Regional Early Action Planning Grants of 2021 (REAP 2.0)

Local Suballocation Grant Program (LSGP) APPLICATION

**Application for Jurisdictions**

**Deadline: August 15, 2023**

This application to the Association of Monterey Bay Area Governments (AMBAG) is for **the Local Suballocation Grant Program**, a grant authorized under the Regional Early Action Planning Grants (REAP 2.0) provisions. The REAP 2.0 program was established through AB 140 (July 2021) for transformative and innovative projects that implement a region’s Sustainable Communities Strategy (SCS) and help achieve the objectives of more housing and transportation options that reduce reliance on cars. REAP 2.0 builds on actions completed through the REAP 1 grant program but expands the focus by integrating housing and vehicle miles travelled (VMT) reduction, and by allowing for broader planning and implementation investments, including infrastructure investments supporting housing development. This includes accelerating housing production and facilitating compliance with the 6th Cycle of the housing element.

REAP 2.0 is specifically designed to provide Eligible Entities with tools and resources to help implement and advance plans, primarily including Sustainable Communities Strategies (SCS) as part of Regional Transportation Plans to pursue greenhouse gas emission reduction targets through land use and transportation changes.

The REAP 2.0 Program Framework includes three core components:

1. Regional Competitive Grant Program
2. Local Suballocation Grant Program
3. AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development and Administration

This is the application for the REAP 2.0 Local Suballocation Grant Program. The Local Suballocation Grant Program sets aside $2,625,000 for jurisdictions throughout the region for eligible projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all cities and counties with an opportunity to propose REAP 2.0 eligible projects while allowing for both implementation and planning uses. All projects or programs must achieve all REAP 2.0 goals, objectives, and pass thresholding criteria. Full guidance and requirements for this grant program can be found in the [AMBAG REAP 2.0: Local Suballocation Grant Program Final Guidelines](https://ambag.org/plans/regional-early-action-planning-grants-program).

**REAP 2.0 Program Goals:**

Invest in housing, planning, and Infill Housing-supportive infrastructure across the entire state in a manner that reduces VMT, increases Housing affordability, and advances equity, consistent with all of the following:

* Advances the State Planning Priorities, as described in Section 65041.1 of the Government Code;
* Affirmatively Furthering Fair Housing;
* Facilitating Housing Element compliance and progress for the sixth cycle RHNA;
* Advancing and implementing the region’s SCS.

**REAP 2.0 Program Objectives:**

* Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
* Affirmatively Furthering Fair Housing (AFFH)
* Reducing Vehicle Miles Traveled (VMT)

To apply for project funding, eligible applicants must submit a REAP 2.0 LSGP Application. All sections of this application, including Attachment 1, must be complete and accurate. A jurisdiction may submit multiple applications through the final due date for eligible projects and activities until it has reached its funding maximum.

**Timeline:**

Below is a tentative schedule and is subject to change in the final guidelines.

* April 2023: Released draft LSGP Guidelines for public review
* June 2023: AMBAG adopts final LSGP Program guidelines.
* August 15, 2023: Final application from eligible applicants due to AMBAG.
* September 2023: Grant applications are reviewed and evaluated
* October/November: AMBAG approves applications and awards REAP 2.0
* December 2023 – February 2024: Execute grant agreements with REAP 2.0 awardees
* June 30, 2024: Deadline to encumber REAP 2.0 funds
* March 31, 2026: All REAP projects and activities must be completed; final activity reports due to AMBAG; final project invoices due to AMBAG

All applicants must submit the following to AMBAG by August 15, 2023 to be considered for the award:

1. A completed REAP 2.0 LSGP application along with all required supporting documents within the application period.
2. A fully executed Government Agency Taxpayer ID Form (see Attachment 1).

All applications must be submitted electronically to AMBAG by email to [phierling@ambag.org](mailto:phierling@ambag.org). No hard copies will be accepted.

**Contact:**

If you have questions regarding this application or the REAP 2.0 program, contact Paul Hierling at [phierling@ambag.org](mailto:phierling@ambag.org) or 831-264-5092.

1. **Applicant Information**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| ***Complete the following Applicant information*** | | | | |
| Agency Name | | |  | |
| Agency Type | | |  | |
| Applicant’s Mailing Address\* | | |  | |
| City | | |  | |
| State | California | | Zip Code |  |
| County | | |  | |
| Website | | |  | |
| Authorized Representative Name | | |  | |
| Authorized Representative Title | | |  | |
| Phone |  | | Fax |  |
| Email |  | | | |
| Contact Person Name | | |  | |
| Contact Person Title | | |  | |
| Phone |  | | Fax |  |
| Email |  | | | |
| Grant Amount (See program guidelines, Section 2a for amount which your jurisdiction is eligible to apply) | | $ |  | |

\*Ensure the Government Agency Taxpayer ID Form matches the Applicants Mailing Address listed above exactly. *(See Attachment 1, “Government Agency Taxpayer ID Form”)*

1. **Threshold Requirements**

Project elements will be rated on a pass or fail basis. Any project that fails one or more of the REAP 2.0 objectives or primary factors will be rejected. Projects that meet all REAP 2.0 objectives and goals will be considered for approval as eligible projects. In the box below, indicate whether your project meets each thresholding criteria.

|  |
| --- |
| **Thresholding Criteria** |
| **REAP 2.0 Objectives – Does the project:** | Yes | No |
| 1. Accelerate Infill Development? (see Section D [1] for more detail) |  |  |
| 2. Affirmatively Further Fair Housing? (see Section D [2] for more detail) |  |  |
| 3. Reduce VMT? |  |  |
| **Primary Factors – Does the project:** |  |  |
| 1. Advance Housing Element Compliance? |  |  |
| 2. Result in Transformative Planning and Implementation Activities? (see Section D [5] for more detail) |  |  |
| 3. Benefit to Disadvantaged and Historically Underserved Populations? (See section D [6] for more detail) |  |  |
| 4. Have Significant Beneficial Impacts? (See section D [7] for more detail) |  |  |
| 5. Advance California Planning Priorities per [Government Code 65041.1](https://codes.findlaw.com/ca/government-code/gov-sect-65041-1/)? |  |  |

As the official designated by the governing body, I hereby certify that the proposed project is consistent with the [AMBAG REAP 2.0 Local Suballocation Final Program Guidelines](https://ambag.org/plans/regional-early-action-planning-grants-program) and meets all program requirements.

I further certify that, if approved by AMBAG for a suballocation of funding through the REAP 2.0 program, the **[Insert Agency Name Here]** assumes the responsibilities specified in this application and certifies that the information statements and other content contained in this application are true and correct.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Eligible Activities Categories Checklist**

REAP 2.0 funds are focused on implementation of policies, programs, and projects, rather than only the planning processes that were the focus of REAP 1.0. Eligible LSGP projects must accelerate infill development, affirmatively further fair housing, reduce vehicles miles traveled, support housing element implementation and creates expanded opportunities for local efforts to align with AMBAG’s regional plans, implement the infill and VMT reduction goals of the [AMBAG 2045 MTP/SCS](https://ambag.org/sites/default/files/2023-04/REVISED2_AMBAG_MTP-SCS_Final_EntireDocument_PDFA_Updated041923.pdf), and support state planning goals.

*Check one or more eligible activity category that will be implemented by the project. Proposed projects falling under these general project categories below must be shown to meet all criteria in Section B through the project narrative section of this application to be approved for funding. If project doesn’t fall into these main categories, check the “other” option at the end of this list:*

|  |  |
| --- | --- |
|  | Projects or programs leading to or supporting affordable housing development programs or unit production or preservation; |
|  | Planning activities that lead to increased residential and/or mixed-use zoned capacity in areas identified as infill (see Section D [1] for infill definition), or land use planning, related studies and/or programs that result in implementable/adoptable programs and policies (meaning subject to adoption or approval of the legislative body) required to meet the programs, projects, and commitments in draft, adopted and/or compliant 6th Cycle Housing Elements; |
|  | Program-level environmental clearance for infill projects (see Section D [1] for infill definition) with AFFH component (See Section D [2] for more detail on AFFH) s; |
|  | Upgrading infrastructure for sewer, water, and dry utility systems that may serve affordable infill housing; |
|  | Housing mobility strategies that serve affordable housing; |
|  | Housing mobility strategies that serve affordable housing; |
|  | Reductions to barriers to higher density Housing, buildings with four or more units, and accessibility; |
|  | Outreach strategies to address local opposition to Proposed Use; |
|  | Anti-displacement protections; |
|  | Expanded Housing options; |
|  | Housing-supportive infrastructure; |
|  | Activities that develop, support, or implement land use planning, policies, or investment strategies that result in substantial changes to travel behavior from increasing population and employment densities, land use mix, street network connectivity, linkages and pathways with active transportation infrastructure, accessibility between destinations, and/or contiguousness of land uses and transportation networks; Activities, subject to applicable program funding requirements, that would develop, support, or implement transportation planning, policies, and investment strategies that support Infill development that facilitates housing supply, choice, and affordability such as n. Increasing transit services and access; |
|  | Building at walkable community scales; |
|  | Enhancing pedestrian and bicycling safety measures; |
|  | Protecting pedestrian and bicycling amenities; |
|  | Multimodal infrastructure connections with multimodal-mobility transportation systems. |
|  | Other Eligible Activity consistent the program guidelines. |

|  |
| --- |
| *Provide a description of the project including a description of the project’s impact on accelerating housing production, affirmatively furthering fair housing, and reducing vehicle miles traveled. Describe how your project implements the eligible activities indicated in section C. Eligible Activities Checklist. Indicate how your project addresses regional housing issues that affect the Central Coast. Include whether plans will be adopted. If consultants are used, identify what tasks they will be responsible for. This box will overflow to add additional pages if additional space is needed.* |

1. **Project Description and Narrative**

|  |
| --- |
|  |

**Please respond to the following questions demonstrating how your project is located in a valid infill area and accelerates infill development** **(600-word limit):**

Explain how the project accelerates infill development near jobs and other key destinations to support housing choice and affordability that effectively reduces VMT and greenhouse gas emissions. “Accelerating Infill Housing Production” or “Accelerating Infill Development, Including Housing” means planning, infrastructure, and other investment and actions that improve the affordability, timing, cost, feasibility, approval, and amount of Housing development. “Infill”, for the purposes of the REAP 2.0 Program, is defined as the following: *Projects within Cities:*

Projects comply with REAP 2.0 Program goals and objectives and are in areas within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) AND comply with the State infill definition in the REAP 2.0 Guidelines as detailed below.

*Projects within Counties:*

Projects comply with REAP 2.0 Program goals and objectives and are within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) AND comply with the State infill definition in the REAP 2.0 Guidelines as detailed below. For more about these areas, see: [AMBAG 2045 MTP/SCS](https://www.ambag.org/plans/2045-metropolitan-transportation-plan-sustainable-communities-strategy).

*All Projects:*

In addition to the above, all projects must meet the State REAP 2.0 infill definition. The State REAP 2.0 infill definition pursuant to State guidelines provides that:

*“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:*

* 1. *An urban center, urban corridor, or area with transit‐supportive densities, or*
  2. *An established community that meets all the following criteria:*
     1. *The area consists or previously consisted of qualified urban uses*
     2. *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*
     3. *No parcel within or adjoining the area is classified as agricultural or natural and working lands.*
  3. *Under unique circumstances, applicants may propose an alternative definition of “Infill” subject to approval by the Department and State Collaborative Partners.*

Also explain how the project will further the SCS in focusing future development within transit corridors (within ½ mile of transit), actionize the [Infill Housing Toolkit](https://www.ambag.org/sites/default/files/2020-06/InfillHousingToolkitCutsheets.pdf) for SCS implementation with densities beyond single family housing preferred, and support other SCS investments.

Include the address(es) of the project area(s), satellite map (Google Maps or similar) of the project site(s) including surrounding parcels so AMBAG can verify that the project is not adjacent to natural or agricultural lands, and is in an appropriate infill site. If a zoning map is available to show the project location and associated land use designation, that will help assist in confirming the project is in an eligible infill area.

**Please respond to the following questions demonstrating how your projects fulfills each REAP 2.0 objective (200-word limit per response):**

1. Explain how the project affirmatively furthers fair housing. “Affirmatively Furthering Fair Housing”, pursuant to Government Code section 8899.50 means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in Housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with Civil Rights and Fair Housing Laws. HCD provides an [AFFH Data Viewer](https://affh-data-and-mapping-resources-v-2-0-cahcd.hub.arcgis.com/) which may assist the applicant in identifying the project’s AFFH impacts.
2. Explain how the project reduces Vehicle Miles Travelled (VMT) and is consistent with the [AMBAG 2045 MTP/SCS](https://www.ambag.org/sites/default/files/2022-12/REVISED_AMBAG_MTP-SCS_Final_EntireDocument_PDFA_Updated121522.pdf) strategies.
3. Explain how the project advances compliance with your jurisdiction’s draft 6th Cycle Housing Element.
4. Explain how the project will result in Transformative Planning and Implementation Activities. “Transformative planning and implementation activities” means housing, planning, infrastructure investments supporting infill housing, and other actions that enable meeting housing goals that also result in per capita vehicle miles traveled reductions, including accelerating infill development, supporting residents through realizing Multimodal Communities, shifting travel behavior through reducing driving, and increasing transit ridership.
5. Explain how the project has a Benefit to Disadvantaged and Historically Underserved Communities. “Disadvantaged and Historically Underserved Communities” includes concentrated areas of poverty; Areas of High Segregation and Poverty and areas of low to moderate access to opportunity ([TCAC/HCD Opportunity Area Maps](https://www.treasurer.ca.gov/ctcac/opportunity.asp)); Communities of Concern, Disadvantaged Communities ([SB 535 Disadvantaged Communities Map](https://oehha.ca.gov/calenviroscreen/sb535) ), and Low-Income Communities pursuant to Senate Bill 535 (De León, Chapter 830, Statutes of 2012) and Assembly Bill 1550 (Gomez, Chapter 369, Statutes of 2016); areas of high Housing cost burdens; areas with high vulnerability of displacement; areas related to Tribal Entities; and other areas experiencing disproportionate impacts of California’s Housing and climate crisis.
6. Explain how your project has Significant Beneficial Impacts? Significant beneficial impacts must lead to substantial changes in land use patterns and travel behaviors. In demonstrating significant beneficial impacts, applicants may consider rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to variables or targets, the proportion of need achieved, and the impact relative to past trends, policies, and practices. Variables or targets may include but are not limited to benefitting households by income group; Regional Housing Needs Assessment; Housing units (new construction, preservation/conservation, and rehabilitation); density; infrastructure; infrastructure capacity and accessibility; public space; community amenities; investments; Vehicle Miles Traveled reduction goals or targets; regional or local equity policies and programs included in an adopted RTP/SCS; and GHG reduction goals or targets.
7. Explain how your project Advances California Planning Priorities per [Government Code 65041.1](https://codes.findlaw.com/ca/government-code/gov-sect-65041-1/).
8. Explain how the project supports promotion of infill development and equity by rehabilitating, maintains, and improves existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas, and to preserve cultural and historic resources.
9. Explain how the project supports protection of environmental and agricultural resources by protecting, preserving, and enhancing the state’s most valuable natural resources, including working landscapes such as farm, range, and forest lands, natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands, recreation lands such as parks, trails, greenbelts, and other open space, and landscapes with locally unique features and areas identified by the state as deserving special protection.

11. Explain how the project encourages efficient development patterns by ensuring that any infrastructure associated with development does all of the following (150-word limit per question/sub-question):

* 1. Uses land efficiently; and
  2. Is built adjacent to existing developed areas; and
  3. Explain how the project is located in an area appropriately planned for growth; and
  4. How the project location is served by adequate transportation and other essential utilities and services; and
  5. Explain how the project minimizes ongoing costs to taxpayers?

1. **Project Schedule and Budget**

*All tasks, budget amounts, dates and deliverables should be included under one line item. Do not add additional rows to the table below. Indicate what tasks will be completed by the consultant and include dates for draft and final deliverables if applicable. Budget must account for the full amount the jurisdiction is eligible to apply for. Include project location(s). All tasks and spending must be completed by March 31, 2026.*

**Project Title:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Tasks | Budget | Start Date | End  Date | Description and Deliverables |
|  |  |  |  |  |
| **Total:** |  |  | | |

Financial Information System for California (FI$Cal)

**Attachment 1: Government Agency Taxpayer ID Form**

**GOVERNMENT AGENCY TAXPAYER ID FORM**

2000 Evergreen Street, Suite 215

Sacramento, CA 95815 [www.fiscal.ca.gov](http://www.fiscal.ca.gov/)

1-855-347-2250

The principal purpose of the information provided is to establish the unique identification of the government entity.

**Instructions:** You may submit one form for the principal government agency and all subsidiaries sharing the same TIN. Subsidiaries with a different TIN must submit a separate form. Fields bordered in red are required. Hover over fields to view help information. Please print the form to sign prior to submittal. You may email the form to: [vendors@fiscal.ca.gov](mailto:vendors@fiscal.ca.gov), or fax it to (916) 576-5200, or mail it to the address above.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Principal Government Agency Name |  | | | | | |
| Remit-To |  |  |  |  |  |  |
| Address (Street or PO Box) |  |  |  |  |  |  |
| City |  |  | State |  | Zip Code+4 |  |
|  |  |  |  |  |  |  |
| Government Type: | City | County |  |  | Federal |  |

Employer

Other (Specify)

Federal

Special District

Identification

Number

(FEIN)

List other subsidiary Departments, Divisions or Units under your principal agency's jurisdiction who share the same FEIN and receives payment from the State of California.

Dept/Division/Unit Name

Complete Address

Dept/Division/Unit Name

Complete Address

Dept/Division/Unit Name

Complete Address

Dept/Division/Unit Name

Complete Address

Title

Contact Person

Email Address

Phone number

Date

Signature