



Technical Assistance
for Local Planning
HOUSING



Regional Housing Technical Assistance Program Design and Framework

**ABAG HOUSING & MTC EXECUTIVE
COMMITTEES**

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Principal Regional Housing Planner
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Local SB2 Planning (SB2) Grants

Funding and technical assistance to local governments to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

Local Early Action Planning (LEAP) Grants

Funding and technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that:

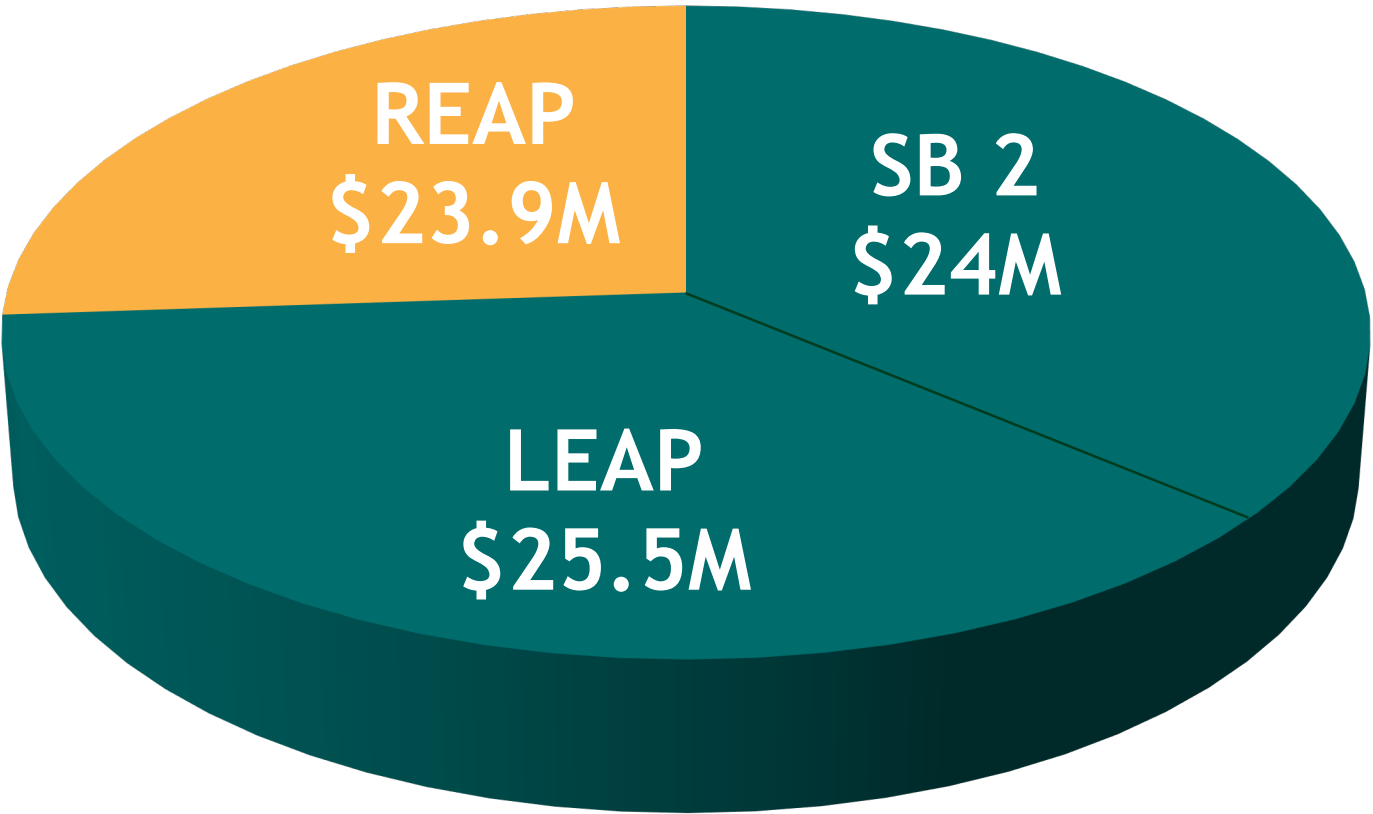
1. Accelerate housing production
2. Facilitate compliance to implement the sixth-cycle RHNA

Regional Early Action Planning (REAP) Grants

“This program allows councils of governments (COGs) and other regional entities **to collaborate on projects that have a broader regional impact on housing.**”

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
\$49,522,610	109

REAP Status

- 2/25/20 State approved initial grant to ABAG of \$5.9M (approx. 25%)
- 7/29/20 \$5.9M received after state budget delay
- Ongoing: Program design & budgeting
- By 1/31/21 ABAG can apply for \$18M grant balance (approx. 75%) with “substantial progress”

REAP Delivery Model

Regional Assistance

- Collaborate on projects that have a broader regional impact on housing
- Provide regionally appropriate products to leverage local funding
- Work with HCD on “safe harbors”
- Achieve economies of scale, reduce local costs & administrative burden

Local Allocations

- 4 Tranches of Allocations
- Supplement significant SB2 & LEAP funding direct from State to Locals
- Fund Planning Collaboratives
- Allow local access to Regional Consulting Bench or funding for local consultants

Collaboratives:*

Mostly county-based groups staffed by paid coordinators that facilitate ongoing housing technical assistance

COUNTIES

Peer Cohorts:

Learning communities of jurisdictions with similar characteristics or challenges



Workgroups:

Short-term, "deep dive" sessions focused on specific housing strategies



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FEES



*Collaboratives to be funded via local REAP grants

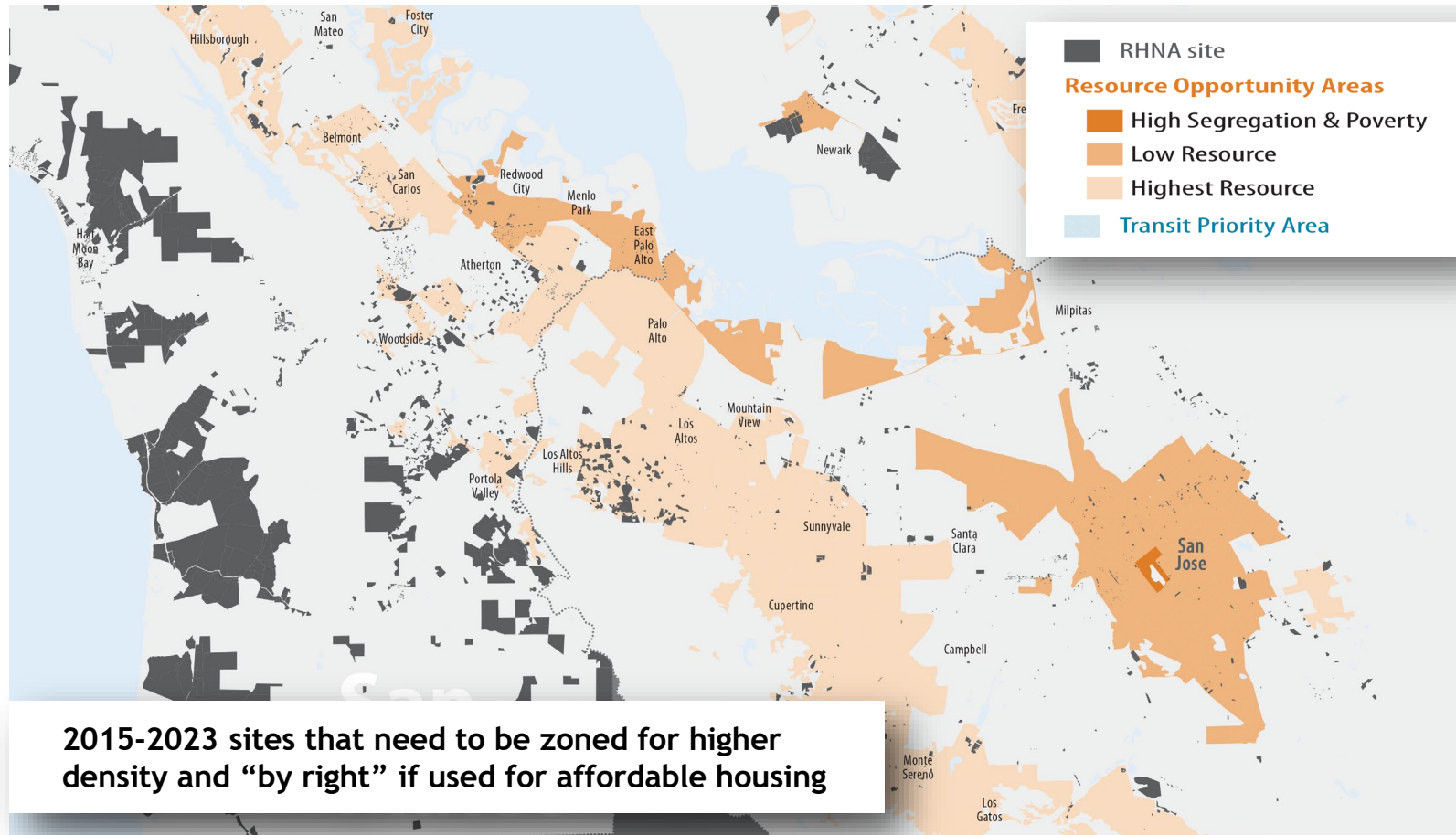
Housing Needs Data Packets

- Jurisdiction-level data, charts and graphs to insert into housing element
- Key statistics disaggregated by race
- *Coming Soon:* Additional data related to Affirmatively Furthering Fair Housing (AFFH)

HOUSING ELEMENT DATA PACKETS



Interactive Site Selection Tool



- Maps potential sites for Housing Element site inventory
- Screens sites based on HCD requirements
- Flags rezoning needed to be used
- Pre-populates HCD’s new reporting form

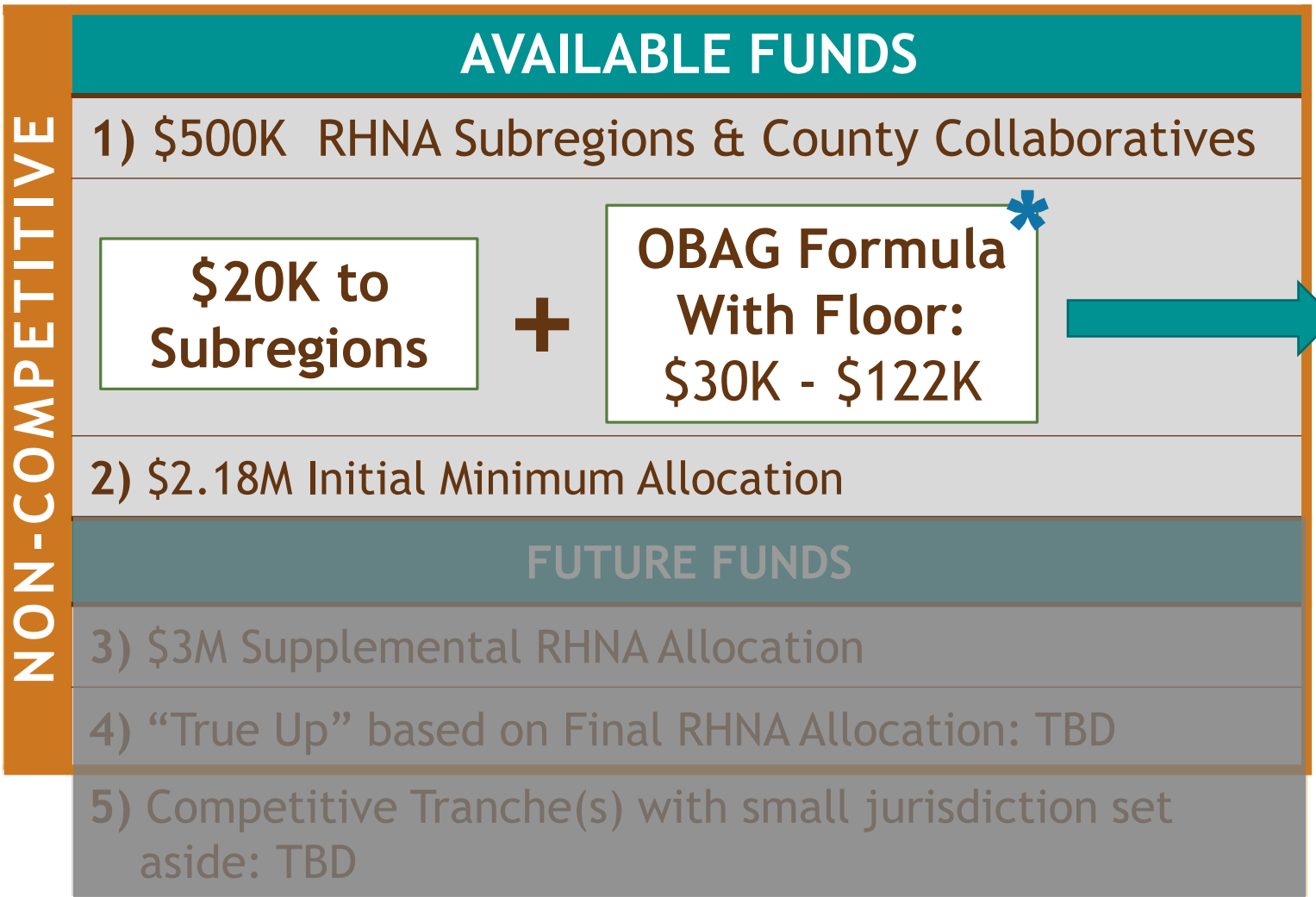
Regional Consulting Bench



Proposed REAP Local Allocations (4 Tranches)

NON-COMPETITIVE	AVAILABLE FUNDS
	1) \$500K RHNA Subregions & County Collaboratives
	2) \$2.18M Initial Minimum Allocation
	FUTURE FUNDS
	3) \$3M Supplemental RHNA Allocation
	4) Competitive Tranche(s) with small jurisdiction set aside: TBD

REAP Local Allocation (Tranche 1)



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
Total	\$500,000

***Additional allocations for collaboratives in November**

REAP Local Allocation (Tranche 2)

NON-COMPETITIVE	AVAILABLE FUNDS
	1) \$500K RHNA Subregions & County Collaboratives
	2) \$2.18M Initial Minimum Allocation
	\$20K to 109 Jurisdictions:
	FUTURE FUNDS
	3) \$3M Supplemental RHNA Allocation
	4) Competitive Tranche(s) with small jurisdiction set aside: TBD



REAP Local Allocation (Tranches 3 & 4)

NON-COMPETITIVE	AVAILABLE FUNDS
	1) \$500K RHNA Subregions & County Collaboratives
	2) \$2.18M Initial Minimum Allocation
	FUTURE FUNDS
	3) \$3M Supplemental RHNA Allocation*
	4) Competitive Tranche(s) with small jurisdiction set aside: TBD

*Based on Draft RHNA Methodology slated for approval in December

Tranche 3: \$3,000,000

- Eligibility = at least 1K RHNA units
- Pro rata based on units in Draft RHNA Allocation
- Approx. 70 awards
- Estimated amounts: \$7K - \$500K

Tranche 4: TBD



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
\$49,522,610	109



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REAP LOCAL ALLOCATIONS

NON-COMPETITIVE	AVAILABLE FUNDS
	1) \$500K RHNA Subregions & County Collaboratives <div> <div>\$20K to Subregions</div> <div>+</div> <div>OBAG Formula With Floor: \$30K - \$122K</div> </div>
	2) \$2.18M Initial Minimum Allocation <div>\$20K to 109 Jurisdictions:</div>
	FUTURE FUNDS
	3) \$3M Supplemental RHNA Allocation <div>Pro Rata if at least 1,000 RHNA Units</div>
	4) Competitive Tranche(s) with small jurisdiction set aside: TBD

Next Steps:

- Issue RFQ for Regional Consulting Bench
- ID Collaboratives & Cohorts
- Seek Board approval of final program design (November)
- Apply to HCD for \$18M grant balance