

# REAP 2.0 Rural NOFA Guidelines Webinar 8/11/22

REGIONAL EARLY ACTION PLANNING GRANTS OF 2021  
STATE OF CALIFORNIA

Housing and Community Development  
Office of Planning and Research  
California Strategic Growth Council  
California Air Resource Board



# REAP 2.0 Partner Agencies



California Department of Housing and Community Development – Increases the supply of affordable places to live in California, including through planning and implementation grants



Governor's Office of Planning and Research- State's comprehensive planning agency



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California Strategic Growth Council – cabinet-level committee charged with inter-agency coordination on key environmental and housing issues



California Air Resources Board – state agency for climate change programs and air pollution control



# Quick Overview

- \$600 million new grant program as part of the CA Comeback Plan (funded under AB 140)
- Supports projects across the State that help create additional homes near daily destinations by
  - Supporting infill housing production and affordability goals
  - Investing Resources equitably (Affirmatively Furthering Fair Housing)
  - Reducing Vehicle Miles Traveled (VMT)



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# Background

Recognition that State is not on track to meet its Housing & Climate Goals

+ Success of prior REAP 1.0 program

+ State surplus & infusion of funding in 2021

= CA Legislature making a big investment in REAP 2.0 in 2021

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# Program Overview

- Who is eligible for funding?
    - Regional planning agencies, **eligible entities in rural counties not a part of a regional planning agency**, and tribal entities
  - **Grant** program that funds both **planning and implementation** activities
  - Program Objectives – each application should demonstrate a nexus to:
    - Accelerate infill development that facilitates housing supply, choice, and affordability
    - Affirmatively Further Fair Housing (AFFH)
    - Reduce Vehicle Miles Traveled
  - **Transformative Emphasis**
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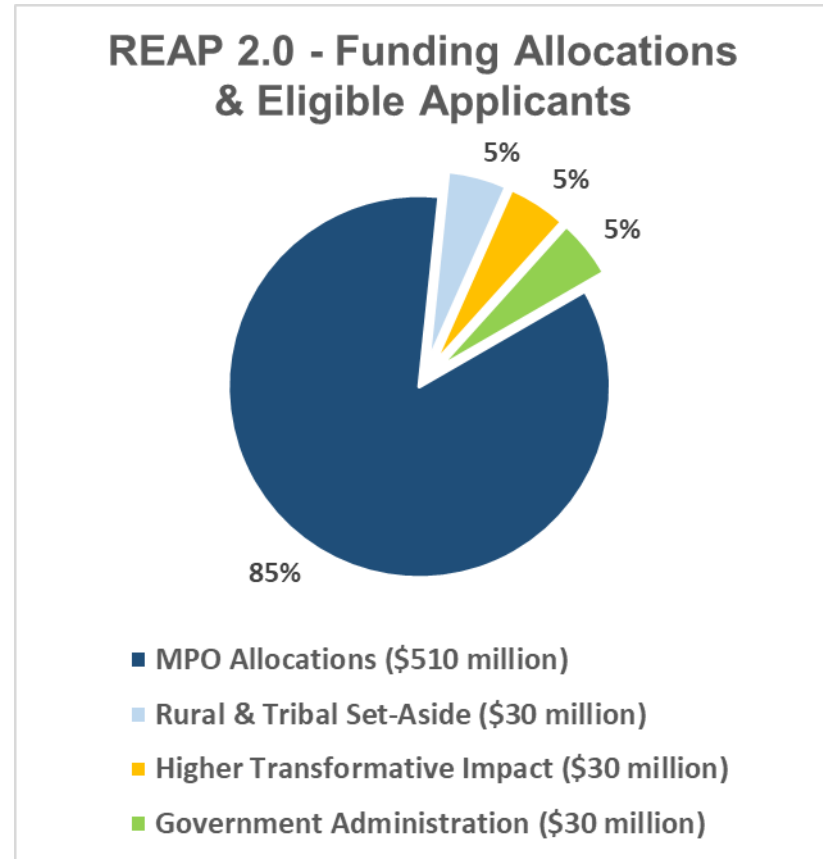
# Rural Engagement To Date

- December
    - Framework Paper & Survey
  - January
    - Office Hours, 1/4
  - April
    - Draft Guidelines Office Hours, 4/6
    - Draft Guidelines Public Comment Period closed 4/15
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## Some of What We Have Heard From Rural Communities

- Clarification about whether entities within counties are eligible
- Wanting clarification on whether joint applications can be filed
- Questions about the minimum and maximum award amounts
- Clarifications about the standard for significant beneficial impacts
- Heard need for additional technical assistance and support in application development

# Funding



## • Funding Breakdown

1. MPO over-the-counter allocations based on population (\$510m)
2. Rural Non-MPO Counties & Tribal Entities Competitive Set-aside (\$30m)
3. Competitive Higher Impact Transformative (\$30m)
4. State Program Admin (\$30m)



## REAP 2.0 RURAL TRIBAL SET-ASIDES

- The minimum award amount per applicant is \$100,000.00.
- The maximum award amount per applicant is \$5 million
- The Department may adjust the minimum and maximum award amounts based on demand or unique circumstances.
- 25% of availability reserved for tribes
- Of remaining 75%, 75% of that allocated to geographic categories, 25% will be used as a residual set aside

Geographic category	Counties	Maximum amount available	Population
<b>(1) Eastern Slope</b>		<b>\$672,144.65</b>	<b>33,323</b>
-	Alpine		
-	Inyo		
-	Mono		
<b>(2) Far North</b>		<b>\$2,060,042.77</b>	<b>102,131</b>
-	Lassen		
-	Modoc		
-	Plumas		
-	Sierra		
-	Siskiyou		
<b>(3) Motherlode</b>		<b>\$5,132,972.02</b>	<b>254,478</b>
-	Amador		
-	Calaveras		
-	Mariposa		
-	Nevada		
-	Tuolumne		
<b>(4) North Coast</b>		<b>\$6,603,327.52</b>	<b>327,374</b>
-	Del Norte		
-	Humboldt		
-	Lake		
-	Mendocino		
-	Trinity		
<b>(5) Upper Sacramento Valley</b>		<b>\$2,406,513.04</b>	<b>119,308</b>
	Colusa		
	Glenn		
	Tehama		
<b>(6) Tribal Entities</b>	All CA Counties	<b>\$7,500,000.00</b>	
<b>Residual Set Aside</b>		<b>\$5,625,000.00</b>	
<b>Total</b>		<b>\$30,000,000.00</b>	

# Nexus Requirement

Each application should satisfy housing, VMT reduction, and AFFH goals.

Accelerate infill development that facilitates housing supply, choice, and affordability



+

Reduce Vehicle Miles Traveled



+

Affirmatively Further Fair Housing



# Threshold Requirements



# Significant Beneficial Impact

- Uses must lead to substantial changes for each of the 3 program objectives compared to a baseline.
  - Applicants must explain how each Proposed Use demonstrates a nexus to all REAP 2.0 objectives through Policy Outcomes, provide a reasonable and verifiable methodology, and utilize approved forms
  - Applicants must provide clear evidence that demonstrates a nexus between each Proposed Use and REAP 2.0 Program objectives, utilizing numeric metrics, targets, outputs, or other units of measurement.
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# Equitable Targeted Outreach

- Must use outreach to develop priorities, Proposed Uses and amounts
  - Outreach must proactively employ a variety of methods.
  - Must employ outreach that is unique to the REAP 2.0 Program.
  - May include coordination with other Eligible Entities within the same region or in other regions.
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# Eligible Uses



# Eligible Uses

- Broad Categories
  - Accelerating infill housing development
  - Realizing multimodal communities
  - Shifting travel behavior by reducing driving
  - Increasing transit ridership
- This is a Flexible Program
- See Program Guidelines for more details





# Potential Uses for Rural entities

- A Sampling of Eligible Use Ideas
  - Infrastructure investments to ready sites for affordable housing development
  - Affordable housing development in infill areas (generally, places where there are multiple existing land uses)
  - Bicycle, pedestrian, or transit programs and infrastructure investments that support new housing in infill areas
  - Planning or zoning documents
  - Creating pre-approved designs for housing types, such as ADUs, with greater density
  - Establishing and funding an affordable housing trust fund for location efficient projects



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# Scoring Criteria

Points will be awarded as follows:

1. Program Objectives (up to 150 points)
  - i. Accelerating Infill development that Facilitates Housing Supply, Choice and Affordability (up to 50 points)
  - ii. Affirmatively Furthering Fair Housing (up to 50 points)
  - iii. Reducing Vehicle Miles Traveled (up to 50 points)
2. Additional Considerations (up to 50 points)
  - i. Building Long-Term Capacity and Expertise (up to 25 points)
  - ii. Degree of Needs or Potential for Housing, Infrastructure, VMT Reduction and Disaster Recovery and Mitigation (up to 25 points)

The extent the application achieves each of the Program Objectives and Additional Considerations will be evaluated according to the following criteria:

1. Locational Considerations
2. Supporting Attributes
3. Measurable Policy Outcomes



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# Application Process

- Applicant submits a complete and signed application by email to [REAP2021@hcd.ca.gov](mailto:REAP2021@hcd.ca.gov)
- Applications submitted by Rural entities are subject to an over-the-counter application review process until December 31, 2022.
- Successful applicants will receive an Award Letter from the Department and will enter into a state Standard Agreement to be awarded funds.



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# High-Level Timeline

- **Fall 2021 – May 2022:** Program Development
- **March 24, 2022:** Draft Guidelines Released
- **March 24 – April 15, 2022:** Public Comment Period
- **July 2022:** Final Guidelines and Program Launch
- **Fall 2022:** Higher Impact and Transformative Allocation NOFA released
- **December 31, 2022:** Final Application Deadline for All Buckets of Funding
- **June 2024:** Encumbrance Deadline (All Funds Must be Awarded and Encumbered)
- **June 2026:** Expenditure Deadline (All Funds Must be Spent by Awardees)

# REAP 2.0 Technical Assistance for Rural Applicants

- Request TA via email [REAP2021@hcd.ca.gov](mailto:REAP2021@hcd.ca.gov)
  - Subject line: REAP 2.0 Rural TA request for PlaceWorks
- Application Assistance Activities
  - Brainstorm and identify eligible activities.
  - Answer program related clarifying questions.
  - Provide feedback on draft applications (limited).



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# HCD Technical Assistance Team

For more information or additional questions, contact

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For general information, please email [REAP2021@hcd.ca.gov](mailto:REAP2021@hcd.ca.gov)

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## Questions? Contact Information for REAP 2.0

- REAP2021@hcd.ca.gov
- <https://www.hcd.ca.gov/grants-funding/active-funding/reap2.shtml>

# Staff Questions for Rural Stakeholders

1. Are you planning on applying for REAP 2.0 funds? If so, what types of projects are you considering or would like to explore?
  2. Do you see any potential barriers to applying for REAP 2.0 funds? If so, what can the State do to help you overcome those barriers?
  3. What would make you more likely to apply for REAP 2.0 funds?
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# Discussion – Use Ideas

- What are your current needs around housing, or community investments to support housing that reduce driving?
- I would like to fund \_\_\_\_\_, but \_\_\_\_\_ is a challenge
- What do you need to set the table for additional housing development in infill areas?

