

Regional Early Action Planning Grants of 2019 (REAP) Close Out Report Form



Association of Bay Area Governments-Metropolitan Transportation Commission

October 28, 2024

REAP Close Out Report Form Instructions

This form is for Regional Early Action Planning Grants of 2019 (REAP) grant holders to satisfy the reporting requirements of California Health and Safety Code section 50515.04. The report must be submitted to the California Department of Housing and Community Development (HCD) via email to reap@hcd.ca.gov no later than December 31, 2025.

Additional information about the REAP program is found at the program's webpage at: <https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2019>

Please proceed to the REAP Close Out Report Form on the next page and complete Parts I–X.

REAP Close Out Report Form

Part I – Summary

Briefly describe the grantee's REAP project(s), including but not limited to the following information:

1. Overview of the project
2. Project start date, duration and completion
3. Project goals and relevance to REAP goals
4. Proposed uses and actions taken in support of proposed uses
5. Actions that had the greatest impact on housing production
6. Overall outcomes including quantified outcomes

1. Overview of the project

The Regional Housing Technical Assistance (RHTA) Program was established by the Association of Bay Area Governments (ABAG) using \$23.9 million in Regional Early Action Planning Grants of 2019 (REAP 1.0). The Metropolitan Transportation Commission (MTC) also provided significant support to the RHTA Program that was not reimbursed by the grant.

The RHTA Program featured a combination of local suballocations, regionally produced technical assistance, and consulting support for seven subregional Planning Collaboratives serving eight counties. The RHTA Program provided support to all 109 jurisdictions in the Bay Area to assist with updates of 6th Cycle Housing Elements.

The RHTA Program won [the 2023 Planning Agency Award of Excellence](#) from the American Planning Association (APA) California Chapter.

2. Project start date, duration and completion

Phase one of the RHTA Program launched in early 2020 and concluded on June 30, 2024 with the close out of REAP 1.0 funding. RHTA activities resumed under REAP 2.0 funding after a six-month delay caused by state budget negotiations. Final program completion is expected at the end of the REAP 2.0 grant in 2026, because no other fund sources are expected to be available to support continuation of the work.

3. Project goals and relevance to REAP goals

The RHTA Program's primary goals included the development of an infrastructure to deliver a wide variety of housing technical assistance asynchronously, and to build strong peer-to-peer relationships between planners throughout the Bay Area to share best practices and lessons learned. The support delivered to local jurisdictions through the RHTA program directly advanced REAP's goals of accelerating housing production and facilitating compliance in implementing the sixth cycle of the Regional Housing Needs Allocation.

4. Proposed uses and actions taken in support of proposed uses

The RHTA Program delivered six types of support to Bay Area Jurisdictions.

Methods	Examples
Local Grants	• Direct funding for Housing Element-related costs
Data Tools	• Editable housing needs data packets and segregation reports for 109 jurisdictions • Housing Element Site Selection (HESS) Tool
Regional Training & Products	• Customizable staff reports and slide deck templates • Guidance on housing law implementation • Webinars
Work Groups	• Zoning for Affordability; Missing Middle Housing; and more
Cohorts	• Leading with Equity; Big 3 Cities
County Planning Collaboratives	• Part-time consultant support to convene local planning staff

5. Actions that had the greatest impact on housing production

The following technical assistance products had the greatest impact on housing production. Links to all technical assistance products can be found here:

<https://abag.ca.gov/tools-resources/digital-library/indexavailabletechnicalassistancedocx>

Technical Assistance Title	Description
Getting Rezoning Right Resources	This page offers advice and resources for staff and officials working on rezoning initiatives to achieve local housing goals. Resources include an overview of the six guiding principles to getting rezoning right; checklist for rezoning; other RHTA resources; external resources and rezoning project profiles from communities in the Bay Area.

Zoning for Affordability Work Group	The Zoning for Affordability Work Group was aimed at jurisdictions looking to: • Adopt an inclusionary zoning ordinance, density bonus policy or affordable housing overlay zone or similar program; or • Update their existing ordinance or program to make it more effective. Discussion topics included evaluating an inclusionary ordinance, evaluating financial feasibility, working with state programs and understanding the tradeoffs of fees versus units.
Housing, Density & Design Resources	These resources were created for local government staff to support constructive conversations with residents and community leaders about residential rezonings. Resources include two presentations that outline the value of rezoning and what different levels of density look like; two engagement activities; a user guide with talking points for the presentations and folders with images and other assets included in the materials.
Streamlining Housing Project Processing	These reference documents, in Excel and Word formats, summarize key aspects of state laws that affect how jurisdictions review housing development applications. They are intended for jurisdiction staff use or to help jurisdictions produce information for the public or applicants.
AB 1332 Pre-approved ADU Plans Information Sessions	Under AB 1332, jurisdictions must create a program to pre-approve ADU plans by January 1, 2025. During the first of three information sessions on AB 1332, staff from Goldfarb & Lipman LLP provided information on this legislation. Resources posted include the webinar recording and presentation slides from this session.
Webinar: Working with BART on Transit-Oriented Development	ABAG/MTC presented a webinar with Bay Area Rapid Transit (BART) and Bay Area jurisdiction staff to discuss development processes for TOD sites across the region.

Webinar: Preparing Objective Design Standards for Multifamily Housing: Introducing ABAG's Objective Design Standards Handbook	ABAG's RHTA Program has developed the following resources to help planning staff develop or refine objective design standards for multi-family residential and mixed-use projects: • An Objective Design Standards Handbook - including the full Handbook in pdf format, and the InDesign files, Word files and image files for each section of the Handbook as separate downloads. • A template PowerPoint presentation • A staff report template
Objective Design Standards Handbook for Residential and Mixed-Use Projects	Resources on this page include an Objective Design Standards Handbook (in PDF, InDesign, Word, and image files), a template presentation, and a staff report template. These resources provide a how-to manual for creating objective design standards that are rooted in a community's design values and its existing policies. They provide curated design standards and zoning graphics for a range of building and site design topics that planners can select from and refine to meet their community's needs.
Webinar: Bay Area Priority Sites Pilot Program	MTC-ABAG and the Bay Area Housing Finance Authority (BAHFA) recently released the Priority Sites Concept Paper: A proposal to transform public land and aging malls & office parks into neighborhoods. The paper is the first step toward the launch of a Priority Sites Pilot Program. Staff hosted a webinar to highlight findings from the concept paper and provide further insight into the pilot program's proposed approach to advancing major reuse projects. Participants will have an opportunity to provide input on the program's design to help ensure it meets local needs.
Event: Turner Center and ABAG Present: Best Practices to Implement SB 9 and Missing Middle Housing in the Bay Area	These panel presentations discussed effective strategies for creating small-scale housing development that advance equity goals. Panels included: • Making It Feasible: Innovative Zoning and Land Use Approaches from the Bay Area and Beyond • Making It Easy: New Ideas for Improving Planning Processes • Making It Count: Strategies to Receive Credit for Missing Middle Housing for Housing Element Submissions

Workgroup: Making Missing Middle Housing Work	This work group focused on "missing middle" housing and how to develop and implement a middle housing strategy. Products from this group included: • Middle Housing Feasibility Tool • Bay Area Middle Housing Market Report • "Zoning for Middle Housing" Guidebook • "Making Middle Housing Affordable" Guidebook • Middle Housing Zoning Changes and RHNA • Middle Housing Mythbusters • "What is Middle Housing?" customizable slide deck
Webinar: Leveraging Your Land: Best Practices for Reusing Public Land for Housing	MTC-ABAG recently developed a Public Lands Playbook to guide local governments and other public agencies through the process of inventorying, prioritizing and reusing publicly owned land. Staff provided an overview of the Playbook and other technical assistance resources during this webinar.
Webinar: Transforming Aging Malls and Office Parks: Reuse Challenges and Opportunities	This webinar highlighted findings from a white paper on mall and office reuse challenges and opportunities in the Bay Area and beyond. It also served as an introduction to the Transforming Aging Malls and Office Parks Work Group
Work Group: Malls & Office Parks Transformation	This work group was designed for local planning, housing and economic development staff interested in learning about the challenges and opportunities involved in transforming aging malls and office parks into neighborhoods that are affordable to households across the income spectrum. Session materials, as well as the Mall and Office Transformation Guide, provide a suite of resources to help communities and planners build homes, parks, and other community amenities in place of empty malls and offices.
Webinar: Surplus Public Land: What Local Agencies Need to Know	HCD and ABAG/MTC staff offered an overview of the Surplus Land Act's expanded requirements, highlighted common mistakes made by public agencies trying to dispose of surplus land, and explained HCD's roles in monitoring compliance with the Act and promoting affordable housing on public land.

Housing and Land Use Viewer (HLUV) Tool	Launched in May 2023, HLUV is a publicly accessible website that builds on the Housing Element Site Selection tool. The website includes regional, county, and jurisdictional views of housing element sites (from the 4th, 5th, and 6th cycles), environmental constraints (including wildfire and sea level rise risks), and planning considerations (including Transit Oriented Communities, Equity Priority Communities, Plan Bay Area 2050 Growth Geographies, zoning, infrastructure access, and data identified in HCD's AFFH Guidance Memo). ABAG will continue to update the website with housing inventories in newly certified housing elements, major updates to the parcel basemap, and zoning and general plan data for the region.
Density Bonus Model Ordinance & Program Guidelines	These resources are meant to help staff adhere to Density Bonus requirements. The Density Bonus Model Ordinance provides template language for jurisdictions to adopt and the Density Bonus Program Guidelines provide administrative guidance for implementation of the State Density Bonus Law and the local agency's Density Bonus Ordinance.
SB 684 Small Lot Subdivision - Template Application Review Checklist and Streamlining Model Ordinance	SB 684 requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets certain requirements as long as the proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units. These resources are meant to help staff implement SB 684 and process applications. The Model Ordinance provides template language for jurisdictions to implement the law. The Template Application Review Checklist can be used to review applications and ensure that a proposed subdivision and housing development meets all requirements of SB 684.
SB 35 Streamlining Application Processing and SB 35 Template Application Checklist	SB 35 established a streamlined and ministerial approval process for certain multifamily housing development projects. Eligible projects must comply with objective planning standards, provide specified levels of affordable housing and meet other specified requirements. The Application Processing for Local Governments Guide can be used to develop an internal review process for housing development projects that invoke SB 35. The Template Application Checklist can be used to review applications and ensure that a proposed housing development meets all requirements of SB 35.

Tribal Consultation Toolkit	Tribal consultation is a process that local governments conduct to consult and coordinate with California Native American tribes within the jurisdiction of a proposed project. The goal of tribal consultation is to ensure that any new project – such as constructing affordable housing - properly identifies, respects, and cares for tribal cultural resources that may be present. This toolkit provides local governments and project proponents guidance and supporting information for use during tribal consultation under Senate Bill 35 (2018) and Assembly Bill 168 (2020).
Understanding AB 2011 and SB 6	This technical overview includes policy decisions and recommended actions, site criteria and development standards, and general project requirements and review timelines for both AB 2011 and SB 6.
Overview of AB 2011 and SB 6	AB 2011, the Affordable Housing and High Road Jobs Act of 2022 and SB 6, the Middle Class Housing Act of 2022, are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law by Governor Gavin Newsom on September 29, 2022, and went into effect on July 1, 2023. This document presents a summary of key details of each bill.
AB 2011 and SB 6 Staff Resources for Implementation	AB 2011, the Affordable Housing and High Road Jobs Act of 2022 and SB 6, the Middle Class Housing Act of 2022, are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills went into effect on July 1, 2023. These guides and templates are meant to prepare staff for implementing these bills and prepare for accepting and reviewing AB 2011 project applications.
SB 9 Resources	These resources are meant to help staff and elected officials communicate about SB 9 with colleagues and constituents. Resources include: • Webinar, slide deck, memo templates, Summaries, FAQ and Other References • Model ordinance • Objective Design and Development Standards (ODDS) Toolkit • SB 9 application checklist for two-unit developments and urban lot splits

	• Sample deed restrictions for two-unit development and lot splits • Sample Affidavit regarding owner-occupancy
Parking Toolbox and Handbook	This toolbox and handbook are designed to assist city officials, technical staff and decision makers with the planning and implementation of parking policies and programs designed to encourage and support smart growth and transit oriented development.

6. Overall outcomes including quantified outcomes

- As of October 17, 2024, 92 jurisdictions' Housing Elements were in substantial compliance with state law.
- About \$11 million granted directly to the region's 109 jurisdictions to support local priorities, including support for seven subregional Planning Collaboratives serving eight counties
- More than 300 pieces of regional technical assistance were created.
<https://abag.ca.gov/tools-resources/digital-library/indexavailabletechnicalassistancedocx>
- 30 live, [interactive training webinars](#) attended by nearly all Bay Area jurisdictions (100 of 109) registered for webinars. 726 unique individuals registered for at least one webinar. Post-webinar views totaled more than 1,760 across California and the country.
- Thirty-four jurisdictions across eight of the nine Bay Area counties used the free translation and interpreter services offered by RHTA, totaling 92 requests. Jurisdictions translated a range of materials including Housing Element summary materials, presentations, surveys, materials for farmer's market tabling, virtual workshops, captions for videos, website text and meeting minutes. Materials were translated or interpreted into ASL, Cantonese, Farsi, Filipino, Mandarin, Samoan, Spanish, Simplified Chinese, Tagalog and Vietnamese.

Part II – Lead Agency and Partnerships

List lead agency and partnerships, including names, position titles, organizations, and the roles and responsibilities of each. What did those collaborative relationships and processes look like?

The lead agency for the RHTA Program is the Association of Bay Area Governments (ABAG). The Metropolitan Transportation Commission (MTC) also provided significant support to the RHTA Program that was not reimbursed by the grant. The two agencies share all staff. Primary ABAG/MTC staff working on the RHTA Program include:

- Daniel Saver, Deputy Executive Director for Housing and Energy
- Heather Peters, Principal Regional Housing Planner, RHTA Program Manager
- Hannah Diaz, Associate Regional Housing Planner
- Kearey Smith, Assistant Director, Data and Visualization Team
- Clair McDevitt, Associate PIO, REAP Programs
- Cheryl Chi, Housing and Land Use Grants Manager
- Manuel Avalos, Assistant Housing Program Coordinator

The principal consultant on the RHTA Program is Community Planning Collaborative (CPC), formerly Baird + Driskell Planning. CPC lead staff include Joshua Abrams, Principal and David Driskell, Principal. CPC also engaged a wide range of subcontractors with deep subject matter expertise in topics that included housing economics, zoning, fair housing and more.

The RHTA Program's Subregional Planning Collaboratives are county-based groups of jurisdictions that share consulting resources as they work together to address their housing priorities. The Planning Collaboratives are staffed by consultants who work with ABAG to complement technical assistance offered at the state and regional levels and to deliver tailored training and products to each jurisdiction. The Planning Collaborative leads include:

Alameda County Collaborative:

Urban Planning Partners, Carla Violet

Contra Costa County Collaborative (C-4):

MIG, Dana Ayers

Marin County Collaborative:

Jillian Zieger, Marin County Planner

Napa/Sonoma Collaborative:

4 Leaf, Jane Riley

San Francisco:

Due to San Francisco's unique nature as both a city and county, they are receiving a grant to support robust and equitable public engagement on their housing element, and do not have a collaborative.

San Mateo County Collaborative - 21 Elements:

Community Planning Collaborative, Josh Abrams

Santa Clara County Planning Collaborative:

Community Planning Collaborative, Samantha Dolgoff

Solano County Collaborative:

STA/Placeworks, Robert Guerrero, Solano Transportation Authority
and Jennifer Gastelum, Placeworks

Part III – Drivers

Answer the following questions:

1. Did any local, state, or federal legislation or mandates drive the project(s)? (SB 35, AB 1397, etc.)
2. Was it a community-driven effort?
3. Were there additional funding opportunities present?

1. Did any local, state, or federal legislation or mandates drive the project(s)? (SB 35, AB 1397, etc.)

Yes. We offered extensive TA on housing laws in association with Goldfarb & Lipman LLP including an annual “New Housing Laws Webinar” with companion pieces such as checklists and timelines for local implementation. (For example: <https://abag.ca.gov/technical-assistance/2023-new-state-housing-laws-overview-webinar>) We also offered TA on specific high-profile bills including [SB 9](#), [SB 6/AB 2011](#), and [AB 1332](#). Links to all technical assistance products can be found here: <https://abag.ca.gov/tools-resources/digital-library/indexavailabletechnicalassistedocx>

2. Was it a community-driven effort?

Yes, ABAG engaged in extensive outreach to vet the program design for its Regional Housing Technical Assistance Program including more than 35 presentations to County Planning Directors’ meetings, local planning staff, the League of Cities and the ABAG General Assembly. Each of these groups shared priorities expressed by their constituents, especially during local outreach mandated by the housing element update.

3. Were there additional funding opportunities present?

Yes. A Joint Call for Projects included both \$1 million in competitive REAP 1.0 suballocations to local jurisdictions, as well as \$7.8 million in One Bay Area Grant (OBAG) funding for Priority Development Area grants and technical assistance. MTC also provided significant support to the RHTA Program that was not reimbursed by the grant.

Part IV – Engagement Process

Answer the following questions:

1. Who were your stakeholders?
2. What did the engagement process look like?
3. What role did stakeholders play in the process? (Keep in mind: training, education, council formation, technical assistance, etc.)
4. What were the outcomes of the engagement process?

1. Who were your stakeholders?

Primarily County Planning Directors, local planning staff working on housing elements, and the elected officials who serve as the ABAG General Assembly, Executive Committee and Housing Committee.

2. What did the engagement process look like?

In addition to the extensive outreach mentioned above, ABAG extensively engaged seven subregional Planning Collaboratives (“Collaboratives”) to scope and deliver technical assistance. These Collaboratives were funded by REAP 1.0 to provide a half-time consultant (or reimbursement for county staff time) for each of the Collaboratives that cover eight counties (Napa and Sonoma Counties share a consultant).

Each Collaborative has a steering committee that consists of local planning staff who work with the REAP-funded consultant to identify TA products that are tailored to the needs of the jurisdictions in their county(ies). Each Collaborative has a monthly meeting for all planning staff in the respective County(ies) who are working on drafting and/or implementing housing elements. The meetings are a place for peer-to-peer networking at the staff level, announcements of new regional TA, and delivery of the locally scoped TA. Once a month, MTC/ABAG also convenes a regional meeting of the consultants (and/or lead staff) who run the Collaboratives to share strategies and challenges of working across jurisdictional boundaries.

An objective evaluation of the REAP-1.0 funded programming by an outside firm found that these Collaboratives were highly valued by local planning staff. Accordingly, they are continuing with REAP 2.0 funding.

3. What role did stakeholders play in the process? (Keep in mind: training, education, council formation, technical assistance, etc.)

Each Collaborative produced extensive locally-scoped housing technical assistance that complemented the higher-level regional technical assistance produced by ABAG. Some highlights from the Collaboratives include:

- Local decision-maker training on housing laws and finance.

- Local roundtables where affordable housing developers and local planning staff discussed constraints and opportunities for improvement.
- No-net-loss tracking tools.

4. What were the outcomes of the engagement process?

According to the independent program evaluation, the Collaboratives were praised by local staff as an important source of peer support and a place to share information and best practices. Local staff reported having an improved perception of ABAG after seeing the agencies' willingness to fund TA and meet jurisdictions' needs. One jurisdiction that had previously ended its ABAG membership, returned as a dues-paying member based in part on the technical assistance funded by REAP 1.0. As part of the external evaluation process, one jurisdiction representative noted, *"Knowing that [ABAG/MTC] is the group behind the Collaborative and behind the working group makes me think more positively about [their] assistance to the cities.... The monetary assistance from those grants were really helpful."*

Part V – Challenges

Answer the following questions:

1. What challenges were encountered?
2. What solutions were encountered or created?
3. Are there areas for improvement of policy alignment at the state or federal level to help achieve this project more easily?

1. What challenges were encountered?

Launching a new initiative with many time-limited staff who were new to the agency created challenges in navigating agency processes including procurement and contracting. Bringing staff up to speed while also designing and running the first year of the RHTA program led to delays that may have been avoided if more permanent staff were available. Additionally, the agencies' administrative processes were designed for large, high-risk infrastructure projects and were not well-suited to moving quickly to get smaller contracts and 109 local suballocations in place on the short REAP timeline. The RHTA Program team has worked with agency staff to improve these processes and staffing, and the administration of REAP 2.0 funding is going more smoothly.

The RHTA Program team was also challenged in the following ways:

- Timing: ramping up to create and deliver needed regional technical assistance did not always align with the timeline for when local jurisdictions needed it, and in some cases, it was delivered too late to provide maximum benefit.
- Capacity: even with the vast technical assistance provided by the RHTA Program, many jurisdictions have very limited capacity (both time and expertise) to keep up with annual changes to state housing laws and requirements while also leading local planning and action work. It can be hard for them to receive technical assistance when they are so busy. The RHTA program was designed to address this challenge by making technical assistance, including recordings of over 30 webinars, available on its website, however, local staff still reported not having the time to absorb all the material.
- Delay in grant agreement: ABAG did not receive a fully executed REAP 1.0 grant agreement from the state until June 14, 2021.
- This grant was the first sizeable grant for housing work that ABAG received. Standing up a program of this scale took time, new staffing, as well as significant planning and effort, especially compared to the relatively short expenditure period for the grant. These challenges limited the scale and scope of the program. ABAG in partnership with MTC is excited to continue and refine the RHTA program under REAP 2. However, the scope and implementation of the programs under REAP 2 have been affected by the delay in grant execution and state budget negotiations.
- Providing the cash flow necessary for this program has also been difficult. ABAG appreciates the advances that HCD provided, which mostly enabled timely payments to

subrecipients and consultants. An issue with documentation for a reimbursement did impact our ability to make payments for a few months. ABAG also needed to request a cash advance from MTC to allow for timely processing of reimbursements.

- **Unpredictable funding:** REAP 1.0 was a significant and unique source of funding for housing technical assistance that was greatly appreciated. However, the expected one-time nature of REAP 1.0 did not afford ABAG or its consultants the time needed for big picture planning. REAP 2.0 funding was also greatly appreciated, but there was a six-month gap in programming as we waited for the state budget to be resolved, and the expenditure deadline is too short once again. This is hard for long-term program planning, as well as hard for staff continuity in time-limited positions. Final program completion is expected at the end of the REAP 2.0 grant in 2026, because no other fund sources are expected to be available to support continuation of the work.

2. What solutions were encountered or created?

The RHTA team created internal solutions around contracting, insurance, and grants to jurisdictions to create better processes, including securing agency approval to waive insurance requirements for local government suballocations. Additionally, a long-term permanent employee with extensive experience in the agencies' administrative processes was added to the RHTA Program team.

Some solutions are still in progress for REAP 2.0, specifically around better communication with Collaboratives on aligning the scoping and timing of technical assistance to be delivered at the regional and subregional levels.

3. Are there areas for improvement of policy alignment at the state or federal level to help achieve this project more easily?

Through the Planning Collaboratives, we received feedback that some housing element requirements required extensive time and effort to fully document; however, those initial documentation efforts are only a first step. Significantly more time, effort and funding will be required to change the course of local practices and policy adoption to ultimately drive housing outcomes. In future housing elements, jurisdictions would like to see more upfront alignment on priorities to more directly influence the local practices and policy adoption.

The RHTA Program collaboration with SANDAG for the 2024 new housing laws webinar provided partnership opportunities, but HCD could have led on state-level TA like a new housing laws overview and other things that RHTA developed that were more state-level than regional.

Part VI – Outcomes

Answer the following questions:

1. What are the current or projected outcomes? What are the benefits?
2. Did actual outcomes meet expectations?
3. Have new opportunities arisen as a result of this project?
4. What are the next steps?

1. What are the current or projected outcomes? What are the benefits?

A formal evaluation of the RHTA Program funded by REAP 1.0 was conducted by Informing Change, an outside firm. That evaluation found:

- a. Local staff reported that RHTA tools helped them complete their work (87%), were easy to use (84%) and helped them develop their Housing Elements (79%).
- b. Local staff reported having an improved perception of ABAG after seeing the agency's willingness to fund technical assistance and meet jurisdictions' needs.

The full report can be viewed here:

<https://mtc.legistar.com/View.ashx?M=F&ID=13350225&GUID=D5E1B48C-8185-4B40-B88F-11694A4B732C>.

2. Did actual outcomes meet expectations?

The RHTA program met or exceeded these programmatic goals:

- To assist local jurisdictions in adopting compliant Housing Elements and increasing local housing opportunities.
- To develop the infrastructure to deliver a wide variety of housing technical assistance asynchronously.
- To build strong peer-to-peer relationships between planners throughout the Bay Area to share best practices and lessons learned.
- To create a robust suite of regionally applicable technical assistance products, support of local planning collaboratives, facilitation of peer cohorts, production of locally tailored housing needs data packets and segregation reports for 109 Bay Area jurisdictions.

These elements of the RHTA program fell short of expectations:

- ABAG established a large regional consulting bench to assist jurisdictions with the implementation of specific housing policies; however, this bench was not as widely used as anticipated.
- The Housing Element Site Selection (HESS) Tool was delivered later than expected, had some challenges with user interface, and was not as widely used as anticipated. However, it did form the foundation of the publicly facing Housing and Land Use Viewer

(HLUV) Tool that displays a wide variety of data sets including housing element sites, zoning, environmental constraints, Transit Oriented Communities, Equity Priority Communities, Plan Bay Area 2050 Growth Geographies, fair housing factors, and more.

3. Have new opportunities arisen as a result of this project?

- RHTA Program staff coordinated a call for projects for competitive REAP 1.0 suballocations with federal funding for Priority Development Area (PDA) Grants. This model is currently being repeated to allow Bay Area jurisdictions to simultaneously apply for \$60 million from multiple funding sources to provide planning and capital funding for local implementation of MTC's Transit-Oriented Communities (TOC) Policy and Climate Programs.
- Mid-level staff from Councils of Governments (COGs) across the state who are working on REAP-funded projects attend monthly meetings facilitated by CalCOG where they share best practices and have built lasting relationships.
- ABAG and SANDAG collaborated on a new housing laws webinar and shared expenses using REAP 1.0 funds.

4. What are the next steps?

Funding from REAP 2.0 will allow the RHTA Program to continue until 2026. Next steps include:

- Focus technical assistance on Housing Element implementation and MTC's TOC Policy compliance.
- Continue Planning Collaboratives.
- Convene a Regional ADU Working Group.
- Lead the New Housing Laws Webinar in December 2024.
- Host an APR webinar with HCD in early 2025.

Final program completion is expected at the end of the REAP 2.0 grant in 2026, because no other fund sources are expected to be available to support continuation of the work.

Part VII – Replicability

Answer the following questions:

1. What aspects of the project could be replicated in other communities?
2. What useful resources and tools were implemented? Were there specific tools used for specific regions or sectors?

1. What aspects of the project could be replicated in other communities?

The innovative regional collaborative approach of the RHTA program was designed to scale the award-winning San Mateo County 21 Elements – a countywide collaborative of 21 jurisdictions that have worked together to address housing priorities since 2008. The county-based model has been recreated through Collaboratives for eight of the nine Bay Area counties, and could be replicated in other communities.

MTC/ABAG staff have presented the RHTA Program's delivery model to other regional entities including BayREN and Bay Conservation and Development Commission (BCDC).

The Bay Area Housing Finance Authority (BAHFA) adopted the RHTA Program's delivery methodology to create a peer-to-peer network of housing staff in the 13 Bay Area jurisdictions that will receive direct funding from any regional housing bond.

2. What useful resources and tools were implemented?

Links to all technical assistance products can be found here: <https://abag.ca.gov/tools-resources/digital-library/indexavailabletechnicalassistancedocx>

3. Were there specific tools used for specific regions or sectors?

All the RHTA tools were available to all Bay Area jurisdictions and were accessed from ABAG's website by people across the state and country. The Program did develop a few sector-specific tools, including a topic-specific workgroup on protecting housing from wildfire. We also developed peer groups for the region's largest cities (San Jose, San Francisco and Oakland), staff working on AFFH, and agricultural communities. <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/peer-cohorts-work-groups>.

Part VIII – Project Highlights, Best Practices and Anticipated Achievements

Answer the following questions:

1. What are the most prominent project highlights and why?
2. What are some of the best practices that could be used by other agencies at a local, regional, state or federal level?
3. What are some long-term achievements that could result from the overall project?

1. What are the most prominent project highlights and why?

The RHTA Program was honored by both the [Northern CA](#) and [state chapters](#) of the American Planning Association with an Award of Excellence (first place) in the Planning Agency (public sector) Category. The Program was recognized for its innovative approach in addressing critical regional needs, its high-quality outreach, engagement and collaboration, and its direct implementation efforts. RHTA team members had heard from jurisdiction staff in other regions that they were using RHTA products and attending webinars. These two awards from our peers in the planning field highlight the RHTA Program's extensive impact not only regionally, but also throughout the state. Further, through the external evaluation, one Planning Collaborative noted, "So many jurisdictions have Councils of Governments doing a fraction of what ABAG is doing. When they're looking for resources, they pull up ABAG's website ... The whole state really looks to what ABAG is doing as a leader."

2. What are some of the best practices that could be used by other agencies at a local, regional, state or federal level?

See "Part VII – Replicability" above.

3. What are some long-term achievements that could result from the overall project?

The RHTA Program has catalyzed unprecedented collaboration among planning staff from Bay Area jurisdictions and MTC/ABAG. It has also inspired greater cross-sector collaboration between regional entities and across regional planning teams. The RHTA technical assistance delivery model is being adopted in sectors beyond just housing.

Part IX – Additional Resources

Provide web links to:

1. the project itself, and
2. resources used throughout the project, and any other relevant resources.

1. The project itself

RHTA program landing page: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance>. All program webpages are available from the menu on the left side of this page. Many are also included below.

Link to the full index of RHTA technical assistance resources, updated monthly:
<https://abag.ca.gov/tools-resources/digital-library/taindexjuly2024pdf>

2. Resources used throughout the project, and any other relevant resources.

RHTA Program trainings page: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/training>

RHTA Program AFFH resources page: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/affirmatively-furthering-fair-housing>

Peer Cohorts and Work Groups: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/peer-cohorts-work-groups>

Planning Collaboratives: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/planning-collaboratives>

Local Grants and Consulting Bench: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/local-grants-consulting-bench>

Technical Assistance Highlights

[Interactive training series](#) of more than 30 webinars to date.

[How to Address HCD Comments for Certification](#)

[SB 9 Resources](#)

[Products related to Affirmatively Furthering Fair Housing](#)

[Middle Housing Work Group and Key Products](#)

[Farmworker Housing Toolkit](#)

[Suite of Resources on Objective Design Standards](#)

[AB 2011 and SB 6 TA materials](#)

[Communications Guide for Local Government](#) & [Best Practices for Equitable Engagement](#)

[Social media toolkit](#) in English, Spanish and simplified Chinese to help jurisdictions communicate with their residents online about Housing Element updates.

Part X – Further Information

Provide information on who can be reached for HCD to obtain more information about the project. Include names, phone numbers, and email addresses for one or more individuals.

Heather Peters
Principal, Regional Housing Planner
hpeters@bayareametro.gov
(415) 778-6752

Hannah Diaz
Regional Housing Planner
hdiaz@bayareametro.gov
(415) 778-4406