



County of San Mateo

Inter-Departmental Correspondence

Department: HOUSING

File #: 22-212

Board Meeting Date: 3/22/2022

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Raymond Hodges, Director, Department of Housing
Subject: Agreement with ABAG re Housing Element Planning Activities

RECOMMENDATION:

Adopt a resolution authorizing the Director of the Department of Housing (DOH), or designee, in consultation with County Counsel, to negotiate and execute an agreement with the Association of Bay Area Governments pursuant to which the County will facilitate Housing Element planning activities among the 21 jurisdictions in San Mateo County for the term of August 1, 2021, through December 31, 2023, in an amount not to exceed \$807,375 ("REAP Agreement").

BACKGROUND:

State law mandates that all California cities, towns, and counties plan for the housing needs of their residents. The California Department of Housing and Community Development ("HCD") determines the total number of new homes that need to be built, and level of affordability of the new homes, in order to meet the housing needs in each region of California ("Regional Housing Needs Allocation" or "RHNA"). The Association of Bay Area Governments ("ABAG") received the sixth cycle of RHNA from HCD for the Bay Area region and further distributed the allocation to each city and county in the Bay Area. ABAG has assigned to each jurisdiction within San Mateo County (the "County") and the unincorporated area of the County their respective portions of the Bay Area region RHNA. Each of the 21 jurisdictions that make up the County must submit a document to HCD, which sets forth how each local jurisdiction plans to meet its RHNA, otherwise known as its "Housing Element."

Pursuant to the State's 2019-20 Budget Act, Governor Gavin Newsom allocated \$250 million for all regions, cities, and counties to facilitate planning activities that accelerate housing production. With a portion of this allocation, HCD established the Regional Early Action Planning Grant Program ("REAP"). REAP provides one-time grant funding to regional governments and regional entities for planning activities related to the drafting and submission of Housing Elements. ABAG was awarded REAP funds pursuant to the Notice of Funding Availability - REAP, released by HCD on February 27, 2020. ABAG suballocated this REAP funding to support county-based groups of jurisdictions, or "Planning Collaboratives" that share consulting resources and work together to address their RHNA planning, including drafting their Housing Elements.

DISCUSSION:

ABAG allocated \$807,375 in REAP funds to the County to support the County’s Planning Collaborative known as “21 Elements”, which includes all twenty cities and towns and the unincorporated County, and which is facilitated by the consulting firm Baird and Driskell Community Planning (“Baird and Driskell”). Baird + Driskell is recognized as an expert in the fields of housing policy, public participation, long-range strategic planning, land use, and affordable housing. Baird and Driskell was involved in forming 21 Elements and has rendered consulting services to support 21 Elements since its formation.

On September 14, 2021, the County entered into an agreement with Baird and Driskell for its support of 21 Elements for the term of July 1, 2021, through June 30, 2023 (Resolution No. 078495(a-b)) in a total amount not to exceed \$1,158,794, \$538,250 of which is funded with the County’s allocation of REAP funds, which is subject to the County’s execution of the REAP Agreement. The remaining \$269,125 of REAP funds provided under the REAP Agreement will be allocated through a competitive process at a future date.

FISCAL IMPACT:

There is no net County cost associated with the REAP Agreement. The funds will be received based on monthly invoicing over the course of FY 2021-22, FY 2022-23, and FY 2023-24.