

# REAP 2.0 HIT NOFA Guidelines Webinar 11/18/22

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 – promotes safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians.



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

- \$30 million total funding pot → \$1M-\$10M grants available on a **competitive** basis (funded under AB 140)
- Eligible Applicants = Metropolitan Planning Organizations (MPOs), Councils of Governments (COGs), local governments, transit agencies, Tribal Entities, and other eligible entities (through legally-binding partnerships)
- The HIT allocation is intended to support **innovative, place-based** approaches in **Disadvantaged** and **Historically Underserved Communities** that are **scalable** and further REAP 2.0's goals and objectives
  - REAP 2.0 Program Objectives = Transformative Projects that:
    - Support **infill housing production** and affordability goals
    - **Affirmatively Furthering Fair Housing** (invest resources equitably)
    - **Reduce Vehicle Miles Traveled (VMT)**
- Apply by December 31, 2022



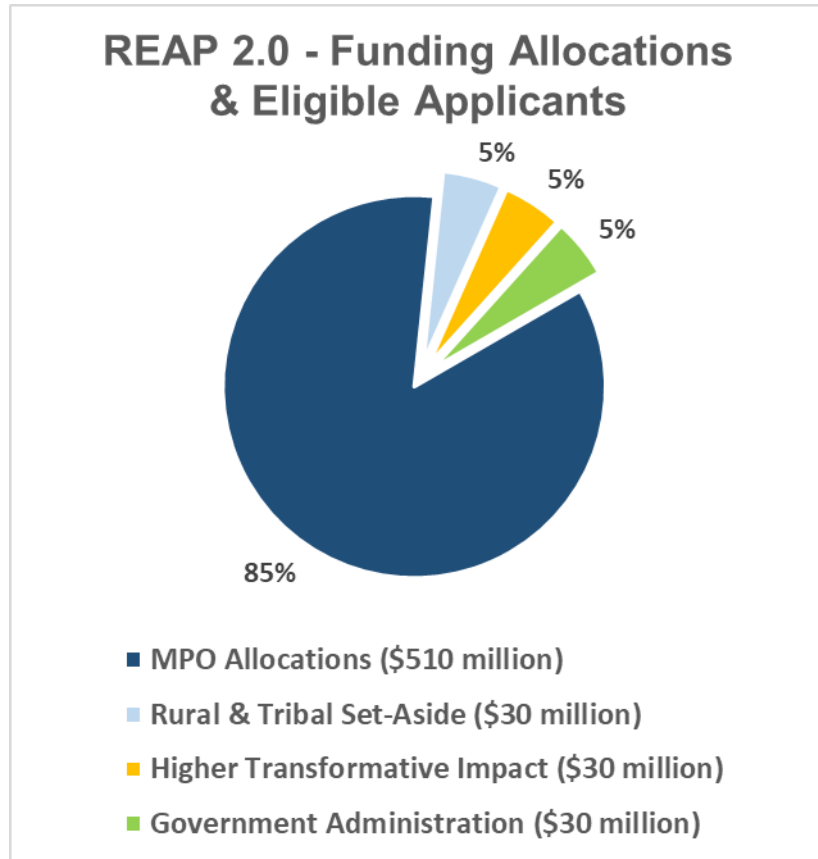
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# Background

- California Comeback Plan: \$600M of new funding to support housing and climate projects across the state → REAP 2.0
    - Recognition that the state is not on track to meet its housing and climate goals
    - Inspired by the success of REAP 1.0
    - 3 REAP 2.0 Allocations: HIT (\$30M), MPO (\$510M), Tribal & Rural (\$30),
    - HIT allocation rationale: competitive allocation that rewards eligible entities for exceptional model projects
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# The REAP 2.0 Trio: Differences & Funding Breakdown



1. MPO: over-the-counter allocations based on population (\$510m)
2. Tribal & Rural Non-MPO Counties: Competitive Set-aside (\$30m)
3. Competitive Higher Impact Transformative (\$30m)
  1. Flexible eligibility list. Eligible applicants of 1 & 2 are also eligible to apply for HIT

\*\*\**State Program Admin (\$30m)*

# Outreach

- Outreach to date:
    - **November 2021:** Framework Paper & Survey with initial concepts and survey for broad stakeholder input
    - **September 2022:** 3-week public comment period for HIT Draft Guidelines closed September 29th
  - Input received:
    - Lower the minimum and maximum award amounts to provide more opportunities to a greater number of applicants ✓
    - Increase points available in the scoring criteria for scalability/transferability ✓
    - Clarify language such as who is eligible and what we mean by place based ✓
    - Extend legally binding agreement submission deadline to March 31, 2023 ✓
    - The December 31, 2022 application deadline is challenging ✗
      - Note: we cannot change a **statutory deadline**
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# Program Overview

- **Grant program that funds both planning & implementation activities**
  - **Eligible Applicants = Metropolitan Planning Organizations (MPOs), Councils of Governments (COGs), local governments, transit agencies, Tribal Entities, and other eligible entities (through legally-binding partnerships)**
  - **Suballocations are not permitted ✕**
  - **Emphasis on Transformative + Place-Based strategies that benefit disadvantaged and historically underserved communities**
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# Program Objectives & Nexus Requirement

Each application must propose uses that demonstrate a significant beneficial impact and a nexus to furthering REAP 2.0 Program Objectives:

Accelerating Infill  
Development



Reducing Vehicle  
+ Miles Traveled



+ Affirmatively Furthering  
Fair Housing





# Threshold Requirements

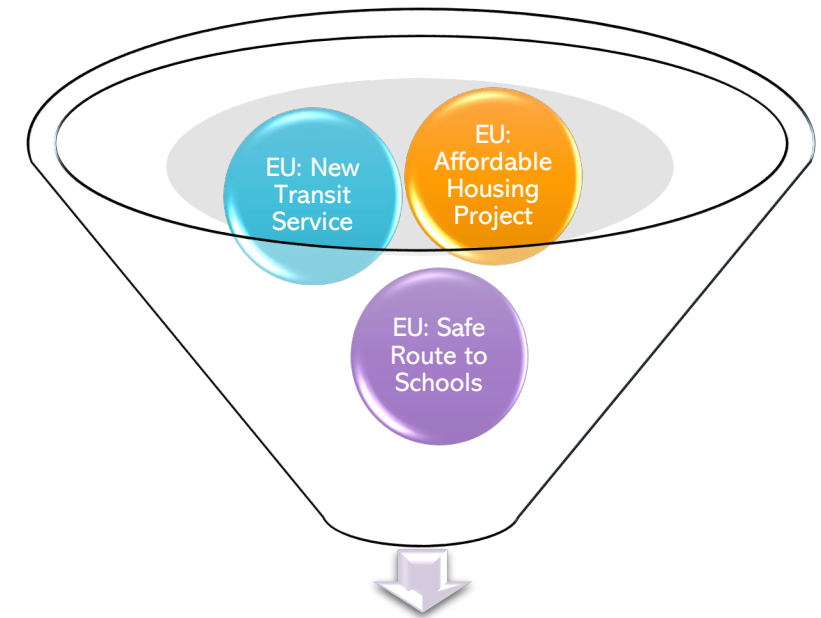
- **Threshold Requirement 1: must demonstrate how each proposed use directly benefits and is located within Disadvantaged and Historically underserved communities.**
  - **Threshold Requirement 2: must demonstrate a commitment to place-based strategies that encourage community revitalization**
  - **Threshold Requirement 3: proposed uses must lead to substantial changes for each of the 3 program objectives compared to a baseline.**
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# Eligible Uses



# Eligible vs Proposed Uses

- **Eligible Use (EU):** any **activity** that either further all REAP 2.0's objectives OR in **combination** with **other eligible uses within a proposed use**, fulfill all three objectives.
  - Flexibility provided—examples of eligible uses on next slide and in guidelines
- **Proposed Use:** a **program** or “umbrella” of **eligible use(s)** that:
  - Demonstrate a **reasonable relationship** to each other
  - Together **fulfill REAP 2.0 objectives**



**Example Proposed Use**

# Eligible Uses

- 4 categories with examples below:
  - **Accelerating infill housing development**
    - Affordable housing development
    - Rezoning / reducing permitting barriers
    - Place-based infrastructure investments
  - **Realizing multimodal communities**
    - Bike + Ped planning or implementation
    - Vision Zero / safety plans
  - **Shifting travel behavior by reducing driving**
    - Roadway/parking pricing programs
    - Transit-oriented development
  - **Increasing transit ridership**
    - Integrating transit systems / seamless transfer
    - Multimodal access to transit facilities
- Applicants may propose their own eligible uses that further REAP 2.0 Objectives in consultation with REAP 2.0 Interagency Partners



# Scoring Criteria



## REAP 2.0 HIT ALLOCATION: SCORING CRITERIA

Scoring Criteria	Points
<b>Higher Impact</b>	180
Accelerating Housing Supply, Choice, and Affordability (60)	
Affirmatively Furthering Fair Housing (60)	
Reducing Vehicle Miles Traveled Per Capita (60)	
<b>State Planning Priorities and Other Statewide Objective Alignment</b>	50
<b>Scalability/Transferability</b>	50
<b>Build Long-Term Capacity and Expertise</b>	50
<b>Partnerships/Collaboration toward Implementation</b>	40
<b>Readiness</b>	35
<b>Timeliness</b>	35
<b>Community Engagement</b>	20
<b>Needs or Potential for Housing, Infrastructure, VMT Reduction</b>	20
<b>Leveraging other funding</b>	20
<b>Total</b>	500



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# Application Process

- Applicant submits a complete and signed application via email to [REAP2021@hcd.ca.gov](mailto:REAP2021@hcd.ca.gov) by **December 31<sup>st</sup>, 2022**
- Selected applications will receive an Award Letter from the Department and will enter into a state Standard Agreement to be awarded funds.
- Questions + Technical Assistance + General Information → Reach out to [REAP2021@hcd.ca.gov](mailto:REAP2021@hcd.ca.gov)



## Full Application Materials

The Department and its State Collaborative Partners are pleased to announce that the NOFAs, Final Guidelines, and applications for all REAP 2.0 applicants are now available.

In order to be eligible for grant funding, applicants must submit an application by email to: [REAP2021@hcd.ca.gov](mailto:REAP2021@hcd.ca.gov). For the (1) MPO Direct Allocation, applications will be accepted on an Over-The-Counter basis, and for the (2) Tribal and Rural Allocation and (3) Higher Impact Transformative (HIT) Allocation, applications will be accepted on a competitive basis as of the date of this NOFA through December 31, 2022. The Department encourages early applications. See the Resources Tab for more information on technical assistance.

- [REAP 2.0 NOFA and Final Guidelines for MPO Applicants \(PDF\)](#)
- [REAP 2.0 NOFA and Final Guidelines for Rural and Tribal Applicants \(PDF\)](#)
- [REAP 2.0 NOFA and Final Guidelines for HIT Allocation \(PDF\)](#)
- [REAP 2.0 Full Application for MPO Applicants \(XLS\)](#)
- [REAP 2.0 Application for Rural and Tribal Applicants \(XLS\)](#)
- [REAP 2.0 Full Application Required Resolution Template \(DOC\)](#)
- [REAP 2.0 Application for HIT Allocation \(XLS\)](#)
- [Government Agency Taxpayer ID \(TIN\) Form \(PDF\)](#)



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# High-Level Timeline

- Summer 2022 – September 2022: Program Development
- September 8, 2022: Draft Guidelines Released
- September 8 – September 29, 2022: Public Comment Period
- November 9, 2022: Higher Impact and Transformative Allocation NOFA released
- December 31, 2022: Final Application Deadline for All Buckets of Funding
- March 31, 2023 Submission deadline for legally binding agreements
- Spring/Summer 2023: Award Letters sent to Selected Applicants
- June 2024: Encumbrance Deadline (All Funds Must be Awarded and Encumbered)
- June 2026: Expenditure Deadline (All Funds Must be Spent by Awardees)



## Questions? Contact Information for REAP 2.0

- REAP2021@hcd.ca.gov
- <https://www.hcd.ca.gov/index.php/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2021>