



Planning Directors Forum

Monday, January 30, 2023

10:00 a.m. – 12:00 p.m.

Zoom

<https://us06web.zoom.us/j/83711657654?pwd=VlFhdC93VTVDZlZlbn09tUW5mazErdz09>

AGENDA

1. Welcome/Roll Call (5 mins)

2. Discussion Items

- a. **Regional Early Action Planning (REAP) 2.0 Program – Draft Criteria for AMBAG’s Grant Programs (Heather Adamson, Paul Hierling and Chris Duymich, AMBAG) (45 mins)**

Staff will provide an update on the REAP 2.0 Program development activities including the draft criteria proposed for AMBAG’s Regional Competitive and Local Suballocation Grant Programs. Planning Directors are asked to provide input on the draft criteria.

- b. **HCD Technical Assistance for Local Jurisdiction’s 6th Cycle Housing Elements (Sohab Mehmood, HCD) (30 mins)**

HCD staff will present options for technical assistance for the 6th Cycle Housing Element process and will facilitate a discussion about options.

3. Informational Updates (5 mins)

- a. **Adaptation Grants (Amaury Berteaud, AMBAG)**

AMBAG staff will provide a brief update on adaptation grant funding programs available.

4. Other Items/Announcements (5 mins)

5. Next Steps/Adjourn (5 mins)

Staff Contact

Heather Adamson, AMBAG

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**MEMORANDUM**

TO: AMBAG Planning Directors Forum

FROM: Heather Adamson, Director of Planning

SUBJECT: Regional Early Action Planning (REAP) 2.0 Program –
Draft Criteria for AMBAG’s Grant Programs

MEETING DATE: January 30, 2023

RECOMMENDATION:

Staff will provide an update on the REAP 2.0 Program development activities including the draft criteria proposed for AMBAG’s Regional Competitive and Local Suballocation Grant Programs. Planning Directors are asked to provide input on the draft criteria.

BACKGROUND/ DISCUSSION:

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. 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:

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

The REAP 2.0 Program is funded with \$600 million from the State General Fund. AMBAG’s share of this funding is \$10,133,742.41. The REAP 2.0 Program is administered by the California Department of Housing and Community Development (HCD) (Department), in collaboration with the Governor’s Office of Planning and Research

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(OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

In early June 2022, AMBAG submitted an advanced application to HCD for funding to deploy an outreach and engagement strategy and to develop a program to disperse these funds throughout the region that promotes the core program objectives of REAP 2.0. AMBAG's advanced application was approved in August 2022.

Throughout 2022, AMBAG conducted extensive outreach to a broad array of stakeholders to gather input, identify programs and partners which assisted in the development of the Proposed REAP 2.0 program framework. AMBAG developed a REAP 2.0 program framework, suballocation programs and draft criteria which were guided by the State's final program guidelines, HCD input and a stakeholder engagement process. AMBAG submitted the full REAP 2.0 application to the State in December 2022. The State is expected to complete the application review within 60 days.

REAP 2.0 Program Framework

In November 2022, the AMBAG Board of Directors approved the REAP 2.0 program framework consisting of three (3) core components:

- **Regional Competitive Grant Program (60% - \$6,000,000)**
 - Developed and administered by AMBAG. Applicant awards must support all REAP 2.0 objectives. This program will suballocate the majority of AMBAG's REAP 2.0 funds to a competitive program, granting awards to applicants that best achieve all REAP 2.0 goals and objectives.
- **Local Suballocation Grant Program (25% - \$2,625,000)**
 - The Local Suballocation Grant Program sets aside \$125,000 per jurisdiction with eligible projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all cities and counties with an opportunity to propose a REAP 2.0 eligible projects while allowing for both implementation and planning uses.
- **AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development and Administration (15% - \$1,508,742)**
 - Regional planning activities that support infill development and implement the SCS such as pricing studies, transit-oriented development and Opportunity Area planning and implementation
 - Technical assistance
 - Development of the REAP 2.0 Program, including outreach activities

- REAP 2.0 administration

REAP 2.0 Grant Programs Draft Criteria

AMBAG staff developed draft criteria for both the Regional Competitive and Local Suballocation Grant Programs based on HCD program requirements. Suballocation program criteria, guidelines and applications will be refined and developed in early 2023.

REAP 2.0 Objectives

Both AMBAG's Regional Competitive and Local Suballocation Grant Programs must meet the following REAP 2.0 objectives.

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
 - Does the project accelerate infill development near jobs and other key destinations to support housing choice and affordability that effectively reduces VMT and greenhouse gas emissions?
- Affirmatively Furthering Fair Housing (AFFH)
 - Does the project combat discrimination, overcome patterns of segregation, and foster equitable and inclusive communities?
 - Does the project include meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity?
 - Does the project target funding to benefit disadvantaged and historically underserved communities?
 - Does the project support regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
- Reducing Vehicle Miles Traveled (VMT)
 - Does the project support new infill housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs?

In the full application, AMBAG proposed the following draft criteria for the Regional Competitive and Local Suballocation Grant Programs. Planning Directors are asked to

discuss and provide feedback on the draft criteria. Staff is currently developing draft guidelines for the AMBAG REAP 2.0 funding programs.

Regional Competitive Grant Program Draft Criteria

Draft scoring for the Regional Competitive program places the majority of points in the core REAP 2.0 objectives per direction from HCD. The process for reviewing proposed grant applications, including the final criteria will be included in the guidelines.

Primary Criteria

- Housing Element Compliance
- Transformative Planning and Implementation Activities
- Public Outreach
- California Planning Priorities
- Benefit to Disadvantaged Populations
- California Planning Priorities

Secondary Criteria

- Project Scope of Work and Budget
- Project Risk Assessment

Regional Competitive Grant Program Proposed Weighting

Scoring Factor	Weight (%)	Max. Score
REAP 2.0 Objectives		
1. Accelerating Infill Development		25
2. Affirmatively Furthering Fair Housing		25
3. Reducing VMT		25
Subtotal		75
Primary Factors		
1. Housing Element Compliance		3
2. Transformative Planning and Implementation Activities		3
3. Public Outreach		3
4. Benefit to Disadvantaged Populations		3
5. Significant Beneficial Impacts		3
6. California Planning Priorities		3
Subtotal		18
Secondary Factors		
1. Scope of Work and Budget		4
2. Project Risk Assessment		3
Subtotal		7
Total		100

Local Suballocation Grant Program Draft Criteria

Local suballocation Project elements will be rated on a Pass or Fail basis. Any project that fails one or more of the core three REAP 2.0 objectives or goals will be rejected. Draft scoring focuses on pass or fail evaluation per direction from HCD. Projects that meet all REAP 2.0 objectives and goals will be considered for approval as eligible projects.

Primary Criteria

- Housing Element Compliance
- Transformative Planning and Implementation Activities
- Public Outreach
- California Planning Priorities
- Benefit to Disadvantaged Populations
- Significant Beneficial Impacts

Criteria	PASS/FAIL
1. Accelerating Infill Development	Pass/Fail
2. Affirmatively Furthering Fair Housing	Pass/Fail
3. Reducing VMT	Pass/Fail
1. Housing Element Compliance	Pass/Fail
2. Transformative Planning and Implementation Activities	Pass/Fail
3. Public Outreach	Pass/Fail
4. Benefit to Disadvantaged Populations	Pass/Fail
5. Significant Beneficial Impacts	Pass/Fail
6. California Planning Priorities	Pass/Fail
1. Scope of Work and Budget	Pass/Fail
2. Project Risk Assessment	Pass/Fail
Total	

Timeline

- Spring/Summer 2023 – Develop AMBAG’s Regional Competitive and Local Suballocation Grant Programs including criteria, application, forms, etc.
- Summer/early Fall 2023 – Applications due for AMBAG’s Regional Competitive

and Local Suballocation Grant Programs

- Late 2023/early 2024 – AMBAG awards Regional Competitive Grant Programs 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 outreach activities to gather input on the draft grant guidelines and applications for the REAP 2.0 grant programs.