.0) grant program and awarded \$23.9 million to ABAG to collaborate regionally on planning activities that accelerate housing production. The ABAG Executive Board used REAP 1.0 to seed the creation of a new Regional Housing Technical Assistance Program (RHTA) to support all jurisdictions in the Bay Area with their 6th Cycle Housing Elements and to implement policies and programs that further the regional priorities set by Plan Bay Area 2050. The American Planning Association (APA) California Chapter honored MTC and ABAG with the 2023 Planning Agency Award of Excellence for the RHTA Program.

Building on the successes of REAP 1.0, the State created the Regional Early Action Planning Grants of 2021 program (REAP 2.0). The new program differs from REAP 1.0 in several significant ways. First, the funds have been awarded to metropolitan planning organizations (MPOs) instead of to councils of government (COGs). Second, eligible uses have been greatly expanded beyond housing planning to fund transformative planning and implementation activities that accelerate infill housing development, reduce per capita vehicle miles traveled (VMT), and affirmatively further fair housing, including capital expenditures.

MTC was allocated \$102.8 million in REAP 2.0 formula funds. MTC's application for REAP 2.0 funding proposes allocating roughly \$65 million for implementation of the Plan Bay Area 2050 Growth Framework, including capital funding to support a new Housing Preservation Pilot and the Priority Sites Pilot administered by the Bay Area Housing Finance Authority (BAHFA). Additionally, as relevant here, MTC's application proposes roughly \$16 million to continue support for the RHTA program. The recommendations sought in this agenda item relate to the additional support for the RHTA program and would be subject to the terms and conditions of MTC's REAP 2.0 funding agreement with the State, which has not yet been executed.

Discussion:

REAP 1.0 funds have largely been expended and the program is expiring. REAP 2.0 is a key opportunity to extend and evolve MTC-ABAG's award-winning RHTA program. MTC has set the

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funding amounts and eligible activities for support of RHTA in its application for REAP 2.0 funds to the State. The currently proposed \$16 million in support for RHTA includes \$4 million in support for the subregional Planning Collaboratives and \$4 million for local grants to implement housing policies, with the balance to be spent on staff and consultants to continue to provide regional housing technical support. All expenditures must meet REAP 2.0’s eligibility criteria of advancing infill, reducing VMT and affirmatively furthering fair housing.

This agenda item is the first in what will be a series of items for the ABAG Housing Committee and Executive Board to continue the RHTA program and to allocate funds within the parameters set by MTC’s anticipated grant agreement with the State. The requested action today is limited to the subregional Planning Collaboratives; staff will seek feedback about other components of the RHTA program at future meetings. Specifically, today staff requests the ABAG Housing Committee to recommend approval of suballocations and consulting contracts to continue the work of the Planning Collaboratives with as little of a gap in service as possible based on the transition from the REAP 1.0 to REAP 2.0 fund sources. Staff proposes that the \$4 million in funding designated for support of the Planning Collaboratives be suballocated in the same proportions used in REAP 1.0 as follows:

Planning Collaborative	Proposed REAP 2 Suballocation
Alameda County (ABAG to administer funds and engage Urban Planning Partners to continue providing technical assistance)	\$493,000
Contra Costa County (ABAG to administer funds and engage Moore Iacofano Goltsman, Inc. to continue providing technical assistance)	\$657,000
Marin County	\$490,000
Napa/Sonoma Collaborative (ABAG to administer funds and engage 4Leaf, Inc. to continue providing technical assistance)	\$526,000
City and County of San Francisco	\$128,000
San Mateo County Department of Housing (as designee of San Mateo County)	\$690,000
Cities Association of Santa Clara County (as designee of Santa Clara County)	\$526,000
Solano Transportation Authority (STA) (as designee of Solano County)	\$490,000
TOTALS:	\$4,000,000

The Counties of Alameda, Contra Costa, Napa and Sonoma have all elected to continue having ABAG administer their Planning Collaborative suballocations. They were pleased with their

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consultants and expressed a desire to continue with them. For continuity and because they remain the best qualified, ABAG has procured the same three vendors named above via direct selection from the competitively procured Regional Planning Bench. The remaining counties and their designees will administer their own Collaborative suballocations.

As noted previously, staff will return to ABAG Housing Committee for input on the two other two components of the RHTA program in MTC’s REAP 2.0 application: (i) policy grants and (ii) regional technical assistance. Staff’s preliminary proposal is to conduct a competitive process (similar to the competitive local grants offered by ABAG with REAP 1.0) for the \$4 million programmed for housing policy grants. All Bay Area jurisdictions would be eligible to compete and there would be set aside for small jurisdictions with populations of less than 60,000. Priority would be given to proposals that accelerate compliance with MTC’s Transit Oriented Communities (TOC) Policy. After conducting a call for projects in early- to mid-2024, staff will return to the Housing Committee with recommendations of awards for approval. Staff proposes to use the balance of REAP 2.0 funds transferred by MTC for RHTA to continue offering regional technical assistance on topics that meet REAP 2.0’s eligibility criteria of advancing infill, reducing VMT and affirmatively furthering fair housing and help Bay Area jurisdictions implement their housing elements and achieve TOC compliance.

The transfer of REAP 2.0 funds from MTC to ABAG will occur over several tranches. This iterative approach is required as MTC finalizes its grant agreement with HCD and funds become available for contracts/suballocations.. The first transfer will be \$8 million for the Planning Collaboratives and policy grants and is included in the proposed budget amendments subject to approval by both agencies this month.

Issues:

None

Recommended Action:

Information: for the BAHFA Oversight Committee.

Action: the ABAG Housing Committee is requested to recommend that ABAG’s Executive Board:

1. Adopt Resolution No. 16-2023 suballocating REAP 2.0 funding to Planning Collaboratives in the amounts set forth in the Resolution as discussed above, and
2. Authorize the Executive Director to negotiate and execute contracts, , subject to the terms and conditions of MTC’s funding agreement with the State, with Urban Planning Partners, 4Leaf Inc. and Moore Iacofano Goltsman, Inc. for Subregional Planning Collaboratives from the period January 1, 2024 to no later than the expenditure deadline set by the California Department of Housing and Community Development for the REAP 2.0 Program not to exceed the following amounts:

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Vendor	Planning Collaborative	Not to exceed amount
Urban Planning Partners	Alameda County Collaborative	\$493,000
Moore Iacofano Goltsman, Inc.	Contra Costa County Collaborative	\$657,000
4Leaf, Inc.	Napa/Sonoma Collaborative	\$526,000

Attachments:

- A. ABAG Resolution 16-2023
- B. Summary Approval Urban Planning Partners
- C. Summary Approval Moore Iacofano Goltsman, Inc.
- D. Summary Approval 4Leaf, Inc.
- E. Presentation

Reviewed:



Andrew B. Fremier