

Association of Bay Area Governments

Regional Planning Committee

May 6, 2020

Agenda Item 5.a.

Regional Housing Needs Allocation (RHNA) and Regional Early Action Planning Grants Program (REAP)

Subject: Update on recent Housing Methodology Committee (HMC) activity and the Regional Early Action Planning Grants (REAP) Program

Background: Staff will provide updates on recent topics shared with the HMC and the upcoming REAP Program.

Issues: Recent Housing Methodology Committee Activity

At the March HMC meeting, staff presented information about:

- Engagement with community-based organizations, including what participants had to say about regional housing issues and RHNA
- A summary of what we heard from local staff in response to the land use and housing questions in the local jurisdiction survey
- An update on the Plan Bay Area 2050 Blueprint.

Staff then led HMC members through small-group discussions about selecting factors and weights to develop an allocation methodology using an online visualization tool. The agenda for the March meeting and maps showing the methodology options developed by each small group are available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/housing-methodology-committee>.

In lieu of the April HMC meeting that was cancelled, ABAG staff provided a report to HMC members on:

- Fair housing issues in the Bay Area including a summary of the responses received as part of the local jurisdiction survey and a review of fair housing documents produced by local jurisdictions
- An analysis of the three methodology options from the March meeting that received the most votes from HMC members and members of the public
- A revised timeline for the RHNA process

The materials sent to the HMC are available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/housing-methodology-committee>.

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Regional Early Action Planning Grants (REAP) Program

The State's 2019-2020 Budget Act included significant, one-time funding to assist jurisdictions with implementation of the sixth-cycle of RHNA, including updates of local Housing Elements. This funding will be disbursed through two new programs administered by HCD: (1) the Local Early Action Planning (LEAP) grants program, which will provide funding directly to jurisdictions based on a population-based formula, and (2) the Regional Early Action Planning (REAP) grants program, which will enable ABAG/MTC to enhance the RHNA process, develop a regional housing technical assistance program, and otherwise support efforts to accelerate housing production. Based on HCD estimates, Bay Area jurisdictions are eligible for approximately \$25.5 million directly through the LEAP program, whereas ABAG is eligible for approximately \$24 million from the REAP program.

ABAG has requested and received an initial 25% of the regional funds (approx. \$5.9 million). HCD recently released a Notice of Funding Availability for the remainder of the regional funds, with an application deadline of January 31, 2021. ABAG staff have spent the last several months outreaching to local planning directors on a needs assessment that will inform the design of a new Regional Housing Technical Assistance Program, which will be funded by REAP. The goal of the new program will be to assist local jurisdictions in implementing the 6th RHNA cycle by adopting Housing Elements in compliance with state law. This outcome would, among other things, ensure that Bay Area jurisdictions remain competitive for various state funding programs.

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Staff will provide the RPC an overview of the REAP Program, including its relation to other state funding programs like LEAP. Staff will summarize the results of REAP outreach efforts that could serve as a framework for the design of the future Regional Housing Technical Assistance Program.

Recommended Action: Information

Attachments: A. Presentation

Reviewed:


Therese W. McMillan