

REAP 2.0 Tribal NOFA Guidelines Webinar 7/28/22

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



Assembly Bill 1010 – Quick Recap on what it did

2019 Assembly Bill 1010 (AB 1010):

1. Expanded the definition of ‘local public entity’ and ‘local agency’ to include Native American Tribes (Tribes) and Tribally Designated Housing Entities (TDHEs).
2. Granted HCD’s director (or designee) the authority to waive or modify certain HCD program requirements to meaningfully access funding for housing.
3. Reinstated HCD’s tribal Technical Assistance (TA) Program known as the G. David Singleton **C**alifornia **I**ndian **A**ssistance **P**rogram or **CIAP**.



Assembly Bill 1010 – Recap on what it did (cont'd)

4. AB 1010 Clarifies that Tribes/TDHE's are explicitly eligible to HCD's funding programs. In acknowledgement that Tribal Nations have varying government structures and requirements that are different from local governments, it identifies the need to modify or remove program barriers as well as provide comprehensive TA to Tribes/TDHEs to successfully apply and be awarded funds.



California Indian Assistance Program (CIAP) = HCD Tribal Affairs Team

HCD Tribal Affairs Team:

- Amy Lopez, Tribal Affairs Policy Analyst
- Spring Packard, Tribal Affairs Policy Specialist
- Lisa Campbell, Tribal Affairs Attorney
- Ross Colburn, Tribal Affairs Attorney
- Tawny Macedo, Fair Housing Manager II
- Caitlin Johnson, Fair Housing Manager I



CIAP – What do we do?

Tribal Affairs engages, educates, collaborates with tribal partners through a variety of methods to assist tribes throughout all stages of the funding process, including but not limited to:

- Tribal Consultations,
- Roundtables,
- Roadshows,
- Listening Sessions,
- Notice of Funding Availability (NOFA) Webinar,
- Application Workshops,
- Tribal Applications,
- Technical Assistance (TA),
- Quarterly Tribal Working Group,
- Educational Webinars and Trainings, and
- Internal Staff Trainings.



CIAP – Contact Us!

CIAP@hcd.ca.gov



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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



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

Program Overview

- Who is eligible for funding?
 - Regional planning agencies, counties in rural areas 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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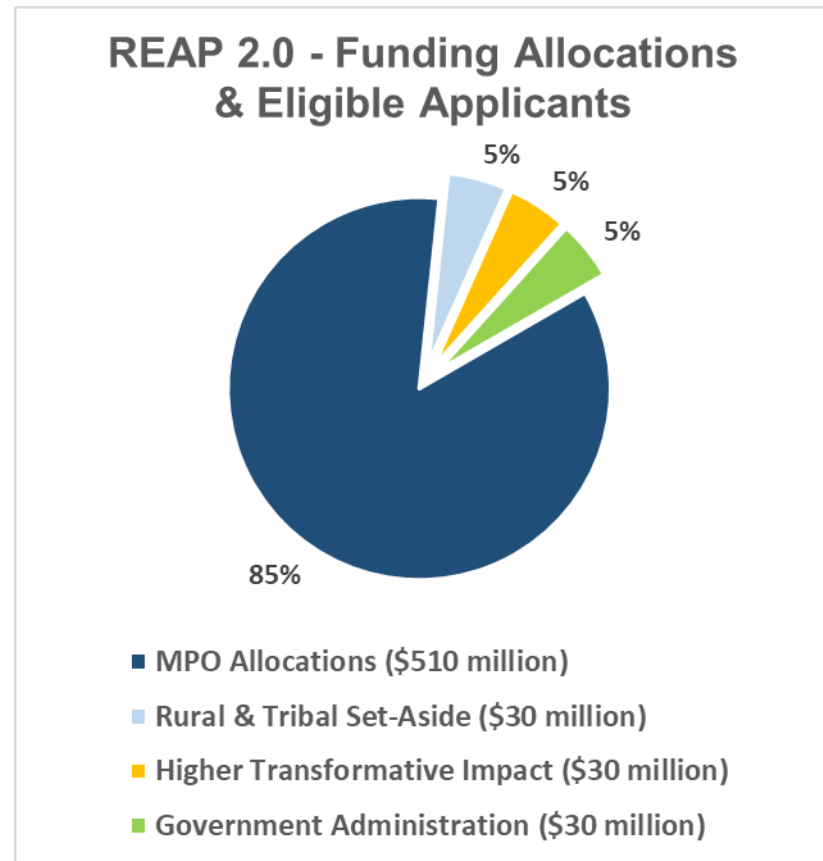
Tribal Engagement To Date

- December
 - Framework Paper Survey
 - 1 Tribal Listening Session
 - 4 Office Hours
- January
 - Tribal Consultation
- March
 - Presentation at 3/30 SANDAG Tribal Committee meeting
- April
 - Draft Guidelines Office Hours
 - Wednesday 4/6 from 1pm-2pm
 - Monday 4/11 from 11am-12pm
- July
 - Pala Tribal Roadshow Presentation 7/21

Some of What We Have Heard From Tribes

- Technical assistance (TA) will look different for each Tribe, depending on their needs, but two different types of TA needed:
 - one-on-one pre-application meetings to brainstorm uses
 - guidance on state processes, application completion, and development procedures
- Discouraged by competitive nature of tribal funding portion
 - Tribal-only set-aside suggested (guidelines now have a tribal set aside)
 - Ensure rural tribes are just as competitive as Tribes in more urban areas within Tribal bucket
- Stressed that Tribal lands and people face unique challenges
 - Some Tribes face inadequate infrastructure to develop safe and healthy housing units
 - Risk of stranded assets if there is insufficient infrastructure or additional funding to support
- Expressed lack of relationship between MPOs and Tribal governments
- Potential uses
 - Predevelopment costs
 - Grant stacking with other housing programs or transportation programs
 - Land acquisition for housing development

Funding



• Funding Breakdown

1. MPO over-the-counter allocations based on population (\$510m) - MPOs encouraged to coordinate with local tribes (ex: SANDAG)
2. Rural Non-MPO Counties & Tribal Entities Competitive Set-aside (\$30m) - \$7.5m set-aside for tribal entities
3. Competitive Higher Impact Transformative (\$30m) – Tribal Entities eligible
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 \$5,000,000.00.
- The Department may adjust the minimum and maximum award amounts based on demand or unique circumstances.

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

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



Infill Definition

1. “Infill”, for the purposes of the REAP 2.0 Program, means areas where all the following apply: (1) the area consists of unused or underutilized lands (2) within existing development patterns (3) that is or will be accessible to destinations and daily services by transit, walking, or bicycling and located in either:
 - a. An urban center, urban corridor, or area with transit-supportive densities, or
 - b. An established community that meets all the following criteria:
 - i. The area consists or previously consisted of qualified urban uses
 - ii. The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels that are developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included, and
 - iii. No parcel within or adjoining the area is classified as agricultural or natural and working lands.
 - c. Under unique circumstances, applicants may propose an alternative definition of “Infill” subject to approval by the Department and State Collaborative Partners.

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 Tribal 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)
 - Non-motorized transportation programs and infrastructure investments that support new housing
 - 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



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
- Applications submitted by Tribal Entities for the Tribal Entities allocation are subject to an over-the-counter application review process until December 31, 2022.
- If Threshold Requirements are not met, the tribal applicant can submit a revised application within 30 days of the Department's communication of initial review findings.
- Ranked applications will be placed in the tribal set-aside until filled. Once the tribal set aside and geographic categories are filled, previously unselected applicants will be selected according to the ranking up until the amount available under the NOFA.
- 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

- Request TA via email REAP2021@hcd.ca.gov
 - Subject line: REAP 2.0 Tribal TA request
- Complete TA Intake Survey: <https://www.surveymonkey.com/r/QVZJLZJ>
- Attend one-on-one scoping meeting with CCRH and HCD
- Attend monthly office hours with HCD & CCRH for general questions
- Roles: CCRH provides step-by-step instructions on the application and can identify other resources to help with the project - all dependent on the applicant's needs. HCD staff is available to provide clarity on guidelines and other program questions.



REAP 2.0

HCD Technical Assistance Team

For more information or additional questions, contact

Andrea Grant Andrea.Grant@hcd.ca.gov

Conner Finney Conner.Finney@hcd.ca.gov

Jamillah Williams Jamillah.Williams@hcd.ca.gov

For general information, please email REAP2021@hcd.ca.gov

Questions? Contact Information for REAP 2.0

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

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?



Staff Questions for Tribal 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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