

Regional Early Action Planning Grants of 2021 (REAP 2.0)

Tribal and Rural Allocation Annual Report Template



(Hoopa Valley Housing Authority)

For the reporting period of:
(May 2024) to March 2025)

Instructions

This form is to be used for satisfying the reporting requirements of California Health and Safety Code section 50515.10. The report must be submitted to the California Department of Housing and Community Development (HCD) via email at reap2021@hcd.ca.gov in Microsoft Word format by April 1 of the year following award of funding, and annually thereafter by April 1 until all funds are expended.

Details about the REAP 2.0 program can be found at:

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

Note: This Microsoft Word form uses cross-references and formulas to autofill some fields using information inputted by the user. Cross-references and calculations may not update immediately upon input. The user may force updates to cross-references by entering and exiting the Print Preview of Word (*shortcut: Ctrl+P, Esc*), or by saving, closing, and then reopening the document. Formulas may be updated by right-clicking the field and selecting *Update Field*.

Refer to the following instructions to complete each part of the report.

Part I – Overall Context

In 500 words or less, provide a brief overview regarding the current status of each Proposed Use and Subtask(s)¹.

- **Overview:** A general description of the overall Proposed Use(s) and Subtask(s).
- **Current Status:** A short summary of the information requested in Part III – Status of Activities on progress made by each Proposed Use to meet the REAP 2.0 objectives:
 - Accelerating infill development that facilitates housing supply, choice, and affordability,
 - Affirmatively Furthering Fair Housing (AFFH), and
 - Reducing Vehicles Miles Traveled (VMT).

¹ If one or more Proposed Uses includes suballocations, please provide additional context for each suballocated award.

Part II – Highlights, Challenges, Opportunities, and Accomplishments

In a paragraph or two per Proposed Use², discuss the highlights, challenges, opportunities, and accomplishments realized at regional, subregional, or local levels to date. This part may include updates about:

- Engaging stakeholders
- Building support for housing and transportation
- Developing strategies for reducing VMT
- Adopting policy reforms to remove barriers to housing production
- Completing project deliverables
- Fostering subregional collaboration on housing and transportation planning
- Administering technical assistance
- Best practices
- Exemplary highlights and program outcomes

Part III – Activity Status and Funding Summary

Utilize the project timeline and budget from the approved grant application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Activity No.** – Should correspond with Activity Number in Proposed Use Timeline and Budget in full application.
- **Activity Title** – Should correspond with Activity Title in Proposed Use Timeline and Budget in full application.
- **Eligible Uses** – Indicate which eligible uses are being achieved through the activity as listed in 50515.08 (c)(1)(E)(i-iv) (reference section [50515.08 \(d\)\(4-7\)](#) for additional information):
 - (i) Accelerating infill development, including housing;
 - (ii) Supporting residents through realizing Multimodal Communities,
 - (iii) Shifting travel behavior through reducing driving, and/or
 - (iv) Increasing transit ridership.
- **Suballocation (Sub)** – Check the box for each activity that utilizes suballocated funds.
- **Timeline** – Approximate start and completion dates of work performed.

² For Proposed Uses that are suballocated, please provide this detail for each suballocation award.

- **Amount Allocated & Amount Expended** – Specify the grant amounts allocated and expended for each approved Proposed Use and Subtask.
- **Status** – Select a status from the dropdown menu (not started, in progress, complete).

Part IV – Measurable Outcomes by Proposed Use

Provide information in the tables provided related to accelerating infill housing, reducing VMT, and Affirmatively Furthering Fair Housing resulting from the performance of activities as of the end of the reporting period.

Part V – Web Report

Provide the URL(s) on the grantee's public website containing existing maps that illustrate VMT generation patterns in their region. A grantee may submit maps produced in the development of the grantee's adopted sustainable community strategies. If public maps are not available on the grantee's website, a statement confirming that the VMT information in [Site Check \(https://sitecheck.opr.ca.gov\)](https://sitecheck.opr.ca.gov) accurately visualizes VMT patterns in their region is sufficient. Additional maps relevant to the proposed use(s) may also be included.

Part VI – Additional Information

Provide materials produced for REAP 2.0 activities as supplemental documentation to this report. This may include templates, announcements, or other program guidance. Common file formats such as PDF, Word document, JPEG, etc. are sufficient.

The grantee may add any other information as deemed appropriate to demonstrate the status and impacts of the overall REAP 2.0 activities. The grantee may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

The grantee may also add recent developments to the data inputted in the Annual Report submitted in the previous reporting period, if applicable. Self-reported data by cities and counties is available on [HCD's Housing Element and Implementation and APR Data Dashboard \(https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard\)](https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard) (note that HCD cannot independently verify most project-level data). HCD recognizes REAP 2.0 funds may not immediately impact production indicators for projects completed in 2023 and 2024, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale.

Report

Part I – Overall Context

Overview of Proposed Use(s) and Subtask(s):

The REAP 2.0 grant submitted by the Hoopa Valley Housing Authority (HVHA) as the TDHE for the Hoopa Valley Tribe (HVT) describes one “Proposed Use” for the construction of the infrastructure to enable a new low-income senior housing project named K’is Di Yu:n Ding in Hupa native language meaning “Elder’s Place”. The project is specifically intended to provide affordable residences for elders aged 55 and over through implementation activities that meet Equity and Fair Housing goals. This project addresses housing needs while providing infill development that will improve residents access to essential needs and services while reducing vehicle miles traveled (VMT) per capita. As a federally and state recognized Tribal Entity the Hoopa Valley Housing Authority had met the eligibility requirements for the REAP grant program. The Hoopa Valley Indian Reservation is located in rural eastern Humboldt County with the Trinity River bisecting the beautiful Hoopa Valley.

The Low-Income Housing Tax Credit (LIHTC) Program has been secured as the source of funding to complete the vertical construction of these residences. However, that funding does not include support to build the required infrastructure for the 25 units and 1 Commons Building of this housing project. The HVHA proposed use of the REAP 2.0 grant in the amount of \$4,893,017.00 is specifically to fund construction of required infrastructure for the “Elder’s Place” senior housing project. The Hoopa Valley Tribes contribution for the planning, development and remaining infrastructure is \$1,899,318.00 totaling \$6,792,335.00 for Phase I of the civil improvements of the Elder’s Place project.

The project includes one “Proposed Use” for the REAP 2.0 funding as follows:

Proposed Use 1) construction of the 10 acres site by clearing and grubbing, earthwork grading (cut & fill), Bioretention ponds, buried utilities, roadways and pathways for the Elder’s Place, and a new centralized sewage system that will service the 25 units planned at the Elder’s Place project and in a future phase will service an additional 8 units at the adjacent Hostler Field Subdivision.

The need for housing on the Hoopa Valley Indian Reservation is multifaceted and derives from historical factors as well as internal tribal demographics.

Specific to the Elder’s Place there are three key needs driving this project that also translate into the goals of the REAP 2.0 grant.

1. Accelerating infill by locating the project near jobs, food and household supplies, health services, government services and transportation.

2. Affirmatively furthering fair housing by making the project open to all those that qualify based on age and income requirements.
3. The location of the project in the “downtown” area of Hoopa will reduce vehicle miles traveled (VMT) because the project is within walking distance of most local services, shuttle transportation to services and public transportation to services in other larger communities.

The Elder’s Place project represents an inclusive community that values older adults. HVHA has set the goals of and envisioned a safe, affordable, and easily accessible interpersonal living space requiring a minimum of maintenance for our elders in the development of this project. This type of senior housing allows older adults to share the wealth of experience and skills while still maintaining their own autonomy. Fostering this community and cultural connectivity is essential to the Hoopa tribe’s longevity, the development of the tribal economy and the preservation of Hoopa tribal culture and language.

The Elder’s Place housing project will create housing along the Highway 96 corridor that is the main thoroughfare within Hoopa Valley Indian Reservation. In addition, this project will provide housing infill in the downtown business area. The project’s elderly residents will have nearly all the services and goods in Hoopa within one mile. Many of them are within walking distance or shuttle services will be available as well. In those cases where personal vehicles are used the communal setting encourages car-pooling and local transit service. This communal housing project will allow seniors the opportunity to interact with other family and community members that is difficult to provide given their isolated current living situations. The project also plans to provide security on-site and the central location will improve responses to residents in emergency situations. The concentration of seniors in one location will provide a significant improvement in the ability of the Office of Emergency and Law Enforcement services to provide information and transportation/evacuation for residents in the event of wildfires (including unhealthy air quality due to smoke), earthquakes or flooding, all of which have a history of occurring in this area. The centralized location for the evacuation of seniors from the Elder’s Place project is an essential access to Highway 96 and secondary access roads of Hoopa Valley Indian Reservation.

Current Status:

(i) Accelerating infill development, infrastructure for elder housing: The Elders Place infrastructure advances the state housing priorities by contributing to increasing the number of affordable houses on Hoopa Valley Indian Reservation. Furthermore, the project is targeted to provide seniors with housing in a community setting with excellent access to goods and services available nearby. This infrastructure project will further the Elder’s Place housing project by providing the infrastructure that must exist for the LIHTC funding to be used for the vertical construction of the 25 housing units.

(iii) Shifting travel behavior through reducing driving: The Elders Place housing project creates housing along the Highway 96 corridor that is the main thoroughfare within the Hoopa Valley Indian Reservation. This project will provide housing infill in the downtown business area. The project's elderly residents will have all the services and goods in Hoopa within one mile. Many of them are within walking distance or shuttle services that are available as well. In cases where personal vehicles are used the Elder's Place communal setting encourages car-pooling. The local medical clinic "Ki'ma:w Medical Center" has purchase a medical mobile unit to help provide medical services to the elderly residents of this project where a designated location is in the project civil design further reducing driving behavior.

(iv) Increasing transit ridership: The increase of public transportation will be available to residents of the Elder's Place project when competed. An inter-and intra-regional coordination will occur with the existing public transit provided by the Yurok Tribe Transit Authority that will connect the elderly residence to adjacent communities via Humboldt Transit Authority a public transportation that is currently available to extend mobility west to coastal communities and Trinity Transit Public Transit that currently provides service east to Redding along the SR-299 corridor reducing individual vehicle miles traveled (VMT) per capita.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Accomplishments: In April 2024, the Hoopa Valley Housing Authority (HVHA) conducting a competitive bid solicitation for the civil improvements and infrastructure of the Elder's Place project. A civil contractor, R Brown Construction, Inc, Willow Creek, Ca, was selected as successful bidder on April 4, 2024. After the contractor's submittals of all required documentation and HVHA completed the selected contractors vetting and due diligence process, a contract agreement was signed on April 29, 2024, in the amount of \$5,422,041.00. A notice to proceed was delivered to R Brown Construction on May 1, 2024, with a project start date of May 6, 2024, with project completion date of May 2, 2025.

The contractor begun the construction activities on the 10 acres site with the clearing and grubbing of the vegetation and large trees removal, and the demolition and clean-up of two abandoned mobile home sites through mid-May 2024. The next construction phase of the civil project was the contractor embarked on the earthwork sub-grading, and the cut of 7,890 cubic yards and the fill of 7,395 cubic yards of material to establish the project elevations and features from mid-May through the end of June 2024. In July 2024, the contractor constructed the three Bioretention ponds to mitigate storm water runoff in producing a low impact development site to the adjacent properties. In the month of August through September 2024, the contractor constructed the sub-grade elevations and features of the twenty-five house pads, commons building, public transit stop, roadway and walking pathways.

At the end of September 2024, the contractor started the infrastructure phase of the project with excavation of the buried utilities by installing the new centralized sewage system through October 2024. The next phase of the infrastructure was the excavation and installation of the electrical, and domestic water systems from November 2024 through January 2025. In February 2025, the contractor started the installation of liquid propane gas system. From March 2025 to the present date the contractor will be finalizing the installation of the buried utilities.

The final phase of the infrastructure installation will be the connection of the domestic water system to the local public utilities water system, energizing the electrical system to the Pacific Gas & Electric company grid, and charging the liquid propane gas system from the local supplier Campora Propane Services.

Our civil contractor, R Brown Construction, Inc has been making good progress and is on schedule despite the challenges of above normal wet weather conditions in the winter months of November 2024 to March 2025.

Challenges: Hoopa Valley Housing Authority (HVHA) has experienced cash flow challenges with this large infrastructure project and the amount of time it takes to receive reimbursement or drawdown payments from the REAP 2.0 grant funding. The Hoopa Valley Tribes contribution for the planning, development and infrastructure of \$1,899,318.00 was depleted in the first quarter of the project construction activities, where HVHA had difficulties in making progress payments to the contractor in the second and third quarter of the project that did not abide by the contract agreement with the contractor.

Opportunities: Hoopa Valley Housing Authority (HVHA) is building support for elders housing and transportation in this project as identified in the “Current Status” of the project.

The acceleration of infill development, with infrastructure construction for 25 units of elder housing. The infrastructure advances the state housing priorities by increasing the number of affordable houses for elders on Hoopa Valley Indian Reservation.

The shifting travel behavior through reducing driving miles (VMT) with the construction of elderly housing project adjacent to Highway-96 corridor that is the main thoroughfare within the Hoopa Valley Indian Reservation.

The increase of transit ridership to the public transportation that will be available to residents of the Elder’s Place project when the project is completed.

Part III – Activity Status and Funding Summary

Insert data in the tables below regarding the status of activities, and funding allocations and expenditures for each Proposed Use.

[illegible]

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
Total	N/A	N/A	N/A	N/A	\$4,893,017.00	\$4,017,058.08	N/A

Part IV – Measurable Outcomes by Proposed Use

Input estimates in the tables below resulting from the performance of each REAP 2.0 activity. Please complete to the best of your ability regardless of whether the activity has been fully implemented or not.

Accelerating Infill Development

Proposed Use	Measurable Outcome	Baseline	Target	Results
1				90%
2				
3				
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1				90%
2				
3				
4				
5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1				90%
2				
3				
4				
5				
6				
7				
8				

Part V – Web Report

URL(s): Maps included with initial application

Part VI – Additional Information

Provide any additional indicators, outcomes, and anticipated changes, if applicable. ☒ Not Applicable