

South Bay Cities Council of Governments

September 14, 2020

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director

SUBJECT: SBCCOG's proposal to SCAG for Regional Early Action Planning (REAP) Grant funding

Adherence to Strategic Plan:

Goal A: Environment, Transportation, and Economic Development. Facilitate, implement, and/or educate members and others about environmental, transportation, and economic development programs that benefit the South Bay.

Background

The REAP funds are intended to increase local planning to accelerate housing production to increase housing supply to meet the 6th cycle of RHNA.

The sub-regional COGs are the eligible recipients of the funds in order to provide technical assistance and capacity building to support local agencies. The REAP program will augment and complement funds awarded directly to local jurisdictions by SB 2 and the Local Early Action Program (LEAP).

Amount of Funding

Funding limits are based on the RHNA allocations and vary between sub-regions. While the final RHNA numbers have not been released, the SBCCOG will be eligible for over \$600,000. If the SBCCOG does not apply, those funds will be re-allocated to other sub-regions. It is a "use it or lose it" program.

Schedule

September 11 – Self Assessment and Conflict of Interest form required by COGs that intend to manage the projects themselves, select and retain consultants, etc. This responsibility allows a 3% fee. The default is for SCAG to manage the sub-regional projects.

September 17 – Earliest date for submitting a proposal.

September 30 – Final date for submitting an "intent to apply" form (unless an actual proposal has already been submitted).

December 12 – Final date for submitting a proposal

Key Requirement

Project proposed must have a clear relationship to housing policy that will support new construction. Changes in zoning code and incorporation into the Housing Element are examples.

Projects

We have for the past two months been polling cities to identify their project requests. Only two have not responded. We will submit those to SCAG later this week to ascertain eligibility. SCAG needs to certify the nexus between the projects proposed and housing development before we develop a formal proposal.

One of the projects that we intend to submit will identify commercial properties that are candidates for redevelopment into housing based on a methodology developed in 2019 in collaboration with SCAG. The objective of this project is to identify options for housing development that avoid adding density to single family neighborhoods and that address the infrastructure required to assure low carbon mobility by the future housing occupants.

Consultants

As it stands, we intend to manage our projects and retain our own consultants. It is a complicated proposal so one path we are exploring is to work with one or more private partners to develop the proposal in exchange for receiving a role in the execution of the projects. This would forego a competitive bid situation in favor of a public-private partnership.

RECOMMENDATION

Approve approach