Presented by:

Department of Housing and Community Development (HCD): Housing Policy Division

League of California Cities

Local Early Action Planning (LEAP) Grants Webinar
How to Ask a Question

• All phone lines have been muted.

• For written questions - use the Q&A window to the right side of your screen. Please enter your name, title and city.
Agenda

• Program Overview
• Eligible Applicants
• Award Amounts
• Eligible activities including Prohousing policies
• Eligible Uses
• Key dates
• Application process
• Technical Assistance and Resources!
What is LEAP? &
Where did it come from?
Legislative Housing Package

2017

2018–2019

Budget Act

Feb. 2020

REAP NOFA

Summer 2020

SB2 Planning Grants
NOFA: 491 cities and counties applied!

LEAP NOFA

6TH cycle RHNA

Prohousing Regulations
Today: 2019-2020 Budget Act

**Funding**
Example: Early Action Planning grants program

**Incentives**
Example: Prohousing Designations

**Accountability**
Example: Housing element compliance
Purpose of LEAP
1. Accelerate Housing Production
2. Facilitate compliance to implement 6th cycle RHNA

Cities and Counties

One-time funding ($119M)

Planning Documents and Process Improvements
Who is eligible to apply?

• Local governments i.e., **cities and counties**

• Local governments may partner via legally binding agreements or with entities where the proposal will have a direct effect on land-use or development within the participating localities.

• **For example:**
  • Regional governments, housing authorities, school districts, special districts, community-based organizations, or any duly constituted governing body of an Indian Reservation or Rancheria.
## Award Amounts

<table>
<thead>
<tr>
<th>Jurisdiction Size (in population)</th>
<th>Maximum Award Amount</th>
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<tbody>
<tr>
<td>750,000 or greater</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>300,000 to 749,999</td>
<td>$750,000</td>
</tr>
<tr>
<td>100,000 to 299,999</td>
<td>$500,000</td>
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<tr>
<td>60,000 to 99,999</td>
<td>$300,000</td>
</tr>
<tr>
<td>20,000 to 59,999</td>
<td>$150,000</td>
</tr>
<tr>
<td>Less than 20,000</td>
<td>$65,000</td>
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**Minimum Award Amount: $25,000**

Max award amounts are based on population estimates as of January 1, 2019.
Eligible Activities: Overview

- **Goal:** Eligible Activities must demonstrate an increase in housing related planning activities and facilitate accelerated housing production.

- Eligible Activities can be part of a larger planning effort such as a comprehensive zoning code update if:
  - the proposed activity have not been completed prior to the NOFA release date
  - And demonstrates a nexus to accelerating housing production
Eligible Activities: Include but not limited to -

• Completing environmental clearance that eliminate the need for project-specific review
• Revamping local processes that speed up housing production
• Developing or improving ADU ordinances
• Pre-approved architectural and site plans
• Housing Elements that include an implementation component to comply with meeting 6th cycle RHNA
Eligible Activities contd.

• Encouraging development and rezoning through update planning documents and ordinances such as general plans, community plans, specific plans, implementation of sustainable communities strategies, or local coastal plans

• Rezoning efforts:
  • for MF housing
  • comply with housing element requirements
  • To encourage housing development

• Upzoning efforts

• Zoning for by-right supportive housing

• Zoning incentives for special needs populations
Eligible Activities: Prohousing Policies

• "Prohousing" policies facilitate the planning, approval, and construction of housing.

• Policies may include, but are not limited to,
  • Planning for local financial incentives for housing such as local housing trust fund
  • Reducing parking requirements for sites zoned for residential development
  • By-right zoning allowing for by-right uses for residential and mixed-use development
  • Process improvements that reduce permit processing time
  • Objective design and development standards
  • And more!
Wait....
What is Prohousing?
Incentives:

Prohousing Program

• HCD will develop a **process** to gain a prohousing designation or “label”

• **Incentives:** Prohousing jurisdictions will be rewarded extra points for programs such as Infill Infrastructure Grant Program (IIG), Affordable Housing and Sustainable Communities Program (AHSC), Transformative Climate Communities Program (TCC) and Other funding programs

• **Categories:** favorable zoning, decreased permitting timeframes, reducing development costs, and providing financial subsidies.
Examples of Prohousing Policies:

• Allowing residential and mixed-uses by-right
• Zoning more sites for residential or increasing densities
• Allowing for parking reductions
• Limiting number of public hearings to 3 or less
• Adopting ADU ordinances that reduce barriers to develop ADUs
• Creating objective design and development standards
• Establishing a local housing trust fund
Ineligible Activities

1. Activities that are unrelated to preparing and adopting planning documents or process improvements that do not accelerate housing production
2. Project-specific planning activities that do not have a significant impact
3. Activities that hinder or obstruct housing production such as moratoriums, downzoning, etc.,
Eligible Uses

1. Staffing and consultants to implement the eligible activity
2. Costs associated with preparing and adopting the eligible activity
3. Subcontracting to implement the eligible activity
4. 5% Maximum for admin costs for the proposed activity
<table>
<thead>
<tr>
<th>Key Dates</th>
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<tbody>
<tr>
<td>NOFA Release</td>
<td>January 27, 2020</td>
</tr>
<tr>
<td>NOFA Workshops</td>
<td>February – March 2020</td>
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<tr>
<td>Regional Technical Assistance Workshops</td>
<td>March – July 2020</td>
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<tr>
<td>Over-the-Counter period</td>
<td>January 27 – July 1, 2020</td>
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<tr>
<td>Final Due Date</td>
<td>July 1, 2020</td>
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<tr>
<td>Technical Assistance Program</td>
<td>March 2020 – December 2023</td>
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<td>Expenditure Deadline</td>
<td>December 31, 2023</td>
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Application Process
Application

• **Due Date:** July 1, 2020

• Application can be found on HCD’s website under the LEAP funding webpage
July 1, 2020
Submit a completed application

30-day: Review
Department will review applications within 30 days of submittal

60-day: Awards
Department will target award letters within 60 days from the date of submission

60-day: Contracts
Process Standard agreements within 60 days of award
Main Application Components:

1. Attachment 1 Budget: Timelines, deliverables, sub-steps, and adoption/implementation
2. Attachment 2: Nexus to production
3. Attachment 3 State and Other Planning Priorities: completed or proposed activities are consistent with state or other planning priorities
4. Description how each of the proposed activities will facilitate housing planning and accelerate housing production
5. Signed and completed resolution
6. Government Taxpayer ID Form
• Applicants must demonstrate how the proposed activity will increase housing planning and facilitate accelerating housing production.

• Include a detailed explanation describing the nexus to accelerating housing production.
Applications must demonstrate a significant positive effect on accelerating housing production.

- Through – Timing, cost, approval certainty, entitlement streamlining, feasibility, infrastructure capacity, or impact on supply and affordability.

Include an explanation describing how the proposed activities accelerate housing production.
Applicants should demonstrate that they are consistent with state or other planning priorities through either proposed activities in the application or activities that were completed within the last five years.
Attachment 4: Required Resolution Template

RESOLUTION NO. [insert resolution number]

A RESOLUTION OF THE [INSERT EITHER “CITY COUNCIL” OR “COUNTY BOARD OF SUPERVISORS”] OF [INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS

WHEREAS, pursuant to Health and Safety Code 50515 et. Seq., the Department of Housing and Community Development (Department) is authorized to issue a Notice of Funding Availability (NOFA) as part of the Local Government Planning Support Grants Program (hereinafter referred to by the Department as the Local Early Action Planning Grants program or LEAP); and

WHEREAS, the [insert either “City Council” or “County Board of Supervisors”] of [insert the name of the City or County] desires to submit a LEAP grant application package (“Application”), on the forms provided by the Department, for approval of grant funding for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment; and

WHEREAS, the Department has issued a NOFA and Application on January 27, 2020 in the amount of $119,040,000 for assistance to all California Jurisdictions;

Now, therefore, the [insert either “City Council” or “County Board of Supervisors”] of [insert the name of the city or County] (“Applicant”) resolves as follows:

SECTION 1. The [insert the authorized designee’s TITLE ONLY] is hereby authorized and directed to apply for and submit to the Department the Application package;

SECTION 2. In connection with the LEAP grant, if the Application is approved by the Department, the [insert the authorized designee’s TITLE ONLY] of the [insert the name of the City or County] is authorized to submit the Application, enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of [enter the dollar amount of the Applicant’s request], and any and all other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, the Applicant’s obligations related thereto, and all amendments thereto; and
## Annual Report –

- What should the report include?
  - Status of proposed uses that were approved
  - Impact on housing within the region or jurisdiction
  - Summary of building permits, certificates of occupancy, or other completed entitlements issued by jurisdictions.

## Close Out Report –

- Brief Summary
- Lead Agency and Partnerships
- Drivers
- Engagement process
- Challenges
- Outcomes
- Replicability
Final Close-Out Report

LEAP Grant Close Out Reporting Template

Brief Summary
- Overview of the project
- Project start date and duration
- Project goals and relevance to LEAP goals
- Quantified outcomes

Lead Agency and Partnerships
- List lead agency and partnerships (including names, titles, organizations, and roles and responsibilities of each)
- What did those collaborative relationships and processes look like?

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

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

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

CA HCD Notice of Funding Availability 18 Local Early Action Planning Grants 2020
Key differences between LEAP and SB2 PGP

Grant amounts

Threshold requirements: Compliant housing Elements and APRs Eligibility criteria

Reporting Annually (Gov. Code Section 65400)
Available
Technical Assistance Resources
Help is on the way!

Available Now!

Regionally tailored TA program:
- Regionally customized toolkits
- Housing workshops
- Housing element TA
- Regional Technical Assistance Plans

Coming Soon!

- TA on identifying eligible activities and application assistance
- Toolkits on objective design and development standards, ADUs, model ordinances, sample scopes of work, RFPs, etc.,
- Consulting benches of planners
- TA on public engagement
- CEQA mapping tools
- Sites inventory
- Prohousing Policies
Q&A Session

For questions - use the Q&A window to the right side of your screen. Please enter your name, title and city.
For more information:

Early Action Planning Grants:
Contact the team at: EarlyActionPlanning@hcd.ca.gov

Prohousing Program:
Contact the team at: Prohousingpolicies@hcd.ca.gov

Technical Assistance Program:
Contact the team at: sb2planninggrant@hcd.ca.gov