



Local Early Action Planning (LEAP) Grants Webinar

Presented by:

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

League of California Cities

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

Budget Act

REAP NOFA

2018–2019

Feb. 2020

Summer 2020

2017

2019–2020

Feb. 2020

SB2 Planning Grants
NOFA: 491 cities and
counties applied!

LEAP NOFA

Prohousing Regulations

6TH cycle RHNA





Today: 2019-2020 Budget Act



Funding

Example: Early Action
Planning grants program



Incentives

Example: Prohousing
Designations



Accountability

Example: Housing element
compliance

Purpose of LEAP



Cities and
Counties

One-time
funding
(\$119M)

Planning
Documents
and Process
Improvements

1. Accelerate
Housing
Production
2. Facilitate
compliance to
implement 6th
cycle RHNA



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

Jurisdiction Size (in population)	Maximum Award Amount
750,000 or greater	\$1,500,000
300,000 to 749,999	\$750,000
100,000 to 299,999	\$500,000
60,000 to 99,999	\$300,000
20,000 to 59,999	\$150,000
Less than 20,000	\$65,000
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



Key Dates

NOFA Release	January 27, 2020
NOFA Workshops	February – March 2020
Regional Technical Assistance Workshops	March – July 2020
Over-the-Counter period	January 27 – July 1, 2020
Final Due Date	July 1, 2020
Technical Assistance Program	March 2020 – December 2023
Expenditure Deadline	December 31, 2023

Application Process



Application

- **Due Date: July 1, 2020**
- Application can be found on HCD's website under the LEAP funding webpage



A screenshot of a web browser displaying the California Department of Housing and Community Development (HCD) website. The browser's address bar shows the URL "hcd.ca.gov/grants-funding/active-funding/leap.shtml#getfunding". The website header includes the "CA.GOV" logo, the HCD logo, and the text "California Department of Housing and Community Development". Navigation links for "CONTACT", "ABOUT", "JOBS", and "NEWSROOM" are visible. A menu bar contains "Grants & Funding", "Manufactured & Mobilehomes", "Building Standards", "Planning & Community Development", and "Policy & Research". A "Select Language" dropdown menu is also present. The breadcrumb trail reads "Home > Grants & Funding > Programs: Active > LEAP". The main heading is "Local Early Action Planning (LEAP) Grants". On the left, a "Contact" section lists the email "EarlyActionPlanning@hcd.ca.gov". The "Program Details" section includes a list of links: "Background", "Purpose", "Application Review and Requirements", "Eligible Activities", "Eligible Applicants", "Program Timeline", "Get Funding", "Workshop Dates and Locations - Coming Soon", and "Technical Assistance - Coming Soon". The "Background" section contains a paragraph of text: "Affordable housing is a critical need in California. Governor Newsom has tasked all cities and counties to do their part by prioritizing planning activities that accelerate housing production. To help cities and counties, HCD is providing funding, incentives, and resources to local governments and regional entities. One of these funding incentives — the Local Early Action Planning Grants Program (LEAP) — is available to local governments. (Coming soon for regional entities – Regional Action Planning Grants webpage Funding for both the Local Action Planning Grants and Regional Action Planning Grants was included in the 2019-20 Budget Act."



Application Process – Steps:

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





Nexus to Accelerating Housing Production

- 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.



Nexus to Accelerating Housing Production (Attachment 2)

Attachment 2: Application Nexus to Accelerating Housing Production

Applicants shall demonstrate how the application includes a nexus to accelerating housing production by providing data regarding current baseline conditions and projected outcomes such as a reduction in timing, lower development costs, increased approval certainty, increases in number of entitlements, more feasibility, or increases in capacity. An expected outcome should be provided for each proposed deliverable. If necessary, use Appendix B to explain the activity and its nexus to accelerating housing production.

Select at least one	*Baseline	**Projected	***Difference	Notes
Timing (e.g., reduced number of processing days)				
Development cost (e.g., land, fees, financing, construction costs per unit)				
Approval certainty and reduction in discretionary review (e.g., prior versus proposed standard and level of discretion)				
Entitlement streamlining (e.g., number of approvals)				

➤ 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.

State and Other Planning Priorities (Attachment 3)

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 3: State and Other Planning Priorities Certification (Page 1 of 3)

Applicants must demonstrate that the locality is consistent with State Planning or Other Planning Priorities by selecting from the list below activities that are proposed as part of this application or were completed within the last five years. Briefly summarize the activity and insert a date of completion.

State Planning Priorities

Date of Completion	Brief Description of the Action Taken
Promote Infill and Equity	
<i>Rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas.</i>	
<i>Seek or utilize funding or support strategies to facilitate opportunities for infill development.</i>	
<i>Other (describe how this meets subarea objective)</i>	
Promote Resource Protection	
<i>Protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.</i>	
<i>Actively seek a variety of funding opportunities to promote resource protection in underserved communities.</i>	
<i>Other (describe how this meets subarea objective)</i>	

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

Attachment 4: Required Resolution Template



Reporting



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?

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.g](mailto:sb2planninggrant@hcd.ca.gov)

[ov](mailto:sb2planninggrant@hcd.ca.gov)