

Regional Early Action Planning Grant Program

<p>Required Activity 1 – Identify: (1) current best practices at the regional and statewide level that promote a sufficient supply of housing affordable to all income levels, and (2) a strategy for increasing adoption of these practices at the regional level, where viable.</p>	<p>HCAOG required to do.</p>
<p>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 assessment (RHNA).</p>	<p>HCAOG required to do.</p>
<p>Eligible Activity 3 - Develop an improved methodology for the distribution of the sixth cycle RHNA (2018 – 2027)</p>	<p>HCAOG adopted Humboldt’s sixth cycle RHNA Plan in March, 2019.</p>
<p>Eligible Activity 4 - Suballocate 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.</p>	
<p>Eligible Activity 5 - Provide 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.</p>	

RHNA Objectives (Gov Code Section 65584 (d)):

(d) The regional housing needs allocation plan shall further all of the following objectives:

- (1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.
- (2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region’s greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.
- (3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- (4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- (5) Affirmatively furthering fair housing.

(e) For purposes of this section, “affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.



Best Practices for REAP Eligible Activities¹

HCAOG note: I have underlined ideas that the group has mentioned/discussed at a planners' roundtable meeting.

❖ ELIGIBLE ACTIVITY 3. Develop an improved methodology for the distribution of the sixth cycle RHNA (2018–2027) to further objectives of Gov Code Section 65584 (d).

- **AFFH:** Analyzing and incorporating Affirmatively Furthering Fair Housing and making data available to jurisdictions.
- **Housing law education:** Education and awareness of fair housing laws and issues to stakeholders (e.g. community, developers, public staff).
- **Jobs-housing ratio:** Increasing zoned capacity in jurisdictions with disproportionately high jobs-housing ratio, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- **Incorporate AH preservation:** Incorporate and develop policy guide for displacement avoidance plan and affordable housing preservation.
- **Incorporate homelessness data:** Incorporating homelessness data to plan for meeting supply of below-30-percent-AMI units.
- **Incorporate climate mitigation:** Incorporating climate mitigation strategies (e.g. make housing more energy efficient, adopting renewable energy sources such as solar and wind).
- **Incorporate climate adaptation:** Incorporating disaster/climate adaptation and encouraging strategies in local land use documents.
- **Promote infill:** Incorporating ways to promote infill development.
- **Map priority sites:** Mapping regional Priority Development Areas or similar.
- **Public engagement:** Mini grants to community groups and partnership with grassroots partners and community leaders to support full engagement in RHNA development.
- **Align transportation funding:** Aligning transportation funding with RHNA plans for housing—especially competitive transportation grant programs and investments in transit, streetscape, placemaking, and active transportation (e.g., Bay Area's Resolution 3434).
- **Opportunity Zone:** Education and awareness on pairing federal Opportunity Zone (OZ) program with state programs. Opportunity Zones are census tracts that are defined by the Internal Revenue Service (IRS) as “economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment.” They were added to the tax code by the Tax Cuts and Jobs Act on December 22, 2017. <https://opzones.ca.gov/faqs/>. *Humboldt County OZs include census tracts in Samoa Peninsula, unincorporated area around Humboldt Bay, Woodley Island, Indian Island, and parts of Eureka and McKinleyville.
- **Opportunity Zone:** Incorporating methods to pair federal Opportunity Zone program with affordable housing.

¹ “Regional Early Action Planning Grant Program (REAP) Eligible Activities Best Practices,” accessed at www.hcd.ca.gov/grants-funding/active-funding/docs/Best-Practices-5-12-2020.pdf. [Navigated thru www.hcd.ca.gov/grants-funding/active-funding/reap.shtml – under Resources]

❖ ELIGIBLE ACTIVITY 4. Suballocations to Jurisdictions

- **Determine distribution metric(s):** Develop approaches to insure equitable distribution of funding such as location-based minimums (e.g., at least 20% in a specified county); non-competitive programs coupled with population-based or RHNA-based award amounts; proactive outreach and technical assistance with under-resourced communities.

➤ SUPPORT PREPARATION OF HOUSING ELEMENTS, ZONING

- **Compliant Housing Elements:** COG to develop grant program to support development of compliant Housing Elements and community engagement strategies.

Jurisdictions' specific best practices after a COG develops a grant program:

- **CEQA for streamlining:** Completing CEQA analysis and specific plan EIRs that promote streamlined approvals at the project-level or eliminate the need for project-level specific review.
- **Rezoning:** Undertaking rezoning efforts to bring local zoned capacity into compliance with HCD requirements for housing element prior to Housing Element due data.
- **Form-based zoning:** Preparing a form-based zoning or overlay zone to provide development standards and zoning that allows future higher-density housing and mixed-use development (may include EIR).
- **Objective standards:** Objective design and/or development standards to comply with SB35 and other laws to provide more clarity and certainty for applicants.
- **Increase housing types, densities:** Intensifying land-use patterns to allow for a variety of housing types (duplexes, triplexes, fourplexes, multi-family) and increasing densities on sites identified to accommodate the jurisdictions lower-income RHNA.
- **Feasibility studies for siting housing:** Feasibility studies to determine the most efficient locations to site housing, such as those with lowest per capita vehicle miles traveled and highest access to jobs and other opportunities.
- **Infrastructure planning:** Infrastructure planning that prioritizes infill development.

➤ PRO-HOUSING JURISDICTIONS

- **Pro-housing incentives:** Program criteria or other incentives to facilitate pro-housing jurisdictions.

➤ DEVELOP FINANCING TOOLS (HOUSING TRUST OR OTHERS)

- **Local financing strategies:** Planning associated with local financial strategies such as a local housing trust fund, fee reductions for infill, TOD, or affordable developments, published fee schedules and fee calculators.
- **Education:** Education and awareness of various tax increment financing tools, promoting use of local tax increment financing tools (see [tool comparison](#)).
- **Affordable housing trust:** Develop framework for a trust to support the preservation and production of long-term affordable housing for lower-income households.
- **Housing subsidy pool:** Establishing a flexible housing subsidy pool. {An example of FHSP is the public/private partnership led by L.A. County Dept. of Health Services. The "Flex Pool" program

combines rent subsidies, landlord engagement, pinpointed tenant/landlord matching, and ongoing tenant services and intensive case management provided by local community organizations.}

- **Tax increment financing tool:** Feasibility for a tax increment financing tool that expedites housing development; prepare an Infrastructure Financing Plan for a tax increment financing tool to plan for future housing and housing funding (e.g., Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), Affordable Housing Authorities (AHAs), Infrastructure and Financing Revitalization Districts (IFRDs) and Neighborhood Infill Finance and Transit Improvements (NIFTI) districts.
- **Opportunity Zone Program:** Pairing Federal Opportunity Zone (OZ) Program for affordable housing development
 - Developing plan to increase affordable housing development in Federal Opportunity Zones (e.g., Strategic Growth Council's Transformative Climate Community in Ontario has an affordable housing project funded by state with OZ funding).
 - Creating toolkit/project pipeline to pair Opportunity Zone funding with state affordable housing programs (such as AHSC project or Infill Infrastructure Grant with an OZ Fund)

❖ ELIGIBLE ACTIVITY 5: Technical Assistance, Temporary Staffing or Consultant Needs and Other Actions

➤ BUILD/CONTINUE PARTNERSHIPS & ENGAGE COMMUNITY

- Convening regional stakeholders to identify solutions to regional housing challenges.
- Developing a peer-to-peer learning environment through facilitating regional convenings and regularly scheduled meetings where local governments can exchange best practices and share resources.

➤ COMMUNICATIONS, OUTREACH & EDUCATION

- **Local government outreach:** Public surveys, communications planning, development of communications materials (e.g., brochures) or tools (e.g., an online game), or communications purchases (e.g., a radio spot) to support local-government housing outreach.
- **Regional housing toolkits:** Develop regional toolkits on housing topics (e.g., objective design and development standards, housing elements, CEQA streamlining, by-right zoning, ADUs, infrastructure planning, housing finance strategies, planning adaptation, Opportunity Zones, tax-increment financing tools, and equity and environmental justice).
- **Tools to promote ADUs:** Create tools to encourage the development of ADUs. Tools could include: handbooks, customizable prototype plans and designs, web-based ADU calculators, entitlement processing assistance, and websites specific to jurisdictions.
- **TA consulting benches:** Establish consulting benches or circuit rider programs that can provide targeted TA on a variety of housing and land use topics in the form of training, workshops, panel discussions, and direct assistance to jurisdictions
- **Planning academy:** To build capacity, develop a planning academy for public staff (educate and engage on planning processes).
- **Language translation:** Provide language assistance for limited proficiency in English.
- **Promote AH policies:** Public engagement and educational strategies to build support for housing policies that encourage affordable housing.

➤ T.A. TO SUPPORT PREPARATION OF HOUSING ELEMENTS

- Create data service **menus and analysis templates** to support preparing housing elements.
- Assist with **sites inventories** to support preparation of the housing elements
- **Provide toolboxes** that include model ordinances, templates, checklists, and handbooks that help jurisdictions comply with land-use and planning laws such as density bonus, ADUs, supportive housing, reasonable accommodation, etc.,
- Establishing relationship and planning housing needs with **Continuum of Care**.
- Outreach to jurisdictions applying for/receiving emergency shelter funds to assist with **planning movement from shelter to permanent homes**, i.e. site and funding readiness for permanent supportive housing.
- Technical assistance on how to **incorporate homelessness data** into housing element updates or housing planning.
- Developing toolkits or support for planning of **infrastructure financing plans** for tax-increment financing tools that support housing, such as Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), Affordable Housing Authorities (AHAs), Infrastructure and Financing Revitalization Districts (IFRDs) and Neighborhood Infill Finance and Transit Improvements (NIFTI) districts.
- **Identify infill** opportunity areas or sites.
- **Map transportation costs** to facilitate assessing the combined cost of housing and transportation.
- Develop a **multi-jurisdictional Housing Element** and other collaborative processes to assist the preparation and implementation of housing elements.
- Establish a **Transfer of Development Rights** program
- Completing **CEQA analysis** and specific plan EIRs that promote streamlined approvals at the project-level or eliminate the need for project-level specific review.
- **CEQA streamlining support:** COG RTP EIR serves as a first-tier environmental document under CEQA. Provide lead agencies with a CEQA streamlining worksheet to determine if projects are consistent with their region's RTP, and to help determine the appropriate CEQA streamlining.
- **Resource-area data:** Compile and provide information about regional conservation plans and other resource-area data to preclude time-consuming conflicts related to special-status species and other resource-conservation efforts.
- **Partnerships for investments:** Facilitating partnerships between developers, local agencies, transit providers, and State agencies to secure a diverse set of investments in key housing areas, especially to facilitate infill development with many transportation choices.
- **Grant funding assistance:** Support efforts to secure other public funds by publicizing grant availability or providing grant-writing or other grant-related technical support for eligible projects.