



Regional Early Action  
Planning (REAP)  
Grants & Technical  
Assistance  
Opportunities

San Joaquin Valley

Tuesday, February 23, 2021

# Agenda

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- Welcome and Logistics
- Introduction
- REAP Overview
- REAP in the San Joaquin Valley
- Technical Assistance Options and Polling
- Regional Technical Assistance
- Questions
- Wrap Up and Next Steps



# How to Ask a Question During the Webinar

- All webinar participants will be on MUTE during the entire call.
- Please TYPE any questions into the question box at any time during the webinar.
- The moderator will read your questions during the question period at the end of the webinar.



# Your Technical Assistance Team

## Regional TA

- Michael Sigala, [michael@sigalainc.com](mailto:michael@sigalainc.com)
- Fresno COG – Robert Phipps, [rphipps@fresnocog.org](mailto:rphipps@fresnocog.org)
- Mintier Harnish – Jim Harnish, [jim@mintierharnish.com](mailto:jim@mintierharnish.com) & Rick Rust, [rick@mintierharnish.com](mailto:rick@mintierharnish.com)
- Raimi & Associates – Matthew Raimi, [matt@raimiassociates.com](mailto:matt@raimiassociates.com) & Ron Whitmore, [ron@raimiassociates.com](mailto:ron@raimiassociates.com)

## HCD

- Sohab Mehmood, [Sohab.Mehmood@hcd.ca.gov](mailto:Sohab.Mehmood@hcd.ca.gov)
- Marisa Prasse, [Marisa.Prasse@hcd.ca.gov](mailto:Marisa.Prasse@hcd.ca.gov)

## PlaceWorks

- Sara Allinder, [SAllinder@ppeng.com](mailto:SAllinder@ppeng.com)
- Allison Holmstedt, [aholmstedt@placeworks.com](mailto:aholmstedt@placeworks.com)

## ILG

- Karalee Browne, [kbrowne@ca-ilg.org](mailto:kbrowne@ca-ilg.org)
- Melissa Kuehne, [mkuehne@ca-ilg.org](mailto:mkuehne@ca-ilg.org)

# Welcome and Context Setting



[HOME](#)

[COORDINATED ACTIVITIES](#)

[PLANNING AGENCIES](#)

[MEMBERS](#)

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## REGIONAL EARLY ACTION PLANNING

**San Joaquin Valley Regional Early Action Planning for Housing**

# Regional Early Action Planning Grants (REAP) Overview





## REAP Background & Purpose

***Increasing the availability of affordable homes statewide is critical to bettering the quality of life of all Californians and to ending homelessness.***

Council of Governments  
and Multiagency  
Working Groups

One-time  
funding  
(\$118.7 M)

Preparation,  
adoption, and  
implementation  
of plans and  
processes

1. Accelerate Housing Production
2. Facilitate compliance to implement 6<sup>th</sup> cycle RHNA





# Key Dates

NOFA Release	February 26, 2020
Final Due Date for OTC Applications	January 31, 2021
Technical Assistance	February 2020 - December 31, 2023
Deadline for Submission of Final Invoices	August 31, 2023
HCD's Expenditure Deadline	December 31, 2023



# San Joaquin Valley Regional Early Action Planning (REAP) for Housing

Workshop for Valley Jurisdictions  
*February 23, 2021*

# Background

- The Local Government Planning Support Grants Program (AB 101) was established to provide regions and jurisdictions with one-time grant funding for planning activities to meet the sixth cycle of the regional housing needs assessment, and to spur affordable housing production.
- A total of \$18,975,323 in Regional Early Action Planning (REAP) grant funds is available to the eight San Joaquin Valley Regional Planning Agencies.
- A 24 member San Joaquin Valley REAP Committee for Housing has been established and three official meetings have been held to help steer this planning effort.



# SJV REAP Committee for Housing

## **Kern County**

Supervisor Zack Scrivner, County of Kern  
Councilmember Bob Smith, City of Bakersfield  
Councilmember Cathy Prout, City of Shafter

## **Merced County**

**VICE CHAIR** - Supervisor Lloyd Pareira, County of Merced  
Mayor Matt Serratto, City of Merced  
Mayor April Hogue, City of Dos Palos

## **Kings County**

Supervisor Doug Verboon, County of Kings  
Councilmember Glenda Woolley, City of Avenal  
VACANT, City of Hanford

## **San Joaquin County**

Supervisor Chuck Winn, County of San Joaquin  
Vice Mayor Dan Wright, City of Stockton  
Councilmember Gary Singh, City of Manteca

## **Fresno County**

Supervisor Steve Brandau, County of Fresno  
Mayor Lee Brand, City of Fresno  
**CHAIR** - Mayor Gary Yep, City of Kerman

## **Stanislaus County**

Supervisor Vito Chiesa, County of Stanislaus  
Bill O'Brien, private citizen representing Larger City  
Anthony Canella, private citizen representing Small Cities

## **Madera County**

Supervisor Robert Poythress, County of Madera  
VACANT, City of Madera  
Council Member Diana Palmer, City of Chowchilla

## **Tulare County**

Supervisor Eddie Valero, County of Tulare  
Councilmember Frankie Alves, City of Exeter  
Mayor Martha Flores, City of Porterville



# Major Work Areas for the SJV REAP Process

- **RHNA (regional housing needs assessments)**  
Developing an improved methodology for the distribution of the sixth cycle regional housing need assessment, and housing element implementation.
- **Suballocations to Jurisdictions**  
Providing grants to accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals.
- **Valleywide Work Efforts**  
Conducting a comprehensive housing report, regional planning and coordination, program implementation, technical assistance, and other activities. Administration of the REAP application, agreements, consultants, outreach and communication, and other administrative and program management duties.



# Funding Distribution

- Fresno COG, on behalf of the San Joaquin Valley REAP process, is the designated fiscal agent, and has applied for and received \$10.2 million of first and second rounds of funding (initial funding).
- The final round funding application (\$8.7 million) has been submitted to the State Housing and Community Development (HCD) Department for a total of \$18.9 million to be distributed as follows:

Fresno Council of Governments	\$3,172,397
Kern Council of Governments	\$2,849,769
Kings County Association of Governments	\$480,807
Madera County Transportation Commission	\$492,009
Merced County Association of Governments	\$883,343
San Joaquin Council of Governments	\$2,405,036
Stanislaus Council of Governments	\$1,728,155
Tulare County Association of Governments	\$1,488,802
Subtotal	\$13,500,322
<b>Funding for Valleywide work efforts</b> <i>(including Fresno COG administrative cost)</i>	<b>\$5,475,000.00</b>
<b>Total</b>	<b>\$18,975,322</b>



# Subregional Priorities and Use of Funds

- Each regional planning agency is responsible, through their respective boards, to determine funding amounts and policies for RHNA planning, jurisdictional suballocations, and other related activities.
- As an example, San Joaquin COG (SJ COG) has prioritized its use of REAP funding for the following activities:
  - Development of a Regional Housing Trust Fund
  - Streamlining the Development Process\*
  - Planning and Coordination to Develop a Regional Project Pipeline
  - Supporting Local Jurisdictions Impacted by COVID-19\*
  -

*\*The highlighted activities are to be conducted on the jurisdictional level, the other two will be implemented led for the region by SJ COG.*

- Fresno COG has opted for a competitive process to allocate REAP funding to its jurisdictions. The competitive process prioritizes the eligible planning activities for jurisdictions in the REAP statute. At least 50 percent of the funds will be set aside for small cities.

# Eligible Uses of REAP Funds

- RHNA and Housing Element planning activities.
- Providing jurisdictions and other local agencies with technical assistance, planning, temporary staffing or consultant needs associated with updating local planning and zoning documents, expediting application processing, and other actions to accelerate additional housing production.
- Covering the costs of administering any programs.
- **Suballocating moneys directly and equitably to jurisdictions** in the form of grants, to accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals.
- **Jurisdictional suballocations shall only be used for housing-related planning activities:**
  - Technical assistance in improving housing permitting processes, tracking systems, and planning tools.
  - Facilitating technical assistance between jurisdictions.
  - Establishing regional or countywide housing trust funds for affordable housing.
  - Performing infrastructure planning, including sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents.
  - Performing feasibility studies to determine the most efficient locations to site housing.
  - Performing feasibility studies for affordable housing projects on surplus properties owned by school districts of county offices of education.
  - Covering the costs of temporary staffing or consultant needs associated with the activities described above.



# Ineligible Uses of REAP Funds

- Activities unrelated to accelerating housing production.
- Activities unrelated to preparation and adoption of planning documents, and process improvements to accelerate housing production.
- Activities that obstruct or hinder housing production.
- Capital financing, operation or funding related to programs of individual housing development projects.
- Administrative costs of persons employed by the grantee for activities not directly related to the preparation and adoption of the proposed Activity or Activities



# For questions or more information

**ROBERT PHIPPS**

rhipps@fresnocog.org  
559-233-4148 Ext. 210

**MICHAEL SIGALA**

michael@sigalainc.com  
559.266.6222

[WWW.SJVCOGS.ORG/REAP](http://WWW.SJVCOGS.ORG/REAP)

# For MPO Questions

## **KERN COUNCIL OF GOVERNMENTS**

Becky Napier, Deputy Director  
Bnapier@kerncog.org  
661-635-2910

## **TULARE COUNTY ASSOCIATION OF GOVERNMENTS**

Ben Kimball, Deputy Director  
Bkimball@tularecog.org  
559-623-0455

## **KINGS COUNTY ASSOCIATION OF GOVERNMENTS**

Terri King, Executive Director  
Terri.King@co.kings.ca.us  
559-852-2654

## **FRESNO COUNCIL OF GOVERNMENTS**

Meg Prince, Associate Regional Planner  
Mprince@fresnocog.org  
559.233.4148 ext. 203

## **MADERA COUNTY TRANSPORTATION COMMISSION**

Jeff Findley, Principal Regional Planner  
jeff@maderactc.org  
559-675-0721 ext. 16

## **MERCED COUNTY ASSOCIATION OF GOVERNMENTS**

Matt Fell, Deputy Director  
Matt.fell@mcagov.org  
209-723-3153 ext. 128

## **STANISLAUS COUNCIL OF GOVERNMENTS**

Elisabeth Hahn, Deputy Director  
ehahn@stancog.org  
209-525-4633

## **SAN JOAQUIN COUNCIL OF GOVERNMENTS**

Christine Corrales, Senior Regional Planner  
corrales@sjcog.org  
209-235-0128

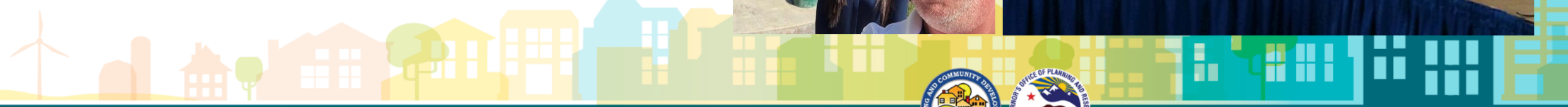


Available  
Technical Assistance Resources

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# SB2 Planning Grants Technical Assistance Phase 1

- Provided direct assistance to over 400 jurisdictions
- Over 450 SB2 applications – roughly 90% of the state
- Received applications from every region of the state



# SB2

## ONGOING TECHNICAL ASSISTANCE

Operated and funded under the SB 2 Planning Grants Program

The Department of Housing and Community Development and the PlaceWorks Team are rolling out SB2-related Technical Assistance tools to assist local jurisdictions and regional governments with housing efforts.

### ONLINE NOW

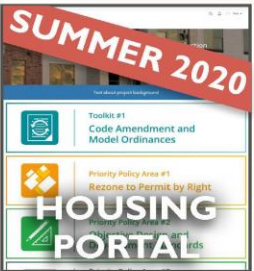


#### Housing and Public Engagement Toolkit

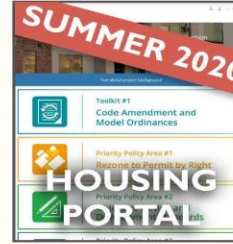
This toolkit offers public engagement strategies and techniques to address community concerns related to housing, as well as regional case studies, policy considerations and funding opportunities for cities and counties across California.

[HTTPS://HOUSINGTOOLKIT.CA-ILG.ORG/](https://HousingToolkit.CA-ILG.org/)

### COMING SOON



### COMING SOON



#### Housing Portal

Access Technical Assistance tools, reach out to HCD, and contact Regional Liaisons for additional support.



#### Ordinance Templates

Boilerplate zoning code language for ADUs, triplexes/fourplexes, density bonuses, etc., with customizable text to address local contexts.



#### Land Inventory Samples

Use illustrative examples to guide local housing capacity calculations to meet RHNA requirements.



#### CEQA Site Check

Accelerate housing production by identifying parcels where CEQA streamlining options may apply.



#### Objective Standards How-To Guide

Use background information, instructions, best practices, and other resources to adopt objective standards and/or convert subjective standards into objective standards.



#### Accessory Dwelling Unit (ADU) Webmap & Toolkit

Standardized but customizable tools, a webmap that helps calculate ADU potential, and how-to guides and FAQs for homeowners.

# Ongoing Technical Assistance Program (Phase 2)



## Key Goal:

Accelerate Housing Production



## Key Question:

How can we help the SJV Region?



# Polling – TA Options

What county is your jurisdiction in?

- Fresno
- Kern
- Kings
- Madera
- Merced
- San Joaquin
- Stanislaus
- Tulare





# Polling – TA Options

What are the top 3 biggest challenges preventing your jurisdiction from increasing housing production?

- Developer Interest
- Adequate infrastructure
- Funding
- Community Support
- Prevailing Wage Requirements
- Limited Housing Site Availability
- Other (please explain in the questions box)



# Polling – TA Options

Please select your top 3

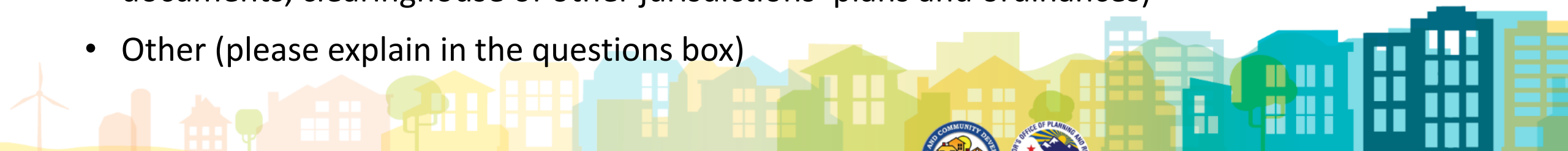
- Prohousing Designations
- Planning Grants Local Early Action Planning (LEAP) and SB 2
- Other State Financing
- Housing Elements
- Other Elements of the General Plan
- Other (please explain in the questions box)



# Polling – TA Options

Please select your top 3 technical assistance categories

- Trainings and direct assistance (e.g., one on one, small group meetings, help desk, peer/legal review)
- Administrative, project management and other staff support (e.g., sample Requests for Proposals (RFPs) and scopes of work, estimated budgets for project type, checklists, project tracking, staff report sample assistance)
- Instructional guides, educational material, and crowd-sourced knowledge (e.g., step by step guides, FAQs, best practices, message boards)
- Sample planning documents and tools (e.g., sample plans, codes, ordinance and other documents, clearinghouse of other jurisdictions' plans and ordinances)
- Other (please explain in the questions box)



# Polling – TA Options

Please select your top 3 direct assistance options.

- One-on-one or small group trainings/meetings
- Multi-jurisdictional workshops/webinars
- On-demand email/phone “help desk”
- Peer/legal review of policies, plans, ordinances
- Other (please explain in the questions box)



# Polling – TA Options

Please select your top 3 types of technical assistance related to planning documents and tools

- Housing Elements
- Other Elements of the General Plan
- By-right development standards and procedures
- Objective design standards
- Prohousing policies
- Specific Plan, Form-Based Codes, and CEQA Streamlining
- ADUs, garage conversions, or other innovative building strategies
- Collaborating with neighboring subregions on plans that have accelerated quality housing production
- Rezoning to permit by-right
- Innovative housing finance, fees, or infrastructure strategies
- Expedited processing
- Other (please explain in the questions box)



# Polling – TA Options

Are you hiring a consultant to prepare your 6th cycle Housing Element update?

- Yes
- No
- Undecided



# Polling – TA Options

What are the top 3 areas can HCD provide more support for your upcoming Housing Element update?

- Housing needs assessment
- Sites inventory
- Review of past programs
- New programs
- Understanding new laws
- Public engagement strategies
- Other (please explain in the questions box)



# Polling – TA Options

What specific challenges are you facing in implementing public engagement in your community?

- Conducting public engagement during COVID
- Building community support
- Building Planning Commission and City Council/Board of Supervisors support
- Building relationships with developers
- Having adequate staff support to conduct meetings, surveys, interviews, etc.
- Other (please explain in the questions box)





# Next Steps – Regional TA Plan



# Initial Valleywide Work Efforts

## The Team



# Initial Valleywide Work Efforts

## Work Products (Summer-Fall 2021)

- Existing Conditions Report
- Local Land Use and Housing Element Report
- Impediments to Housing Production and Planning Report
- Best Practices to Increase Housing Production Report
- Final Report: Policy and Strategy Recommendations to Improve Housing Production



# Initial Valleywide Work Efforts

## Outreach and Engagement

- Stakeholder Interviews (Spring)
- COG Director Interviews (Spring)
- City and County Staff Survey (Spring)
- Local Government and Stakeholder Workshops (Spring & Summer)
- Final Report Workshops (Fall)



# Q&A Session

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# Thank You!

## Regional TA

- Michael Sigala, [michael@sigalainc.com](mailto:michael@sigalainc.com)
- Fresno COG – Robert Phipps, [rhipps@fresnocog.org](mailto:rhipps@fresnocog.org)
- Mintier Harnish – Jim Harnish, [jim@mintierharnish.com](mailto:jim@mintierharnish.com) & Rick Rust, [rick@mintierharnish.com](mailto:rick@mintierharnish.com)
- Raimi & Associates – Matthew Raimi, [matt@raimiassociates.com](mailto:matt@raimiassociates.com) & Ron Whitmore, [ron@raimiassociates.com](mailto:ron@raimiassociates.com)

## HCD

- Sohab Mehmood, [Sohab.Mehmood@hcd.ca.gov](mailto:Sohab.Mehmood@hcd.ca.gov)
- Marisa Prasse, [Marisa.Prasse@hcd.ca.gov](mailto:Marisa.Prasse@hcd.ca.gov)

## PlaceWorks

- Sara Allinder, [SAllinder@ppeng.com](mailto:SAllinder@ppeng.com)
- Allison Holmstedt, [aholmstedt@placeworks.com](mailto:aholmstedt@placeworks.com)

## ILG

- Karalee Browne, [kbrowne@ca-ilg.org](mailto:kbrowne@ca-ilg.org)
- Melissa Kuehne, [mkuehne@ca-ilg.org](mailto:mkuehne@ca-ilg.org)