



Planning Directors Forum

Monday, October 17, 2022

10:00 – 11:30 a.m.

Zoom

AGENDA

Zoom Link:

<https://us06web.zoom.us/j/81911575976?pwd=TktFZktuTmFiWm54RXhyR2poVHZhUT09>

1. Welcome/Roll Call (5 mins)

2. Discussion Items

a. Regional Early Action Planning (REAP) 2.0 Program – Revised Draft Program Framework (Heather Adamson, AMBAG) (45 mins)

Staff will provide an update on the Regional Early Action Program (REAP) 2.0 Program development activities including the revised draft REAP 2.0 program framework. Planning Directors are asked to provide input on the revised draft REAP 2.0 program framework.

3. Informational Updates (20 mins)

a. GIS Site Suitability Tool Update (Paul Hierling, AMBAG) (10 mins)

AMBAG staff will provide an update on the development of the GIS Suitability Tool.

b. Central Coast Community Energy Building Electrification and EV infrastructure Reach Code Program (Jon Griesser, Central Coast Community Energy) (10 mins)

Receive a presentation by Central Coast Community Energy staff and their consultant TRC on the recently launched Central Coast Community Energy Building Electrification and EV infrastructure Reach Code 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:
Revised Draft Program Framework

MEETING DATE: October 17, 2022

RECOMMENDATION:

Staff will provide an update on the Regional Early Action Program (REAP) 2.0 Program development activities including the revised draft REAP 2.0 program framework. Planning Directors are asked to provide input on the revised draft 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 is funded with \$600 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 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.

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 and VMT reduction; (2) infill housing development; and (3) AFFH. AMBAG's advanced application was approved in August 2022.

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 is actively engaged 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 August to provide additional input on what the priorities should be and what the needs are for AMBAG's REAP 2.0 program.

A virtual information/listening session was held on September 26, 2022 and another is planned for October 13, 2022. The purpose of these information/listening sessions is to

gather additional feedback from priorities identified through the surveys and from framework options developed. More information on REAP 2.0 outreach activities can be found at: <https://ambag.org/plans/regional-early-action-planning-grants-program>.

In addition, AMBAG is working with the local jurisdictions and local/regional transportation partners through the Planning Directors Forum (PDF) and Technical Advisory Committees (TAC) meetings to gather input and to help develop framework options for REAP 2.0 funding. Finally, AMBAG has been attending various community and business group meetings to gather additional input on REAP 2.0.

Below is a summary of the feedback received from the two surveys conducted this summer and the initial input received from the Planning Directors Forum and TAC meetings.

- AMBAG’s REAP 2.0 Program should focus on both transformative planning and capital investments with a larger emphasis on transformative planning efforts to implement both AMBAG’s SCS and the local jurisdiction’s 6th Cycle Housing Elements.
- A mix of REAP 2.0 funding suballocated to local jurisdictions and a competitive grant program is supported.
- Priorities identified for REAP 2.0 funding include:
 - Improve housing affordability and increase housing production
 - Put housing close to jobs
 - Reducing VMT
 - Addressing housing & infrastructure needs in communities
 - Promote multimodal communities

Given AMBAG’s initial discussions with HCD and the other state partners, REAP 2.0 needs to focus on transformative planning and implementation efforts and should not be simply suballocated to all local jurisdiction as was done with REAP 1.0. However, AMBAG staff believes that a small component to address geographic equity should be included. Additional outreach will continue this fall and will include attendance at jurisdictional housing element meetings, transportation/technical advisory committees and other community meetings.

Revised Draft REAP 2.0 Program Framework

Based on the input and feedback received, AMBAG proposes a revised draft REAP 2.0 program framework that consists of three major components:

1. *Regional Competitive Grant Program* developed and administered by AMBAG that supports all REAP 2.0 objectives (60%)
 - Proposed recipients to include to local jurisdictions, transit agencies, regional transportation planning agencies, universities, etc.
 - Priority focus on implementation projects
 - Competitive grant program guidelines, application, criteria, etc. will be developed in 2023
2. *Local Suballocation Grant Program* to cities and counties to implement 6th Cycle Housing Elements with a specific focus on infill development and SCS implementation activities that meets all the REAP 2.0 objectives (25%)
 - 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
 - Performing infrastructure planning to support infill development
 - SCS implementation that increases transit ridership and reduces VMT
3. *AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development and Administration* (15%)
 - 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

AMBAG received input from local jurisdiction's planning staff at the September 19, 2022 Planning Directors meeting that the local suballocation component should be larger as jurisdictions still have housing related planning needs. In addition, AMBAG met with HCD and the other state partners on October 5, 2022 to discuss draft framework components. Generally, the state partners were supportive of AMBAG's draft framework but stressed that the all of the proposed uses need to meet all the REAP 2.0 objectives. Based on the input received from the PDF and the first information/listening session held on September 26, 2022 on the draft framework, AMBAG has revised the

percentages for the Regional Competitive and Local Suballocation Grant Programs to 60 and 25 percent, respectively as well as clarifying the goals of each of these components. Finally, additional clarification has been added to the Local Suballocation Grant Program to address the state partners concerns.

The AMBAG Board of Directors are asked to provide input on the revised draft framework. AMBAG staff will continue outreach activities to gather input and feedback. The AMBAG Board of Directors will be asked to approve a proposed framework for inclusion in the final application submitted to HCD at its November 2022 meeting. AMBAG's final application and program framework will be reviewed by HCD, OPR, SGC, and CARB following the December 31, 2022 deadline.

Timeline

- Summer 2022 – HCD released 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 outreach activities to gather input on the draft framework for the REAP 2.0 program. The AMBAG Board of Directors will be asked to approve a proposed framework for inclusion in the final application submitted to HCD at its November 9, 2022 meeting. AMBAG's final application is due to HCD by December 31, 2022.