



Technical Assistance  
for Local Planning  
**HOUSING**

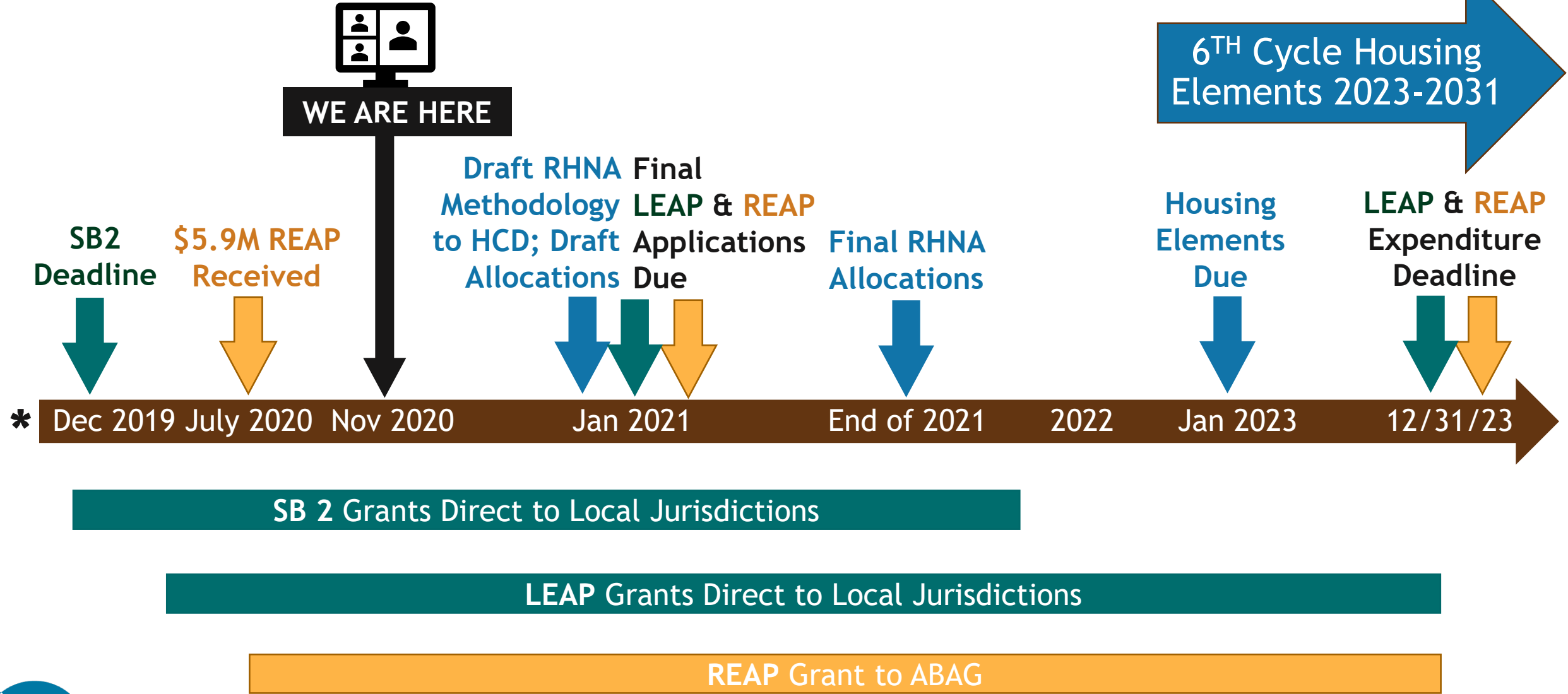


# ABAG's Second Application to HCD for Regional Early Action Planning Grant (REAP)

## ABAG HOUSING COMMITTEE

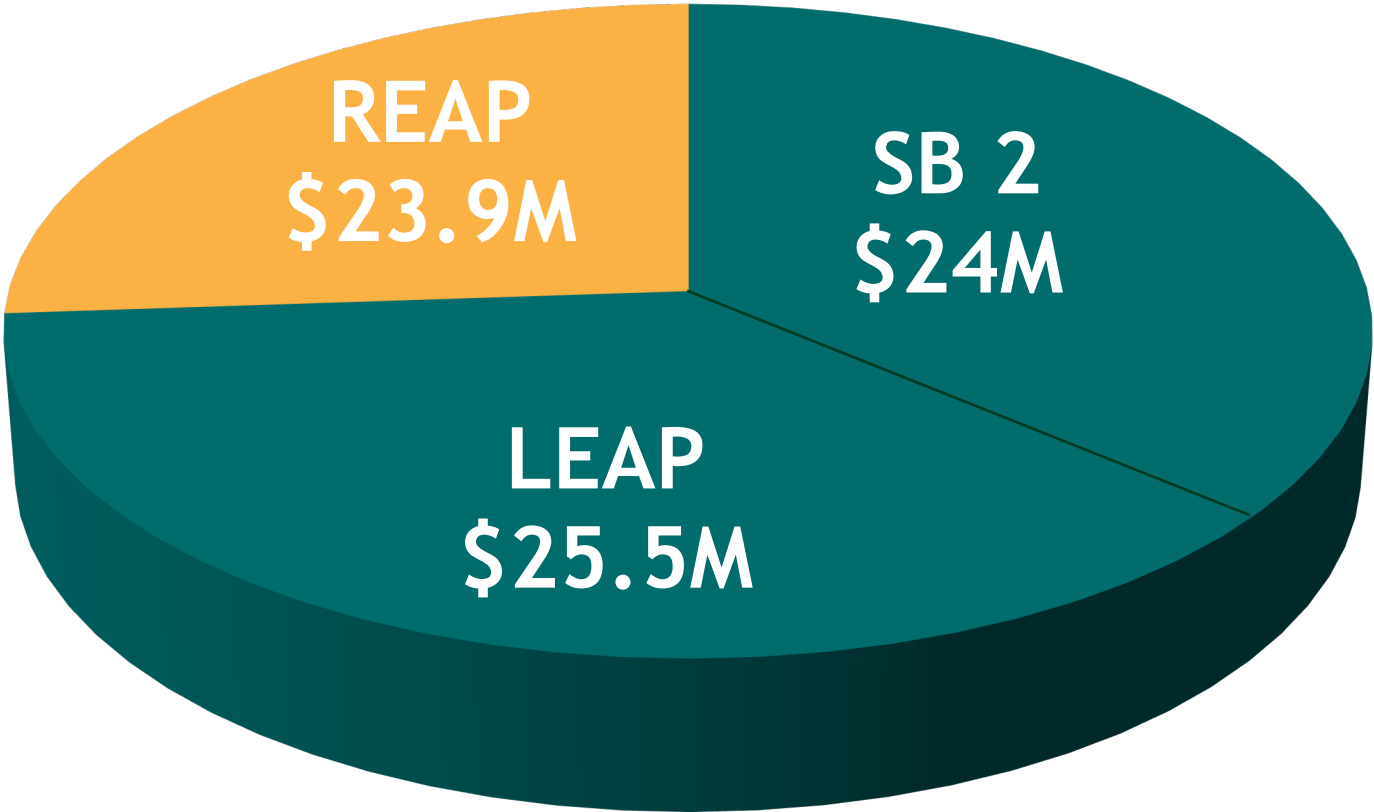
Heather Peters,  
Principal Regional Housing Planner  
November 13, 2020

# Timeline: RHNA, Housing Elements & Grants



# 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
<b>\$49,522,610</b>	<b>109</b>



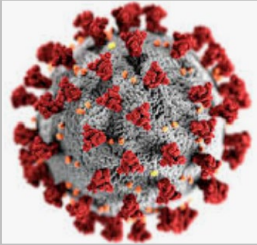
# Who we talked to:

- 2 ABAG General Assemblies
- 2 Letters to all City/County Managers & Planning Directors
- 35+ Presentations to County Planning Directors' meetings, BAPDA & local planning staff
- League of Cities Meeting
- ABAG RPC & Executive Board
- 10/29 Webinar attended by 130 local planners
- Oct. ABAG Housing Committee



# What we heard:

- New state housing laws are hard to keep up with
- RHNA increases pose unprecedented planning challenges
- COVID & Fires are stretching local staff and budgets very thin
- Some local RFPs get no bids



# Jurisdiction Surveys

Over 80% of local planning staff surveyed would be interested or very interested in:

- Planning Collaboratives of jurisdictions in their county
- A Cohort of jurisdictions facing similar planning challenges (for example, large urban cities or small agricultural towns)

From *Local-Staff* to Everyone

Thank you all. This is the most help we've ever gotten with Housing Elements! Much appreciated.

What are your jurisdiction's primary needs for housing element support?

Technical assistance

More Funding

Policy Guidance

More Staff

0%

20%

40%

60%

# REAP Delivery Model

## Regional Assistance

### Work Groups



**HCD  
SAFE  
HARBORS**

### Peer Cohorts



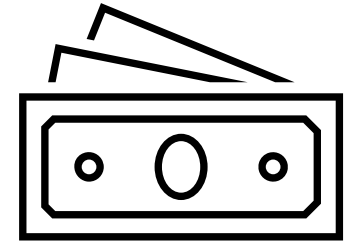
### Community Engagement



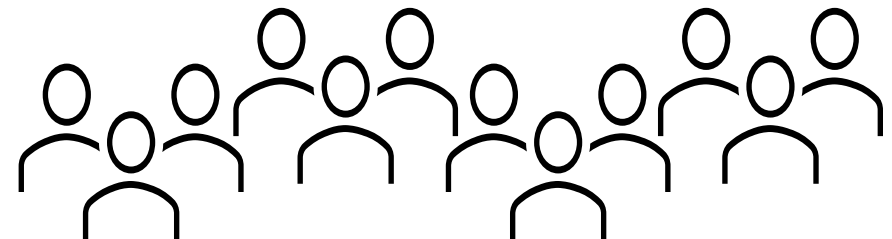
## Local Allocations

### Planning Collaboratives

**COUNTIES**



### Regional Consulting Bench



# REGIONAL “VALUE ADD”

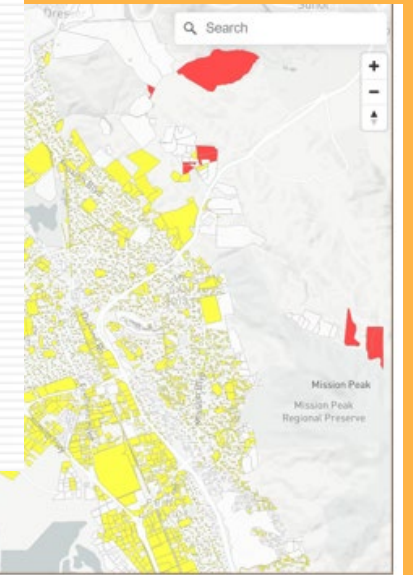
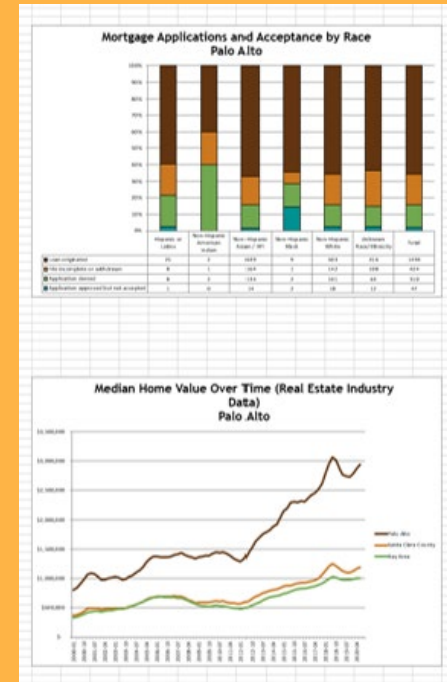


Produce common products like staff presentations of new laws once vs. 109 times



Peer-to-Peer Collaboration

Standardized Regional Data



Cost Savings

## FREE UP LOCAL \$ FOR LOCAL PRIORITIES!



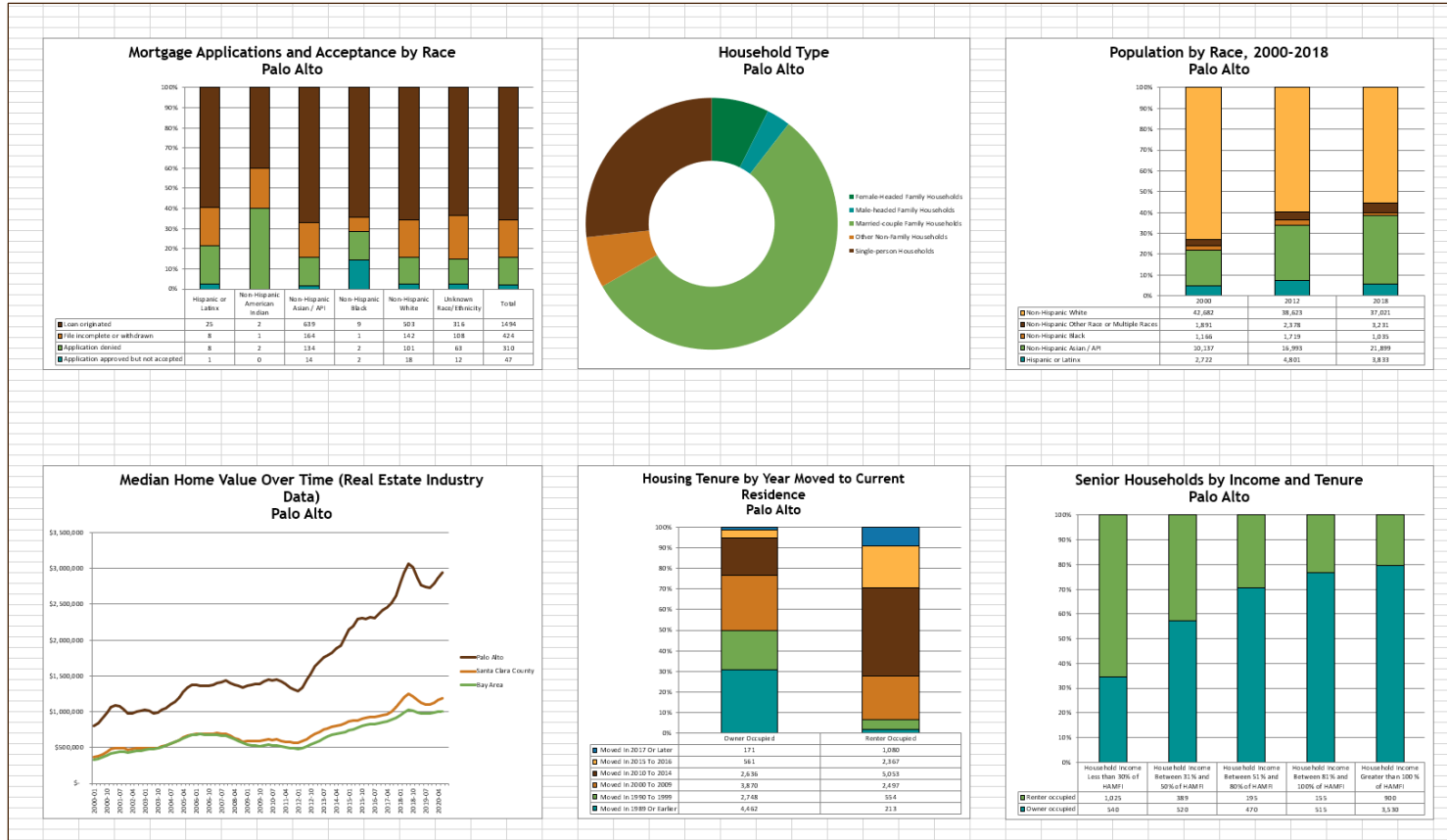
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# Regional Consulting Bench





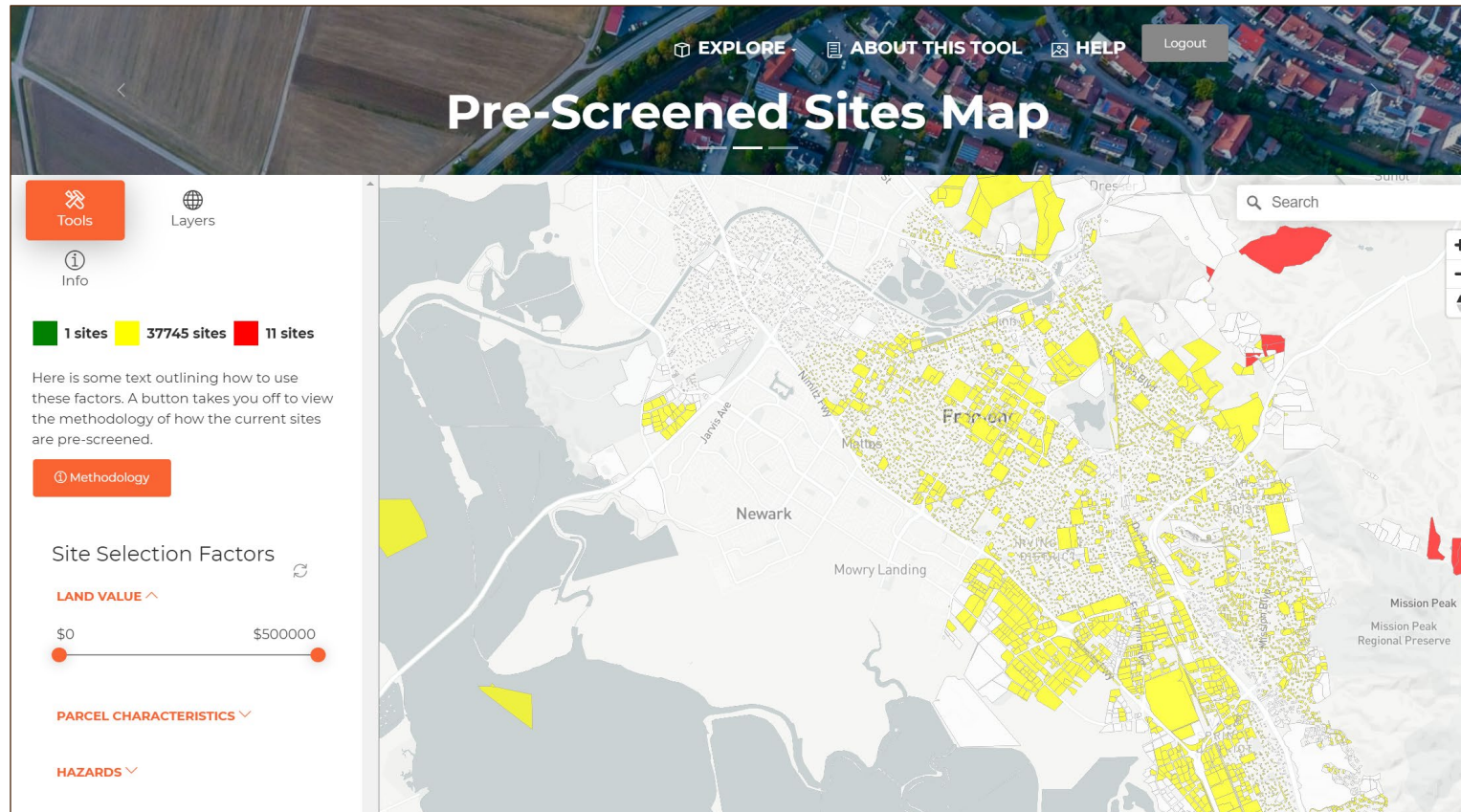
# Housing Needs Data Packets



To be pre-reviewed by HCD

GOAL:  
SAFE  
HARBOR

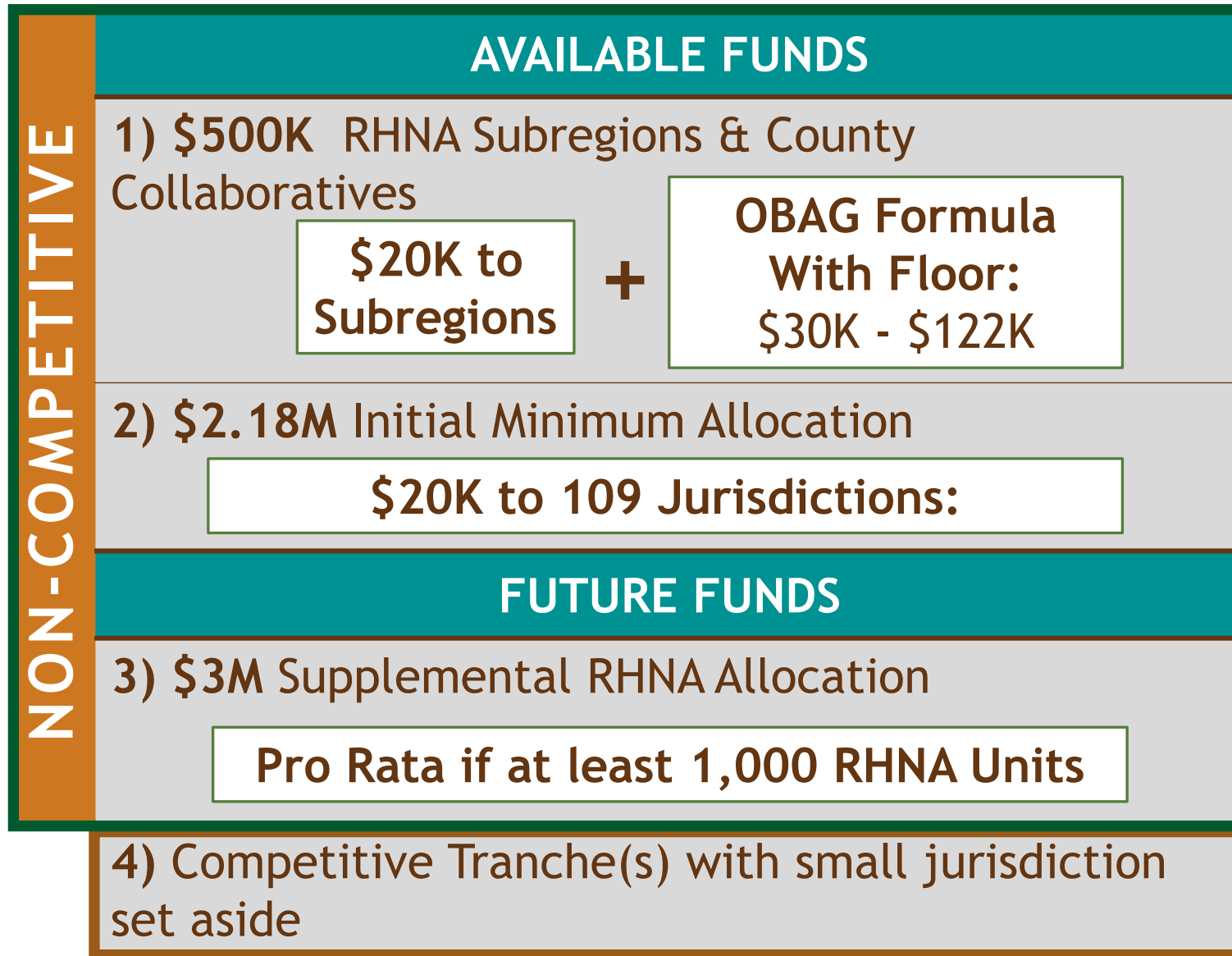
# Interactive Site Selection Tool



To be pre-reviewed by HCD

GOAL:  
SAFE  
HARBOR

# OVERVIEW OF PROPOSED REAP LOCAL ALLOCATIONS:



# Details of Proposed Tranche 4

## \$1M Competitive Tranche

- 1/3 small jurisdiction set aside (population <60,000)
- 2/3 all jurisdictions eligible

## Eligible uses: housing elements & rezoning

### Scoring considerations:

- In PBA 2050 Growth Geographies
- Advances PBA 2050 Housing Strategies
- Gap in funding



# Additional \$4.2M for Planning Collaboratives:

- **Allocated to Counties** (or their designees)
- **Amounts vary based on # of jurisdictions in each collaborative with a floor to enable 0.5 FTE**
- **Consultant to:**
  - Create locally tailored TA and deliver regional/state products
  - Facilitate regular working meetings of planning staff
  - Coordinate with ABAG & other Collaboratives to share learning & subregional TA products

## DIRECT LOCAL FUNDING SB2 & LEAP

\$2,125,000	2
\$1,375,000	1
\$1,125,000	1
\$810,000	15
\$610,000	21
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## \$10.088M REAP LOCAL ALLOCATIONS:

NON-COMPETITIVE

### AVAILABLE FUNDS

1) \$500K RHNA Subregions & County Collaboratives

\$20K to Subregions

+

OBAG Formula  
With Floor:  
\$30K - \$122K

2) \$2.18M Initial Minimum Allocation

\$20K to 109 Jurisdictions:

### FUTURE FUNDS

3) \$3M Supplemental RHNA Allocation

Pro Rata if at least 1,000 RHNA Units

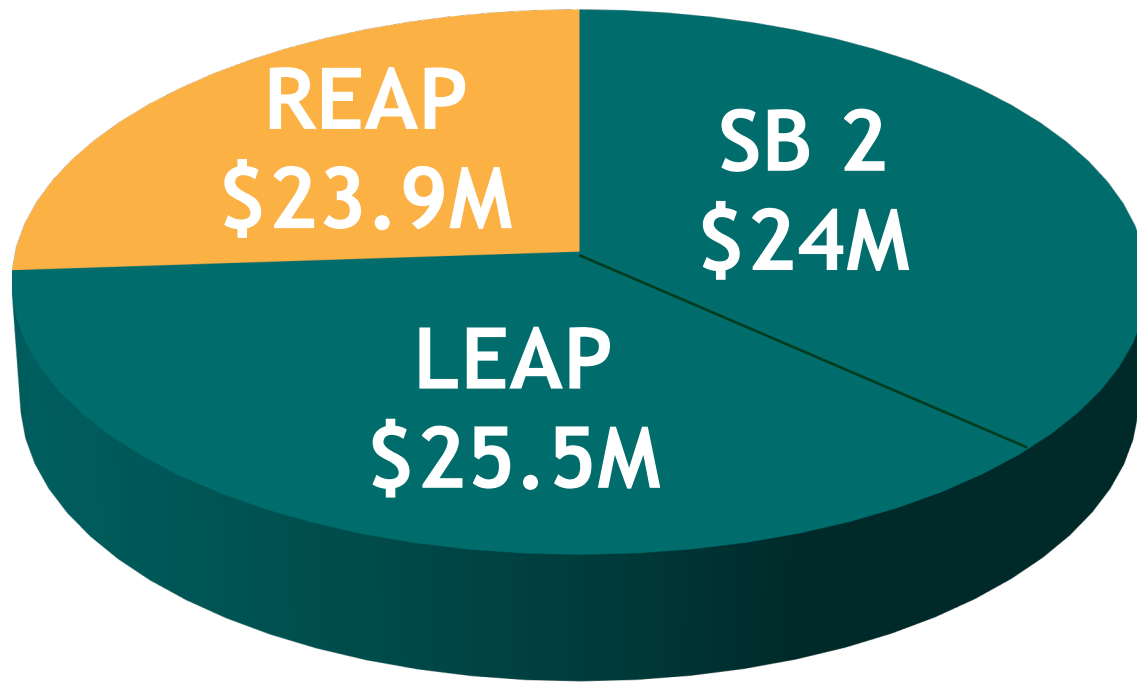
4) \$1M Competitive Tranche(s) with small jurisdiction set aside

**\$4.2M County Planning Collaborative support**

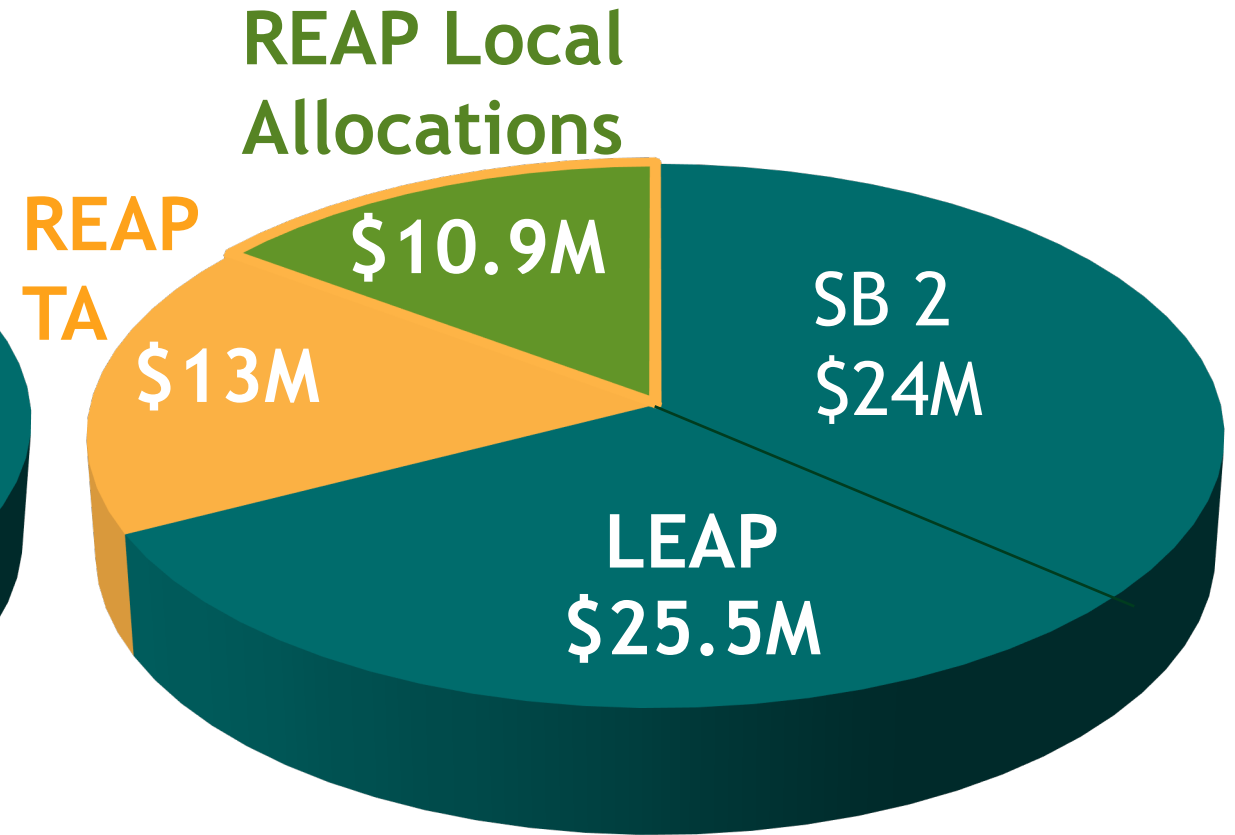


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# Current Allocations



# \*Proposed Allocations



\* After Proposed REAP Local Allocations

# 2<sup>nd</sup> REAP APPLICATION: \$18,066,861

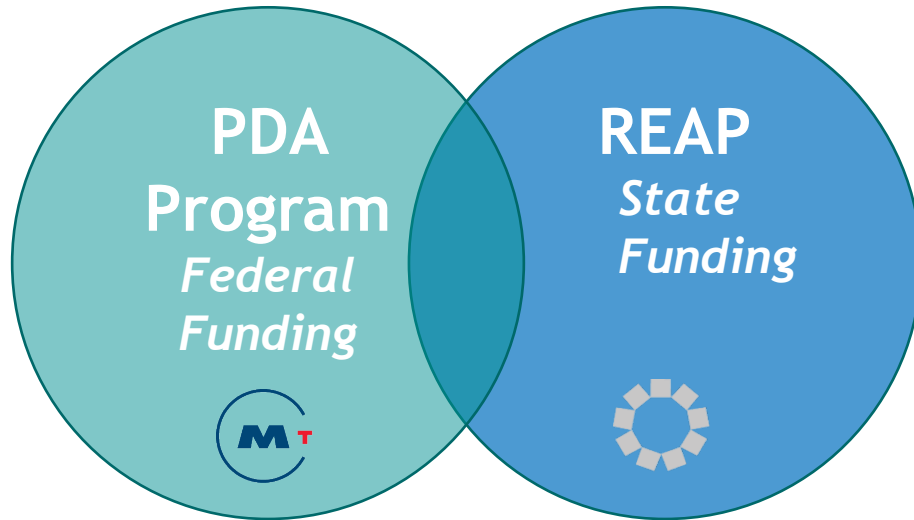
Potential Element	Description	Budget Allocation
Local Allocations	• Supplemental allocations to jurisdictions based on RHNA allocation from Draft Methodology (expected Jan. 2021)	\$8,200,000
	• Competitive grants	
	• Support for County Collaboratives (through 2023)	
Regional Technical Assistance	• General Housing Element TA (policy research, best practices, AFFH, sites inventory, etc.)	\$6,668,518
	• Peer Cohorts	
	• Work Groups on Focused Topics	
	• Strategic Initiatives	
Housing Leadership Development and Community Engagement	• Resources and TA to local jurisdictions for community outreach and engagement	\$2,000,000
	• Grants to CBOs	
	• Public education on the housing element process	
	• Regional messaging on new housing laws and penalties	
*Administration	• Contract management and other administrative support	\$1,198,343
TOTAL:		\$18,066,861

\*5% of full grant



# Simplifying Technical Assistance

## REAP and PDA Planning Grants Program



- Two funding sources with overlapping eligible uses & similar timelines
- Opportunity to maximize the impact of funding and minimize local staff burden
- Delivered by a single integrated regional planning department and single consultant bench

### Simplified Application Process

Grant Type	Summary	Amount
<input type="checkbox"/> Specific Plan	_____	_____
<input type="checkbox"/> Housing Element	_____	_____
<input type="checkbox"/> Parking ordinance	_____	_____
<input type="checkbox"/> Zoning amendment	_____	_____
<input type="checkbox"/> Station access plan	_____	_____
<input type="checkbox"/> Nexus study	_____	_____
Eligible projects matched to funding and consultant team, maximizing impact		

# Next Steps:

- Housing Committee Recommendation
- Executive Board Approval & Application
- Issue RFQ for Regional Consulting Bench
- ID Collaboratives & Cohorts