



## SACOG Board of Directors

Thursday, June 17, 2021 at 9:30 AM  
SACOG Board Room, 1415 L Street, Suite 300, Sacramento, CA 95814

*The Board may take up any agenda item at any time, regardless of the order listed. Public comment will be taken on the item at the time that it is taken up by the Board. We ask that members of the public complete a request to speak form, submit it to the Clerk of the Board, and keep their remarks brief. If several persons wish to address the board on a single item, the chair may impose a time limit on individual remarks at the beginning of the discussion. Action may be taken on any item on this agenda.*

**Note: Time durations are estimates only.**

11. Regional Early Action Planning Competitive Grant Award Recommendations ( ) (Est. Time: )

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## Regional Early Action Planning Competitive Grant Award Recommendations

Action

**Prepared by:** Jennifer Hargrove

**Attachments:** Yes

**Approved by:** James Corless

**Referring Committee:** Land Use & Natural Resources

### **1. Issue:**

Staff recommendation for Regional Early Action Planning (REAP) Competitive Grant Program awards.

### **2. Recommendation:**

The Land Use and Natural Resources Committee recommends the SACOG board approve the REAP Competitive Grant Program awards recommendation. The recommendation includes authorizing the executive director to negotiate and execute any necessary contracts or memoranda of understanding with project sponsors and/or with any vendors on SACOG's REAP consultant bench as needed to complete these projects.

### **3. Background/Analysis:**

Assembly Bill 101 established the Local Government Planning Support Grants Program to provide regions and jurisdictions with one-time funding to support housing planning and accelerate housing production. Under this program, the state Housing and Community Development Department (HCD) has awarded funding to regional agencies through the REAP program. SACOG, as the regional council of governments, has applied for and received \$6,762,880 in REAP funds to address our region's unique housing priorities and planning needs.

SACOG's guiding principle for the REAP funds is to ensure that funded activities support the implementation of the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), which is directly linked to the Regional Housing Needs Plan. Specifically, REAP funds should be used to plan and accelerate more infill housing, more housing product choices, and to better leverage future funding opportunities, such as Green Means Go. In March 2020, the SACOG board approved a framework for spending the first 25 percent of funds, approximately \$1,684,500. In June 2020, the board approved the framework for the remaining 75 percent of funds. Together these two frameworks, summarized below, outline how SACOG is utilizing and distributing our region's total REAP funds.

#### **\$1,727,000 for Competitive Grants**

To support SACOG's Green Means Go effort, a portion of REAP funds are being used to pilot a competitive, place-based grant program. More information about this grant program and the staff recommendation for awards is provided in the Discussion/Analysis section below and in Attachment A.

#### **\$2,825,000 for Non-Competitive Grants**

The largest share of our REAP funding will provide grant funds to each jurisdiction for housing planning that has a nexus to increased or accelerated housing production. Grant award amounts are based on the jurisdiction's share of units in the Regional Housing Needs Plan. Award amounts are between \$40,000 and \$600,000. Attachment B includes a summary of all of the REAP funding allocated in non-competitive grants, including for Housing Element Updates and Civic Lab projects.

#### **\$1,000,000 for Housing Element Updates**

To support local agencies implementing the Regional Housing Needs Plan and achieve compliance with increased state requirements for Housing Elements, this sub-allocation provides between \$10,000 and \$200,000 to each jurisdiction to help pay for Housing Element updates.

#### **\$600,000 for Civic Lab Commercial Corridor Focus Teams**

This sub-allocation provides funding to implement projects that qualify under REAP and relate to a team's Civic Lab project work.

#### **\$129,000 for Civic Lab Housing Series**

In October and November 2020, SACOG organized and hosted a series of four housing related workshops targeted at local agencies. This Civic Lab Housing Series was intended to complement and support the non-competitive and competitive grants outlined above.

#### **\$150,000 for pass-through to the City of South Lake Tahoe**

SACOG is obligated to pass-through REAP funds to the City of South Lake Tahoe on behalf of HCD. This amount was determined by HCD based on the city's population.

#### **\$331,000 for SACOG Administrative Costs**

This one-time REAP funding created a new program for SACOG to plan, organize, and administer over a four-year period that cannot be paid for using our traditional transportation funding.

#### **4. Discussion/Analysis:**

The focus of this item is to provide funding recommendations for the \$1,727,000 Competitive Grant Program targeting planning support for infill areas and specifically Green Zones. SACOG received seven applications together requesting \$2,548,800. All of the applications were complete, and all put forward strong project proposals for accelerating housing in their unique Green Zones. Because funding is limited to \$1,727,000, six out of the seven proposed projects are being recommended for award. Attachment A includes the full list of project applications and the award recommendations for the committee's consideration. Awarded projects for this program will be funded on a reimbursement basis. All grant funds must be fully expended by August 2023.

In December 2020, the board approved the framework for the REAP Competitive Grant Program. The adopted framework included a requirement that projects be located in or inclusive of Green Zones. As SACOG continues to advance our Green Means Go strategy and lobby for state funding, this pilot grant program focused on Green Zones, helps demonstrate how SACOG can leverage state funding to meet our region's unique needs while still meeting our shared goals for housing, reducing vehicle miles traveled and cleaner air. The framework also emphasized that projects must include a strong commitment to implementation and demonstrate clearly how the project helps to accelerate and/or increase housing production in order to be most competitive. Using that framework, staff developed the application and guidelines and held a two-month application period from January 11, 2021, to March 12, 2021. A review committee of two SACOG staff,

one representative from the Local Government Commission (LGC) and one representative from the state's Housing and Community Development Department (HCD) reviewed, discussed, and made recommendations on project awards. The staff recommendation in Attachment A is reflective of the review committee's recommendation.

**5. Fiscal Impact/Grant Information:**

The staff costs for administering the components of the REAP program are covered by REAP funding included in SACOG's Overall Work Program and Budget.

**6. This staff report aligns with the following SACOG Work Plan Objectives:**

**Goal 1 : Advance Economic Prosperity**

**Objective 3:** Improve people's ability to get to jobs, schools, and other economic opportunities.

**Goal 3 : Vibrant Places**

**Objective 1:** Develop tools and funding to help revitalize older commercial and retail corridors throughout the region.

**Objective 2:** Identify incentives and help remove barriers to infill and affordable housing in cities, suburbs, and towns throughout the region.

**Objective 3:** Encourage development patterns that promote walkable neighborhoods.

<b>Jurisdiction</b>	<b>Competitive Application</b>	<b>Amount Requested</b>	<b>Recommended Funding Award</b>	<b>Review Committee Discussion Notes</b>
Citrus Heights	Retail to Rooftops Program	\$120,000	\$120,000	Strong positive points of the project include potentially high impact for low cost, city's on-going dedication and prioritization of this corridor, potential learnings and model for other suburban corridors.
Davis	Downtown Davis Historical Resources Inventory	\$150,000	\$150,000	Strong positive points of the project include potentially high impact for low cost and connection to recent downtown specific plan work. This project was also regarded very highly due to the quantitative information provided in terms of time saved with project and potential units impacted. Additionally, the commitment to implementation and the leveraging non-competitive REAP funds are also a positive.
Folsom	Housing Element Implementation: Increase Densities	\$575,000	\$575,000	Strong positive points of this project is the impact this project could have doubling the default densities and increasing housing capacity overall in a high resource area. Additionally, the commitment to implementation and the leveraging non-competitive REAP funds are also a positive.
Marysville	Green Zone Specific Plan	\$450,000	\$450,000	Positive points for the project include the commitment to the area, supporting the need for comprehensive planning, the very low VMT of the area and the opportunity to increase housing in infill city. Additionally, the commitment to implementation and the leveraging non-competitive REAP funds are also a positive.
Placer County	North Auburn/Highway 49 Corridor Plan and Bowman Area Master Plan	\$350,000	\$197,250	Positive points for the project include the demonstrated need for a community plan update, the prioritization of this community, and the commitment to implementation. Additionally, the connection to the non-competitive REAP funded project is a positive. Partial funding is recommended because the nexus to housing production was not as strong and VMT is higher than regional average.
Woodland	Creating Armfield Neighborhood Missing Middle Housing	\$425,000	\$234,750	Strong points of this project include the vision, partnership opportunity, and could be a valuable model for infill in smaller and suburban communities. A partial award is recommended because this initial planning work is scalable, but the project tasks and outcomes need to be clearer as the project is refined.
Sacramento County	Re-envision Green Zones	\$438,800	\$0	Positive points include a strong support for additional housing in these corridors and an appreciation for the continued demonstrated commitment to the Arden area. The project is not recommended for funding because project details and the projected impacts in terms of accelerating housing production were not as clear and quantitative as other applications.
<b>Total</b>		<b>\$2,548,800</b>	<b>\$1,727,000</b>	<b>Total Funding Available is \$1,727,000</b>

Jurisdiction	Total RHNA Units	Jurisdiction % of Regional Total RHNA Units	REAP Suballocation for Housing Elements	REAP Projects Supporting Civic Lab Commercial Corridors	REAP Non-Competitive Grant Award	REAP Competitive Grant Award (Proposed)	Total Dedicated REAP Funds
Auburn	310	0.20%	\$10,000	n/a	\$40,000	n/a	\$50,000
Citrus Heights	697	0.45%	\$10,000	n/a	\$40,000	\$120,000	\$170,000
Colfax	97	0.06%	\$10,000	n/a	\$40,000	n/a	\$50,000
Davis	2,075	1.35%	\$14,000	n/a	\$65,000	\$150,000	\$229,000
El Dorado County Unincorporated	5,353	3.49%	\$35,000	n/a	\$90,000	n/a	\$125,000
Elk Grove	8,263	5.38%	\$54,000	n/a	\$140,000	n/a	\$194,000
Folsom	6,363	4.14%	\$41,000	\$100,000	\$90,000	\$575,000	\$806,000
Galt	1,926	1.25%	\$13,000	n/a	\$65,000	n/a	\$78,000
Isleton	28	0.02%	\$10,000	n/a	\$40,000	n/a	\$50,000
Lincoln	5,120	3.34%	\$33,000	n/a	\$90,000	n/a	\$123,000
Live Oak	412	0.27%	\$10,000	n/a	\$40,000	n/a	\$50,000
Loomis	352	0.23%	\$10,000	TBD	\$40,000	n/a	\$50,000
Marysville	167	0.11%	\$10,000	n/a	\$40,000	\$450,000	\$500,000
Placer County Unincorporated	7,854	5.12%	\$51,000	n/a	\$140,000	\$197,250	\$388,250
Placerville	259	0.17%	\$10,000	TBD	\$40,000	n/a	\$50,000
Rancho Cordova	9,067	5.91%	\$59,000	\$105,000	\$140,000	n/a	\$304,000
Rocklin	5,661	3.69%	\$37,000	n/a	\$90,000	n/a	\$127,000
Roseville	12,066	7.86%	\$79,000	\$100,000	\$200,000	n/a	\$379,000
Sacramento County Unincorporated	21,272	13.86%	\$139,000	n/a	\$300,000	\$0	\$439,000
Sacramento City	45,580	29.69%	\$200,000	n/a	\$600,000	n/a	\$800,000
Sutter County Unincorporated	729	0.47%	\$10,000	n/a	\$40,000	n/a	\$50,000
West Sacramento	9,471	6.17%	\$62,000	n/a	\$140,000	n/a	\$202,000
Wheatland	499	0.33%	\$10,000	n/a	\$40,000	n/a	\$50,000
Winters	552	0.36%	\$10,000	n/a	\$40,000	n/a	\$50,000
Woodland	3,087	2.01%	\$20,000	n/a	\$65,000	\$234,750	\$319,750
Yolo County Unincorporated	57	0.04%	\$10,000	n/a	\$40,000	n/a	\$50,000
Yuba City	3,308	2.15%	\$22,000	\$100,000	\$65,000	n/a	\$187,000
Yuba County Unincorporated	2,887	1.88%	\$19,000	n/a	\$65,000	n/a	\$84,000
<b>Total</b>	<b>153,512</b>		<b>\$998,000</b>	<b>\$405,000</b>	<b>\$2,825,000</b>	<b>\$1,727,000</b>	<b>\$5,955,000</b>