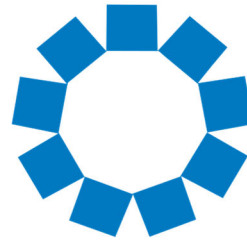


Regional Early Action Planning Grants (REAP)

ABAG Annual Report



**ASSOCIATION
OF BAY AREA
GOVERNMENTS**

<https://www.hcd.ca.gov/grants-funding/active-funding/reap.shtml>

May 2025

Instructions

The following form is to be used for satisfying the annual reporting requirements of Health and Safety Code section 50515.04. The annual report utilizing this form must be submitted to HCD by April 1 of the year following receipt of funds and annually thereafter until funds are expended.

Applicants must submit the annual report to HCD by email at

reap@hcd.ca.gov.

Applicants should utilize the following instructions in completing the forms.

Overall Context: This section will provide an overview of the project, including needs, challenges, limiting factors, opportunities and solutions unique to the region. The section should also discuss the overall approach, goals and high-level summary of the status of the program.

Project Highlights, Accomplishments and Best Practices: This section will generally discuss some highlights for the overall project from the last year and any accomplishments resulting from the efforts in implementing the program. This section may also list and explain some of the best practices occurring through the program. This section can highlight efforts at a regional, sub-regional or local level and can include a wide ranging variety of efforts that facilitate housing impacts such as engaging stakeholders, building support for housing, major progress in zoning amendments, subregional collaboration, technical assistance outcomes.

Status of Activities: This section will provide a description of each of the major activities in the applicant's program. For major activities, the applicant can consult Section C from the application. The section will provide a general description of the overall activities, highlighting challenges, opportunities and accomplishment and will complete the status table. Column 1 of the status table is entitled Activity Category. This column will be completed with the relevant activity category (i.e., identification of best practices, education and outreach, improved RHNA methodology, suballocation, technical assistance and administration costs). Column 2 will include a brief description of the activity. Columns 3 and 4 will report the amount of money allocated to each activity and how much has been expended per activities as of the end of the calendar year. Column 5 will describe the overall



timing of the project with beginning and anticipated completion dates. Column 6 will include a general status (i.e., not yet started, in progress, complete) and anticipated upcoming milestones. Column 7 will qualitatively and quantitatively, where possible, describe the regional impact on housing as a result of the activity.

Summary of Housing Production Indicators: This section will give an overview of housing production indicators and a summary of building permits, certificates of occupancy, or other completed entitlements issued by entities within the region or by the jurisdiction, as applicable. Applicants may use the Annual Progress Reports published the previous year to provide the total number of new units for the region. Self-reported data by cities and counties is available on HCD's [Housing Element and Implementation and APR Data Dashboard](#) (note: HCD cannot independently verify most project-level data). HCD recognizes REAP funds may not begin to impact housing production completed in 2019 and 2020, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale. Baseline year will be the 2019 calendar year and current year will be the prior year annual progress report. Applicants may add other indicators of housing production and numerical outcomes and may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

Additional Information: The applicant may add any applicable information as necessary to demonstrate the status and impacts of the overall program.



Association of Bay Area Governments “ABAG”

Overall Context:

The Regional Housing Technical Assistance (RHTA) Program funded by REAP at the Association of Bay Area Governments (ABAG) has delivered innovative technical assistance that leverages state resources, reduces duplicative costs, supports local governments in complying with rapidly evolving laws, and streamlines HCD’s review of Housing Elements. Technical assistance is being delivered through:

1. Regional trainings and products on common topics
2. County-based Planning Collaboratives that share consultant support
3. Local suballocations of REAP funding
4. Cohorts of similarly situated jurisdictions like the Big 3 Cities in the Bay
5. Deep dive work groups on important regional topics
6. Data tools and resources tailored to meet state guidance.

As outlined below, the program’s components work together to provide holistic support for the region’s elected officials, planning staff and residents as jurisdictions implement their housing plans. Additionally, work products are shared statewide through ABAG’s Technical Assistance Portal: <https://abag.ca.gov/technical-assistance/topics/housing>.

While the Regional Early Action Planning Grants of 2019 (REAP 1.0), expired at the end of FY 23-24, this work will continue until June 2026 with funding from the Regional Early Action Planning Grants of 2021 (REAP 2.0). The Metropolitan Transportation Commission (MTC) is the recipient of REAP 2.0 funding and has suballocated \$8 million to ABAG for the continuation of the RHTA Program. MTC plans to directly administer an additional \$8 million in REAP 2.0 to support RHTA. Looking to the future, the RHTA program will continue providing technical assistance to Bay Area jurisdictions as they implement their Housing Elements and prepare to comply with MTC’s new Transit Oriented Communities Policy.

In the final six months of REAP 1, the Regional Housing Technical Assistance Program expanded its resources to help Bay Area jurisdictions with Housing Element implementation and compliance with MTC’s Transit Oriented Communities Policy. As noted below, several aspects of the RHTA Program had to pause at the end of REAP 1 until REAP 2 funding was available. Technical assistance that was in progress at the end of June 2024 resumed later in the year. An [index of all technical assistance](#) resources provided to date is updated monthly.



Project Highlights, Best Practices and Recent and Anticipated Achievements:

Completed RHNA: ABAG staff presented key findings and recommendations from HCD's report *California's Housing Future 2040: The Next RHNA*, published in April 2024, to the ABAG Executive Board. Staff monitored legislative proposals that would impact RHNA Cycle 7. Work on the next RHNA cycle for ABAG will likely start in 2027.

Regional Data Tools: ABAG launched [the Housing Element Site Selection \(HESS\) Tool](#) in fall 2020. HESS is a web-based mapping platform that helps analyze potential sites in all Bay Area jurisdictions for Housing Element site inventories. In 2023, ABAG and MTC launched a public version of the HESS tool, [The Housing and Land Use Viewer](#). This is a web-based data tool to allow members of the public to access, visualize and download robust datasets for the San Francisco Bay Area in a standardized format. This is the first time that MTC and ABAG have created a publicly accessible and user-friendly tool that consolidates multiple datasets from different planning disciplines including housing, land use, transportation and the environment. Notably, the tool includes an interactive mapping interface that allows users to explore data at the parcel level— including details on over two million parcels. In 2024, housing element sites continued to be added to the tool as jurisdictions' Housing Elements are certified. This work will continue into 2025 or until all Housing Elements have been certified.

Affirmatively Furthering Fair Housing (AFFH): RHTA funds supported pioneering research conducted by the University of California, Merced and STIR Labs on behalf of ABAG, to study segregation patterns and current land use policies that correlate with patterns of racial segregation. Building on this research and a 2022 Leading with Equity Work Group, ABAG convened a continuation cohort from September 2023 to April 2024. The Leading with Equity Cohort worked to build on the peer collaboration and resource-sharing started during the 2022 Work Group. The cohort focused on the Housing Element process and developed a set of recommendations to shape the next Housing Element Cycle. The cohort also shared perspectives on ways to embed equity throughout their organizations' practices.

Regional Support for Outreach and Education: ABAG allocated \$2 million in REAP 1.0 funding to provide robust support for local planners and elected officials as they engage their communities around the Housing Element and related implementation. January-June 2024 activities included:

- Expanding the [Housing TA Portal](#), an easily searchable collection of more than 300 resources for government staff including trainings, case studies, data sets, interactive tools, model ordinances and much more.
- Continuing the [interactive training series](#), with more than 35 webinars reaching over 4,000 attendees since the program began. This year, the focus shifted to technical assistance on Housing Element implementation and



compliance with MTC's Transit Oriented Communities Policy. Legal and legislative resources were supported by Goldfarb and Lipman LLP, a Bay Area law firm specializing in affordable housing and community economic development.

- Providing more than 90 free document translations and meeting interpreters to jurisdictions since 2022.
- Completing REAP 1 technical assistance, including the following resources:
 - [AB 894 Shared Parking Agreements](#) requirements and criteria.
 - [AB 1332 Pre-approved ADU Plans Information Sessions](#) to prepare jurisdictions to create a program to pre-approve ADU plans by January 1, 2025.
 - [An ADU Affordability Survey](#), to help jurisdictions meet ADU monitoring requirements made in their Housing Elements.
 - [Getting Rezoning Right: Guiding Principles and Related Resources](#) to help jurisdiction staff working on rezoning initiatives to achieve local housing goals.
 - [Housing, Density & Design Resources](#) created for local government staff to support constructive conversations with residents and community leaders about residential rezonings.
 - [Objective Design Standards Handbook for Residential and Mixed-Use Projects](#)
 - [Zoning for Affordability](#) resources and templates for jurisdiction staff who are working to create or update inclusionary housing policies.
 - All REAP TA is available via our Index of Technical Assistance: <https://abag.ca.gov/tools-resources/digital-library/taindexmarch2025pdf>
- Adapting the RHTA model to convene peer-to-peer sessions focused on education and TA for a potential regional housing bond measure in Nov. 2024.

Planning Collaboratives, Work Groups and Peer Cohorts:

- Collaboratives: Seven county-based planning collaboratives serving eight counties convened through June 2024 and will continue convening to share consulting resources as they work together to address their housing priorities for the duration of REAP 2. Communities in each county use REAP funding to hire consultants, share research and jointly produce resources for use throughout the region. These Collaboratives are based on the APA award-winning 21 Elements model in San Mateo County.
- Peer Cohorts: Learning communities of similar jurisdictions that meet occasionally to discuss housing topics of shared concern. San Francisco, San Jose and Oakland staff meet as the "Big 3" cohort. As detailed above, a Leading With Equity cohort met in 2023 and 2024.



- Work Groups: During the period of REAP 1 funding in 2024, the RHTA Program finalized technical assistance related to the [Zoning for Affordability Work Group](#), detailed above. New Work Groups were convened in late 2024 once REAP 2 funding was available. Details and materials from earlier work groups, including Wildfires – How to Preserve and Protect Housing, Making Middle Housing Work, and Transforming Aging Malls & Office Parks, can be found here: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/peer-cohorts-work-groups>.

Local Suballocations: ABAG has suballocated a total of \$10.9 million of REAP funding to seven county-based Planning Collaboratives discussed above and to all 109 Bay Area jurisdictions designed to reach their individual policy goals. Each of the 109 jurisdictions has been suballocated a minimum of \$20,000, with a proportional supplemental suballocation to jurisdictions with higher RHNA, and 14 competitive suballocations. As of June 30, 2024, 99.5% of these funds have been reimbursed, and as of the date of this report, all Collaboratives and jurisdictions have been reimbursed.

Permit Streamlining: ABAG negotiated discounted regional pricing with Symbium Corp for its [Plancheck software](#) and provided two-year licenses to five jurisdictions as part of a [pilot program](#) that ran from 2022-2024. Plancheck is an online tool for the public and local planners that:

- Streamlines Residential Site Plan Review, increases accuracy and predictability
- Displays all applicable planning regulations and checks compliance with non-discretionary items allowing staff to focus on discretionary items
- Submits all required forms electronically increasing completeness
- Pulls in street views and satellite images speeding review
- Automatically generates draft comment letters saving staff time
- Integrates with existing permitting systems

Business Plan for the Bay Area Housing Finance Authority (BAHFA): In 2024, BAHFA secured final approval of the [BAHFA Business Plan](#), which lays out [BAHFA's equity framework](#) — the equity objectives and metrics for each of the 3Ps and BAHFA programs.

Status of Activities:

The key provided below outlines eligible activities from the 25% application and from the 75% application.



Activity Categories for 25% application

- Eligible Activity 1 - An allocation budget for the funds provided pursuant to this section.
- Eligible Activity 2 - The amounts retained by the council of governments, regional entity, or county, and any suballocations to jurisdictions.
- Eligible Activity 3 - An explanation of how proposed uses will increase housing planning and facilitate local housing production.
- Eligible Activity 4 - Identification of current best practices at the regional and statewide level that promote sufficient supply of housing affordable to all income levels, and a strategy for increasing adoption of these practices at the regional level, where viable.
- Eligible Activity 5 - An education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the sixth cycle regional housing need allocation.

Activity Categories for 75% application

- Required Activity 1 - Identification of current best practices at the regional and statewide level that promote sufficient supply of housing affordable to all income levels, and a strategy for increasing adoption of these practices at the regional level, where viable.
- Required Activity 2 - An education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the sixth cycle regional housing need allocation.
- Eligible Activity 3 - Developing an improved methodology for the distribution of the sixth cycle RHNA.
- Eligible Activity 4 - Suballocating moneys directly and equitably to jurisdictions or other subregional entities in the form of grants for planning that will accelerate housing production in ways that align with state planning priorities, housing, transportation, equity, and climate goals.
- Eligible Activity 5 - 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, or other actions to accelerate additional housing production. If proposing to use other actions, please describe in project description.
- Eligible Activity 6 - Covering the costs of administering this grants program.



Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
25% application activities update						
3, 4	Provide consulting services for a Business Plan for an expanded regional housing portfolio. This would leverage \$100,000 in private donations pledged by Bay Area Housing For All.	\$400,000	100%	Funds encumbered in FY 2021-2022, with ongoing project management activities through FY 2023-24.	Final plan approved June 2024.	This Business Plan will allow BAHFA to nimbly deploy billions in future revenue from future regional ballot measure(s) to support production, preservation and protections.
3, 4, 5	Provide staffing and consultant support over three years for RHNA process, improved allocation methodology, enhanced engagement with local government officials, and enhanced partnerships with Community Based Organizations for public outreach.	\$81,953	100%	Funds encumbered in FY 2019-2020 and FY 2020-21	RHNA work was largely completed in-house. Revised budget and reprogrammed funds to provide more technical assistance.	REAP-funded data, legal and outreach support to the Housing Methodology Committee resulted in a RHNA Methodology that engaged a wide spectrum of stakeholders in thoughtfully and equitably allocating units throughout the Bay Area.
3, 4, 5	Provide consulting assistance/grants to counties and/or local jurisdictions to support RHNA subregions or activities planning collaboratives.	\$500,000	100%	Funds encumbered in FY 2020-2021, with ongoing project management activities through FY 2024.	*Completed, and additional sources of funding totaling \$4 M from 75% HCD application will supplement this \$500,000.	Creating the infrastructure for regional collaboration and peer-to-peer learning opportunities has been shown to be very effective at the county level in ensuring compliance with state housing laws and in implementing pro-housing policies and programs. REAP has enabled ABAG to scale this model regionally, creating economies of scale that allow local jurisdictions to focus their funding



Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
						on local housing policies and programs.
3, 4, 5	Provide staffing, technical assistance, and consultant support to assist jurisdictions with Housing Element updates, including policy research, emerging practices, and site inventory analysis.	\$2,738,047	100% Full amount expended in last reporting period.	Funds encumbered in FY 2020-2021, with ongoing project management activities through FY 2024.	Completed, but additional funding of \$7.1 M from 75% HCD application will supplement this work.	Enabled ABAG to create Bay Area wide Housing Technical Assistance program with the input of various stakeholders from all 109 jurisdictions to support the creation and implementation of housing elements that will further regional and statewide housing priorities.
3, 4, 5	Provide grants to counties and/or local jurisdictions to support development of compliant Housing Elements and community engagement strategies related to housing production, preservation, and protection.	\$2,180,000	Fully expended.	Funds encumbered in FY 2020-2021, with ongoing project management activities through FY 2024.	In progress. Additional funding of \$4M from 75% HCD application will supplement this funding.	These suballocations are geographically disbursed to allow 100% of jurisdictions in the Bay Area to supplement SB2, LEAP and local funding for housing planning. It will also provide higher funding levels in jurisdictions with the highest RHNA allocations and includes a competitive funding pool to encourage locals to implement regional priorities.



Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
75% application activities update						
4	Non-competitive Local Allocations to jurisdictions based on RHNA allocation from Draft Methodology & competitive allocations	\$3,978,576	\$3,994,820.87	Funds encumbered in FY 2020-2021, with ongoing project management activities through FY 2024.	Additional funding \$2.18M from 25% HCD application will supplement this \$4 M.	These suballocations are geographically disbursed to allow 100% of jurisdictions in the Bay Area to supplement SB2, LEAP and local funding for housing planning. It will also provide higher funding levels in jurisdictions with the highest RHNA allocations and includes a competitive funding pool to encourage locals to implement regional priorities.
4	Non-competitive Local Allocations to fund staffing and locally tailored TA products for Subregional Planning Collaboratives	\$4,200,000	\$4,179,711.34 Balance reassigned to suballocations and TA	Funds encumbered in FY 2020-2021, with ongoing project management activities through FY 2024.	Additional sources of funding totaling \$500,000 from 25% HCD application supplements this \$4.2M.	Creating the infrastructure for regional collaboration and peer-to-peer learning opportunities has been shown to be very effective at the county level in ensuring compliance with state housing laws and in implementing pro-housing policies and programs. REAP has enabled ABAG to scale this model regionally, creating economies of scale that allow local jurisdictions to focus their funding on local housing policies and programs.



Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
1 & 5	Regional technical assistance including, creating products, coordinating Collaboratives, delivery of Peer Cohorts & Workgroups, and strategic initiatives	\$7,172,471	\$7,176,515.32	Funds encumbered in FY 2020-2021, with ongoing project management activities through FY 2024.	In progress. Additional funding of \$2.7 M from 25% HCD application.	REAP has empowered ABAG to provide unprecedented and prolific technical assistance that is being shared statewide through a new Housing TA Portal. Jurisdictions are spending less time and money to produce better housing elements. Close coordination between ABAG and HCD has resulted in standardized regional data in the Bay Area and effective leveraging of state, regional and local resources to avoid duplication of effort and elevate quality. Building capacity at ABAG and its Subregional Planning Collaboratives has been particularly important to compensate for local staffing and consultant shortages.
2	Housing leadership development and community engagement	\$1,517,470.47	Fully expended	Funds encumbered in FY 2020-2021, with ongoing project management activities through FY 2024.	In progress.	Support to local jurisdictions and collaboratives to ensure broad and deep public education and outreach.
6	Administrative costs	\$1,198,343	100%	Funds encumbered in FY 2020-2021, with ongoing project management activities through FY 2024.	Fully expended.	Covering staff costs related to REAP program administration in legal and finance departments. Also covering licensing fees for new software to administer consulting bench, issue informal procurements, receive



Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
						deliverables, process invoices and track grant progress.

Summary of Indicators of Housing Production:

Housing Production Indicator	Baseline Year (2019)*	HCD post-submission corrections (2024)		Cumulative Change	Notes
		Current Year (2023)*	% Change		
Building Permits	26,760	22,896 15,039	-15%	-3864	Data is taken from HCD APR data dashboard . Data from past reports may have changed, the dashboard is updated monthly and local jurisdictions may have updated or corrected past APR submitted.
Certificates of Occupancy/Completed	16,908	19,986 17,490	+18%	+3078	
Completed Entitlements	33,956	29,000 32,295	-15%	-4956	

*Information obtained on 5/17/24

Additional Information:

Given the value of the regional housing technical assistance offered, ABAG would support a more permanent and/or ongoing source of state funding for regional housing efforts. The advent of REAP 2.0 is a step in the right direction, but with a pending significant budget cut and 2026 expenditure deadline, it remains difficult to design a sustainable regional technical assistance program to adequately support local jurisdictions in implementing key housing strategies through the current and future planning cycles. A funding cut to REAP 2.0 will seriously impact local jurisdictions as there are currently no other ongoing sources of regional housing planning/technical assistance beyond the REAP grants.

