

ASSOCIATION
OF BAY AREA
GOVERNMENTS

Bay Area Metro Center
375 Beale Street, Suite 700
San Francisco, CA 94105
415.820.7900
www.abag.ca.gov

Memorandum

TO: ABAG Housing

DATE: January 7, 2021

FR: Executive Director

RE: Allocation of \$4.2 million in Regional Early Action Planning (REAP) funds to Subregional Planning Collaboratives

In November, the ABAG Executive Board approved assigning \$4.2 million of the balance of the REAP grant award to supplement the \$480,000 in initial support for Subregional Planning Collaboratives. The Board further directed staff to return with recommended allocations of the \$4.2 million to support largely county-based subregional Planning Collaboratives with approximately 0.5 FTE per Collaborative to deliver locally tailored housing technical assistance. Allocations will be made to Counties, or their designees, to retain a consultant either directly, or through the upcoming Regional Planning Consultant Bench. This memo summarizes staff's recommendations and Attachment A provides more detail.


Breakdown of Funding for Planning Collaboratives

| COUNTY (# of jurisdictions) | EXISTING FUNDS* | FUTURE FUNDS** | TOTALS (Based on # of jurisdictions) |
|--------------------------------|--------------------|--------------------|--|
| San Francisco (1) | \$56,000 | \$94,175 | \$150,175 |
| Solano (8) | \$30,000 | \$543,175 | \$573,175 |
| Marin (12) | \$30,000 | \$543,175 | \$573,175 |
| Alameda (15) | \$86,000 | \$490,775 | \$576,775 |
| Napa/Sonoma (16) | \$60,000 | \$555,175 | \$615,175 |
| Santa Clara (16) | \$118,000 | \$497,175 | \$615,175 |
| Contra Costa (20) | \$66,000 | \$702,975 | \$768,975 |
| San Mateo (21) | \$34,000 | \$773,375 | \$807,375 |
| TOTAL | \$480,000 | \$4,200,000 | \$4,680,000 |

* Existing funds assignment approved by Executive Board on 11/19/20

** Total of future funds approved by Executive Board on 11/19/20, county-specific breakdown under consideration today

- **The primary factor driving the recommended allocation is the number of jurisdictions per county.** The experience of existing subregional planning collaboratives has been that the number of jurisdictions most accurately predicts the workload for a collaborative. Each jurisdiction must complete a housing element and will require assistance, regardless of its size. Smaller jurisdictions often require as much or more support as larger jurisdictions due to limited staff capacity. For smaller counties (Marin and Solano), the proposed funding was adjusted upwards to ensure adequate resources.
- **Napa and Sonoma counties are combined into a joint collaborative.** Napa and Sonoma Counties are relatively small; joining together provides a critical mass for cost effectiveness and collaborative energy, and will enable jurisdictions with similar circumstances (rural, agricultural, high fire risk, etc.) to engage in peer-learning. While there will be one TA provider, there can be County-specific content. Local planning staff in Sonoma and Napa are supportive of the joint collaborative.
- **San Francisco receives a lump sum of \$150,000 to support its collaborative work with cities in the region and elsewhere.** This is in addition to support through the regional consulting budget for peer city cohorts (which can include a large city cohort involving SF, San Jose, and Oakland).
- **The budget assumes fewer technical assistance provider hours in 2023.** By this time, Housing Elements will be complete. Allocations will be disbursed in installments approximately annually to ensure progress and to facilitate HCD's oversight of expenditures.


Therese W. McMillan

| CALCULATION OF PLANNING COLLABORATIVE FUNDING LEVELS | | | | | | | |
|--|---------------|--|--|---|--------------------|---|--|
| | Jurisdictions | 2021 (number of jurisdictions x \$15,000) | 2022 (number of jurisdictions x \$15,000) | 2023* (reduced because after housing element deadline) | Total (rounded) | Alternative minimum, if applied** | Final with minor budget correction (to match total approved by Board) |
| Alameda | 15 | \$225,000 | \$225,000 | \$126,563 | \$576,600 | | \$576,775 |
| Contra Costa | 20 | \$300,000 | \$300,000 | \$168,750 | \$768,800 | | \$768,975 |
| Marin | 12 | \$180,000 | \$180,000 | \$101,250 | \$461,300 | \$573,000 | \$573,175 |
| Napa/Sonoma | 16 | \$240,000 | \$240,000 | \$135,000 | \$615,000 | | \$615,175 |
| San Mateo | 21 | \$315,000 | \$315,000 | \$177,188 | \$807,200 | | \$807,375 |
| Santa Clara | 16 | \$240,000 | \$240,000 | \$135,000 | \$615,000 | | \$615,175 |
| Solano | 8 | \$120,000 | \$120,000 | \$67,500 | \$307,500 | \$573,000 | \$573,175 |
| San Francisco | 1 | \$50,000 | \$50,000 | \$50,000 | \$150,000 | | \$150,175 |
| Total | | \$1,670,000 | \$1,670,000 | \$961,250 | \$4,301,400 | | \$4,680,000 |

| | Hours per year | Hourly rate | 2021 (hours x rate) | 2022 (hours x rate) | 2023* | Total (Rounded) |
|--|-------------------|-------------|---------------------------|---------------------------|-----------|--------------------|
| ** Alternative minimum calculation (cost of 0.5 FTE consultant support) | 1040 | \$215 | \$223,600 | \$223,600 | \$125,775 | \$573,000 |

*For 2023, it is assumed that the TA provider will work less hours since local Housing Elements should be adopted by January 2023.