

REAP 2.0 MPO NOFA Guidelines Webinar 8/9/22

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



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



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

- \$600 million new grant program funded through the State General Fund
- Part of the California Comeback Plan (under AB140)
- 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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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
 - Flexible 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 (VMT)
 - **Transformative Emphasis**
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Nexus Requirement

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

Accelerate Infill
Development



+

Reduce Vehicle
Miles Traveled

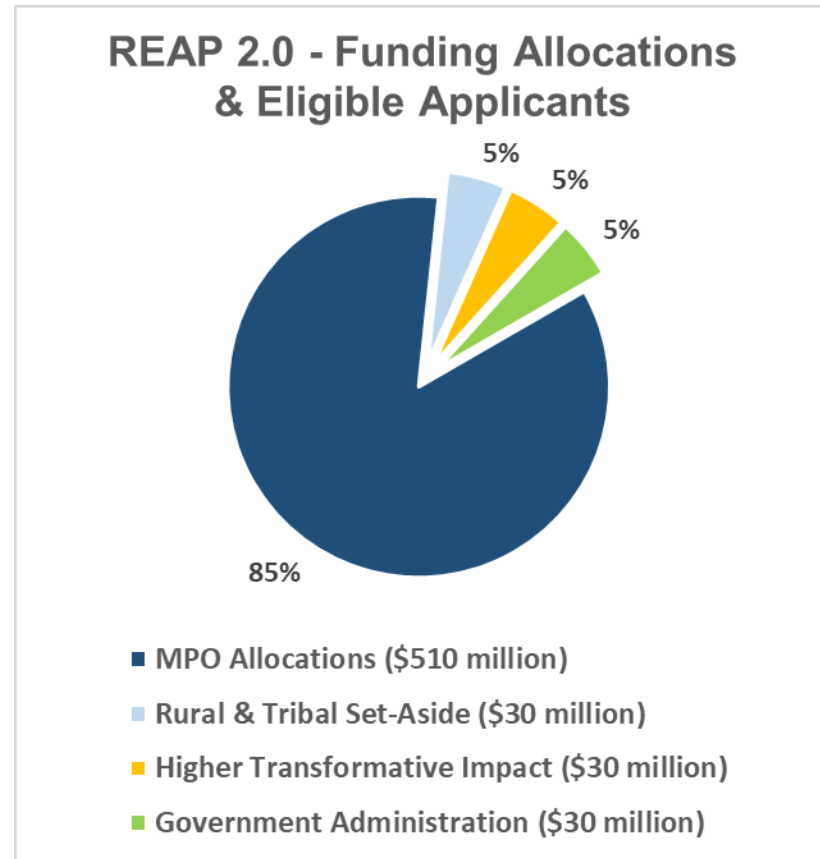


+

Affirmatively Further
Fair Housing



Funding



• Funding Breakdown

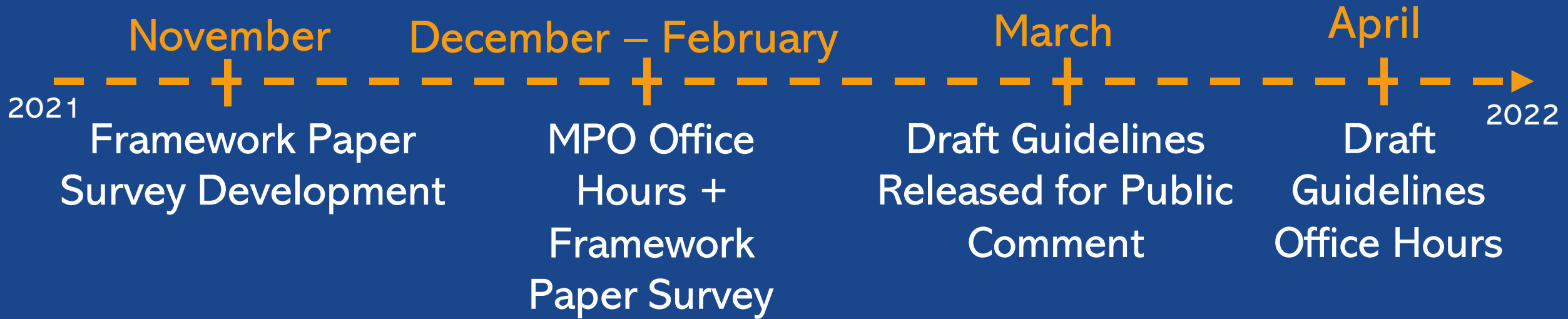
1. MPO over-the-counter allocations based on population (\$510m)
2. Rural Non-MPO Counties & Tribal Entities Competitive Set-aside (\$30m)
3. Competitive Higher Impact Transformative (\$30m)
4. State Program Admin (\$30m)

REAP 2.0 MPO ALLOCATIONS

- Non-competitive
- Maximum amount is based on the most recent Department of Finance 2030 Projected Population Estimates
- As of January 1, 2022, MPO applicants can submit an advance application requesting up to 10% of funds for outreach and program start-up uses

Applicant	Total Allocation	10% Advance Allocation
Association of Monterey Bay Area Governments	\$10,133,742.41	\$1,013,374.24
Butte County Association of Governments	\$2,944,762.37	\$294,476.24
Fresno Council of Governments	\$13,633,148.06	\$1,363,314.81
Kern Council of Governments	\$12,670,717.96	\$1,267,071.80
Kings County Association of Governments	\$2,060,590.24	\$206,059.02
Madera County Transportation Commission	\$2,213,724.74	\$221,372.47
Merced County Association of Governments	\$3,912,152.75	\$391,215.28
Metropolitan Transportation Commission	\$102,842,103.03	\$10,284,210.30
Sacramento Area Council of Governments	\$33,727,893.48	\$3,372,789.35
San Diego Association of Governments	\$43,037,322.72	\$4,303,732.27
San Joaquin Council of Governments	\$10,612,514.62	\$1,016,251.46
San Luis Obispo Council of Governments	\$3,539,684.58	\$353,968.46
Santa Barbara County Association of Governments	\$5,839,412.28	\$583,941.23
Shasta County Regional Transportation Agency	\$2,243,909.07	\$224,390.91
Southern California Association of Governments	\$246,024,084.00	\$24,602,408.40
Stanislaus Council of Governments	\$7,535,242.05	\$753,524.21
Tahoe Regional Planning Agency	\$604,134.15	\$60,413.42
Tulare County Association of Governments	\$6,424,861.49	\$642,486.15

MPO Engagement To Date



Additional Outreach:

- Monthly Meeting with MPO Planning Directors
- 1:1 meetings with MPO points of contact
- Total 9 collaborative State + MPO Workgroup meetings held from September 2021 to July 2022

Some of What We Have Heard From MPOs & Stakeholders

Framework Paper Survey Public Comments:

- Prioritize equitable targeted outreach in priority setting
- How REAP 2.0 defines Disadvantaged and Historically Underserved Communities
- Allow flexibility in blend of planning versus implementation

Draft Guidelines Public Comment Period:

- Clarified several requirements and definitions
- General fund versus State and Local Fiscal Recovery Fund (SLFRF) amounts
- Significant beneficial impact tied to changes compared to a baseline
- Prioritizing implementation activities
- Potential for additional flexibility in “Infill” definition as a result of conversations with tribal stakeholders

Threshold Requirements



Significant Beneficial Impact

- Uses must lead to substantial changes for each of the 3 program objectives compared to a baseline.
 - 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.
 - Proposed Uses that combine eligible uses must demonstrate a reasonable relationship to each other
-

Equitable Targeted Outreach

- Must use outreach to develop priorities, Proposed Uses, the appropriate blend of planning and implementation, and suballocation amounts
- Must conduct and document targeted outreach to Disadvantaged and Historically Underserved Communities, including Tribal Entities. Outreach must use methods to consider input and partnership with Tribal Entities.
- Must employ outreach that is unique to the REAP 2.0 Program.
- Outreach proactively employ a variety of methods and must consider language access and other potential barriers to providing input.

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 MPOs

- A Sampling of Eligible Use Ideas
 - Planning activities that lead to significant upzoning near transit or in an infill area
 - Program-level environmental clearance to eliminate need for project-specific review for new infill housing project
 - Infrastructure investments to ready infill sites for housing development, and other predevelopment costs



Potential Uses for MPOs

- More Eligible Use Ideas
 - Regional Housing Trust Funds in location efficient areas
 - Affordable housing preservation and anti-displacement protections, and other place-based investments in infill areas
 - Bicycle, pedestrian, or transit programs and infrastructure investments that support new housing in infill areas
 - Connecting new infill housing to daily services



Application Information

- Full application coming soon, [advance application is available now!](#)
 - The full application will include forms to demonstrate eligibility requirements, as well as a resolution, proposed budget, proposed timeline table, self-certified attachments demonstrating threshold compliance.
- MPO Allocation is [non-competitive](#)
 - Applications will be reviewed for completeness, accuracy, and threshold and eligibility requirements.
 - Applications must contain requested information and supporting documentation where appropriate.
 - HCD may request additional information to complete and approve the application for funding.



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Application Process

- Applicant submits a complete and signed application by email to REAP2021@hcd.ca.gov by December 31, 2022.
- Applications must be on Department forms and cannot be altered or modified by the applicant.
- Applications submitted by MPOs are subject to an over-the-counter application review process.
- Applicants may propose suballocations to other entities as part of the application. Suballocations must comply with REAP 2.0 program requirements and are subject to review by HCD and the State Collaborative Partners. Proposed evaluation criteria for any suballocation uses must be approved by March 31, 2023.
- 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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REAP 2.0 Technical Assistance

- HCD Staff Point of Contacts for MPOs
- Ongoing Monthly Meeting with MPO Planning Directors
- Request TA via email REAP2021@hcd.ca.gov
 - Subject line: REAP 2.0 MPO TA request



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High-Level Timeline

- **Fall 2021 – May 2022:** Program Development
- **January 3, 2022:** Advance Application Released
- **March 24, 2022:** Draft Guidelines Released
- **March 24 – April 15, 2022:** Public Comment Period
- **July 2022:** Final NOFA + 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)

Questions? Contact Information for REAP 2.0

- REAP2021@hcd.ca.gov
- <https://www.hcd.ca.gov/regional-early-action-planning-2021>