

Planning Directors Forum

August 29, 2022



Item #1: Welcome/Roll Call



Item #2a: Regional Early Action Planning (REAP) 2.0 Program



Regional Early Action Planning Grants (REAP 2.0) Program

Heather Adamson, AICP

August 29, 2022



Background

- Builds on the success of 2019's REAP program but expands the focus by integrating housing and climate goals
 - Allowing for broader planning and implementation investments, including infrastructure investments that support future housing development
- REAP 2.0 is intended to meet multiple objectives
 - Infill development
 - Vehicle miles traveled (VMT) reduction
 - Affirmatively furthering fair housing (AFFH) goals

REAP 2.0 Program Objectives

- REAP 2.0 provides funds to accelerate housing production and facilitate compliance with the 6th Cycle of the housing element, including RHNA allocations
- In addition, REAP 2.0 provides MPOs with tools and resources to help implement and advance the SCS
- The REAP 2.0 objectives are:
 - Accelerate infill development that facilitates housing supply, choice and affordability
 - Affirmatively furthering fair housing
 - VMT reduction

REAP 2.0 Funding

- Funded with \$600 million from the State General Fund
- The REAP 2.0 Program will be administered by HCD in collaboration with OPR, SGC and CARB
- Most of the funds (85%) will be allocated directly to the MPOs; remaining funds to be split between non-MPO, regions, Tribal entities, as well as statewide competitive pot for Higher Impact Transformative Projects
- AMBAG's allocation of the MPO funding is \$10,133,742

REAP 2.0 Guidelines - MPO

- HCD released the REAP 2.0 draft guidelines for public review & comment on March 24, 2022
- AMBAG staff submitted comments to HCD on April 15, 2022
- The final guidelines and the notice of funding availability (NOFA) were released July 27, 2022
- Can be used for transformative implementation
- Two Part MPO application: (1) Advance Application for 10% and (2) Final application for 90%
- Advance Application for 10% of funds for outreach and program development approved by HCD

REAP 2.0 Eligible Uses

- Outlined in REAP 2.0 Final Guidelines (pages 10-13)
- Eligible uses should meet one or more of the following categories of allowable uses:
 - Accelerating infill development that facilitates housing supply, choice, and affordability through various planning programs, services, or capital expenditures
 - Realizing multimodal communities through programs, plans, and implementation actions
 - Shifting travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms, and ;
 - Increasing transit ridership through funding, implementation actions, and planning

REAP 2.0 Eligible Uses (cont.)

- Accelerating infill development that facilitates housing supply, choice, and affordability
 - Affordable housing development programs
 - Rezoning and guiding development by updating planning documents, development standards, and zoning ordinances
 - Revamping local planning processes to accelerate infill development
 - Completing environmental clearance to eliminate the need for project-specific review for infill development
 - Establishing/funding an affordable housing catalyst fund, trust fund, or revolving loan fund for location efficient projects
 - Performing infrastructure planning and investing in upgrading infrastructure

REAP 2.0 Eligible Uses (cont.)

- Realizing multimodal communities
 - Establishing and implementing a vision-zero policy and program, a safety plan, and a slow streets program
 - Developing bicycle and pedestrian infrastructure plans and other multimodal plans or policies
 - Investing in infrastructure projects and other programs to expand active transportation and implement bicycle or pedestrian plans
 - Producing multimodal corridor studies associated with developing specific planning documents or implementation actions

REAP 2.0 Eligible Uses (cont.)

- Shifting travel behavior through reducing driving
 - Studying roadway pricing feasibility and implementing road pricing programs
 - Funding the establishment of a local VMT impact fee or catalyzing a regional VMT mitigation bank
 - Funding and implementing parking and transportation demand management programs or ordinances
 - Accelerating Infill Housing production near jobs, transit, and resources

REAP 2.0 Eligible Uses (cont.)

- Increasing transit ridership
 - Funding and implementing actions to establish more seamless regional transit systems including establishing common fares systems, sync transit routing systems and schedules, service design, and wayfinding to connect residential neighborhoods with employment centers and other key destinations
 - Developing and implementing multimodal access plans to and from transit facilities
 - Planning for additional housing near transit

AMBAG's REAP 2.0 Outreach Activities

- Gather input and feedback on the development of the REAP 2.0 program
- July 2022 – public outreach survey
- August 2022 – agency/stakeholder survey
- August to November 2022 – more stakeholder outreach
- Work with the Board, partners, stakeholders and the public to develop final application
 - Priorities and proposed uses
 - Funding amounts and the appropriate blend of planning and implementation
 - Various other program components

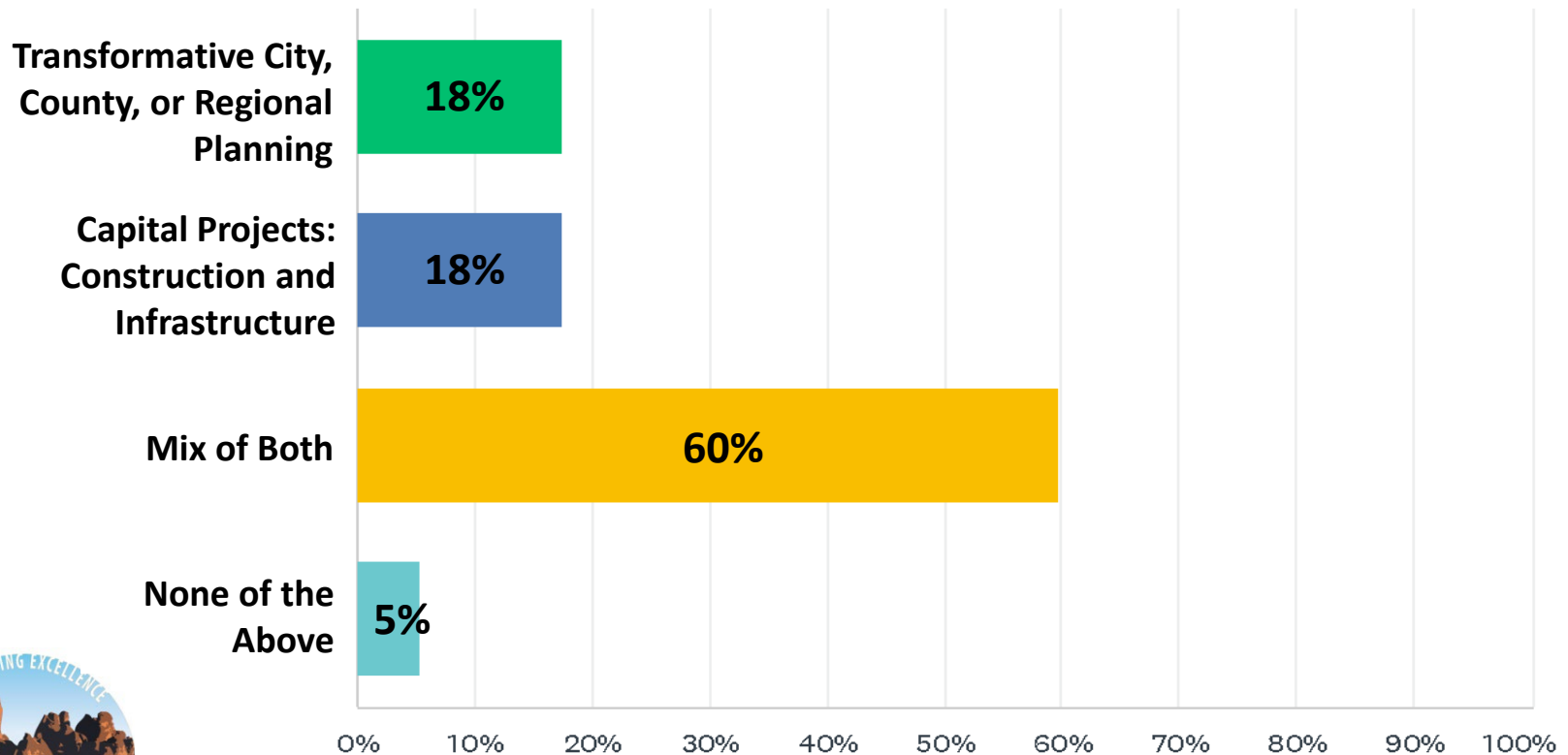
Public Outreach Survey – Initial Results

- Developed a simple survey to gather input
- Available throughout July 2022
- Received 57 responses
- Questions to help develop AMBAG's REAP 2.0 program

REAP 2.0 - Funding Focus

Q: Should REAP 2.0 funding focus on transformative city/county/regional planning, capital projects such as construction and infrastructure projects, or a mix of both?

Answered: 57 Skipped: 0

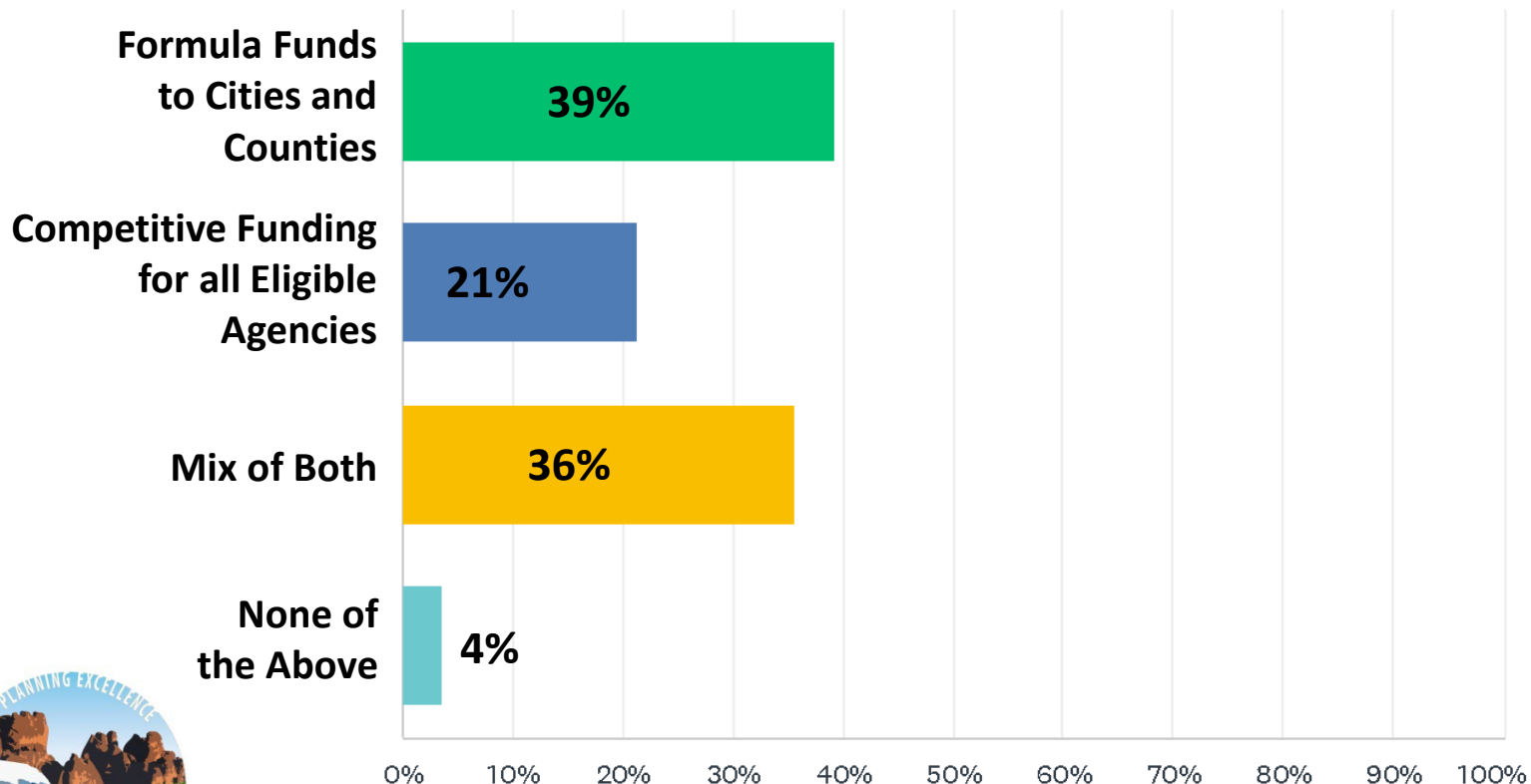


REAP 2.0 - Funding Allocation

Formula vs. Competitive

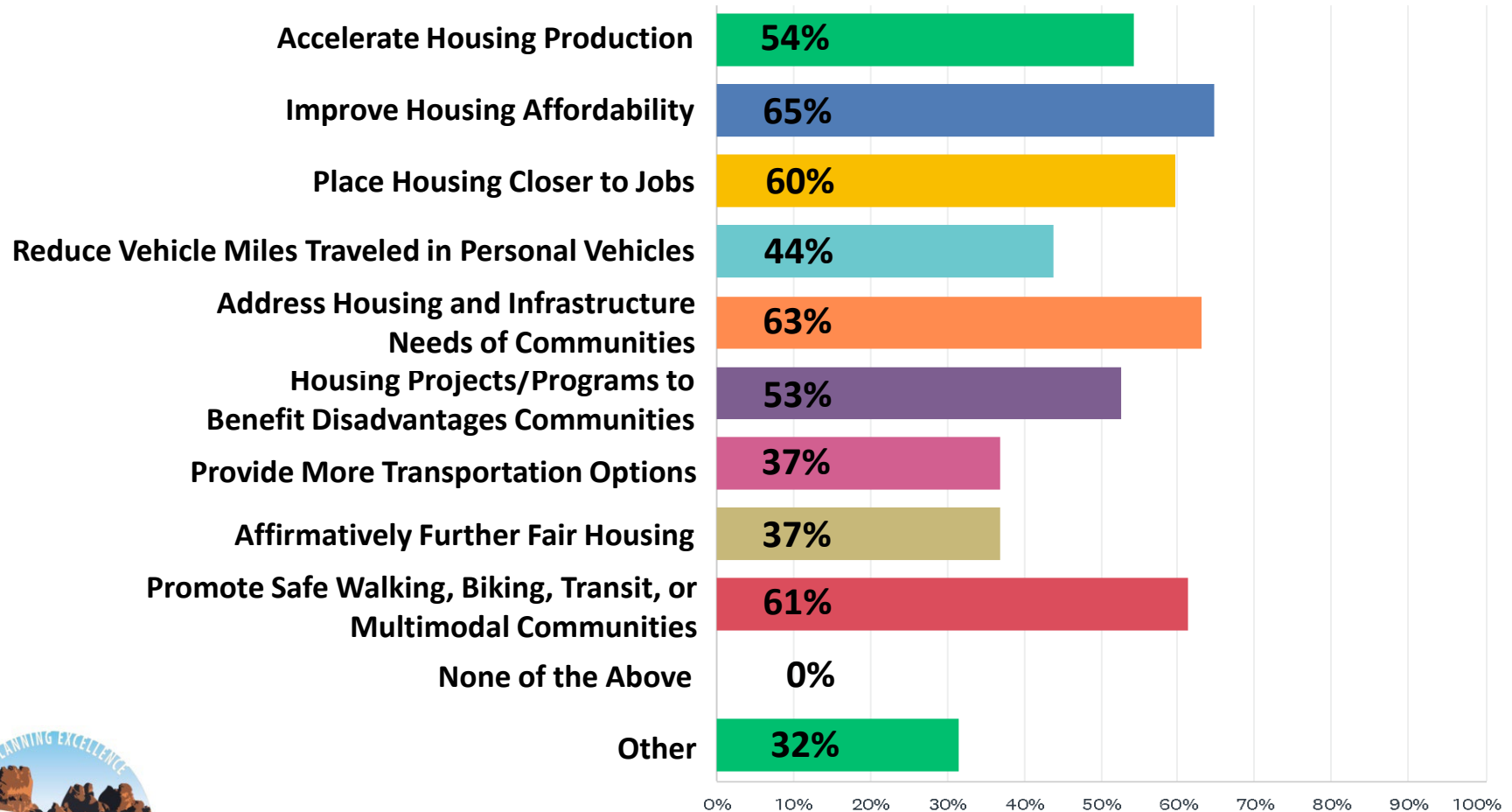
Q: Should funding allocations be guaranteed to cities, counties, and agencies, or should these agencies compete for the funding with project proposals?

Answered: 56 Skipped: 1



REAP 2.0 – Project/Program Preference

Q: What type of projects/programs would you like to see funded with REAP 2.0 funding? (Choose all that apply)



REAP 2.0 Program Timeline

- March 24, 2022 – HCD released draft guidelines
- May 31, 2022 – Submitted Advance Application for 10% of funds for outreach & program development
- July 27, 2022 – HCD releases final guidelines and NOFA
- August 2022 – December 2022 – AMBAG develops regional approach and prepares MPO REAP 2.0 application
- December 31, 2022 – Deadline for AMBAG to submit MPO application for REAP 2.0 Program

REAP 2.0 Program Timeline (cont.)

- 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 recipients to encumber funds
- June 30, 2026 – Deadline for REAP 2.0 funds to be expended

Next Steps

- Staff developing the AMBAG regional REAP 2.0 Program framework
- Summer/Fall 2022– More stakeholder outreach
- October/November 2022 – Board review and approval of proposed program framework
- December 31, 2022 – AMBAG submits final application to implement program framework

Discussion Questions

- *What are your thoughts on the appropriate mix of planning and implementation?*
- *What types of projects/programs should AMBAG prioritize for REAP 2.0?*
- *Suggestions for regional transformative projects?*

Questions?

Item #3a: 6th Cycle Regional Housing Needs Allocation Update



Item #3b: REAP 1.0 Program



Item #4: Other Items



Item #5: Next Steps/Adjourn

