

San Joaquin Valley Regional Early action Planning (REAP) for Housing

Workshop for Valley Jurisdictions

August 24, 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



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| Kern County Supervisor Zack Scrivner, County of Kern Councilmember Bob Smith, City of Bakersfield Mayor 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 Vice-Mayor Diane Sharp, City of Hanford Mayor Alvaro Preciado, City of Avenal | San Joaquin County Supervisor Tom Patti, County of San Joaquin Councilmember Mayor Dan Wright, City of Stockton Councilmember Gary Singh, City of Manteca |
| Fresno County Supervisor Steve Brandau, County of Fresno Mayor Jerry Dyer, City of Fresno CHAIR - Vice Mayor Gary Yep, City of Kerman | Stanislaus County Supervisor Vito Chiesa, County of Stanislaus Bill O’Brien, private citizen Anthony Canella, private citizen |
| Madera County Supervisor Robert Poythress, County of Madera Mayor Santos Garcia, City of Madera Mayor Diana Palmer, City of Chowchilla | Tulare County Supervisor Eddie Valero, County of Tulare Councilmember Frankie Alves, City of Exeter Vice-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:

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|---|-----------------------|
| 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 | <u>\$1,488,802</u> |
| Subtotal | \$13,500,322 |
| Funding for Valleywide work efforts (including Fresno COG administrative cost) | <u>\$5,475,000.00</u> |
| Total | \$18,975,322 |



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 or county offices of education.
 - ✓ Covering the costs of temporary staffing or consultant needs associated with the activities described above.

Ineligible Uses of REAP Funds

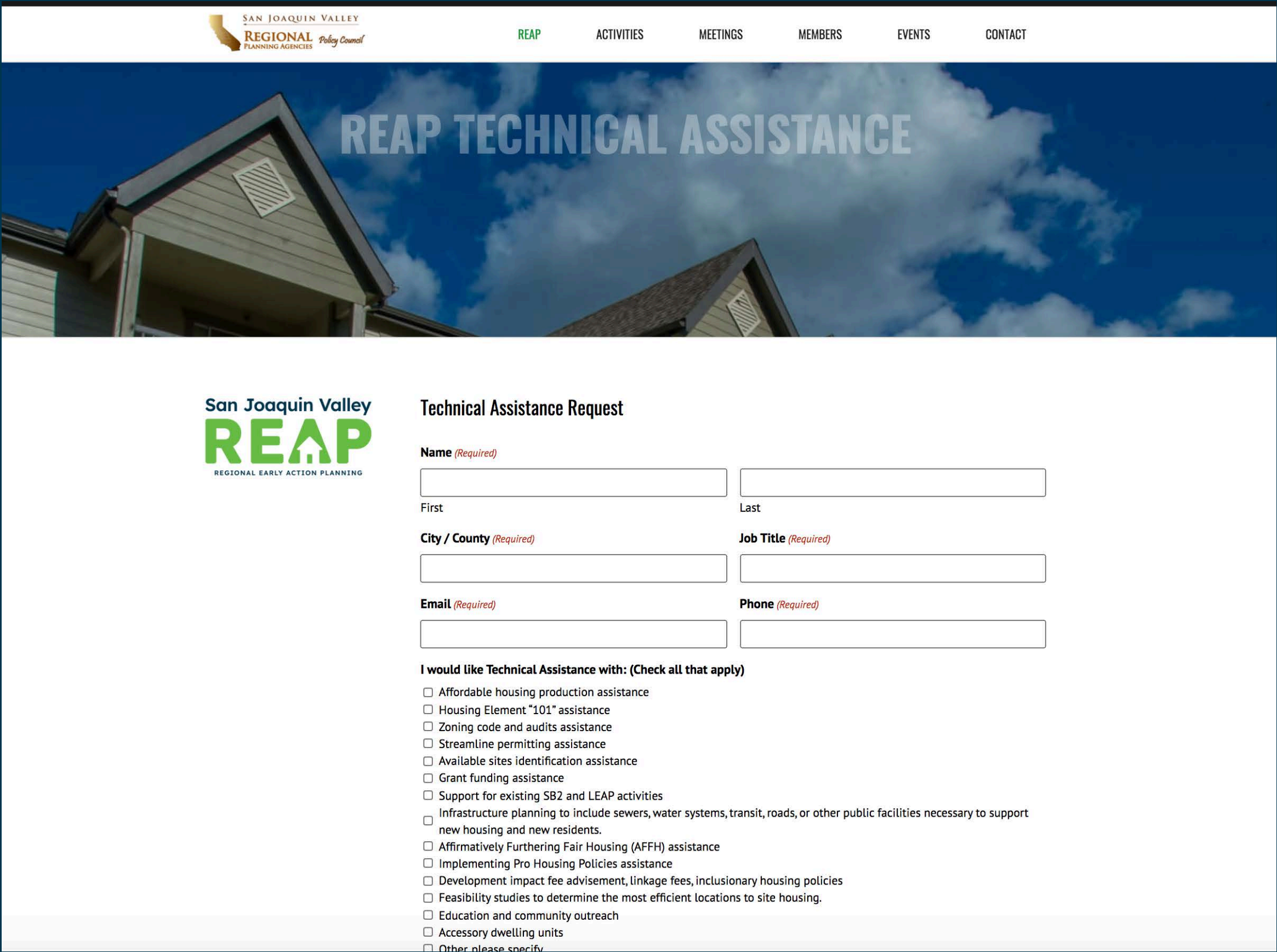
- Activities unrelated to accelerating housing production.
- Activities unrelated to preparation and adoption of planning documents, and process improvements to accelerate housing production.
- Activities that obstruct or hinder housing production.
- Capital financing, operation or funding related to 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



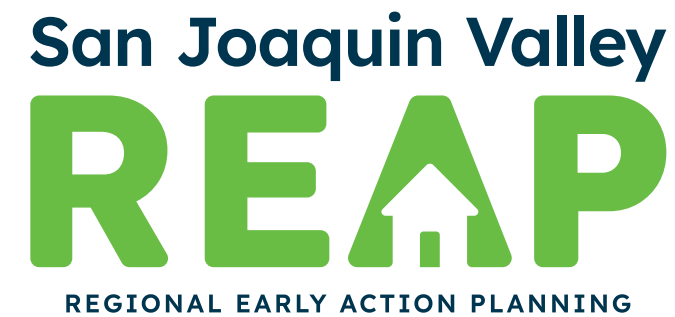
Updated Website



www.sjvcogs.org/reap



Technical Assistance Request Form



Workshop Series

Housing in the SJV, Challenges and Opportunities

Workshop Number One
July 27, 2021

Accessory Dwelling Units (ADUs)

Ordinances, plans, legislation, everything you need to know
August 24, 2021

Pro Housing

What is it and how can adopting Pro Housing strategies help your community
September 2021 Tuesday, September 28th at 1pm

Regional Housing Needs Allocation (RHNA)

Planning for the Sixth Cycle
October 2021

Housing in the SJV, Challenges and Opportunities

Workshop Number Two
November 2021

SB 330, “The Housing Crisis Act”

Impacts to the local housing approval process
December 2021

Compact and Mixed Use Housing

Making it work in the SJV
January 2022

New Housing Laws

Overview of the the multiple new laws affecting housing in your community
February 2022

Housing Elements 101

A refresher course for the upcoming sixth cycle
March 2022

Site Identification Process for New Housing

What you need to know to help you plan better and meet your RHNA numbers
April 2022

Affirmatively Furthering Fair Housing (AFFH)

Impacts of AFFH for your next Housing Element
May 2022

Annexations and Tax Sharing Agreements

An essential tool for accommodating more housing in your community
June 2022

**For questions
or more information**

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