Regional Early Action Planning (REAP) 2.0 Program Applications Workshop: Regional Competitive and Local Suballocation Grants

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Chris Duymich
AMBAG
July 11, 2023

Outline

• REAP 2.0 Objectives
• Regional Competitive and Local Suballocation Grant Program Details
• Application Review and Details
• Scoring/Evaluation Criteria
• Timeline
• Q&A
Three Core REAP 2.0 Program Objectives

- Accelerating Infill Development that Facilitates Housing Supply, Choice, Affordability
  - Advance infill in existing urban areas such as downtowns
- Affirmatively Furthering Fair Housing
  - Advance affordable housing in high resource areas and/or benefit disadvantaged communities
- Reducing Vehicle Miles Traveled (VMT)
  - Shift travel away from driving, promote transit, advance multimodal communities

All projects must meet all three objectives

Regional Competitive and Local Suballocation Grant Details

<table>
<thead>
<tr>
<th>Regional Competitive Grant</th>
<th>Local Suballocation Grant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Goals</td>
<td>Accelerating Infill Housing, AFFH, Reducing VMT</td>
</tr>
<tr>
<td>Project Types</td>
<td>Larger Implementation Programs</td>
</tr>
<tr>
<td>Eligible Applicants</td>
<td>Jurisdictions, RTPAs, transit agencies, public universities</td>
</tr>
<tr>
<td>Eligible Partners</td>
<td>Other local government agencies, housing authorities, school districts, special districts, RTPAs, transit agencies, CBOs, Rancherias</td>
</tr>
<tr>
<td>Scoring/Evaluation</td>
<td>Competitive scoring</td>
</tr>
<tr>
<td>Funding Available</td>
<td>$500,000+ per application</td>
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<tr>
<td>Number of Awards</td>
<td>Up to 12 awards</td>
</tr>
<tr>
<td>Project Period</td>
<td>Approximately 1/2024 – 3/2026 (2 yrs 3 mos)</td>
</tr>
<tr>
<td>DUE DATE</td>
<td>8/30/2023</td>
</tr>
</tbody>
</table>
**Scoring/Evaluation: Primary Factors**

1. Housing Element Compliance
2. Transformative Planning and Implementation Activities
3. Public Outreach
4. Benefit to Disadvantaged and Historically Underserved Populations
5. Significant Beneficial Impacts
6. California Planning Priorities

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**Scoring/Evaluation: Secondary Factors**

**Regional Competitive Only**

1. Scope of Work and Budget
   - Scope, schedule and budget are clear and achievable within the project timeframe
2. Project Risk Assessment
   - Project risks have been taken into consideration
# Application Detail

## Applicant Information and Details

<table>
<thead>
<tr>
<th>Regional Competitive Grant (RCGP)</th>
<th>Local Suballocation Grant (LSGP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Regional Early Action Planning Grants 2023 (REAP 2.0)</strong></td>
<td><strong>LOCAL SUBALLOCATION GRANT PROGRAM APPLICATION</strong></td>
</tr>
<tr>
<td><strong>Thresholding Criteria</strong></td>
<td></td>
</tr>
<tr>
<td><strong>REAP 2.0 Objectives – Does the project:</strong></td>
<td><strong>Yes</strong></td>
</tr>
<tr>
<td>1. Accelerate infill development? (see Section D (1) for more detail)</td>
<td></td>
</tr>
<tr>
<td>2. Affirmatively further fair housing? (see Section D (2) for more detail)</td>
<td></td>
</tr>
<tr>
<td>3. Reduce SMT?</td>
<td></td>
</tr>
<tr>
<td><strong>Primary Factors – Does the project:</strong></td>
<td></td>
</tr>
<tr>
<td>1. Advance Housing Element Compliance?</td>
<td></td>
</tr>
<tr>
<td>2. Result in Transformative Planning and Implementation Activities? (see Section D (5) for more detail)</td>
<td></td>
</tr>
<tr>
<td>3. Benefit to Disadvantaged and Historically Underserved Populations? (see Section D (6) for more detail)</td>
<td></td>
</tr>
<tr>
<td>4. Have Significant Beneficial Impacts? (see Section D (7) for more detail)</td>
<td></td>
</tr>
<tr>
<td>5. Advance California Planning Priorities per Government Code 65041.1?</td>
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</table>

N/A for RCGP

As the official designated by the governing body, I hereby certify that the proposed project is consistent with the AMBiAG REAP 2.0 Local Suballocation Final Program Guidelines and meets all program requirements.

I further certify that, if approved by AMBiAG 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: ___________________________ LSGP p.5
Objective 1 - Accelerating Infill Development: Definition of Infill

- Projects in areas within an Existing/Planned Opportunity Area or Potential Opportunity Area per the AMBAG 2045 MTP/SCS, AND
- An urban center, urban corridor, or area with transit-supportive densities, AND
- An area consisting of qualified urban uses, with 75% of perimeter parcels with urban uses, not adjoining any agricultural or natural working lands
# Objective 1 – Accelerating Infill Development

<table>
<thead>
<tr>
<th>Regional Competitive Grant (RCGP)</th>
<th>Local Suballocation Grant (LSGP)</th>
</tr>
</thead>
</table>
| 1. Explain how the project is located in an eligible infill area. Include:  
  • Address(es) of the project area(s)  
  • Satellite map (Google Maps) of the project site(s) including surrounding parcels  
  • Zoning map showing site would also be helpful  |
| 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. (150-word maximum) |

| 2. 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. (150-word maximum) |

3. How does the location of the project support infill development and affordable components that service low/mod income households?

4. How does the project support affordable housing development programs – to accelerate low/mod income affordable households?

5. Explain how the projects will further the SCS in focusing future development within transit corridors (within ½ mile of transit), actionize the Infill Housing Toolkit for SCS implementation with densities beyond single family housing preferred, and support other SCS investments.

6. Explain how the project goes beyond existing commitments.

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.
Objective 1 – Accelerating Infill Development: Infill Housing Toolkit

**Regional Competitive Grant (RCGP)** | **Local Suballocation Grant (LSGP)**

<table>
<thead>
<tr>
<th>INFILL HOUSING TYPE</th>
<th>DESCRIPTION</th>
<th>PLACE/TYPES</th>
<th>CASE STUDY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached/Detached</td>
<td>A row of attached units combined to a single family home.</td>
<td></td>
<td>4077 Monterey, Sunnyvale</td>
</tr>
<tr>
<td>Detached/Masseur</td>
<td>A group of detached single family homes connected to a common entry allowing vehicle access to the homes.</td>
<td></td>
<td>345 Adams, San Jose</td>
</tr>
<tr>
<td>Detached/Stationary</td>
<td>A project that combines residential and non-residential uses in separate buildings as part of up-zoning and infill.</td>
<td></td>
<td>707 Mission, San Francisco</td>
</tr>
<tr>
<td>Horizontal Mixed Use</td>
<td>A project that combines residential and non-residential uses in separate buildings as part of up-zoning and infill.</td>
<td></td>
<td>123 Market, San Francisco</td>
</tr>
<tr>
<td>Low-Mid Rise</td>
<td>A building that is a mix for commercial and residential purposes.</td>
<td></td>
<td>900 Market, San Francisco</td>
</tr>
<tr>
<td>Townhouse</td>
<td>A building that is a mix for commercial and residential purposes.</td>
<td></td>
<td>123 Market, San Francisco</td>
</tr>
<tr>
<td>Studio Apartments</td>
<td>A project that combines residential and non-residential uses in separate buildings as part of up-zoning and infill.</td>
<td></td>
<td>500 Mission, San Francisco</td>
</tr>
<tr>
<td>Two-Story Village</td>
<td>A building that is a mix for commercial and residential purposes.</td>
<td></td>
<td>123 Market, San Francisco</td>
</tr>
<tr>
<td>Transit Oriented</td>
<td>A single family house located on a transit oriented development that provides mass transit access.</td>
<td></td>
<td>123 Market, San Francisco</td>
</tr>
<tr>
<td>Vertical Mixed Use</td>
<td>A building that is a mix for commercial and residential purposes.</td>
<td></td>
<td>123 Market, San Francisco</td>
</tr>
</tbody>
</table>

**BOTH APPLICATIONS**

- Make a statement that the project is accelerating production of any of these types of housing.
- Single family homes not preferred unless there are other infill, densification, or other transformative project elements.

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Objective 2 – Affirmatively Furthering Fair Housing

**Regional Competitive Grant (RCGP)** | **Local Suballocation Grant (LSGP)**

1. Explain how the project combats discrimination, overcomes patterns of segregation, and fosters equitable and inclusive communities?
2. Explain how the project includes meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity?
3. Explain how the project supports regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?

Explain how the project affirmatively furthers fair housing with one+ of these outcomes:
- Combat discrimination
- Overcome patterns of segregation
- Foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics
- Address significant disparities in housing needs and in access to opportunity,
- Replacing segregated living patterns with truly integrated patterns
- Transforming racially and ethnically concentrated areas of poverty into areas of opportunity,
- Fostering and maintaining compliance with Civil Rights and Fair Housing Laws
Objective 2 – Affirmatively Furthering Fair Housing

4. Explain how the project:
   • Enhances housing mobility strategies that remove barriers to housing, housing-supportive infrastructure, increased transportation options, and affordability in areas of high opportunity and outside areas of concentrated poverty; or
   • Improves place-based strategies to encourage community revitalization; or
   • Protects existing residents from displacement and preserve housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty?

5. Describe how the project addresses unique equity priorities in the community/region?

Explain how the project affirmatively furthers fair housing with one+ of these outcomes:
   • Combat discrimination
   • Overcome patterns of segregation
   • Foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics
   • Address significant disparities in Housing needs and in access to opportunity,
   • Replacing segregated living patterns with truly integrated patterns
   • Transforming racially and ethnically concentrated areas of poverty into areas of opportunity,
   • Fostering and maintaining compliance with Civil Rights and Fair Housing Laws

Objective 2 – AFFH: HCD AFFH Viewer 2.0

Disparities in Access to Opportunities

Recommended

COG Geography TCAC/HCD Opportunity Map
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- No Data

Layer List by

- Disparities in Access to Opportunities
- Recommended
- High Quality Transit Stops (Caltrans, 2020)
- High Quality Transit Areas, 1/2 mile (Caltrans, 2020)
- COG Geography TCAC/HCD Opportunity Map - Composite Score (HCD, 2020)
- COG Geography TCAC/HCD Opportunity Map - Economic Score (HCD, 2020)
- Caltrans Average Annual Daily Traffic (AADT) (2013-17)
- Jobs within 45 min transit to other locations database, 2016 - Github Group
- Jobs within a 45 min drive to Grant Location Database, 2016 - Github Group

Additional

- Fair Housing Enforcement and Discrimination Capacity
- Segregation and Integration

Recommended

- Federal Deficit Reduction (2014-17)
- Average Number of Beds in a Home (2014-17)
## Objective 3 – Reducing VMT

<table>
<thead>
<tr>
<th>Regional Competitive Grant (RCGP)</th>
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</tr>
</thead>
</table>
| 1. How the proposed use promotes development and infill consistent with the state’s climate targets and goals discussed in the California Climate Change Scoping Plan. Reduce GHG emissions through:  
- Principles That Inform Our Approach to Addressing the Climate Challenge…...25  
- Unprecedented Investments in a Sustainable Future…………………………………….26  
- Centering Equity…………………………………………………………………………….27  
- Role of the Environmental Justice Advisory Committee…………………………………..29  
- Partnering with Tribes……………………………………………………………………….30  
- Maximizing Air Quality and Health Benefits……………………………………………..31  
- Economic Resilience…………………………………………………………………………..34  
- Partnering Across Government………………………………………………………………35  
- Partnering with the Private Sector…………………………………………………………….36  
- Supporting Innovation……………………………………………………………………….37  
- Engagement with Partners to Develop, Coordinate, and Export Policies…………………..38  
- Working Toward Carbon Neutrality…………………………………………………………39  
- Supporting Healthy and Resilient Lands…………………………………………………….40  
- Maintaining the Focus on Methane and Short-Lived Climate Pollutants………………….42  
- Transit………………………………………………………………………………………..43  |
| Explain how the project reduces Vehicle Miles Travelled (VMT) and is consistent with the AMBAG 2045 MTP/SCS strategies.  
- Land use planning, policies, and investment strategies by infill development that facilitates housing supply, choice, and affordability and is serviced by existing and planned expansions of a multimodal transportation system; and/or  
- Transportation planning, policies, and investment strategies by increasing travel options to homes, jobs, services, and other key destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips. |

RCGP p.12  
LSGP p.10

<table>
<thead>
<tr>
<th>Regional Competitive Grant (RCGP)</th>
<th>Local Suballocation Grant (LSGP)</th>
</tr>
</thead>
</table>
| 2. Explain how the project is consistent with the AMBAG 2045 MTP/SCS strategies through:  
- Land use planning, policies, and investment strategies by infill development that facilitates housing supply, choice, and affordability and is serviced by existing/planned multimodal transportation system; and/or  
- Transportation planning, policies, and investment strategies by increasing travel options to homes, jobs, services, and other key destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips.  
3. Explain how the project supports new housing development and shifts travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs. (150-word maximum) |
| Explain how the project reduces Vehicle Miles Travelled (VMT) and is consistent with the AMBAG 2045 MTP/SCS strategies.  
- Land use planning, policies, and investment strategies by infill development that facilitates housing supply, choice, and affordability and is serviced by existing/planned multimodal transportation system; and/or  
- Transportation planning, policies, and investment strategies by increasing travel options to homes, jobs, services, and other key destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips. |

RCGP p.12  
LSGP p.10
Scoring/Evaluation: Primary Factors

1. Housing Element Compliance
2. Transformative Planning and Implementation Activities
   – Explain how application supports infill, VMT reduction, AFFH
3. Public Outreach (RSGP Only)
   – Explain how the proposed project included a public process to solicit community input?
     • Housing element outreach or outreach for related plans is allowed
4. Benefit to Disadvantaged and Historically Underserved Populations
5. Significant Beneficial Impacts
6. California Planning Priorities

Primary Factor 4 – Benefit to Disadvantaged Populations

<table>
<thead>
<tr>
<th>Regional Competitive Grant (RCGP)</th>
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</thead>
<tbody>
<tr>
<td>• Explain how the project targets funding to benefit disadvantaged and historically underserved communities.</td>
<td></td>
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</tbody>
</table>

“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); Communities of Concern, Disadvantaged Communities (SB 535 Disadvantaged Communities Map), 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.
Primary Factor 5 – Significant Beneficial Impacts

<table>
<thead>
<tr>
<th>Regional Competitive Grant (RCGP)</th>
<th>Local Suballocation Grant (LSGP)</th>
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</thead>
<tbody>
<tr>
<td>Significant beneficial impacts must lead to <strong>substantial changes in land use patterns and travel behaviors</strong>. 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.</td>
<td></td>
</tr>
</tbody>
</table>

1. Explain how your project has significant beneficial impacts.
   - Leads to **substantial changes in land use patterns and travel behaviors**, demonstrated by:
     - A rate of change compared to the baseline; or
     - The magnitude of impact relative to variables or targets; or
     - The proportion of need achieved; or
     - The impact relative to past trends, policies, and practices; or
     - A significant regionwide benefit which is not small in scope. Project contributes to spreading REAP 2.0 projects throughout the region to ensure a regionwide benefit.

Primary Factor 6 – California Planning Priorities

<table>
<thead>
<tr>
<th>Regional Competitive Grant (RCGP)</th>
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<tbody>
<tr>
<td>California Planning Priorities are defined per <a href="#">Government Code 65041.1</a>:</td>
<td></td>
</tr>
<tr>
<td>• 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.</td>
<td></td>
</tr>
<tr>
<td>• 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.</td>
<td></td>
</tr>
<tr>
<td>• 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):</td>
<td></td>
</tr>
<tr>
<td>a. Uses land efficiently; and</td>
<td></td>
</tr>
<tr>
<td>b. Is built adjacent to existing developed areas; and</td>
<td></td>
</tr>
<tr>
<td>c. Explain how the project is located in an area appropriately planned for growth; and</td>
<td></td>
</tr>
<tr>
<td>d. How the project location is served by adequate transportation and other essential utilities and services; and</td>
<td></td>
</tr>
<tr>
<td>e. Explain how the project minimizes ongoing costs to taxpayers?</td>
<td></td>
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</tbody>
</table>
Secondary Factors 1 & 2—Scope, Budget, Risk Assessment

<table>
<thead>
<tr>
<th>Regional Competitive Grant (RCGP)</th>
<th>Local Suballocation Grant (LSGP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Factor 1: Project Scope of Work and Budget</td>
<td></td>
</tr>
<tr>
<td>A scope of work, schedule and budget must be included as part of the grant application.</td>
<td></td>
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<tr>
<td>• Should be detailed, mark as draft</td>
<td></td>
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<tr>
<td>Factor 2: Project Risk Assessment:</td>
<td></td>
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<tr>
<td>Risks alone should not result in a deficiency, but should be considered if they are unmitigated, not fully understood, or unmanageable. Capacity and project experience of the applicant(s) will be considered as part of the project risk assessment.</td>
<td></td>
</tr>
<tr>
<td>1. How has the applicant considered risk in delivering the project within the required timeframe?</td>
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N/A for LSGP

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Scoring Factor | Regional Competitive | Local Suballocation
---|---|---
**REAP 2.0 OBJECTIVES**
1. Accelerating Infill Development | 25 | Pass/Fail
2. Affirmatively Furthering Fair Housing | 25 | Pass/Fail
3. Reducing VMT | 25 | Pass/Fail

**PRIMARY FACTORS**
1. Housing Element Compliance | 3 | Pass/Fail
2. Transformative Planning and Implementation Activities | 3 | Pass/Fail
3. Public Outreach | 3 | Pass/Fail
4. Benefit to Disadvantaged Populations | 3 | Pass/Fail
5. Significant Beneficial Impacts | 3 | Pass/Fail
6. California Planning Priorities | 3 | Pass/Fail

**SECONDARY FACTORS (Regional Competitive Program Only)**
1. Scope of Work and Budget | 4 | -
2. Project Risk Assessment | 3 | -

**TOTAL**

RCGP Guidance p.18-19
LSGP Guidance p.18

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**Timeline**

- **June 14, 2023**: AMBAG Board of Directors approved final guidelines and directed staff to issue the Notice of Funding Availability
- **June 15, 2023**: NOFA issued to jurisdictions
- **August 15, 2023**: Local Suballocation Applications from eligible applicants due to AMBAG
- **August 31, 2023**: Regional Competitive Grant Program Applications 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 awardees
- **March 1, 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
Questions/Comments?

Paul Hierling: phierling@ambag.org

REAP 2.0 Link: https://ambag.org/plans/regional-early-action-planning-grants-program