Association of Bay Area Governments
Housing Committee

November 13, 2020   **Agenda Item 7.a.**

Regional Housing Technical Assistance Program

Subject: Report on Regional Housing Technical Assistance Program
                          Design and Framework

                          Update on the design of a new Regional Housing Technical
                          Assistance Program (Regional TA Program) to assist local
                          jurisdictions with Housing Element updates, funded by the
                          Regional Early Action Planning Grants (REAP).

Overview: The State is providing unprecedented support for housing planning
                          through almost $50M in SB 2 grants and Local Early Action
                          Planning (LEAP) grants disbursed directly to local Bay Area
                          jurisdictions and $23.9M in Regional Early Action Planning grants to
                          ABAG to collaborate on projects that have a broader regional
                          impact on housing. ABAG has received an initial REAP grant
                          disbursement of $5.9M (more than half of which has been budgeted
                          for supplemental allocations to local jurisdictions) and can apply for
                          the $18,066,861 balance of the grant award at any time before
                          January 31, 2021.

                          The following program framework for ABAG's REAP funds was
                          reached in consensus with local planning staff and has been
                          presented to the ABAG's Regional Planning Committee, Housing
                          Committee, Executive Board and two General Assemblies:

                          • A Collaborative & Cohort-based approach
                          • A Regional Consulting Bench
                          • Regional coordination with HCD
                          • Regional housing leadership development & community
                            engagement

                          Extensive outreach (detailed in Attachment B) was conducted over
                          eight months and feedback on program design has been very
                          positive. For example, when asked "What are your jurisdiction's
                          primary needs for housing element support?" at an October 29th
                          webinar attended by over 130 local staffers, the top answer with
                          approximately 50% support was "technical assistance". The second
                          most popular answer was "more funding" with just over 20%
                          support.

                          In direct response to input from local jurisdictions, the Regional TA
                          Program has been designed to be delivered in two parts: (1)
                          regional technical assistance, and (2) supplemental local
                          allocations. The regional assistance will include providing regionally
                          applicable products such as staff report templates, FAQs and slide

decks to avoid duplication of effort. The regional program will also support local planning collaboratives, facilitate peer cohorts for jurisdictions facing similar planning challenges such as agricultural towns, and form subject-matter specific workgroups on key topics prioritized by local staff. ABAG will also establish a robust regional consulting bench to achieve economies of scale and reduce costs. Additionally, ABAG is already producing locally tailored data products to be pre-approved by HCD, including housing needs data packets for all 109 jurisdictions that can be inserted directly in housing elements, as well as an innovative interactive online site selection tool. The tool automatically applies complex new state laws to all parcels in the Bay Area, easing review by local planning staff. The site selection tool will also automatically populate HCD's new Site Inventory Form with parcels that local staff select to include in their Housing Elements.

The second part of the Regional TA Program will subgrant some of ABAG's REAP funds to local jurisdictions to supplement their SB 2 and LEAP funds provided directly by the state. Attachment C details proposed local allocation formulas for $2,680,000 in the current budget from the initial $5.9M REAP disbursement, and proposes an additional $8.2M in local allocations to be included in the application for the remaining grant funds (approximately $18M). All but $1M of the local allocations are proposed to be non-competitive grants to give local jurisdictions predictability and reduce administrative burden.

A detailed proposed budget for the remaining approximately ~$18M of REAP funds is included as Attachment D.

In this agenda item, staff requests that the Housing Committee recommend that the ABAG Executive Board approve the Regional Housing Technical Assistance Program Design and Framework as described in this Summary Sheet and in Attachments C and D. In agenda item 7b, staff will request that the Housing Committee recommend that the ABAG Executive Board approve the proposed application for the remaining REAP funds.

Issues: None

Recommended Action: The ABAG Housing Committee is requested to recommend ABAG Executive Board approval of the Regional Housing Technical Assistance Program Design and Framework.

Attachments: A. SB2 and LEAP Awards Summary

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B. Outreach Summary

C. Local REAP Allocations

D. Proposed Application for Remaining Balance of REAP Grant

E. Presentation

Reviewed:

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