



Technical Assistance
for Local Planning
HOUSING

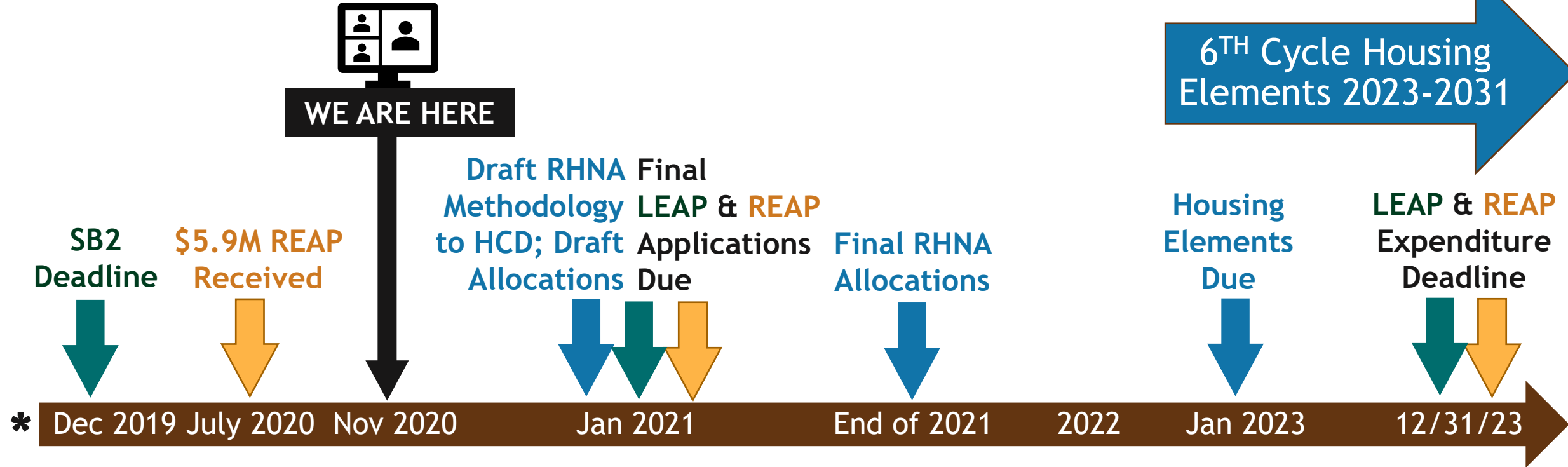


ABAG's Second Application to HCD for Regional Early Action Planning Grant (REAP)

ABAG HOUSING COMMITTEE

Heather Peters,
Principal Regional Housing Planner
November 13, 2020

Timeline: RHNA, Housing Elements & Grants



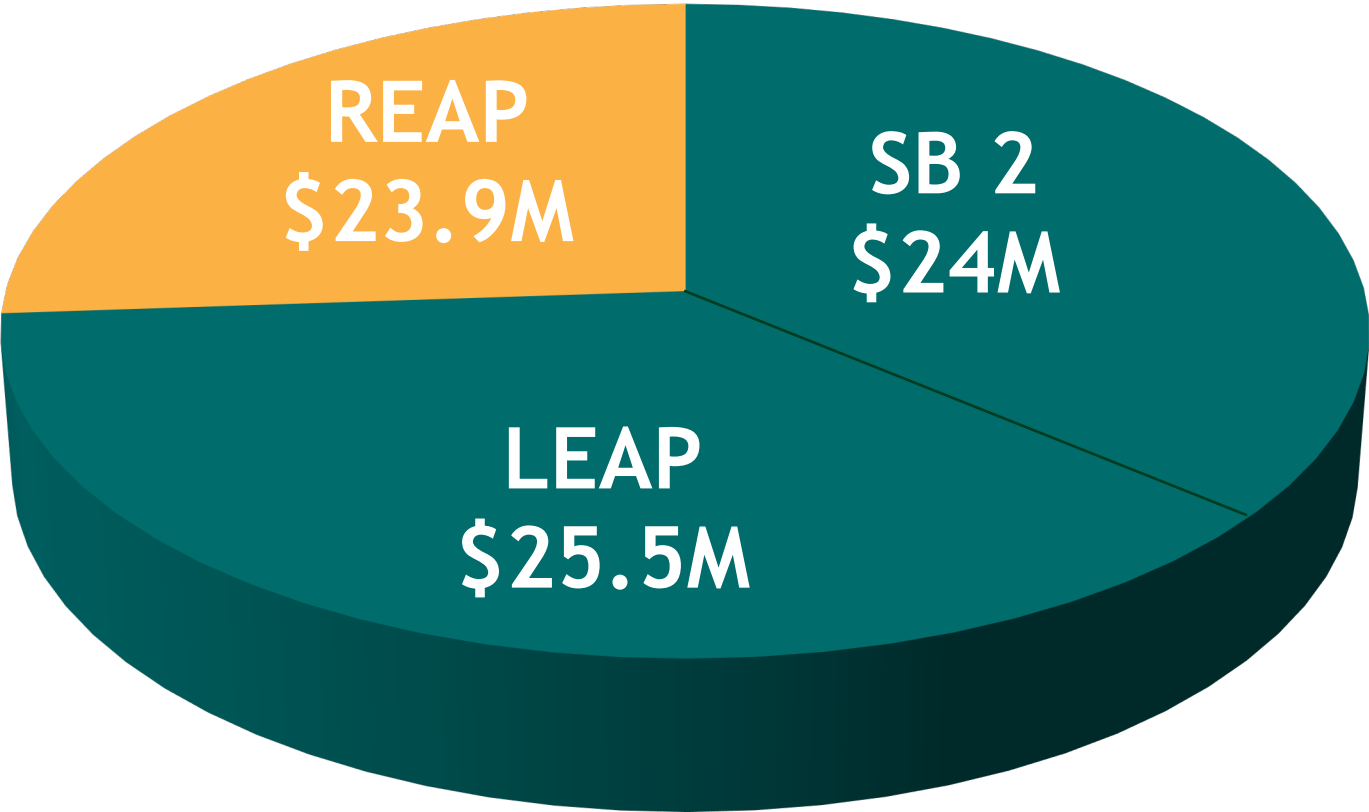
SB 2 Grants Direct to Local Jurisdictions

LEAP Grants Direct to Local Jurisdictions

REAP Grant to ABAG

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

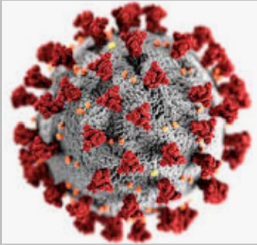
Who we talked to:

- 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



Peer Cohorts



Community Engagement



**HCD
SAFE
HARBORS**

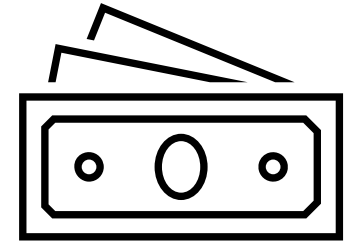


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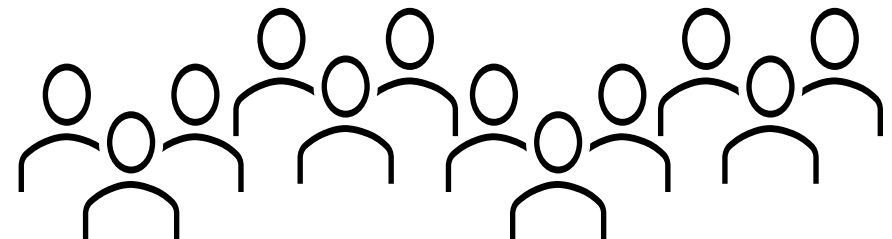
Local Allocations

Planning Collaboratives

COUNTIES



Regional Consulting Bench



REGIONAL “VALUE ADD”

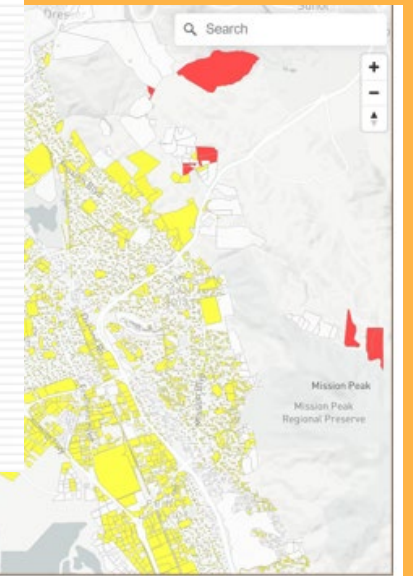
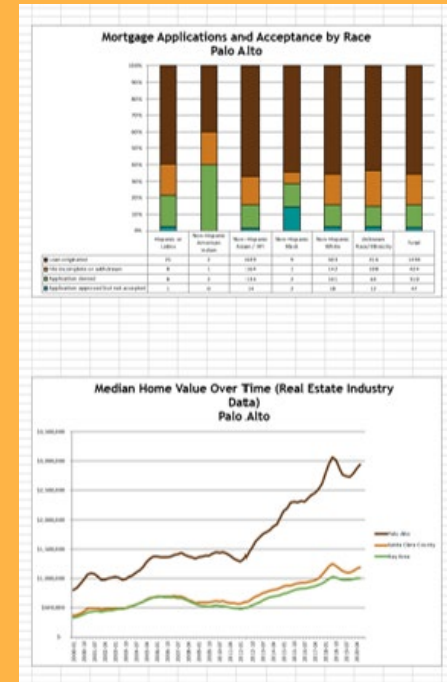


Produce common products like staff presentations of new laws once vs. 109 times



Peer-to-Peer Collaboration

Standardized Regional Data



HCD
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HARBORS



Cost Savings

FREE UP LOCAL \$ FOR LOCAL PRIORITIES!

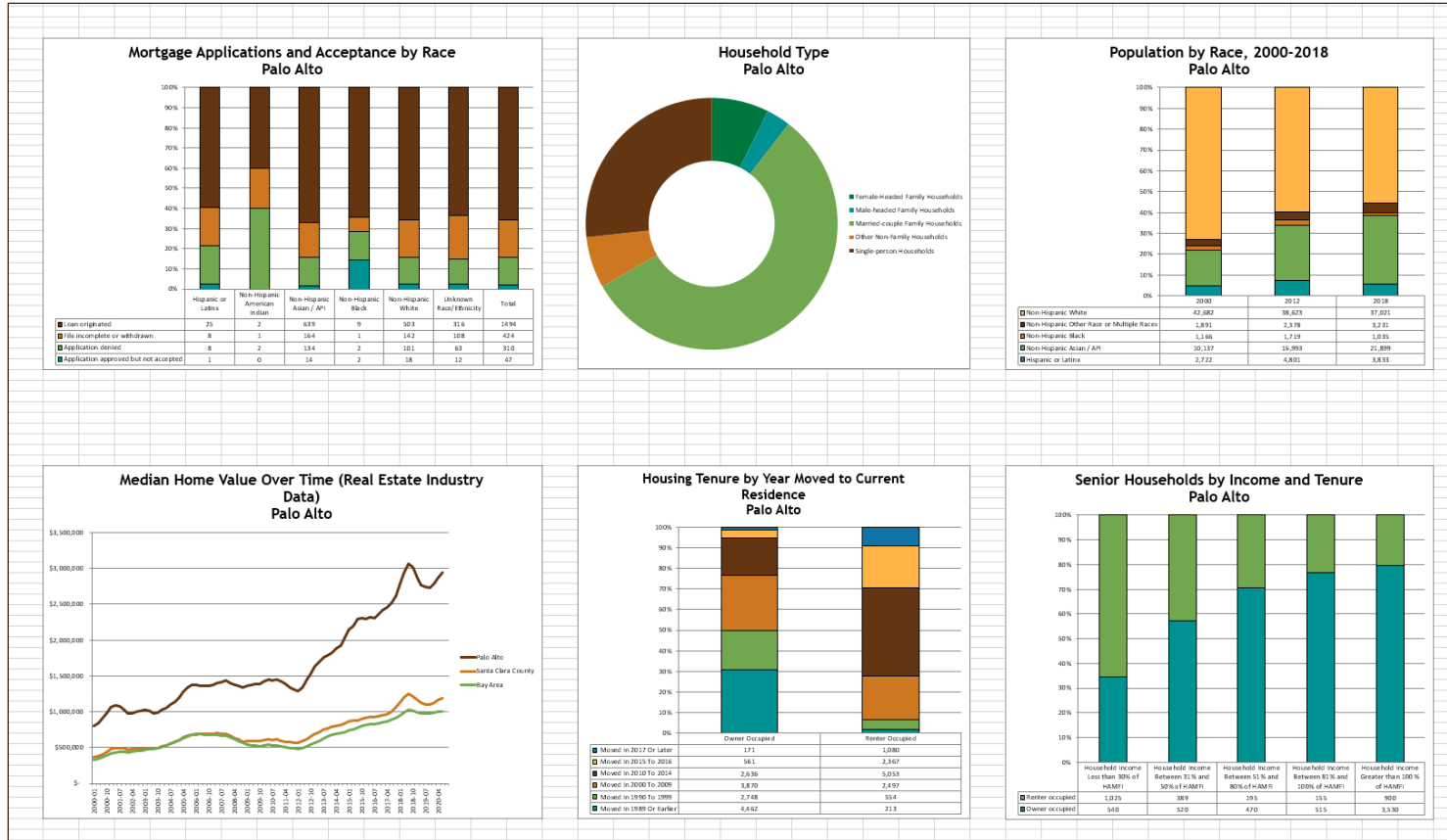


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Regional Consulting Bench



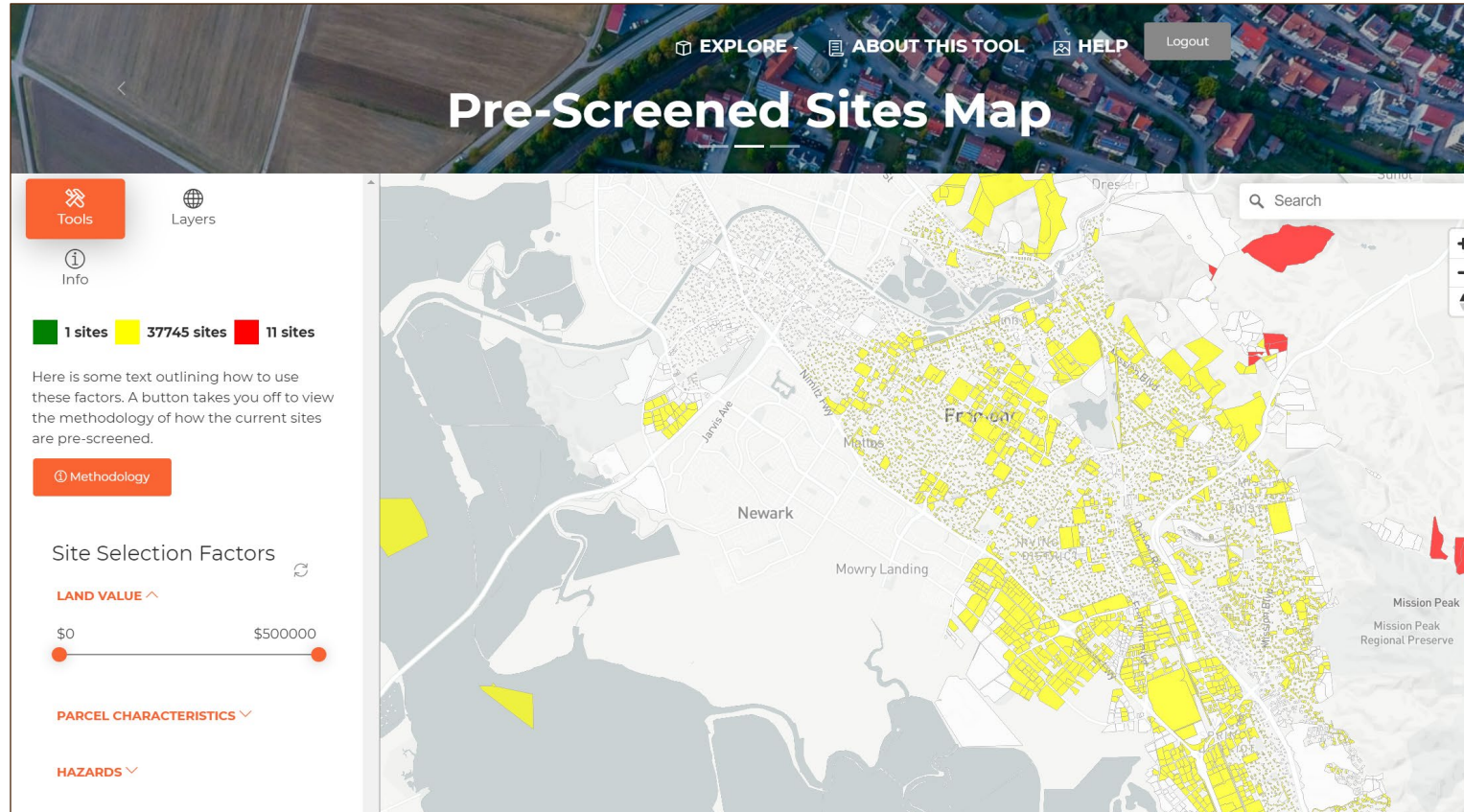
Housing Needs Data Packets



To be pre-reviewed by HCD

GOAL:
SAFE
HARBOR

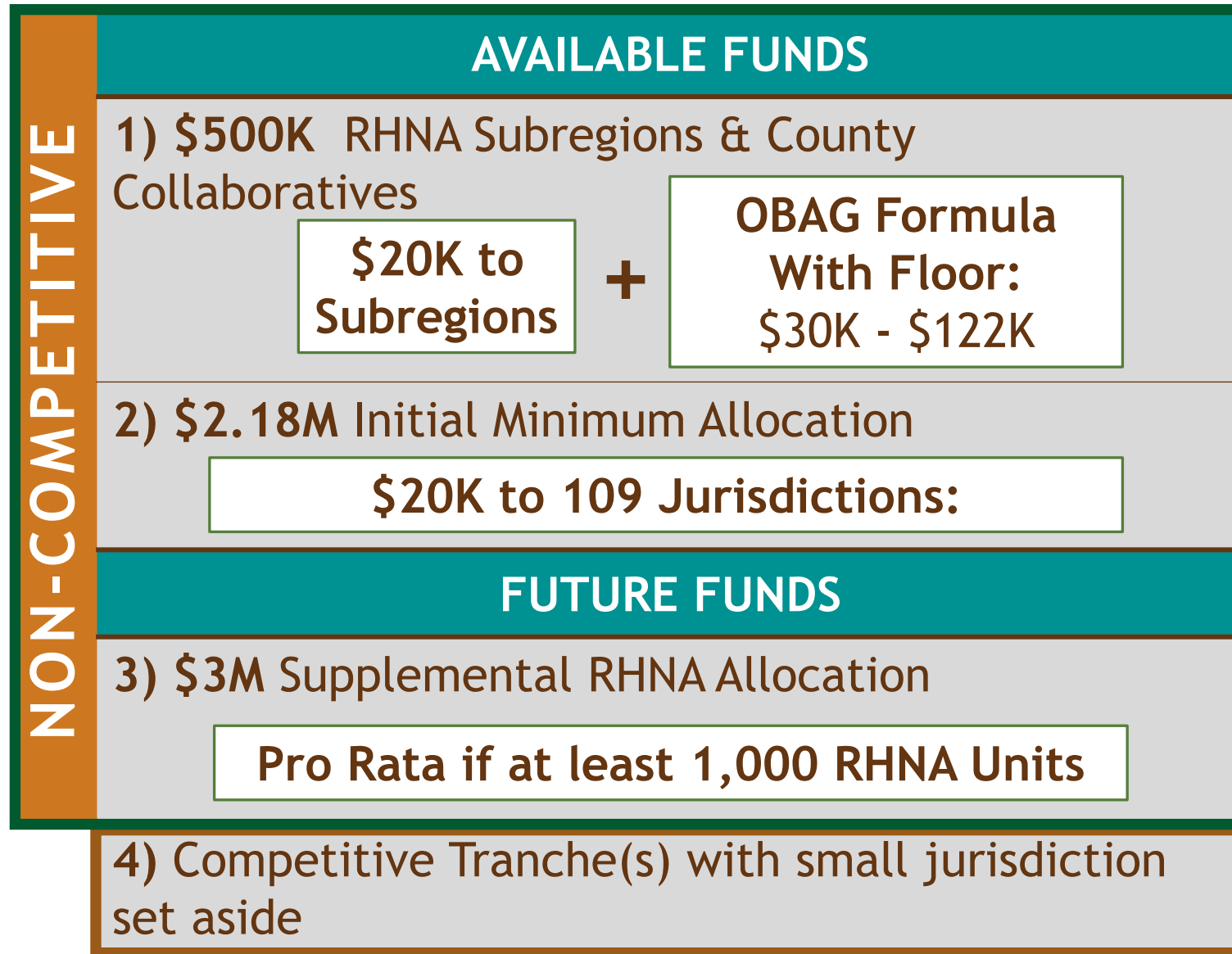
Interactive Site Selection Tool



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
\$515,000	1
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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

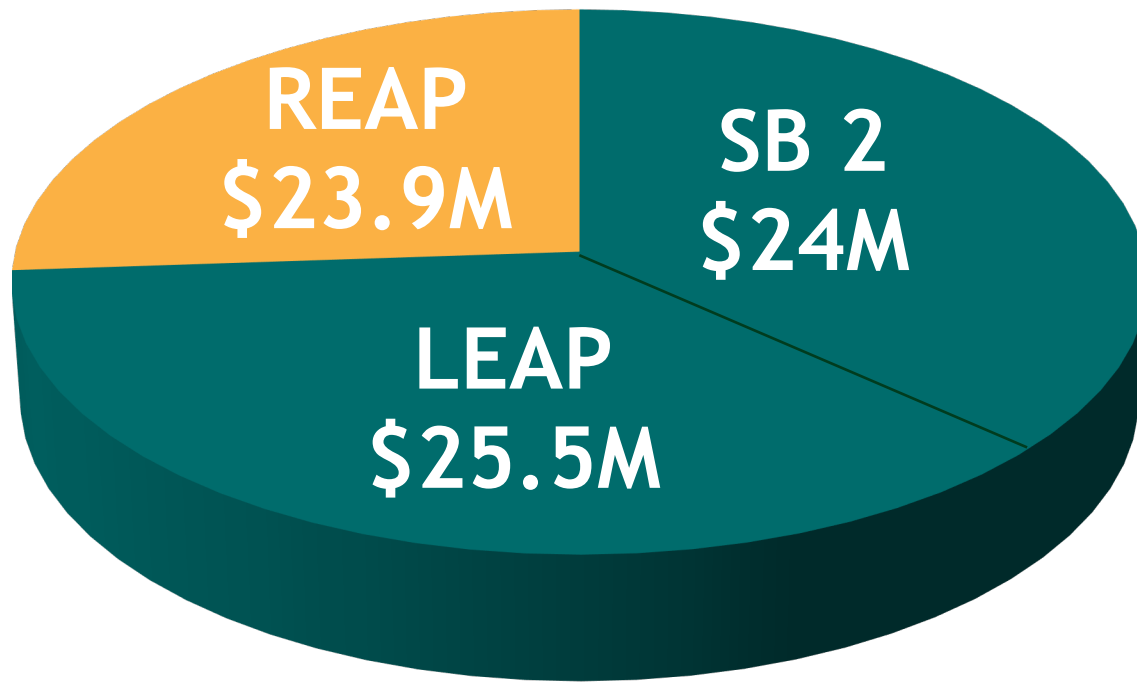
4) \$1M Competitive Tranche(s) with small jurisdiction set aside

\$4.2M County Planning Collaborative support

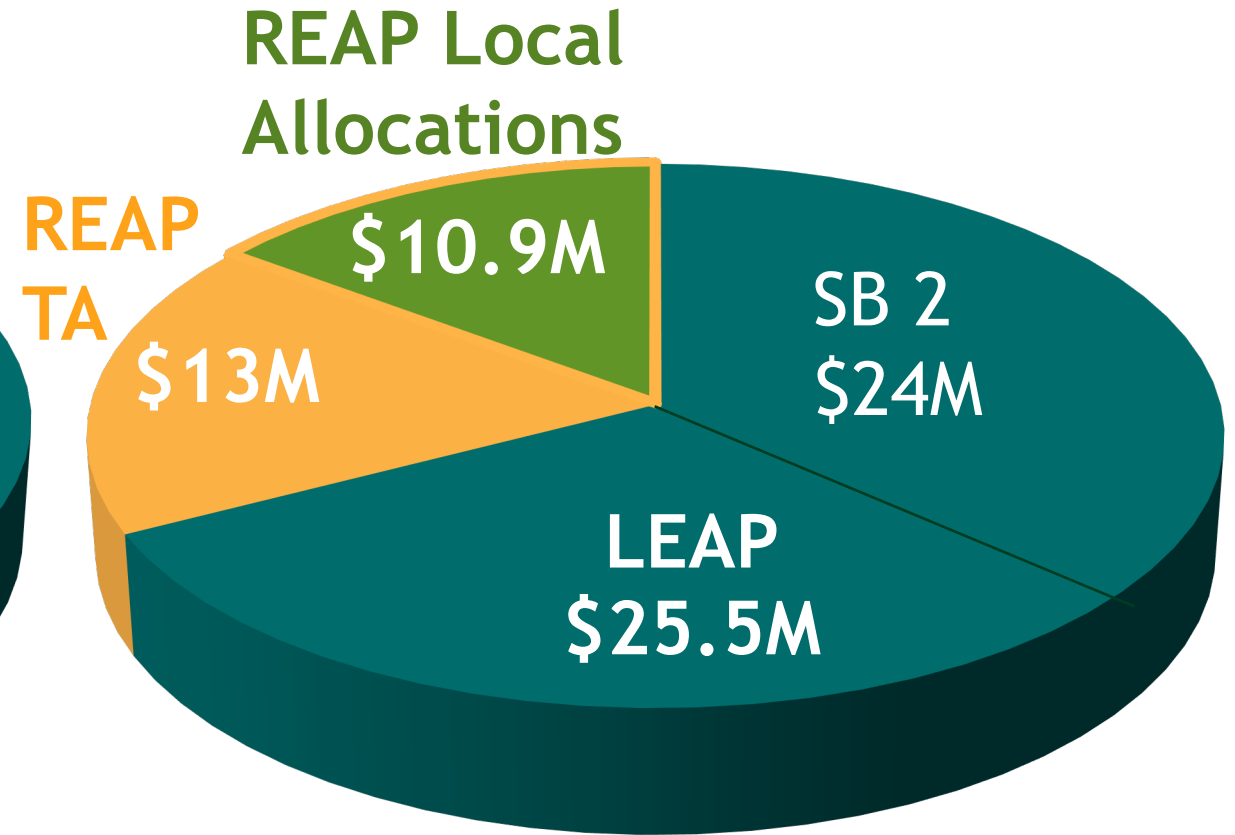


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Current Allocations



*Proposed Allocations



* After Proposed REAP Local Allocations

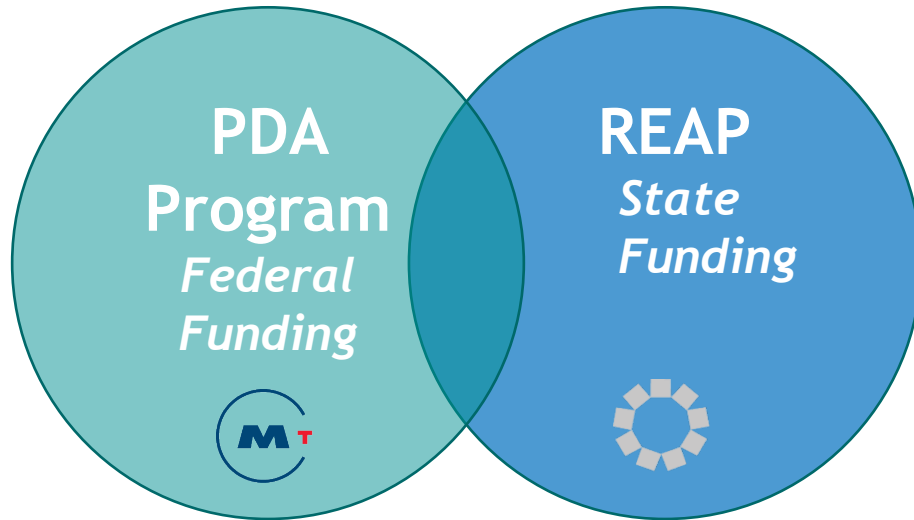
2nd REAP APPLICATION: \$18,066,861

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
☐ Specific Plan	_____	_____
☐ Housing Element	_____	_____
☐ Parking ordinance	_____	_____
☐ Zoning amendment	_____	_____
☐ Station access plan	_____	_____
☐ 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