

# Planning Directors Forum

April 24, 2023



# Item #1: Welcome/Roll Call



# **Item #2a: Regional Early Action Planning (REAP) 2.0 Program – AMBAG's Public Draft Guidelines**

# **Regional Early Action Planning (REAP) 2.0 Program: AMBAG's Public Draft Guidelines**

**Paul Hierling  
Chris Duymich  
AMBAG  
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# Outline

- Background
- REAP 2.0 Objectives
- Regional Competitive and Local Suballocation Program Details
- Example Projects
- Scoring/Evaluation Criteria
- Timeline
- Q&A

## Background: REAP 2.0

- Established through AB 140 (July 2021) to fund transformative and innovative projects that advance 6<sup>th</sup> Cycle housing element objectives, reduce VMT, and implement the regions Sustainable Communities Strategy.
- Builds on REAP 1.0 (2019)
- AMBAG program is based on HCD's REAP 2.0 Program Guidelines

# Three Core REAP 2.0 Program Objectives

- Accelerating Infill Development that Facilitates Housing Supply, Choice, Affordability
  - Advance infill in existing urban areas such as downtowns
- Affirmatively Furthering Fair Housing
  - Advance affordable housing in high resource areas and/or benefit disadvantaged communities
- Reducing Vehicle Miles Traveled (VMT)
  - Shift travel away from driving, promote transit, advance multimodal communities



## AMBAG REAP 2.0 Suballocation

- AMBAG's \$10,133,742 is split between the following programs:
  - Regional Competitive Grant Program: \$6,000,000
  - Local Suballocation Grant Program: \$2,625,000
  - SCS Implementation, Technical Assistance, REAP 2.0 Program Development Outreach, Administration: \$1,508,742



# Changes Since February 2023

- Local Suballocation Grant Program Allocation Amounts
  - AMBAG originally proposed \$125,000 per jurisdiction for the Local Suballocation program
  - Revised to a percent RHNA share based on input from HCD
  - Allocations range from \$85,000 - \$180,000 per jurisdiction
- Accelerating Infill Development Objective Evaluation Question
  - Added criteria that project must go beyond existing commitments

# Regional Competitive and Local Suballocation Grant Details

	Regional Competitive Grant	Local Suballocation Grant
Project Goals	Accelerating Infill Housing, AFFH, Reducing VMT	
Project Types	Larger Implementation Programs	Planning or Implementation
Eligible Applicants	Jurisdictions, RTPAs, transit agencies, public universities	Cities/Counties
Eligible Partners	Other local government agencies, housing authorities, school districts, special districts, RTPAs, transit agencies, CBOs, Rancherias	
Scoring/Evaluation	Competitive scoring	Threshold (pass/fail)
Funding Available	\$500,000+ per application	\$85,000 - \$180,000 per app
Number of Awards	Up to 12 awards	One award per jurisdiction
Project Period	Approximately 1/2024 – 3/2026 (2 yrs 3 mos)	

# Example Projects

- Affordable housing programs
- Planning activities that lead to increased residential and/or mixed-use zoned capacity in areas identified as infill, or land use planning compliant with 6th Cycle HE
- Program-level environmental clearance for infill projects with AFFH and VMT reduction
- Upgrading infrastructure for sewer, water, and utilities that may serve affordable infill housing
- Housing mobility strategies that serve affordable housing
- Anti-displacement protections
- Outreach strategies to address local opposition to proposed use
- Affordable housing unit production or preservation
- Reductions to barriers to higher density housing
- Expanded housing options
- Housing-supportive infrastructure
- Building at walkable community scales
- Enhancing pedestrian and bicycling safety measures
- Multimodal system safety: Bike/ped, transit
- Improving multimodal connections benefitting housing

Scoring Factor	Regional Competitive	Local Suballocation
REAP 2.0 OBJECTIVES		
1. Accelerating Infill Development	25	Pass/Fail
2. Affirmatively Furthering Fair Housing	25	Pass/Fail
3. Reducing VMT	25	Pass/Fail
PRIMARY FACTORS		
1. Housing Element Compliance	3	Pass/Fail
2. Transformative Planning and Implementation Activities	3	Pass/Fail
3. Public Outreach	3	Pass/Fail
4. Benefit to Disadvantaged Populations	3	Pass/Fail
5. Significant Beneficial Impacts	3	Pass/Fail
6. California Planning Priorities	3	Pass/Fail
SECONDARY FACTORS (Regional Competitive Program Only)		
1. Scope of Work and Budget	4	-
2. Project Risk Assessment	3	-
TOTAL	100	Pass/Fail

## Scoring/Evaluation: REAP 2.0 Objectives

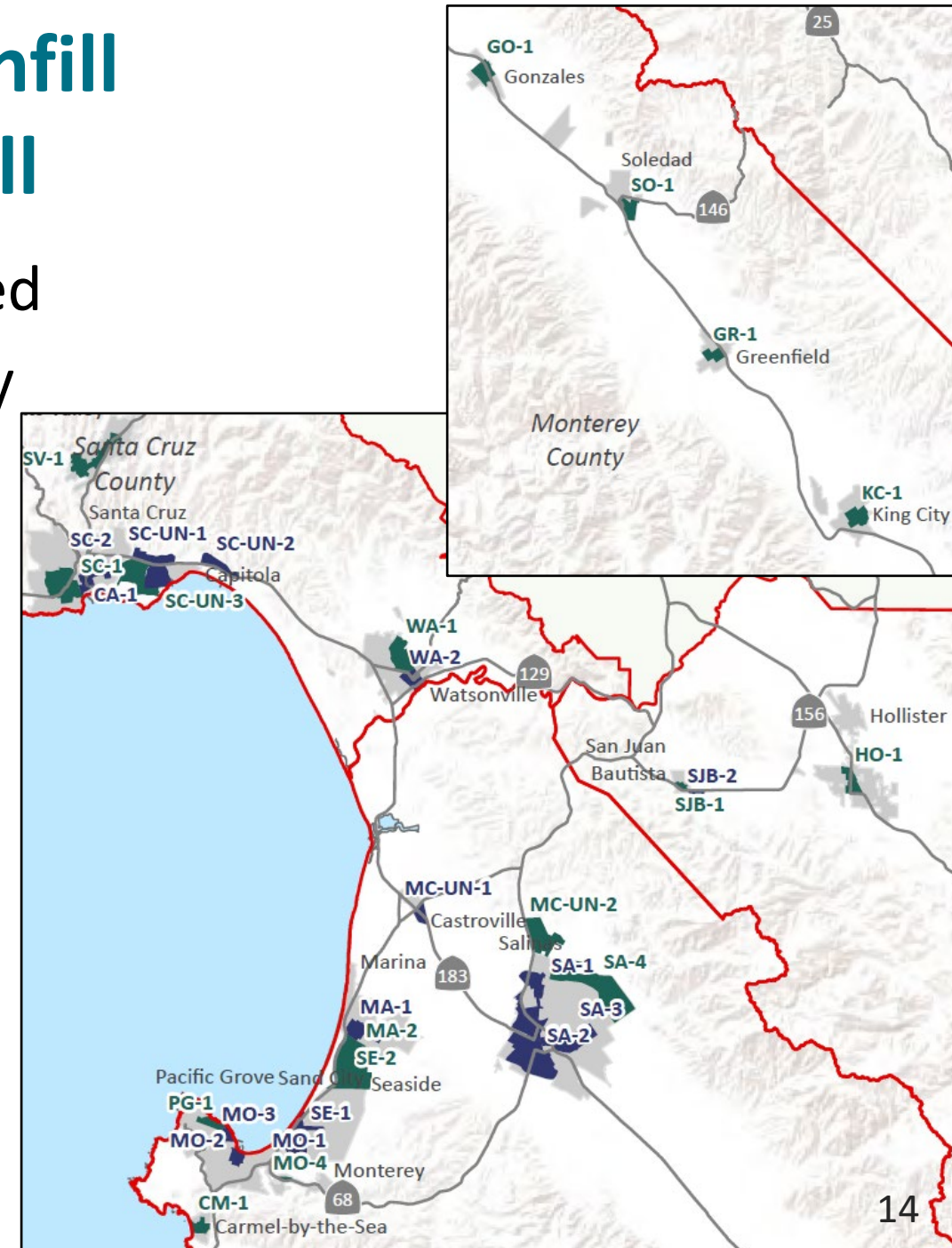
1. Accelerating infill development the facilitates housing supply, choice, affordability
  - Advance infill in existing urban areas such as downtowns, supporting housing choice and reduces VMT
2. Affirmatively Furthering Fair Housing
  - Advance affordable housing in high resource areas and/or benefit disadvantaged communities
3. Reducing Vehicle Miles Traveled (VMT)
  - Shift travel away from driving, promote transit, advance multimodal communities

# Scoring/Evaluation: Accelerating Infill Development - Definition of Infill

- Projects in areas within an Existing/Planned Opportunity Area or Potential Opportunity Area per the AMBAG 2045 MTP/SCS, OR
- An urban center, urban corridor, or area with transit-supportive densities, OR
- An area consisting of qualified urban uses, with 75% of perimeter parcels with urban uses, not adjoining any agricultural or natural working lands



AMBAG 2045 MTP/SCS, Appendix I,  
pages 3-4 and 56-73



# Scoring/Evaluation: Primary Factors

1. Housing Element Compliance
2. Transformative Planning and Implementation Activities
3. Public Outreach
4. Benefit to Disadvantaged and Historically Underserved Populations
  - Concentrated areas of poverty; Low/moderate access to opportunities (TCAC/HCD Opportunity Area Maps); SB 535 Disadvantaged Communities; areas of high Housing cost burdens; areas with high vulnerability of displacement; areas related to Tribal Entities; and other areas experiencing disproportionate impacts of California's Housing and climate crisis
5. Significant Beneficial Impacts
  - Significant measurable improvements to key criteria such as housing supply, density, VMT reduction, units for RHNA income categories, infrastructure, infrastructure capacity, public space, community amenities, investments, MTP/SCS implementation
6. California Planning Priorities
  - Supports infill, equity, infrastructure, preserves historic/cultural resources, protects environmental and agricultural resources



# Scoring/Evaluation: Secondary Factors

## Regional Competitive Only

1. Scope of Work and Budget
  - Scope, schedule and budget are clear and achievable within the project timeframe
2. Project Risk Assessment
  - Project risks have been taken into consideration



# Timeline

- **May 9, 2023:** Comments due on the draft guidelines due to AMBAG
- **June 2023:** AMBAG Board of Directors is scheduled to approve final guidelines and direct staff to issue the Notice of Funding Ability
- **August 2023:** Applications from eligible applicants due to AMBAG
- **September 2023:** Grant applications are reviewed and evaluated
- **October/November:** AMBAG approves applications and awards REAP 2.0
- **December 2023:** February 2024: Execute grant agreements with awardees
- **March 1, 2024:** Deadline to encumber REAP 2.0 funds
- **March 31, 2026:** All REAP projects and activities must be completed; final activity reports due to AMBAG; final project invoices due to AMBAG

# Questions/Comments?

# Item #3: Other Items/Announcements

## Item #4: Next Steps/Adjourn