

Regional Early Action Plan (REAP) & Priority Development Area (PDA) Programs:

2021 Letter of Interest (LOI) Webinar



Cottage Housing



Rowhouse



Townhouse



Apartments



Webinar Preview

Overview

Guide to
the LOI

Who's eligible

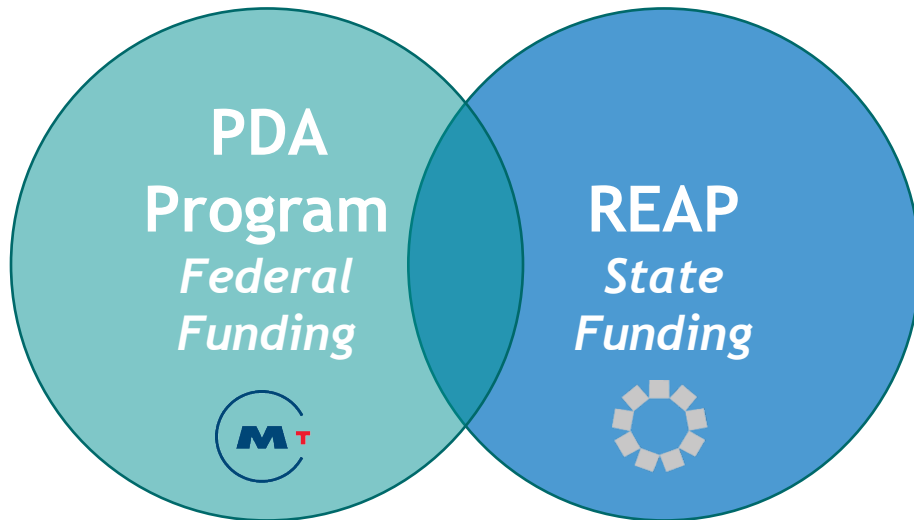
What's eligible

How do I apply?

What's next?

Overview

Two Programs, One Application



- 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

Overview

Available Funding

TOTAL FUNDING	FUNDING SOURCE	MAX GRANT AWARD
\$5.18M	Non-Competitive REAP	
	Jurisdictions with Draft RHNA < 1,000	\$20,000
	Jurisdictions with Draft RHNA ≥ 1,000	\$20,000 + ~\$7/unit
\$1M	Competitive REAP*	\$100,000
\$6M	PDA (competitive)	
	Planning Grants	\$800,000
	Technical Assistance	\$150,000

*1/3 of REAP Competitive set aside for jurisdictions with populations below 60,000

Guide to the LOI

Who's eligible

What's eligible

How do I apply?

What's next?

Who's eligible

Funding Category	Jurisdictions without PDAs	Jurisdictions with PDAs
REAP Non-competitive	✓	✓
REAP Competitive	✓	✓
PDA Planning & Technical Assistance		✓

What's eligible

Project Type <i>(List not exhaustive)</i>	REAP Non- Competitive	REAP Competitive	PDA
Specific Plan	✓		✓
Housing Element Update	✓	✓	
Zoning Amendment	✓	✓	✓
Environmental Impact Report	✓		✓
Transportation Impact Review Update (per SB743)	✓		✓
Engagement & Outreach	✓		✓
Complete Streets Plan			✓
Transportation Demand Management Program			✓

What's eligible

Non-Competitive REAP Funding (OTC)

Planning and process improvements that will accommodate the development of housing and infrastructure such as:

- Outreach, rezoning and EIRs to implement housing element updates
- Establishing Prohousing Policies
- Improving housing permitting processes, tracking systems, and planning tools
- Infrastructure planning to support new housing
- Housing site feasibility studies

What's eligible

REAP Competitive Funding

Must be for Housing Element or Zoning Updates

Must satisfy one of four funding priorities:

- Plan Bay Area 2050 Growth Geography
- Furthers PBA Housing Strategies
- Communities of Concern
- Closes local funding gap

What's eligible

PDA Funding

Limited to Priority Development Areas

Priorities include:

- Specific Plans for unplanned PDAs
- Affordable Housing: significant capacity and feasibility increase
- VMT reduction: policies and implementation
- Furthers PBA 2050 Strategies
- Addresses Racial Equity

How do I apply?

1. Get Ready
2. Complete the LOI



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

EJ

LETTER OF INTEREST:
REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

Overview & Instructions

This application combines grants from the **Regional Early Action Program (REAP)** and **Priority Development Area (PDA) Program** to streamline the application process and maximize approximately \$12M in available funding.

All jurisdictions are entitled to a formula-based REAP allocation. [Click here](#) to estimate your non-competitive REAP Allocation and see eligible uses.

All jurisdictions may also compete for REAP Competitive Allocations (\$1 million total, maximum grant request \$100,000). Eligible uses are limited to activities related to housing element updates and rezoning. For more information on eligible uses and funding priorities [click here](#).

Jurisdictions with PDAs may apply for PDA Planning and Technical Assistance grants (approximately \$6 million total, maximum request \$800,000 for planning grants and \$150,000 for TA). For information on eligible uses [click here](#).

Local jurisdictions can receive awards via traditional grant agreements or save administrative time and costs by accessing the regional consulting bench.

To access your funding, regardless of type, this LOI form must be filled out

Caution: Your work here cannot be saved. To see a complete list of questions before beginning the form [Click Here](#). For detailed guidance and background information [Click Here](#)

Next

How do I apply?

1. Get Ready

- ✓ Review the guidance document
- ✓ Prioritize your projects
- ✓ Determine appropriate funding categories
- ✓ Coordinate across departments if you are applying for multiple projects

How do I apply?

1. Get Ready

2. Complete the LOI:

https://www.surveymonkey.com/r/REAP-PDA_LOI



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

LETTER OF INTEREST:
REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

Overview & Instructions

This application combines grants from the **Regional Early Action Program (REAP)** and **Priority Development Area (PDA) Program** to streamline the application process and maximize approximately \$12M in available funding.

All jurisdictions are entitled to a formula-based REAP allocation. [Click here](#) to estimate your non-competitive REAP Allocation and see eligible uses.

All jurisdictions may also compete for REAP Competitive Allocations (\$1 million total, maximum grant request \$100,000). Eligible uses are limited to activities related to housing element updates and rezoning. For more information on eligible uses and funding priorities [click here](#).

Jurisdictions with PDAs may apply for PDA Planning and Technical Assistance grants (approximately \$6 million total, maximum request \$800,000 for planning grants and \$150,000 for TA). For information on eligible uses [click here](#).

Local jurisdictions can receive awards via traditional grant agreements or save administrative time and costs by accessing the regional consulting bench.

To access your funding, regardless of type, this LOI form must be filled out

Caution: Your work here cannot be saved. To see a complete list of questions before beginning the form [Click Here](#). For detailed guidance and background information [Click Here](#)

Please submit any outstanding questions to loi@bayareametro.gov and someone from the REAP or PDA team will get back to you.

Next

How do I apply?

Format:

One computer

One applicant

One application per jurisdiction



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

EXIT

LETTER OF INTEREST:
REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

Applicant Information

Jurisdiction

County

Your Name

Position

Email Address:

Phone Number:

Have you been authorized to submit this application for your jurisdiction?

Yes

No

Prev

Next

How do I apply?

Funding Categories:

Select all to which you will apply

Form automatically guides you through each selected category



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

LETTER OF INTEREST:
REAP & PDA PLANNING AND TECHNICAL
ASSISTANCE

Funding Category Selection

Not sure what to apply for? Click [here](#) for guidance.

I am applying for the following categories of funding:

- REAP formula allocation (all jurisdictions entitled to)
- REAP competitive funding (not to exceed \$100,000)
- PDA Planning or Technical Assistance Grants

Prev

Next

How do I apply?

Non-Competitive REAP:

- What is your allocation?
- What are your priorities?
- What are you using your funds for?

LETTER OF INTEREST:
REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

Non-competitive REAP Allocation Questions

Non-Competitive REAP Allocation Amount:

Please provide an up to 250-word description of the project/activities you are applying your Non-competitive REAP Allocation to:

Please indicate all activities you are applying your REAP funds to:

- Comprehensive Planning:** Specific Plans and district or citywide plans that comprehensively address transportation, land use, housing, public services and the environment. (Includes, but is not limited to, PDA Plans)
- Engagement and Outreach:** Tasks that meaningfully and authentically engage diverse stakeholders in planning and community development processes.
- Housing Policy and Planning:** Housing Element Updates, Plans, Policies and Programs
- Process Improvements:** Improvements to permitting and approval processes.
- Economic & Real Estate Analysis:** Economic and Real Estate modeling on a regional, county, city or site-specific scale.
- Transportation Policy and Implementation:** Policies and Programs focused on increasing mobility options and reducing vehicle miles traveled.
- Transportation Program Development and Administration:** Development and Administration of Transportation Programs
- Environment and Resilience:** Plans, Policies and Tools related to resilience and environmental protection and safety elements.
- Legal Counsel:** Legal Advice related to land use, housing, transportation or other related areas of policy.

How do I apply?

What specific activities are you proposing ?



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

LETTER OF INTEREST: REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

Process Improvements

Assist Local Governments with identifying and implementing improvements to their permitting and approval processes.

What activities are included in your proposal?

- Development Review Process Improvements
- Entitlement Streamlining
- Evaluating efficacy of software solutions (including return on investment, interfacing of legacy systems and ease of implementation)
- Acquisition and Implementation of Software or Systems for process improvement, tracking or permitting.
- Other (please specify)

Prev

Next

How do I apply?

Competitive REAP:

- Must be used for Housing Element Update or Rezoning
- Can be used to supplement non-competitive REAP or another project
- To keep things simple

LETTER OF INTEREST: REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

Please indicate all activities you are applying your REAP funds to:

- Comprehensive Planning: Specific Plans and district or citywide plans that comprehensively address transportation, land use, housing, public services and the environment. (Includes, but is not limited to, PDA Plans)
- Engagement and Outreach: Tasks that meaningfully and authentically engage diverse stakeholders in planning and community development processes.
- Housing Policy and Planning: Housing Element Updates, Plans, Policies and Programs
- Process Improvements: Improvements to permitting and approval processes.
- Economic & Real Estate Analysis: Economic and Real Estate modeling on a regional, county, city or site-specific scale.
- Transportation Policy and Implementation: Policies and Programs focused on increasing mobility options and reducing vehicle miles traveled.
- Transportation Program Development and Administration: Development and Administration of Transportation Programs
- Environment and Resilience: Plans, Policies and Tools related to resilience and environmental protection and safety elements.
- Legal Counsel: Legal Advice related to land use, housing, transportation or other related areas of policy.

Are you also applying for a Competitive REAP Allocation to supplement the costs of this activity?

Note: Eligible uses for competitive funding are limited to housing element updates or rezoning.

Yes No

How do I apply?

COMPETITIVE REAP Plan Bay Area 2050 Housing Strategies

- Further Strengthening Renter Protections Beyond State Legislation
- Preserving Existing Affordable Housing
- Allowing a Greater Mix of Densities and Types in
- Growth in Areas
- Building Adequate Affordable Housing to Ensure Homes for All
- Integrating Affordable Housing into All Major Housing Projects
- Transforming Aging Malls and Office Parks into Neighborhoods
- Providing Targeted Mortgage, Rental and Small Business Assistance to Communities of Concern
- Accelerating Re-Use of Public and Community-Owned Land for Mixed Income Housing and Essential Services

How do I apply?

PDA PLANNING AND TA GRANTS

- Two applications per jurisdiction for each category



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

LETTER OF INTEREST:
REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

PDA Planning and Technical Assistance Grants

I am applying for:
(check all that apply)

PDA Planning Grant

PDA Technical Assistance

Are you submitting applications for more than one PDA plan?

Yes

No

Are you submitting applications for more than one TA proposal?

Yes

No

Prev

Next

How do I apply?

PDA Planning Grant Required Planning Elements

- Assessments and Policies can be combined or completed as a plan chapter.
- Demonstrate Completion or Process.



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

PDA planning grant recipients must complete or have completed, all of the Planning elements in the list below for the PDA. Check each element that will be completed through this grant. If not checked, indicate the planning process through which it was, or will be, completed, and attach a link documenting its completion. Assessments and Policies can be combined or completed as a plan chapter.

- Specific Plan, Precise Plan, or equivalent
- Equity Assessment and Policies*
- Affordable Housing Protection, Preservation and Production Assessment and Policies*
- Mobility Assessment and Policies*
- Vehicle Miles Traveled Assessment and Reduction Policies*
- Resilience and Climate Adaptation Assessment and Policies*
- Infrastructure and Community Facilities Need and Funding Strategy*
- Programmatic Environmental Impact Report
- Zoning and General Plan Amendment

*Can be combined or completed as a plan chapter.

How do I apply?

PDA Planning Grant and TA priorities

- Communities of Concern
- Plan Bay Area 2050 Strategies
- Increase in total housing unit capacity
- Increase in affordable housing unit capacity and potential approaches to achieving this increase?
- Protect low-income tenants and preserve existing affordable homes?

How do I apply?

PDA Planning Grant and TA priorities

LETTER OF INTEREST: REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

Which Plan Bay Area 2050 Strategies does this project support? (check all that apply) To see the full text for these strategies see page 3 of [this document](#).

- Accelerating Re-Use of Public and Community-Owned Land for Mixed Income Housing and Essential Services
- Advancing Regional Vision Zero Policy through Street Design and Reduced Speeds.
- Allowing a Greater Mix of Densities and Types in Growth in Areas
- Allowing greater densities for new commercial development in select Priority Development Areas and select Transit-Rich Areas to encourage more jobs to locate near public transit.
- Building Adequate Affordable Housing to Ensure Homes for All
- Expanding Transportation Demand Management Initiatives.
- Further Strengthening Renter Protections Beyond State Legislation
- Integrating Affordable Housing into All Major Housing Projects
- Preserving Existing Affordable Housing
- Protecting shoreline communities affected by sea level rise, prioritizing areas of low costs and high benefits and providing additional support to vulnerable populations.
- Providing Targeted Mortgage, Rental and Small Business Assistance to Communities of Concern
- Transforming Aging Malls and Office Parks into Neighborhoods
- None of the above

How do I apply?



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

PDA TA Menu of Activities

- Let us know if you'd like to take advantage of multi-jurisdiction TA

Please indicate what type of activity this proposal is for:

- Engagement and Outreach: Tasks that meaningfully and authentically engage diverse stakeholders in planning and community development processes.
- Housing Policy and Planning: Plans, Policies and Programs
- Process Improvements: Improvements to permitting and approval processes.
- Economic & Real Estate Analysis: Economic and REal Estate modeling on a regional, county, city or site-specific scale.
- Transportation Policy and Implementation: Policies and Programs focused on increasing mobility options and reducing vehicle miles traveled.
- Transportation Program Development and Administration: Development and Administration of Transportation Programs
- Environment and Resilience: Plans, Policies and Tools related to resilience and environmental protection and safety elements.
- Legal Counsel: Legal Advice related to land use, housing, transportation or other related areas of policy.

If there are other jurisdictions are applying for similar technical assistance would you be interested in participating in a multi-jurisdictional working group?

Yes

No

How do I apply?



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Before you submit

LETTER OF INTEREST:
REAP & PDA PLANNING AND TECHNICAL ASSISTANCE

Final Questions

How would you like to receive your funding/support?

- Select Consultant from Regional Consultant Bench managed by ABAG/MTC
- Traditional Grant Agreement and Receive Direct Disbursement
- Not Sure at this Time

Will this be the only Letter of Interest submitted by your jurisdiction?

- Yes
- No

Prev

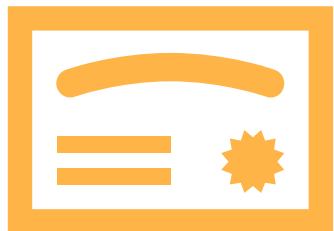
SUBMIT

What's next?



Start Submitting Now!

LOIs Due 2/12/2021



Grant Awards (estimated)

REAP Non-Competitive Rolling

REAP Competitive May 2020

PDA May 2020



All Work Completed REAP: 9/30/2023
PDA: 12-30 months from award

Thank you!

Please contact loi@bayareametro.gov with any additional questions.