



Annual Report for 2021

Overall Context

The Local Government Planning Support Grants Program (AB 101) provided a total of \$18,975,323 in Regional Early Action Planning (REAP) grant funds to the eight San Joaquin Valley Regional Planning Agencies.

Pursuant to AB 101, to increase regional collaboration where no single MPO or entity exists, a 24-member San Joaquin Valley REAP Committee for Housing has been created to help guide the program's development. Fresno COG is the fiscal agent for the San Joaquin Valley REAP (SJV REAP) process. Sigala Inc. is assisting Fresno COG as program manager.

Major work areas for the SJV REAP process have been identified as:

- **Suballocations to MPOs and Jurisdictions**
Providing resources to MPOs and jurisdictions to improve RHNA methodologies and planning, and accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals.
- **Valleywide Work Efforts**
Activities on the regional, eight-county, level to further the objectives of the REAP program. This includes conducting a comprehensive housing report, regional planning and coordination, outreach, monthly webinars, technical assistance, program administration and other activities.

SJV REAP has submitted an initial (25%) and second application to the State Housing and Community Development (HCD) Department and has received \$10.2 million to date. The final round funding application (\$8.7 million) has been submitted to HCD and has been approved for funding at the staff level. The total REAP funding allocations for the SJV are 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
Valleywide Work Efforts	<u>\$5,475,000</u>
Total	\$18,975,322

The population pro-rata funding allocations shown above were agreed upon by the SJV REAP committee at their first meeting in January 2020. The Valleywide funding allocation was based on the additional \$6 million identified in AB 101 for regional collaboration.

The funding allocation shown above recognizes the unique needs and challenges at the regional and subregional level. It allows for region wide collaboration while providing MPOs with the autonomy to establish subregional REAP policies.

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

*SJ COG will take the lead in developing a regional housing trust fund and planning and coordination to develop a regional project pipeline. The two other activities are to be conducted on the jurisdictional level.

One challenge that continues to hamper jurisdictional outreach is the lack of planning staff at some of the smaller rural jurisdictions. We are working at the MPO level to identify those deficiencies and seek meaningful and relevant technical assistance for these communities.

Another challenge involved the formation of the working group, the San Joaquin Valley REAP Committee for Housing. The AB 101 statute required that the working group be created through the city selection committee process at each county. That was problematic at some counties whose city selection committee did not meet regularly and or it was difficult to get the working group appointments on the agenda.

Lastly, COVID presented many challenges with outreach and meeting attendance throughout this process.

Project Highlights, Accomplishments and Best Practices

The SJV REAP process at the MPO level officially began in the fall of 2020 when initial funding was received from HCD. REAP working group activities have occurred since January 2020. For calendar year 2021, the following activities have been accomplished and or initiated:

Highlights and Accomplishments

- Formation of the 24-member SJV REAP Committee for Housing. The working group was formed with help from each MPO to coordinate the committee member selection process from each county.
 - At their third meeting in December 2020, submittal of the third (final) REAP application was approved.
 - At their fourth meeting in June 2021, an update was provided on the comprehensive housing report and a budget for valleywide activities was approved.
- Memorandums of Understanding have been executed with all eight Valley MPOs for utilizing REAP funds. Each MPO is responsible, through their respective boards, to determine funding amounts and policies for RHNA planning, jurisdictional suballocations, and other related activities.
- Work continued on the *Comprehensive Housing Report for the San Joaquin Valley*. The report will highlight existing conditions, barriers to housing production, best practices and policy recommendations to further enhance housing planning and production. The report also includes the development of 70 housing needs data sets for the upcoming sixth housing element cycle.
- Contracts were executed for four technical assistance providers to provide *planning assistance to local jurisdictions*. An on-line portal for jurisdictional requests was developed, <https://sjvcogs.org/reap/reap-technical-assistance/>. Four jurisdictions requested assistance in 2021 and scope of works were developed by the technical assistance consultants to assist local jurisdictions.
- An RFP was issued in May 2021, and contracting was executed for additional work assignments for valleywide activities including:
 - *A Guide to Recent California Housing Laws and Policies Affecting Local Land-Use Planning*. This comprehensive guide will be available in hard copies and in a dynamic on-line version for local land use planners.
 - *Accessory Dwelling Unit Program the San Joaquin Valley*. This effort includes the development of a template ordinance, housing plans, and collateral materials

that any jurisdiction in the San Joaquin Valley can use to implement ADU programs.

- GIS based *Housing Capacity and Scenario Development* for the region to assist in our RHNA methodology planning efforts.
- The 12- month *SJV REAP Workshop Series* was rolled out in September 2021. An online resource page was also developed <https://sjvcogs.org/reap/reap-workshops/>
 - September 2021: *Pro Housing workshop with HCD*
 - October 2021: *Regional Housing Needs Allocation planning*
 - November 2021: *Housing in the SJV, Challenges and Opportunities*
- Outreach to local jurisdictions and other partners about REAP planning efforts occurs on a regular basis. Every other month an electronic newsletter is disseminated to thousands of stakeholders in the San Joaquin Valley including community development staff at every jurisdiction. Monthly emails to community development staff also occurs.
- The San Joaquin Valley REAP Technical Advisory Committee (TAC) has been established and is comprised of the MPO staff tasked with working on REAP. The TAC has met numerous times and is responsible for collaboratively discussing REAP strategies and best practices among the MPOs, as well as providing input on the Valleywide REAP activities.
- REAP updates are provided monthly to MPO directors at their monthly meetings.

Best Practices

- Conducting a Request for Qualifications (versus Request for Proposals) allowed for flexibility and efficiencies in contracting with consultants. This allowed us to establish a bench of shortlisted consultants, a bench that we could then issue scopes of work and request bids from as needed and as work efforts are identified. This saves time and resources in the public contracting process.
- Another best practice was the establishment of the San Joaquin Valley REAP Technical Advisory Committee (TAC). The TAC is comprised of staff from each SJV MPO and helps guide and advise the REAP process. This has allowed us to regionally reach consensus and move forward on technical or staff level decisions without having to seek approvals from the larger REAP Committee, which only meet twice a year.

Status of Activities

As highlighted in the previous section, there has been substantial activity setting up the framework for the REAP process both Valleywide and at the MPO level.

The following activities are being reported on the subregional (MPO) level:

Fresno Council of Governments (Fresno COG)

Activity Category: (1) Identification of best practices to promote housing affordable to all income levels, (2) education and outreach strategy to inform local agencies of the benefits or early action related to the housing needs allocation, (3) improved RHNA methodology planning, and (4) suballocating moneys directly to jurisdictions to accelerate housing production.

General Description: Funding Policies and Guidelines were approved by the Fresno Council of Governments Policy Board in January 2021. Fresno COG will keep up to \$259,488 of the total anticipated REAP funding for improved RHNA planning and administration and allocate the remainder to jurisdictions/entities. All of the REAP funding from the third application, will go towards the development of a multi-jurisdictional housing element update estimated at \$1.9 million.

The RHNA methodology and housing needs allocation process was completed by Fresno COG in 2021.

Please see Appendix A for a breakdown of the total subregional allocation to Fresno COG.

Suballocation Methodology: Fresno COG has opted for a competitive process to allocate REAP funding to its jurisdictions. At least 50 percent of the funds will be set aside for small cities to ensure equity among jurisdictions.

Amount Allocated: \$1,114,738 (from first and second REAP allotment)

Amount Expended: \$173,773 (program administration/staffing/consultants)

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

Kern Council of Governments (Kern COG)

Activity Category: (1) Identification of best practices to promote housing affordable to all income levels, (2) education and outreach strategy to inform local agencies of the benefits or early action related to the housing needs allocation, (3) improved RHNA methodology planning, and (4) suballocating moneys directly to jurisdictions to accelerate housing production.

General Description: Kern COG's REAP funding and guidelines were approved by its Policy Board in April 2021. Kern COG will keep up to \$400,000 of the total anticipated REAP funding for improved RHNA activities, community visualizations and modeling, salaries, supplies and administration. The remainder will be allocated to jurisdictions.

The RHNA methodology and housing needs allocation process was completed by Kern COG in 2021.

Please see Appendix A for a breakdown of the total subregional allocation to Kern COG.

Suballocation Methodology: Kern COG will allocate REAP funding to its jurisdictions based on a per capita basis with a floor of \$10,000.

Amount Allocated: \$1,001,370 (from first and second REAP allotment)

Amount Expended: \$376,312 (program administration/staffing/jurisdictional expenses)

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

Kings County Association of Governments

Activity Category: (1) Identification of best practices to promote housing affordable to all income levels, (2) education and outreach strategy to inform local agencies of the benefits or early action related to the housing needs allocation, (3) improved RHNA methodology planning, and (4) suballocating moneys directly to jurisdictions to accelerate housing production.

General Description: KCAG's REAP Subcommittee approved its REAP funding policy in December 2021. KCAG will keep up to \$168,957 of the total anticipated REAP funding for improved RHNA activities. KCAG has prioritized its use of REAP funding for the following activities: Development of the 6th Cycle improved RHNA methodology and development of the RHNA Plan, and preparation of the Kings County Multi-Jurisdictional Housing Element.

The RHNA methodology and housing needs allocation was under development by KCAG in 2021 and is anticipated to be completed in 2022.

Please see Appendix A for a breakdown of the total subregional allocation to KCAG.

Suballocation Methodology: The KCAG member jurisdictions have agreed to direct the available REAP funds to the development of the Kings County Multi-Jurisdictional Housing Element Update.

Amount Allocated: \$168,949.28 (from first and second REAP allotment)

Amount Expended: \$19,772.28

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

Madera County Transportation Commission (MCTC)

Activity Category: (1) Identification of best practices to promote housing affordable to all income levels, (2) education and outreach strategy to inform local agencies of the benefits or early action related to the housing needs allocation, (3) improved RHNA methodology planning, and (4) suballocating moneys directly to jurisdictions to accelerate housing production.

General Description: The MCTC Board of Directors adopted the Madera Region REAP Housing Program guidelines at their April 21, 2021, meeting. The program will be implemented in two phases.

A total of \$172,886.65 in REAP funds that have been allocated to date are considered as Phase One. MCTC will retain up to \$55,176 from this amount for program administration, RHNA development support (either as a COG or to assist HCD), and any other functions, as necessary. MCTC will retain a consultant on behalf of its member agencies to assist with eligible activities for housing planning purposes. The total budget for this portion will be an amount of \$117,710.

The Madera Region is anticipated to receive a total of \$319,123 in REAP funding for Phase Two (final REAP app). MCTC will retain five percent for program administration. The remaining funds in the second phase of available MCTC Housing Planning Grants Program Funding will be suballocated to jurisdictions.

The RHNA methodology and housing needs allocation process was completed in 2021.

Please see Appendix A for a breakdown of the total subregional allocation to MCTC.

Suballocation Methodology: MCTC will suballocate for eligible projects on a pro-rata basis to local agencies in the Madera Region, including the County of Madera, City of Madera, and the City of Chowchilla.

Amount Allocated: \$172,885.65 (from first and second REAP allotment)

Amount Expended: \$24,084.96 (program administration/staffing)

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

Merced County Association of Governments (MCAG)

Activity Category: (1) Identification of best practices to promote housing affordable to all income levels, (2) education and outreach strategy to inform local agencies of the benefits or early action related to the housing needs allocation, (3) improved RHNA methodology planning, and (4) suballocating moneys directly to jurisdictions to accelerate housing production.

General Description: The MCAG Policy Board at their March 2021 meeting has adopted a policy for REAP funding. The policy allows for MCAG to retain up to \$98,147 of the total anticipated REAP funding for RHNA planning (consultant) and staff administration. The remainder will for subregional activities benefiting all seven jurisdictions including an infrastructure capacity assessment, housing trust fund plan, and a multijurisdictional housing element.

The RHNA methodology and housing needs allocation was under development by MCAG in 2021 and is anticipated to be completed in 2022.

Please see Appendix A for a breakdown of the total subregional allocation to KCAG.

Suballocation Methodology: The MCAG Governing Board, at the recommendation of the REAP Technical Work Group comprised of each of the 7 jurisdictions in Merced County, determined the REAP 1 funds identified for suballocations to jurisdictions would produce a greater benefit to all if utilized on shared needs. Therefore, the funds earmarked for suballocation have been pooled by the jurisdictions to be used for regional efforts.

Amount Allocated: \$310,394.79 (from first and second REAP allotment)

Amount Expended: \$45,180.02

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

San Joaquin Council of Governments (SJ COG)

Activity Category: (1) Identification of best practices to promote housing affordable to all income levels, (2) education and outreach strategy to inform local agencies of the benefits or early action related to the housing needs allocation, (3) improved RHNA methodology planning, and (4) suballocating moneys directly to jurisdictions to accelerate housing production.

General Description: SJ COG's Policy Board approved its REAP funding policy in February 2021. SJ COG has prioritized its use of REAP funding for the following activities: 1) Development of a Regional Housing Trust Fund, 2) Streamlining the Development Process, 3) Planning and Coordination to Develop a Regional Project Pipeline, and 4) Supporting Local Jurisdictions Impacted by COVID-19. Cooperative agreements with the eight jurisdictions have been executed.

SJCOG kicked off its Cycle 6 RHNA process in January 2021 and convened its first committee on February 24, 2021. The housing needs allocation process is expected to be completed in 2022.

SJ COG will retain up to \$857,303 of the total anticipated REAP funding amount for RHNA planning, administration, regional housing trust fund planning, and regional planning and coordination. The remainder will be allocated by population share to local jurisdictions.

The RHNA methodology and housing needs allocation was under development by SJ COG in 2021 and is anticipated to be completed in 2022.

Please see Appendix A for a breakdown of the total subregional allocation to SJ COG.

Suballocation Methodology: The adopted REAP program guidelines describe a process and methodology for local jurisdictions to receive their suballocations (by population share). Generally, local jurisdictions may submit a concept proposal for eligible housing planning activities outlining scope, cost, and schedule along with a signed council or board of supervisor's resolution to SJCOG.

Amount Allocated: \$845,097.40 (from first and second REAP allotment)

Amount Expended: \$149,710 (program administration/staffing/professional services)

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

Stanislaus Council of Governments (StanCOG)

Activity Category: (1) Identification of best practices to promote housing affordable to all income levels, (2) education and outreach strategy to inform local agencies of the benefits or early action related to the housing needs allocation, (3) improved RHNA methodology planning, and (4) suballocating moneys directly to jurisdictions to accelerate housing production.

General Description: StanCOG's Policy Board approved its REAP funding policy in March 2021. Staff presented methodology options to Valley Vision Stanislaus Steering Committee, comprised primarily of planning and community development directors from the 10 local member agencies prior to the StanCOG's Policy Board approval.

StanCOG has conducted preliminary research on methodology for the distribution of the sixth cycle Regional Housing Needs Assessment (RHNA) and developed a suite of suballocation methodology options. StanCOG released a Request for Proposal (RFP) on February 19, 2021, seeking a qualified consultant that possesses expertise in housing policy and regional planning to provide technical services to develop a methodology and plan for the sixth cycle Regional Housing Needs Assessment (RHNA).

StanCOG will retain up to \$248,057 of the total anticipated REAP funding for improved RHNA planning, administration. The remainder will be allocated by population share to local jurisdictions.

The RHNA methodology and housing needs allocation was under development by StanCOG in 2021 and is anticipated to be completed in 2022.

Please see Appendix A for a breakdown of the total subregional allocation to StanCOG.

Suballocation Methodology: The REAP suballocation methodology for distributing the funds to StanCOG's local jurisdictions was by share of the county's population. An additional adjustment was made for the smallest jurisdictions for which a minimum funding floor of \$35,000 was established.

Amount Allocated: \$607,250 (from first and second REAP allotment)

Amount Expended: \$57,000 (program administration/staffing)

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

Tulare County Association of Governments (TCAG)

Activity Category: (1) Identification of best practices to promote housing affordable to all income levels, (2) education and outreach strategy to inform local agencies of the benefits or early action related to the housing needs allocation, (3) improved RHNA methodology planning, and (4) suballocating moneys directly to jurisdictions to accelerate housing production.

General Description: TCAG's REAP funding and guidelines have been discussed by its Policy Board on numerous occasions with formal action to adopt in April 2021. In addition, a Regional Housing Needs Advisory Committee Meeting has been created and the first meeting was held on November 19, 2020.

TCAG will keep up to \$225,00 of the total anticipated REAP funding for RHNA, regional planning coordination, technical assistance and administration. The remainder will be allocated to jurisdictions for the purposes of a multi-jurisdictional housing element.

The RHNA methodology and housing needs allocation was under development by TCAG in 2021 and is anticipated to be completed in 2022.

Please see Appendix A for a breakdown of the total subregional allocation to TCAG.

Suballocation Methodology: TCAG will administer suballocations by formula. Each of its member agencies will receive a base of \$100,000 with the remaining funds to be distributed proportionately based on population. The base allocation figure is based upon the amount allocated to date and the projected amount to TCAG from the final REAP application. Since this suballocation methodology was established in 2021, TCAG and its member agencies have instead opted for a multi-jurisdictional housing element utilizing all the aforementioned suballocations amounts previously earmarked for cities, with the exception of the City of Visalia and County of Tulare who are not participating in the multi-jurisdictional housing element.

Amount Allocated: \$523,145 (from first and second REAP allotment)

Amount Expended: \$91,491.17 (program administration/staffing)

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

Valleywide Planning Efforts

Activity Category: Identification of Best Practices (1), Education and Outreach (2), Improved RHNA methodology (3), Suballocation (4), Technical Assistance (5), and Administration (6).

General Description: Regional coordination, technical assistance and planning. Please see section entitled “Project Highlights, Accomplishments and Best Practices” for a detailed description of the Valleywide work efforts to date.

Suballocation Methodology: Valleywide Planning Efforts were allocated \$5,475,000 from the SJV REAP Committee for Housing. This was based on the AB 101 statute which designated \$6 million for regional collaboration and planning. The remainder, \$13,500,323, was allocated by population to each MPO for improved RHNA planning, jurisdictional suballocations, and other activities at the subregional level. Each MPO is responsible, through their respective boards, to determine funding amounts and policies for their share of REAP funding.

Here are the major Valleywide funding activities:

- Comprehensive Housing Report
- Workshop/Webinar Ongoing Series
- Household Travel Survey
- Technical Assistance/Consultant Bench
- AFFH Deep Dive Technical Assistance
- Valleywide ADU Template Program
- SJV Planning Guide to New Housing Laws
- GIS (Urban Footprint) Housing Capacity Analysis for the SJV
- Condo Construction Policy Report
- Inclusionary Housing Options report for the SJV
- Water Capacity/SMGA Report on Housing Production
- Outreach/Marketing
- Project Management/Administration
- Additional work products

Amount Allocated: \$5,475,000 (from first and second REAP allotment)

Amount Expended: \$523,716 (program administration/consultants)

Timing: September 3, 2020 - August 31, 2023

Status: In Progress

Regional Impact on Housing: This information is not available at this time.

Summary of Housing Production Indicators

The following is a summary of baseline data for 2021 obtained from the HCD dashboard.

	Housing Production Indicator (2021)		
	Building Permits	Certificates of Occupancy	Completed Entitlements
Fresno Council of Governments	3,829	3,203	3,368
Kern Council of Governments	3,840	2,708	337
Kings County Association of Governments	392	154	153
Madera County Transportation Commission	875	544	0
Merced County Association of Governments	1,322	1,349	647
San Joaquin Council of Governments	6,495	1,789	4,437
Stanislaus Council of Governments	679	554	991
Tulare County Association of Governments	1,503	786	653
San Joaquin Valley Total	18,935	11,087	10,586