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November 8, 2023

Agenda Item 8.a.

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Regional Housing Technical Assistance Program

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**Subject:**

Recommendation to Executive Board regarding adoption of a resolution to suballocate Regional Early Action Planning Grants of 2021 (REAP 2.0) funding to the Planning Collaboratives of Alameda County (\$493,000), Contra Costa County (\$657,000), Marin County (\$490,000), Napa/Sonoma Counties (\$526,000), San Francisco (\$128,000), San Mateo County Department of Housing (\$690,000), Cities Association of Santa Clara County (\$526,000), and Solano Transportation Authority (\$490,000) and authorization to negotiate and execute contracts with Urban Planning Partners in an amount not to exceed \$493,000, 4Leaf Inc. in an amount not to exceed \$526,000 and Moore Iacofano Goltsman, Inc. in an amount not to exceed \$657,000 subject to the terms and conditions of MTC's funding agreement with the State

**Background:**

In 2019 the State created the Regional Early Action Planning (REAP 1.0) grant program and awarded \$23.9 million to ABAG to collaborate regionally on planning activities that accelerate housing production. The ABAG Executive Board used REAP 1.0 to seed the creation of a new Regional Housing Technical Assistance Program (RHTA) to support all jurisdictions in the Bay Area with their 6<sup>th</sup> Cycle Housing Elements and to implement policies and programs that further the regional priorities set by Plan Bay Area 2050. The American Planning Association (APA) California Chapter honored MTC and ABAG with the 2023 Planning Agency Award of Excellence for the RHTA Program.

Building on the successes of REAP 1.0, the State created the Regional Early Action Planning Grants of 2021 program (REAP 2.0). The new program differs from REAP 1.0 in several significant ways. First, the funds have been awarded to metropolitan planning organizations (MPOs) instead of to councils of government (COGs). Second, eligible uses have been greatly expanded beyond housing planning to fund transformative planning and implementation activities that accelerate infill housing development, reduce per capita vehicle miles traveled (VMT), and affirmatively further fair housing, including capital expenditures.

MTC was allocated \$102.8 million in REAP 2.0 formula funds. MTC's application for REAP 2.0 funding proposes allocating roughly \$65 million for implementation of the Plan Bay Area 2050 Growth Framework, including capital funding to support a new Housing Preservation Pilot and the Priority Sites Pilot administered by the Bay Area Housing Finance Authority (BAHFA). Additionally, as relevant here, MTC's application proposes roughly \$16 million to continue support for the RHTA program. The recommendations sought in this agenda item relate to the additional support for the RHTA program and would be subject to the terms and conditions of MTC's REAP 2.0 funding agreement with the State, which has not yet been executed.

**Discussion:**

REAP 1.0 funds have largely been expended and the program is expiring. REAP 2.0 is a key opportunity to extend and evolve MTC-ABAG's award-winning RHTA program. MTC has set the

November 8, 2023

Agenda Item 8.a.

**Regional Housing Technical Assistance Program**

funding amounts and eligible activities for support of RHTA in its application for REAP 2.0 funds to the State. The currently proposed \$16 million in support for RHTA includes \$4 million in support for the subregional Planning Collaboratives and \$4 million for local grants to implement housing policies, with the balance to be spent on staff and consultants to continue to provide regional housing technical support. All expenditures must meet REAP 2.0’s eligibility criteria of advancing infill, reducing VMT and affirmatively furthering fair housing.

This agenda item is the first in what will be a series of items for the ABAG Housing Committee and Executive Board to continue the RHTA program and to allocate funds within the parameters set by MTC’s anticipated grant agreement with the State. The requested action today is limited to the subregional Planning Collaboratives; staff will seek feedback about other components of the RHTA program at future meetings. Specifically, today staff requests the ABAG Housing Committee to recommend approval of suballocations and consulting contracts to continue the work of the Planning Collaboratives with as little of a gap in service as possible based on the transition from the REAP 1.0 to REAP 2.0 fund sources. Staff proposes that the \$4 million in funding designated for support of the Planning Collaboratives be suballocated in the same proportions used in REAP 1.0 as follows:

<b>Planning Collaborative</b>	<b>Proposed REAP 2 Suballocation</b>
Alameda County (ABAG to administer funds and engage Urban Planning Partners to continue providing technical assistance)	\$493,000
Contra Costa County (ABAG to administer funds and engage Moore Iacofano Goltsman, Inc. to continue providing technical assistance)	\$657,000
Marin County	\$490,000
Napa/Sonoma Collaborative (ABAG to administer funds and engage 4Leaf, Inc. to continue providing technical assistance)	\$526,000
City and County of San Francisco	\$128,000
San Mateo County Department of Housing (as designee of San Mateo County)	\$690,000
Cities Association of Santa Clara County (as designee of Santa Clara County)	\$526,000
Solano Transportation Authority (STA) (as designee of Solano County)	\$490,000
<b>TOTALS:</b>	<b>\$4,000,000</b>

The Counties of Alameda, Contra Costa, Napa and Sonoma have all elected to continue having ABAG administer their Planning Collaborative suballocations. They were pleased with their

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November 8, 2023

Agenda Item 8.a.

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Regional Housing Technical Assistance Program

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consultants and expressed a desire to continue with them. For continuity and because they remain the best qualified, ABAG has procured the same three vendors named above via direct selection from the competitively procured Regional Planning Bench. The remaining counties and their designees will administer their own Collaborative suballocations.

As noted previously, staff will return to ABAG Housing Committee for input on the two other two components of the RHTA program in MTC's REAP 2.0 application: (i) policy grants and (ii) regional technical assistance. Staff's preliminary proposal is to conduct a competitive process (similar to the competitive local grants offered by ABAG with REAP 1.0) for the \$4 million programmed for housing policy grants. All Bay Area jurisdictions would be eligible to compete and there would be set aside for small jurisdictions with populations of less than 60,000. Priority would be given to proposals that accelerate compliance with MTC's Transit Oriented Communities (TOC) Policy. After conducting a call for projects in early- to mid-2024, staff will return to the Housing Committee with recommendations of awards for approval. Staff proposes to use the balance of REAP 2.0 funds transferred by MTC for RHTA to continue offering regional technical assistance on topics that meet REAP 2.0's eligibility criteria of advancing infill, reducing VMT and affirmatively furthering fair housing and help Bay Area jurisdictions implement their housing elements and achieve TOC compliance.

The transfer of REAP 2.0 funds from MTC to ABAG will occur over several tranches. This iterative approach is required as MTC finalizes its grant agreement with HCD and funds become available for contracts/suballocations.. The first transfer will be \$8 million for the Planning Collaboratives and policy grants and is included in the proposed budget amendments subject to approval by both agencies this month.

**Issues:**

None

**Recommended Action:**

Information: for the BAHFA Oversight Committee.

Action: the ABAG Housing Committee is requested to recommend that ABAG's Executive Board:

1. Adopt Resolution No. 16-2023 suballocating REAP 2.0 funding to Planning Collaboratives in the amounts set forth in the Resolution as discussed above, and
2. Authorize the Executive Director to negotiate and execute contracts, , subject to the terms and conditions of MTC's funding agreement with the State, with Urban Planning Partners, 4Leaf Inc. and Moore Iacofano Goltsman, Inc. for Subregional Planning Collaboratives from the period January 1, 2024 to no later than the expenditure deadline set by the California Department of Housing and Community Development for the REAP 2.0 Program not to exceed the following amounts:

November 8, 2023

Agenda Item 8.a.

Regional Housing Technical Assistance Program

Vendor	Planning Collaborative	Not to exceed amount
Urban Planning Partners	Alameda County Collaborative	\$493,000
Moore Iacofano Goltsman, Inc.	Contra Costa County Collaborative	\$657,000
4Leaf, Inc.	Napa/Sonoma Collaborative	\$526,000

**Attachments:**

- A. ABAG Resolution 16-2023
- B. Summary Approval Urban Planning Partners
- C. Summary Approval Moore Iacofano Goltsman, Inc.
- D. Summary Approval 4Leaf, Inc.
- E. Presentation

**Reviewed:**



Andrew B. Fremier

**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 16-2023**

**APPROVAL OF SUBALLOCATION OF REGIONAL EARLY ACTION  
PLANNING GRANTS OF 2021 (REAP 2.0) FUNDS FOR COUNTY PLANNING  
COLLABORATIVES**

**WHEREAS**, the Association of Bay Area Governments (ABAG), a joint exercise of powers entity created pursuant to California Government Code Sections 6500 et seq., is the Council of Governments and the regional land use planning agency for the San Francisco Bay Area; and

**WHEREAS**, at its meeting on November 8, 2023, the ABAG Housing Committee received a report about funds programmed by the Metropolitan Transportation Commission from the Regional Early Action Planning Grants of 2021 (REAP 2.0) to support the Regional Housing Technical Assistance (RHTA) Program previously launched by ABAG with funds from the Regional Early Action Planning Grants of 2019 (REAP 1.0); and

**WHEREAS**, at its meeting on November 8, 2023, the ABAG Housing Committee recommended approval of the suballocation of \$4,000,000 of REAP 2.0 funding to Bay Area counties or their designees to continue to support the subregional Planning Collaboratives that were originally created as part of RHTA using REAP 1.0; and

**WHEREAS**, Alameda County has designated ABAG to administer its County Collaborative suballocation of REAP 2.0 funds; and

**WHEREAS**, Contra Costa County has designated ABAG to administer its County Collaborative suballocation of REAP 2.0 funds; and

**WHEREAS**, Marin County has elected to receive its County Collaborative suballocation of REAP 2.0 funds directly; and

**WHEREAS**, Napa and Sonoma Counties have jointly designated ABAG to administer their County Collaborative suballocation of REAP 2.0 funds; and

**WHEREAS**, the City and County of San Francisco has elected to receive its suballocation of REAP 2.0 funds directly; and

**WHEREAS**, San Mateo County has designated the San Mateo County Department of Housing to receive its County Collaborative suballocation of REAP 2.0 funds; and

**WHEREAS**, Solano County has designated the Solano Transportation Authority

**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 16-2023**

(STA) to receive its County Collaborative suballocation of REAP 2.0 funds; and

**WHEREAS**, the spreadsheet attached hereto is an accurate accounting of the amounts suballocated to each county for ongoing Planning Collaborative activities using REAP 2.0 funds.

**NOW, THEREFORE, BE IT RESOLVED**, that the Executive Board of the Association of Bay Area Governments hereby certifies that the foregoing recitals are true and correct and incorporated by this reference; and be it further

**RESOLVED**, that the ABAG Executive Board, hereby adopts the recommended suballocations of REAP 2.0 funding as listed above and in the attached spreadsheet; and be it further

**RESOLVED**, that the Executive Director of the Metropolitan Transportation Commission (MTC), or his designee, on behalf of the Association of Bay Area Governments, is authorized to negotiate and enter into funding agreements with the entities in the amounts listed in the attached spreadsheet and to take any and all additional actions necessary to effectuate the suballocations.

The foregoing was adopted by the Executive Board the 16<sup>th</sup> day of November 2023.

Jesse Arreguin  
President

**Certification of Executive Board Approval**

I, the undersigned, the appointed and qualified Clerk of the Board of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called and noticed meeting held in San Francisco, California, and at other remote locations, on the 16<sup>th</sup> day of November 2023.

Frederick Castro  
Clerk of the Board

**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 16-2023**

**Attachment**

**Summary of REAP 2.0 Funding Agreement Amounts**

Alameda County (ABAG to administer funds)	\$493,000
Contra Costa County (ABAG to administer funds)	\$657,000
Marin County	\$490,000
Napa & Sonoma Counties (ABAG to administer funds)	\$526,000
City and County of San Francisco	\$128,000
San Mateo County Department of Housing (as designee of San Mateo County)	\$690,000
Cities Association of Santa Clara County (as designee of Santa Clara County)	\$526,000
Solano Transportation Authority (STA) (as designee of Solano County)	\$490,000
<b>TOTALS:</b>	<b>\$4,000,000</b>



S U M M A R Y O F E X E C U T I V E B O A R D A P P R O V A L

<b>Work Item No.:</b>	1752
<b>Consultant:</b>	Urban Planning Partners (UPP)
<b>Work Project Title:</b>	Consulting Services
<b>Purpose of Project:</b>	To obtain services of a consultant
<b>Brief Scope of Work:</b>	To assist ABAG and the County of Alameda with Subregional Planning Collaborative Coordinator Services
<b>Project Cost Not to Exceed:</b>	\$493,000.00 for Fiscal Year 2023-2024 through Fiscal Year 2025-2026
<b>Funding Source:</b>	RP20, Regional Early Action Planning Grant 2 (REAP 2.0)
<b>Fiscal Impact:</b>	Funds are being added to the ABAG FY 2023-24 budget through the November 2023 budget amendment. Funding is provided by MTC through a suballocation of the Regional Early Action Planning Grants of 2021 (REAP 2.0).
<b>Motion by Committee:</b>	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to negotiate and enter into a contract with Urban Planning Partners on behalf of the Association of Bay Area Governments for County of Alameda Subregional Planning Collaborative Coordinator Services, subject to the terms and conditions of MTC’s funding agreement with the State, subject to the terms and conditions of MTC’s funding agreement with the State, in an amount not to exceed \$493,000 through December 31, 2025 or later date so long as authorized by the funding source and associated regulatory and/or contractual agreements.
<b>ABAG Executive Board Approval:</b>	Jesse Arreguin, ABAG President
<b>Approval Date:</b>	





**S U M M A R Y   O F   E X E C U T I V E   B O A R D   A P P R O V A L**

<b>Work Item No.:</b>	1752
<b>Consultant:</b>	Moore Iacofano Goltsman, Inc. (MIG)
<b>Work Project Title:</b>	Consulting Services
<b>Purpose of Project:</b>	To obtain services of a consultant
<b>Brief Scope of Work:</b>	To assist ABAG and the County of Contra Costa County with Subregional Planning Collaborative Coordinator Services
<b>Project Cost Not to Exceed:</b>	\$657,000.00 for Fiscal Year 2023-2024 through Fiscal Year 2025-2026
<b>Funding Source:</b>	RP20, Regional Early Action Planning Grant 2 (REAP 2.0)
<b>Fiscal Impact:</b>	Funds are being added to the ABAG FY 2023-24 budget through the November 2023 budget amendment. Funding is provided by MTC through a suballocation of the Regional Early Action Planning Grants of 2021 (REAP 2.0).
<b>Motion by Committee:</b>	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to negotiate and enter into a contract with Moore Iacofano Goltsman, Inc. on behalf of the Association of Bay Area Governments for County of Contra Costa Subregional Planning Collaborative Coordinator Services, subject to the terms and conditions of MTC’s funding agreement with the State, in an amount not to exceed \$657,000 through December 31, 2025 or later date so long as authorized by the funding source and associated regulatory and/or contractual agreements.
<b>ABAG Executive Board Approval:</b>	Jesse Arreguin, ABAG President
<b>Approval Date:</b>	



S U M M A R Y O F E X E C U T I V E B O A R D A P P R O V A L

<b>Work Item No.:</b>	1752
<b>Consultant:</b>	4LEAF Inc.
<b>Work Project Title:</b>	Consulting Services
<b>Purpose of Project:</b>	To obtain services of a consultant
<b>Brief Scope of Work:</b>	To assist ABAG and the County of Napa and the County of Sonoma with Subregional Planning Collaborative Coordinator Services
<b>Project Cost Not to Exceed:</b>	\$526,000.00 for Fiscal Year 2023-2024 through Fiscal Year 2025-2026
<b>Funding Source:</b>	RP20 Regional Early Action Planning Grant 2 (REAP 2.0)
<b>Fiscal Impact:</b>	Funds are being added to the ABAG FY 2023-24 budget through the November 2023 budget amendment. Funding is provided by MTC through a suballocation of the Regional Early Action Planning Grants of 2021 (REAP 2.0).
<b>Motion by Committee:</b>	The Executive Board is requested to authorize the Executive Director of the Metropolitan Transportation Commission, or his designee, to negotiate and enter into a contract with Moore Iacofano Goltsman, Inc. on behalf of the Association of Bay Area Governments for Napa/Sonoma County Subregional Planning Collaborative Coordinator Services, subject to the terms and conditions of MTC’s funding agreement with the State, in an amount not to exceed \$526,000 through December 31, 2025 or later date so long as authorized by the funding source and associated regulatory and/or contractual agreements.
<b>ABAG Executive Board Approval:</b>	Jesse Arreguin, ABAG President
<b>Approval Date:</b>	

# Regional Housing Technical Assistance Program Update & Approval of REAP 2.0 Suballocations to Planning Collaboratives

ABAG Housing &  
BAHFA Oversight  
Committees

November 8, 2023



# Agenda

- Review of RHTA's use of REAP 1.0 funds
- Overview of RHTA's Expansion with REAP 2.0 funds:
  - County-Level Planning Collaboratives
  - Housing Policy Grants
  - Other Regional Technical Assistance
- Recommended approval of:
  1. Suballocation amounts to County Planning Collaboratives;
  2. Contracts with Planning Collaborative consultant contracts administered by ABAG

# Regional Housing Technical Assistance Program (RHTA) funded by \$24M REAP 1.0

- County Planning Collaboratives
  - Communications & outreach guides
  - Custom Data Packets
  - Housing & Land Use Viewer
  - 28 Webinars
  - Templates & sample responses to HCD
- Workgroups & Cohorts:
- Missing Middle Housing
  - Zoning for Affordability
  - Leading with Equity
  - Malls & Office Parks
  - Farm Labor Housing
  - Objective Design
  - Planning for Wildfire



# Regional Early Action Planning Grants of 2021 (REAP 2.0) - \$103M to MTC

- Expands upon REAP 1.0 beyond housing planning to include capital expenses and transportation
- All expenditures must meet REAP 2.0's eligibility criteria of advancing **infill**, reducing **VMT** and affirmatively furthering fair housing (**AFFH**)
- MTC has programmed roughly \$16 million to RHTA including:
  - \$4 million to continue County Planning Collaboratives
  - \$4 million for local housing policy grants
  - ~\$8 million for other regional housing technical assistance

# \$4 Million for County Collaboratives

Jurisdiction	# of Jurisdictions	REAP 2 Program Amounts
Alameda County*	15	\$ 493,000
Contra Costa County*	20	\$ 657,000
Marin County	12	\$ 490,000
Napa/Sonoma Collaborative*	16	\$ 526,000
San Francisco	1	\$ 128,000
San Mateo County	21	\$ 690,000
Santa Clara County	16	\$ 526,000
Solano County	8	\$ 490,000
<b>TOTALS:</b>	<b>109</b>	<b>\$ 4,000,000</b>

\* Counties have elected to have ABAG administer funds again, continuing with the same consultants

# \$4 Million for Local Housing Policy Grants

## Preliminary Program Design Components

- All Bay Area jurisdictions would be eligible to compete
- Set aside for small jurisdictions with populations of less than 60,000
- Must meet REAP 2.0 eligibility criteria to reduce VMT, advance infill, and AFFH
- Priority given to proposals that would accelerate compliance with MTC's Transit Oriented Communities (TOC) Policy

**Early 2024:** Release a Call for Projects to local governments

**Mid to Late 2024:** ABAG Housing Committee recommends projects to the Executive Board for approval



# Other Regional Housing Technical Assistance

- Precise amount, timing, and scope subject to State approval of MTC's REAP 2.0 application
- Must meet REAP 2.0 eligibility criteria to reduce VMT, advance infill, and AFFH
- Technical assistance likely delivered in similar formats as prior RHTA products including workgroups, cohorts, webinars, and templates
- Priority given to projects that would:
  - Assist local governments in implementing Housing Elements
  - Accelerate compliance with MTC's Transit Oriented Communities (TOC) Policy

# Requested Action:

## Recommend that the ABAG Executive Board:

1. Approve suballocation amounts to county-based Planning Collaboratives;
2. Authorize the Executive Director to negotiate and enter into contracts with Planning Collaborative consultants requested by three Collaboratives for administration by ABAG



# Thank You

## Heather Peters

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