



Planning Directors Forum

Monday, August 29, 2022

10:00 – 11:30 a.m.

Zoom

AGENDA

<https://us06web.zoom.us/j/89983301415?pwd=RkpyM3RNV3Zab3c1USt4K1Z4QjZDdz09>

1. Welcome/Roll Call (5 mins)

2. Discussion Items

- a. Regional Early Action Planning (REAP) 2.0 Program (Heather Adamson, AMBAG) (45 mins)**

AMBAG staff will provide an update on the REAP 2.0 Program. The Planning Directors Forum is asked to provide input for the development of AMBAG's REAP 2.0 program framework.

3. Informational Updates (20 mins)

- a. 6th Cycle Regional Housing Needs Allocation Update**

AMBAG staff will provide an update on the 6th Cycle RHNA activities.

- b. REAP 1.0 Program**

AMBAG staff will provide an update on the REAP 1.0 Program.

4. Other Items (5 mins)

5. Next Steps/Adjourn

Staff Contact

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MEMORANDUM

TO: AMBAG Planning Directors Forum

FROM: Heather Adamson, Director of Planning

SUBJECT: Regional Early Action Planning Grants 2.0 Program

MEETING DATE: August 29, 2022

RECOMMENDATION: DISCUSSION

Staff will provide an update on the Regional Early Action Program (REAP) 2.0 Program. The Planning Directors Forum is asked to provide input for the development of AMBAG's REAP 2.0 program framework.

BACKGROUND/ DISCUSSION:

Regional Early Action Planning Grants of 2021 (REAP 2.0) builds on the success of 2019's REAP program but expands the focus by integrating housing and climate goals, and allowing for broader planning and implementation investments, including infrastructure investments that support future housing development. REAP 2.0 is explicitly intended to meet multiple objectives – infill development, housing for all incomes, Vehicle Miles Traveled (VMT) reduction, and affirmatively furthering fair housing (AFFH) in ways that lead to transformative outcomes and accelerate the implementation of regional and local plans to achieve these goals.

The REAP 2.0 Program provides funds to regional governments to accelerate housing production and facilitate compliance with the 6th Cycle of the housing element, including regional housing need allocations. In addition, REAP 2.0 is specifically designed to provide Metropolitan Planning Organizations (MPO) and other Eligible Entities with tools and resources to help implement and advance plans, primarily including Sustainable Communities Strategies (SCS) as part of Regional Transportation Plans to pursue greenhouse gas emission reduction targets through land use and transportation changes. The REAP 2.0 objectives are:

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- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
- Affirmatively Furthering Fair Housing
- Reducing Vehicle Miles Traveled

The REAP 2.0 Program was originally funded with \$500 million from the Coronavirus State and Local Fiscal Recovery Funds of 2021 (SLFRF) and \$100 million from the State General Fund. The REAP 2.0 Program will be administered by the California Department of Housing and Community Development (HCD) (Department), in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

Most of the funds (85 percent) will be allocated directly to the MPOs. The remaining funds are split into a set aside for non-MPO regions for smaller counties and Tribal Entities, as well as a Higher Impact Transformative Allocation for all Eligible Entities. AMBAG's formula share of the MPO funding is \$10,133,742.41.

HCD released the draft guidelines for the REAP 2.0 for public review and comment on March 24, 2022. AMBAG submitted comments on April 15. The final guidelines and the notice of funding availability (NOFA) was released on July 27, 2022 (<https://www.hcd.ca.gov/docs/grants-and-funding/mpo-reap-2-0-final-guidelines.pdf>). AMBAG has begun to conduct outreach to develop priorities, proposed uses, funding amounts and the appropriate blend of planning and implementation, and various other program components. This work will be conducted through a series of meetings and coordination efforts outlined below.

Through the 2022 State budget process, the federal CARES Act funding was swapped for state general funds. This resolved a major concern that many regions had with draft guidelines because the federal funds were extremely restricted with reduced eligible uses.

In early June 2022, AMBAG submitted an advanced application to HCD for funding to deploy an outreach and engagement strategy and develop programs to disperse these funds throughout the region in support of transformative planning that promotes the core program objectives of REAP 2.0: (1) implementation of AMBAG's Sustainable Communities Strategy; (2) infill housing development; (3) reduction of VMT; and (4) AFFH.

As AMBAG develops a REAP 2.0 program framework, our full funding application will be driven by the State's final program guidelines and a stakeholder engagement process. Throughout 2022, AMBAG will be conducting outreach to a broad array of stakeholders

to identify programs and partners and develop the full REAP 2.0 application, due to the State by December 2022.

Outreach Activities

AMBAG proposes extensive outreach activities to gather input and feedback on the development of the regional REAP 2.0 Program. In early July 2022, AMBAG released a public opinion survey asking for feedback on how AMBAG should structure its regional REAP 2.0 program. A more extensive survey targeting potential eligible applications was released in early August 2002 month to provide additional input on what the priorities should be and what the needs are for AMBAG's REAP 2.0 program.

Listening sessions and/or workshops will be scheduled for Fall 2022 to gather additional feedback once priorities have been identified from the surveys and as framework options are developed.

In addition, AMBAG will work with the local jurisdictions and our local/regional transportation partners through the Planning Directors Forum and Technical Advisory Committees to gather input and to help develop framework options for REAP 2.0 funding.

Ultimately, the AMBAG Board of Directors will be asked to approve a proposed framework for the REAP 2.0 program and direct staff to submit the final application to HCD at its November 2022 meeting.

Timeline

- Summer 2022 – HCD releases final guidelines and notice of funding availability
- Summer/Fall 2022 – Outreach activities and development of REAP 2.0 program framework
- December 31, 2022 – Deadline to submit application for REAP 2.0 Program funds and include a budget, amounts retained by the regional agency and any sub-allocations, and an education and outreach strategy
- Spring/Summer 2023 – Develop AMBAG's regional competitive grant program including criteria, application, etc.
- Summer/early Fall 2023 – Applications due for AMBAG's competitive grant program
- Late 2023/early 2024 – AMBAG awards regional competitive grants and enters into funding agreements with grant applicants
- June 30, 2024 – Deadline for REAP 2.0 recipient to encumber funds
- June 30, 2026 – Deadline for REAP 2.0 funds to be expended

Next Steps

AMBAG will continue to develop the AMBAG regional REAP 2.0 Program framework and conduct stakeholder outreach. In fall 2022, the AMBAG Board will be asked to review and approve the proposed program framework. AMBAG is scheduled to submit the final application to HCD in December 2022.