

# Regional Early Action Planning Grants of 2021 (REAP 2.0)

Full Application for the Tribal and Rural Allocation

**State of California  
Governor Gavin Newsom**



**CALIFORNIA  
STRATEGIC  
GROWTH  
COUNCIL**



**September 2022**

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

## REAP 2.0 Application Packaging Instructions

The applicant is applying to the Department of Housing and Community Development (Department) for a grant authorized under the Regional Early Action Planning Grants of 2021 (REAP 2.0) provisions pursuant to Health and Safety Code Sections 50515.06 through 50515.10. The REAP 2.0 program is intended to make funding available regional entities including Metropolitan Planning Organizations (MPOs), rural counties, and tribal entities for transformative planning and implementation activities that meet housing goals and reduce per capita vehicle miles traveled. Please refer to the REAP 2.0 Notice of Funding Availability (NOFA) and Program Guidelines for detailed information on eligible activities, applicants, and awards. If you have questions regarding this application or REAP 2.0, email [REAP2021@hcd.ca.gov](mailto:REAP2021@hcd.ca.gov).

If approved for funding, the REAP 2.0 application is incorporated as part of your Standard Agreement with the Department. To be considered for funding, all sections of this application, including attachments and exhibits if required, must be complete and accurate.

Pursuant to Section 301 of the REAP 2.0 Guidelines, in order to be considered for funding, all applicants must submit a complete, signed application to [REAP2021@hcd.ca.gov](mailto:REAP2021@hcd.ca.gov) by December 31, 2022 with the following documentation:

<input checked="" type="checkbox"/>	A complete, signed, original application.
<input checked="" type="checkbox"/>	A fully executed resolution authorizing application for, and receipt of, REAP 2.0 funds (template available as a download on REAP 2.0 webpage)
<input checked="" type="checkbox"/>	A fully executed Government Taxpayer ID Form (available as a download on REAP 2.0 webpage)
<input checked="" type="checkbox"/>	Sample invoice for grant amount (template available as a download on REAP 2.0 webpage)
<input checked="" type="checkbox"/>	Any additional applicable supporting documentation, as needed (e.g., scope of work, project timeline, etc.)

## A. Applicant Information and Certification

Applicant	County of Nevada		
Applicant's Agency Type	Rural Entity		
Applicant's Mailing Address	950 Maidu Avenue, PO Box 59902		
City	Nevada City	State	California
ZIP Code	95959		
County (if applicable)	Nevada		
Website	www.nevadacountyca.gov		
Authorized Representative Name	Alicia Chaturvedula		
Authorized Representative Title	Chief Fiscal Administrative Officer		
Phone	530-470-2799	Fax	530-478-5799
Email	Alicia.Chaturvedula@nevadacountyca.gov		
Contact Person Name	Trisha Tillotson		
Contact Person Title	Community Development Agency Director		
Phone	530-265-1222	Fax	530-478-5799
Email	trisha.tillotson@nevadacountyca.gov		
Total Grant Amount	\$ 5,000,000.00		
Is a fully executed resolution included with the application package?	No		
Does the address on the Government Agency Taxpayer ID Form exactly match the address listed above?	Yes		
Completed all forms as applicable in application sections A-E?	Yes		

As the official designated by the governing body (authorizing representative above and in resolution), I hereby certify that if approved by HCD for funding through REAP 2.0, the applicant assumes the responsibilities specified in the NOFA and certifies that the information, statements and other contents contained in this application are true and correct.

Signature	see signature page	Date	12/30/2022
Name	Alicia Chaturvedula	Position Title	Chief Fiscal Administrative Officer

## B. Application Budget Overview

Health & Safety Code 50515.08(c)(1)(A) & Guidelines 401(A)(1-3)

**In the space below, provide a high-level proposal description summary for the REAP 2.0 program proposal (500 word limit).**

This project includes both infrastructure and multimodal improvements in our southern Nevada County area. Infrastructure for the provision of water (including fire protection), sewer, stormwater drainage and dry utilities (including broadband) to two High-Density Residential-zoned parcels has been identified in the Nevada County Housing Element with up to 346 potential housing units across two sites. We hope that producing these utility plans and infrastructure will encourage development of these sites due to the potential design cost savings they provide. The two currently undeveloped properties in southern Nevada County have been identified for high density housing since 2015. Unfortunately, the cost to bring water, sewer, stormwater drainage and dry utilities to these properties typically prohibits housing development. This project will address barriers to housing development by providing cost savings to potential developers through reduced infrastructure investment, and could benefit other medium-density zoned parcels that could be utilized to support additional housing production.

Specific multimodal improvements include the construction of a new Class 1 separated pathway for non-motorized users on the north side of the newly reconstructed Combie Road, from Higgins road intersection serving High-Density Residential-zoned parcels to West Hacienda Road, as well as sidewalk on the south side of the road from Higgins Road to Lake Combie Mobile Home Village. Currently, disjointed segments of the sidewalk and pathway on the route do not allow pedestrians and bicycles to safely traverse the Combie Road corridor from High-Density Residential-zoned parcels, which contains essential services such as grocery stores, a pharmacy, banks, a hardware store, schools, churches and residential neighborhoods. Additionally, the project will provide pedestrian signals, crosswalk striping and ADA curb cuts, as needed. The project will provide gap closure and remove mobility barriers by providing a continuous and safe pathway that will result in fewer non-motorized conflicts on this busy corridor. Preliminary design of the sidewalk and pathway has been completed; however, construction was not completed due to absence of the available funds. This requested federal funding would fill the gap and complete the project.

**Note: This tab will autopopulate using your responses under the "Proposed Use" tabs. Do not type your responses directly into this tab.**

	REAP Amount	Other Non-REAP Amounts	Total Amount
Total budget for all Proposed Uses:	\$ 5,000,000.00	\$ 1,600,000.00	\$ 6,600,000.00

Activity Type	Activity No.	Activity Title	REAP Amount	Other Non-REAP Amounts	Total Amount
Proposed Use	1	Infrastructure Improvements	\$ 5,000,000.00	\$ 1,600,000.00	\$ 6,600,000.00
Subtask	1.1	Public Outreach			\$ -
Subtask	1.2	Preliminary Engineering		\$ 750,000.00	\$ 750,000.00
Subtask	1.3	Construction Engineering		\$ 750,000.00	\$ 750,000.00
Subtask	1.4	Infrastructure Improvements Construction	\$ 3,200,000.00		\$ 3,200,000.00
Subtask	1.5	Multimodal Improvements Construction	\$ 1,800,000.00		\$ 1,800,000.00
Subtask	1.6	Post-Construction		\$ 100,000.00	\$ 100,000.00

Proposed Use	2		\$ -	\$ -	\$ -
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Proposed Use	3		\$ -	\$ -	\$ -
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Proposed Use	4		\$ -	\$ -	\$ -
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Proposed Use	5		\$ -	\$ -	\$ -
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### C. Thresholds: Equitable Targeted Outreach

*Guidelines 203(B)*

In the spaces provided below, please describe the outreach efforts conducted for the REAP 2.0 program.

a.	Was outreach conducted as part of the development of this application for funds?				
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="width: 50%; text-align: center;">No <input type="checkbox"/></td> </tr> </table>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>				
b.	<table border="1"> <tr> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td> <td>Did the outreach employ a variety of proactive methods to reach all economic segments (including language access and other potential barriers to providing input) for the REAP 2.0 program?</td> </tr> </table>	<input checked="" type="checkbox"/>	Did the outreach employ a variety of proactive methods to reach all economic segments (including language access and other potential barriers to providing input) for the REAP 2.0 program?		
<input checked="" type="checkbox"/>	Did the outreach employ a variety of proactive methods to reach all economic segments (including language access and other potential barriers to providing input) for the REAP 2.0 program?				
c.	<table border="1"> <tr> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td> <td>Was outreach used to develop priorities, proposed uses, and funding amounts?</td> </tr> </table>	<input checked="" type="checkbox"/>	Was outreach used to develop priorities, proposed uses, and funding amounts?		
<input checked="" type="checkbox"/>	Was outreach used to develop priorities, proposed uses, and funding amounts?				
d.	<table border="1"> <tr> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td> <td>Did the outreach inform planning and implementation uses, the amount retained by the Eligible Entity versus suballocations, and various other program components of the application?</td> </tr> </table>	<input checked="" type="checkbox"/>	Did the outreach inform planning and implementation uses, the amount retained by the Eligible Entity versus suballocations, and various other program components of the application?		
<input checked="" type="checkbox"/>	Did the outreach inform planning and implementation uses, the amount retained by the Eligible Entity versus suballocations, and various other program components of the application?				
e.	<p>Describe how Equitable Targeted Outreach was conducted and how it informed your application. For Tribal entities, outreach can include reports submitted to HUD, Indian Housing Plans or other Tribal specific outreach methods. Rural Entities must conduct and must document targeted outreach to disadvantaged and historically underserved communities, including Tribal Entities.</p>				
	<p>The County conducted public outreach for the development of the 2022 Greater Higgins Area Plan utilizing Local Early Action Planning (LEAP) grant funding, as well as, conducted a series of interviews with property owners, infrastructure providers, and residents regarding the development of county-maintained infrastructure. Through the Area Plan public outreach and engagement program, the County interviewed stakeholders from the local tribal entities, churches, and the disability and aging resource center that provides services in Nevada County to ensure project engagement reached all segments of the community.</p>				
f.	<table border="1"> <tr> <td colspan="2">Did the applicant make draft approaches available to the public with sufficient time (e.g. at least 21 days) to comment?</td> </tr> <tr> <td style="width: 50%; text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="width: 50%; text-align: center;">No <input type="checkbox"/></td> </tr> </table>	Did the applicant make draft approaches available to the public with sufficient time (e.g. at least 21 days) to comment?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Did the applicant make draft approaches available to the public with sufficient time (e.g. at least 21 days) to comment?					
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>				
g.	<p>Eligible Entities must conduct outreach throughout the program development and implementation process. Explain how often and when outreach will occur for each proposed use.</p>				
	<p>The County plans to develop a more complete outreach plan for the project. It will build off the significant outreach conducted in the recently complete Greater Higgins Area Plan and will include: stakeholder interviews, landowner interviews, community meetings, and Planning Commission and Board of Supervisors hearings.</p>				
h.	<p>Describe how Equitable Targeted Outreach conducted is unique to the REAP 2.0 program. Eligible Entities may utilize closely related outreach efforts (relevant to the proposal and conducted within the last few years) but must not solely rely on those efforts.</p>				
	<p>The County plans to develop a more complete outreach plan for that is entirely unique to this project. The outreach plan will utilize the outreach and engagement program developed for the Greater Higgins Area Plan as a framework for the outreach plan and include the specific stakeholders identified through the plans, specifications and estimate (PS&amp;E) development for each of the project components.</p>				

## D. Program Priorities

Guidelines 301(A)(1)

Use the space below to identify your program priorities. In your response, include the following:

i. How each priority was determined by outreach

ii. How priorities reflect and are consistent with:

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | a. REAP 2.0 Goals and Objectives                                |
| <input checked="" type="checkbox"/> | b. Inter- and Intra-regional coordination                       |
| <input checked="" type="checkbox"/> | c. Geographic Equity  |
| <input checked="" type="checkbox"/> | d. Appropriate blends of planning and implementation activities |

*Note: Applicants that dedicate at least 70% of funding to implementation activities are generally not subject to consultation with the Department and State Collaborative Partners regarding the blend of planning and implementation activities.*

The County utilized the outreach and engagement program developed for the Greater Higgins Area Plan and through the plans, specifications and estimate (PS&E) development for each of the project components. The outreach showed that the community prioritizes housing for seniors and new families (Area Plan Land Use policies) but infrastructure gaps need to be addressed to ensure future housing development can be affordable for these groups. In order to achieve the goals and priorities addressed through previous outreach, the County is applying for the grant to provide the necessary infrastructure improvements to support development.

a) This meets the REAP 2 goal related to Advancing State Planning Priorities Advancing Infill Development that Facilitates Housing Supply, Choice and Affordability as this project will directly focus on removing local government constraints to promoting infill development in the county's already established communities' residential neighborhoods, which will, in turn, help the County meet its RHNA. By adding more housing opportunity the county can increase choices on where its residents want to live and can afford to live.

b) The County met with representatives from regional, state, and federal regulatory agencies to inform the Greater Higgins Area Plan development and to ensure that each of

**E. Threshold - Significant Beneficial Impact - Proposed Use #1**

HSC 50515.08(1)(E) & Guidelines 2024I

The application shall reference one or more of the following categories of allowable uses of the funds (check one or more):

<input checked="" type="checkbox"/>	Accelerating infill development that facilitates housing supply, choice, and affordability.
<input checked="" type="checkbox"/>	Supporting residents through realizing multimodal communities.
<input type="checkbox"/>	Reducing driving through shifting travel behavior.
<input type="checkbox"/>	Increasing transit ridership.

**Proposed Use Details, Timeline, and Budget**

Include high-level tasks, major sub-tasks (e.g. project milestones like construction groundbreaking, funds fully expended, etc.), REAP 2.0 budget amounts, beginning and end dates, and deliverables. For sub-tasks including Housing predevelopment costs, provide a schedule of actions including all steps necessary for project completion.

Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	1	Infrastructure Improvements	Install infrastructure improvements and multimodal improvements to serve underutilized housing sites.	
Subtask	1.1	Public Outreach	Stakeholder and Community Engagement Strategy and Plan Reviews, Contract Bids	
Subtask	1.2	Preliminary Engineering	Plan Review & Inspections	
Subtask	1.3	Construction Engineering	Plan Review & Inspections	
Subtask	1.4	Infrastructure Improvements Construction	Infrastructure Construction	
Subtask	1.5	Multimodal Improvements Construction	Multimodal Construction	
Subtask	1.6	Post-Construction	Contract and Grant Close-Out materials	

Activity Type	Activity No.	Retained or Suballocated	Estimated Start Date	Estimated End Date	REAP 2.0 Amount	Other Non-REAP 2.0 Amounts	Total Amount
Proposed Use	1	Retained	7/1/2023	12/31/2025	\$ 5,000,000.00	\$ 1,600,000.00	\$ 6,600,000.00
Subtask	1.1	Retained	7/1/2023	11/30/2025			
Subtask	1.2	Retained	7/1/2023	1/30/2024		\$ 750,000.00	\$ 750,000.00
Subtask	1.3	Retained	7/1/2023	10/31/2025		\$ 750,000.00	\$ 750,000.00
Subtask	1.4	Retained	2/1/2024	10/31/2025	\$ 3,200,000.00		\$ 3,200,000.00
Subtask	1.5	Retained	2/1/2024	10/31/2025	\$ 1,800,000.00		\$ 1,800,000.00
Subtask	1.6	Retained	10/31/2025	12/31/2025		\$ 100,000.00	\$ 100,000.00

a. Explain how the Proposed Use advances all Program goals and objectives, meets the definition of a Transformative Planning or Implementation Activity, and provides a significant beneficial impact

This funding request achieves all of the program goals and objectives by removing already identified constraints on infill housing, which will help to accelerate infill development and provide a range of housing options for residents. The additional housing opportunities will result in a broader array of housing types and choices for all segments of the community. In addition, by removing barriers to housing nearby commercial and neighborhood centers and providing multimodal infrastructure as an alternative to automobile use, residents will be able to realize community benefits of reduced vehicle miles traveled, congestion, and other roadway issues.

b. Significant beneficial impacts must lead to substantial changes in land use patterns and travel behaviors. Explain how the Proposed Use effects: rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to reasonable variables or applicable targets, the effects on meeting or achieving a proportion of need or needs, or the differences in effects or outcomes relative to past trends, policies, and practices.

The project will result in significant beneficial impacts of accelerating infill housing, increasing housing choices and availability, and reducing greenhouse gasses. The infrastructure improvements will remove barriers to the development of up to 346 units across two sites that have already undergone environmental review. Newly constructed units will provide much needed housing to an area of the county with a projected need of between 260 and 480 residential units by 2042 as identified by the Greater Higgins Area Plan. By linking the newly constructed housing units to schools, commercial centers, and neighborhoods via newly constructed bike lanes and multimodal paths, future residents will be able to live, work, and play in their community without using a car.

c. [Only fill out if applicable] If Proposed Uses combine eligible uses with other non-REAP 2.0 efforts, including planning and implementation (e.g., other funding sources), applicants must demonstrate a reasonable relationship to these efforts, including timing and completion of the Proposed Use.

Nevada County's Public Works Department will work closely with construction contractors to ensure that all infrastructure meets plans. Costs to cover staff and other consulting time to oversee the construction project for preliminary engineering, construction engineering and post-construction expenses will need to be funded with other resources. The County will seek grant or other funding sources to meet this need in order to help bring housing infrastructure to the County which will in turn help with overall economic development for the area. All construction will be planned to be completed by June 30, 2026.

**Suballocations**

**Explanation of the Methodology for Suballocations**

HSC 50515.08(1)(B) & Guidelines 405

[Only fill out if applicable] In the space provided below, explain how the funding will be disbursed (e.g., competitively, application-based, etc.) and the rationale for the amount retained by the Eligible Entity versus suballocations. If the proposed use is not suballocating funds, this section can be left blank. In your response, please provide the following:

- a. How the suballocation methodology addresses the unique needs of the region related to housing, land use, transportation, climate change, equity, and other planning priorities (405)
- b. How the suballocation reflects geographic equity (202(B)(6), 202(B)(8), & 406(E))
- c. How outreach informs the suballocation methodology (203(B)(2))
- d. How program priorities inform suballocation methodology (301(A)(1)(v))
- e. How suballocation methodology aligns with REAP 2.0 Goals and Objectives (406(C))

Note: Please also attach all relevant materials regarding suballocation requirements (e.g., suballocation program guidelines, standard agreements, board proposals, adoption resolutions, etc.)

### E. Threshold - Significant Beneficial Impact - Proposed Use #2

HSC 50515.08(c)(1)(E) & Guidelines 203(A)

The application shall reference one or more of the following categories of allowable uses of the funds (check one or more):

<input type="checkbox"/>	Accelerating infill development that facilitates housing supply, choice, and affordability.
<input type="checkbox"/>	Supporting residents through realizing multimodal communities.
<input type="checkbox"/>	Reducing driving through shifting travel behavior.
<input type="checkbox"/>	Increasing transit ridership

#### Proposed Use Details, Timeline, and Budget

Include high-level tasks, major sub-tasks (e.g. project milestones like construction groundbreaking, funds fully expended, etc.), REAP 2.0 budget amounts, beginning and end dates, and deliverables. For sub-tasks including Housing predevelopment costs, provide a schedule of actions including all steps necessary for project completion.

Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	2			
	< Add Subtask			

Activity Type	Activity No.	Retained or Suballocated	Estimated Start Date	Estimated End Date	REAP 2.0 Amount	Other Non-REAP 2.0 Amounts	Total Amount
Proposed Use	2	- Select -					\$ -

a. Applicants must demonstrate in the application that each Proposed Use advances all Program goals and objectives, meet the definition of a Transformative Planning or Implementation Activity, and provides a significant beneficial impact

b. Significant beneficial impacts must lead to substantial changes in land use patterns and travel behaviors. Explain how the Proposed Use effects: rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to reasonable variables or applicable targets, the effects on meeting or achieving a proportion of need or needs, and the differences in effects or outcomes relative to past trends, policies, and practices.

c. [Only fill out if applicable] If Proposed Uses combine eligible uses with other non-REAP 2.0 efforts including planning and implementation (e.g., other funding sources), applicants must demonstrate a reasonable relationship to these efforts, including timing and completion of the Proposed Use.

### Suballocations

HSC 50515.08(c)(1)(E) & Guidelines 405

#### Explanation of the Methodology for Suballocations

Guidelines 405(C) & 202(B)(8)

[Only fill out if applicable] In the space provided below, explain how the funding will be disbursed (e.g., competitively, application-based, etc.) and the rationale for the amount retained by the Eligible Entity versus suballocations. If the proposed use is not suballocating funds, this section can be left blank. In your response, please provide the following:

<input type="checkbox"/>	a. How the suballocation methodology addresses the unique needs of the region related to housing, land use, transportation, climate change, equity, and other planning priorities (405)
<input type="checkbox"/>	b. How the suballocation reflects geographic equity (202(B)(6), 202(B)(8), & 406(E))



### E. Threshold - Significant Beneficial Impact - Proposed Use #3

HSC 50515.08(c)(1)(E) & Guidelines 203(A)

The application shall reference one or more of the following categories of allowable uses of the funds (check one or more):

<input type="checkbox"/>	Accelerating infill development that facilitates housing supply, choice, and affordability.
<input type="checkbox"/>	Supporting residents through realizing multimodal communities.
<input type="checkbox"/>	Reducing driving through shifting travel behavior.
<input type="checkbox"/>	Increasing transit ridership

#### Proposed Use Details, Timeline, and Budget

Include high-level tasks, major sub-tasks (e.g. project milestones like construction groundbreaking, funds fully expended, etc.), REAP 2.0 budget amounts, beginning and end dates, and deliverables. For sub-tasks including Housing predevelopment costs, provide a schedule of actions including all steps necessary for project completion.

Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	3			
	< Add Subtask			

Activity Type	Activity No.	Retained or Suballocated	Estimated Start Date	Estimated End Date	REAP 2.0 Amount	Other Non-REAP 2.0 Amounts	Total Amount
Proposed Use	3	- Select -					\$ -

a. Applicants must demonstrate in the application that each Proposed Use advances all Program goals and objectives, meet the definition of a Transformative Planning or Implementation Activity, and provides a significant beneficial impact

b. Significant beneficial impacts must lead to substantial changes in land use patterns and travel behaviors. Explain how the Proposed Use effects: rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to reasonable variables or applicable targets, the effects on meeting or achieving a proportion of need or needs, and the differences in effects or outcomes relative to past trends, policies, and practices.

c. [Only fill out if applicable] If Proposed Uses combine eligible uses with other non-REAP 2.0 efforts including planning and implementation (e.g., other funding sources), applicants must demonstrate a reasonable relationship to these efforts, including timing and completion of the Proposed Use.

### Suballocations

HSC 50515.08(c)(1)(B) & Guidelines 405

#### Explanation of the Methodology for Suballocations

Guidelines 406(C) & 202(B)(8)

[Only fill out if applicable] In the space provided below, explain how the funding will be disbursed (e.g., competitively, application-based, etc.) and the rationale for the amount retained by the Eligible Entity versus suballocations. If the proposed use is not suballocating funds, this section can be left blank. In your response, please provide the following:

<input type="checkbox"/>	a. How the suballocation methodology addresses the unique needs of the region related to housing, land use, transportation, climate change, equity, and other planning priorities (405)
<input type="checkbox"/>	b. How the suballocation reflects geographic equity (202(B)(6), 202(B)(8), & 406(E))

### E. Threshold - Significant Beneficial Impact - Proposed Use #4

HSC 50515.08(c)(1)(E) & Guidelines 203(A)

The application shall reference one or more of the following categories of allowable uses of the funds (check one or more):

<input type="checkbox"/>	Accelerating infill development that facilitates housing supply, choice, and affordability.
<input type="checkbox"/>	Supporting residents through realizing multimodal communities.
<input type="checkbox"/>	Reducing driving through shifting travel behavior.
<input type="checkbox"/>	Increasing transit ridership

#### Proposed Use Details, Timeline, and Budget

Include high-level tasks, major sub-tasks (e.g. project milestones like construction groundbreaking, funds fully expended, etc.), REAP 2.0 budget amounts, beginning and end dates, and deliverables. For sub-tasks including Housing predevelopment costs, provide a schedule of actions including all steps necessary for project completion.

Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	4			
	< Add Subtask			

Activity Type	Activity No.	Retained or Suballocated	Estimated Start Date	Estimated End Date	REAP 2.0 Amount	Other Non-REAP 2.0 Amounts	Total Amount
Proposed Use	4	- Select -					\$ -

a. Applicants must demonstrate in the application that each Proposed Use advances all Program goals and objectives, meet the definition of a Transformative Planning or Implementation Activity, and provides a significant beneficial impact

b. Significant beneficial impacts must lead to substantial changes in land use patterns and travel behaviors. Explain how the Proposed Use effects: rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to reasonable variables or applicable targets, the effects on meeting or achieving a proportion of need or needs, and the differences in effects or outcomes relative to past trends, policies, and practices.

c. [Only fill out if applicable] If Proposed Uses combine eligible uses with other non-REAP 2.0 efforts including planning and implementation (e.g., other funding sources), applicants must demonstrate a reasonable relationship to these efforts, including timing and completion of the Proposed Use.

### Suballocations

HSC 50515.08(c)(1)(B) & Guidelines 405

#### Explanation of the Methodology for Suballocations

Guidelines 406(C) & 202(B)(8)

[Only fill out if applicable] In the space provided below, explain how the funding will be disbursed (e.g., competitively, application-based, etc.) and the rationale for the amount retained by the Eligible Entity versus suballocations. If the proposed use is not suballocating funds, this section can be left blank. In your response, please provide the following:

<input type="checkbox"/>	a. How the suballocation methodology addresses the unique needs of the region related to housing, land use, transportation, climate change, equity, and other planning priorities (405)
<input type="checkbox"/>	b. How the suballocation reflects geographic equity (202(B)(6), 202(B)(8), & 406(E))
<input type="checkbox"/>	c. How outreach informs the suballocation methodology (203(B)(2))

**E. Threshold - Significant Beneficial Impact - Proposed Use #5**

HSC 50515.08(c)(1)(E) & Guidelines 203(A)

The application shall reference one or more of the following categories of allowable uses of the funds (check one or more):

<input type="checkbox"/>	Accelerating infill development that facilitates housing supply, choice, and affordability.
<input type="checkbox"/>	Supporting residents through realizing multimodal communities.
<input type="checkbox"/>	Reducing driving through shifting travel behavior.
<input type="checkbox"/>	Increasing transit ridership

**Proposed Use Details, Timeline, and Budget**

Include high-level tasks, major sub-tasks (e.g. project milestones like construction groundbreaking, funds fully expended, etc.), REAP 2.0 budget amounts, beginning and end dates, and deliverables. For sub-tasks including Housing predevelopment costs, provide a schedule of actions including all steps necessary for project completion.

Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	5			
< Add Subtask				

Activity Type	Activity No.	Retained or Suballocated	Estimated Start Date	Estimated End Date	REAP 2.0 Amount	Other Non-REAP 2.0 Amounts	Total Amount
Proposed Use	5	- Select -					\$ -

a. Applicants must demonstrate in the application that each Proposed Use advances all Program goals and objectives, meet the definition of a Transformative Planning or Implementation Activity, and provides a significant beneficial impact

b. Significant beneficial impacts must lead to substantial changes in land use patterns and travel behaviors. Explain how the Proposed Use effects: rates of change (e.g., percent increase over a baseline), the magnitude of impact relative to reasonable variables or applicable targets, the effects on meeting or achieving a proportion of need or needs, and the differences in effects or outcomes relative to past trends, policies, and practices.

c. [Only fill out if applicable] If Proposed Uses combine eligible uses with other non-REAP 2.0 efforts including planning and implementation (e.g., other funding sources), applicants must demonstrate a reasonable relationship to these efforts, including timing and completion of the Proposed Use.

**Suballocations**

HSC 50515.08(c)(1)(B) & Guidelines 405

**Explanation of the Methodology for Suballocations**

Guidelines 405(C) & 202(B)(8)

[Only fill out if applicable] In the space provided below, explain how the funding will be disbursed (e.g., competitively, application-based, etc.) and the rationale for the amount retained by the Eligible Entity versus suballocations. If the proposed use is not suballocating funds, this section can be left blank. In your response, please provide the following:

<input type="checkbox"/>	a. How the suballocation methodology addresses the unique needs of the region related to housing, land use, transportation, climate change, equity, and other planning priorities (405)
<input type="checkbox"/>	b. How the suballocation reflects geographic equity (202(B)(6), 202(B)(8), & 406(E))
<input type="checkbox"/>	c. How outreach informs the suballocation methodology (203(B)(2))

**F. Scoring**

*(Guidelines 409(B))*

**For each scoring area, describe how the proposal furthers the objective or additional consideration. Please address locational considerations, supporting attributes, and measurable policy outcomes.**

**Scoring Areas Include:**  
**Program Objectives:** (up to 150 points) **1A. Accelerating infill development that Facilitates Housing Supply, Choice and Affordability** (50 points) **1B. Affirmatively Furthering Fair Housing** (50 points) **1C. Reducing Vehicle Miles Traveled** (50 points)

**Additional Considerations:** (up to 50 points) **2A. Building Long-Term Capacity and Expertise** (25 points) **2B. Degree of Needs or Potential for Housing, Infrastructure, VMT Reduction and Disaster Recovery and Mitigation** (25 points)

**1A. Accelerating infill development that facilitates Housing Supply, Choice and Affordability**

*(up to 50 points)*

Demonstrate how locational considerations accelerate infill development that facilitates Housing Supply, Choice, and Affordability. Locational Considerations could include, but are not limited to, accelerating infill housing development in established community areas, urbanized areas, or areas with transit, population and employment densities; creating a variety of housing types at different levels of affordability; reducing barriers to high density housing, including a mix and intensity of land uses, and more.

This project helps to accelerate infill development by removing already identified constraints on infill housing on high-density residential parcels in the Greater Higgins community, which will help to accelerate infill development and provide a range of housing options for current and future residents.

Demonstrate how supporting attributes accelerate infill development that facilitates Housing Supply, Choice, and Affordability. Supporting attributes could include, but are not limited to, addressing job and housing fit, access to housing options and affordability, walkable communities, housing mobility strategies, affordable housing for low-income households, reducing barriers to high density and housing accessibility.

The proposed infrastructure and multimodal improvements will result in significant beneficial impacts by removing barriers to the development of up to 346 units across two sites that have already undergone environmental review. Newly constructed units will provide much needed housing to an area of the county with a projected need of more than 300 residential units by 2040 as identified by the Greater Higgins Area Plan. By linking the newly constructed housing units to schools, commercial centers, and neighborhoods via newly constructed bike lanes and multimodal paths, future residents will be able to live, work, and play in their community without using a car.

Describe measurable policy outcomes for accelerating infill development that facilitates Housing Supply, Choice, and Affordability. Measurable policy outcomes could include, but are not limited to, increasing the number of Housing Units (total, type, affordable, and per acre), capital investments to support housing development, mix of housing unit types or sizes, increasing land use intensities, number of sites developable for future housing, number of new Housing units supported or provided by the proposed use, and more.

**Outcomes and Units of Measurement for Proposed Use(s)**

	Proposed use 1 will be measured by ____.	Number of additional units that can be developed based on income category.
<b>Measurable Outcome</b>	<i>If needed, Proposed use 2 will be measured by ____.</i>	
	<i>If needed, Proposed use 3 will be measured by ____.</i>	
	<i>If needed, Proposed use 4 will be measured by ____.</i>	
	<i>If needed, Proposed use 5 will be measured by ____.</i>	
<b>Baseline</b>	<i>Before proposed use 1, the status quo is ____.</i>	
	<i>If needed, before proposed use 2, the status quo is ____.</i>	
	<i>If needed, before proposed use 3, the status quo is ____.</i>	
	<i>If needed, before proposed use 4, the status quo is ____.</i>	
	<i>If needed, before proposed use 5, the status quo is ____.</i>	
<b>Suitability</b>	<i>These outcomes are appropriate for the proposed uses because ____.</i>	

<b>F. Scoring</b>	
<i>Guidelines 406(B)</i>	
<b>For each scoring area, describe how the proposal furthers the objective or additional consideration. Please address locational considerations, supporting attributes, and measurable policy outcomes.</b>	
<p><b>Scoring Areas Include:</b>  <b>Program Objectives: (up to 150 points):</b> 1A. Accelerating infill development that Facilitates Housing Supply, Choice and Affordability (50 points) 1B. Affirmatively Furthering Fair Housing (50 points) 1C. Reducing Vehicle Miles Traveled (50 points)  <b>Additional Considerations: (up to 50 points)</b> 2A. Building Long-Term Capacity and Expertise (25 points) 2B. Degree of Needs or Potential for Housing, Infrastructure, VMT Reduction and Disaster Recovery and Mitigation (25 points)</p>	
<b>1B. Affirmatively Furthering Fair Housing (AFFH)</b>	
<i>(up to 50 points)</i>	
Demonstrate how local considerations affirmatively further fair housing (AFFH). Locational Considerations could include, but are not limited to: infill areas, housing development in higher resource communities or areas, investment in Disadvantaged and Historically Underserved Communities, etc.	
This proposal meets the AFFH program goals and objectives by removing identified constraints on infill housing. The additional housing opportunities will result in a broader array of housing types and choices for all segments of the community. In addition, by removing barriers to housing nearby commercial and neighborhood centers and providing multimodal infrastructure as an alternative to automobile use, residents will be able to realize community benefits of reduced vehicle miles traveled, congestion, and other roadway issues.	
Demonstrate supporting attributes to AFFH. Supporting Attributes could include, but are not limited to: increasing access to housing options and affordability, housing mobility strategies, reducing barriers to high density and housing accessibility for Disadvantaged and Historically Underserved Communities, investments that increase access to walkable communities, expanded transit services, multimodal infrastructure, enhanced pedestrian and bicycle safety measures, and protected pedestrian and bicycle amenities	
The infrastructure improvements will remove barriers to the development of up to 346 units across two sites that have already undergone environmental review. Newly constructed units will provide much needed housing for all community segments to an area of the county with a projected need of more than 300 residential units by 2040 as identified by the Greater Higgins Area Plan.	
Describe measurable policy outcomes for AFFH. Measurable Policy Outcomes could include, but are not limited to, increasing the number of new Affordable Housing units, number of existing Housing units continued to be made available and affordable, zoning, permit streamlining, fees, incentives, and other approaches to increase housing choices and affordability, new or enhanced public services and community assets such as parks, schools, active transportation, and other community amenities, increased access to public services, housing-supportive infrastructure services in areas of concentrated poverty or similar areas	
The infrastructure improvements will remove barriers to the development of up to 346 units across two sites that have already undergone environmental review. Newly constructed units will provide much needed housing for all community segments to an area of the county with a projected need of more than 300 residential units by 2040 as identified by the Greater Higgins Area Plan. By linking the newly constructed housing units to schools, commercial centers, and neighborhoods via newly constructed bike lanes and multimodal paths, future residents will be able to live, work, and play in their community without using a car.	

<b>Outcomes and Units of Measurement for Proposed Use(s)</b>		
<b>Measurable Outcome</b>	Proposed use 1 will be measured by ____.	Number of additional units that can be developed based infrastructure capacity.
	If needed, Proposed use 2 will be measured by ____.	
	If needed, Proposed use 3 will be measured by ____.	
	If needed, Proposed use 4 will be measured by ____.	
	If needed, Proposed use 5 will be measured by ____.	
<b>Baseline</b>	Before proposed use 1, the status quo is ____.	Number of additional units that can be developed based infrastructure capacity.
	If needed, before proposed use 2, the status quo is ____.	
	If needed, before proposed use 3, the status quo is ____.	
	If needed, before proposed use 4, the status quo is ____.	
	If needed, before proposed use 5, the status quo is ____.	
<b>Suitability</b>	These outcomes are appropriate for the proposed use because ____.	

<b>F. Scoring</b>
<i>Guidelines 406(B)</i>
<b>For each scoring area, describe how the proposal furthers the objective or additional consideration. Please address locational considerations, supporting attributes, and measurable policy outcomes.</b>
<b>Scoring Areas Include:</b> <b>Program Objectives: (up to 150 points) 1C. Accelerating infill development that Facilitates Housing Supply, Choice and Affordability (50 points) 1B. Affirmatively Furthering Fair Housing (50 points) 1C. Reducing Vehicle Miles Traveled (50 points)</b> <b>Additional Considerations: (up to 50 points) 2A. Building Long-Term Capacity and Expertise (25 points) 2B. Degree of Needs or Potential for Housing, Infrastructure, VMT Reduction and Disaster Recovery and Mitigation (25 points)</b>

<b>1C. Vehicle Miles Traveled</b>
<i>(up to 50 points)</i>
Describe the locational considerations of reducing VMT. Locational Considerations could include, but are not limited to, infill areas, areas with transit-supportive densities, population and employment densities, land use mix, street network connectivity, linkages and pathways with active transportation infrastructure, accessibility between destinations, or contiguity of land uses and transportation networks, identified high growth areas, proximity to multimodal mobility options.
This funding request would accelerate housing development and result in a broader array of housing types that are connected to commercial centers, schools, and neighborhoods with bike lanes and sidewalks. By removing barriers to housing nearby commercial and neighborhood centers and providing multimodal infrastructure as an alternative to automobile use, residents will be able to realize community benefits of reduced vehicle miles traveled, congestion, and other roadway issues.
Demonstrate how supporting attributes reduce VMT. Supporting Attributes could include, but are not limited to: creating walkable communities, expanding transit services, enhancing pedestrian and bicycle safety measures, increasing multimodal infrastructure connections, increasing density
The infrastructure improvements will remove barriers to the development of up to 346 units across two sites that have already undergone environmental review. Newly constructed units will provide much needed housing to an area of the county with a projected need of more than 300 residential units by 2040 as identified by the Greater Higgins Area Plan. By linking the newly constructed housing units to schools, commercial centers, and neighborhoods via newly constructed bike lanes and multimodal paths, future residents will be able to live, work, and play in their community without using a car.
Describe measurable policy outcomes for VMT reduction. Measurable Policy Outcomes could include, but are not limited to: estimating VMT reduced per capita, number of distinct land uses within the site, number of distinct land uses around the site, number of surrounding connections, mix of housing unit types or sizes, new or enhanced transit services, increasing transit frequencies or ridership, new pedestrian or bicycle pathways, limited off-street parking
The county will analyze the potential reduction of VMT as part of the project. It is assumed that increasing population through infill development within established communities will result in reduced VMT.

Outcomes and Units of Measurement for Proposed Use(s)		
<b>Measurable Outcome</b>	Proposed use 1 will be measured by _____	
	If needed, Proposed use 2 will be measured by _____	
	If needed, Proposed use 3 will be measured by _____	
	If needed, Proposed use 4 will be measured by _____	
	If needed, Proposed use 5 will be measured by _____	
<b>Baseline</b>	Before proposed use 1, the status quo is _____	
	If needed, before proposed use 2, the status quo is _____	
	If needed, before proposed use 3, the status quo is _____	
	If needed, before proposed use 4, the status quo is _____	
	If needed, before proposed use 5, the status quo is _____	
<b>Suitability</b>	These outcomes are appropriate for the proposed use because _____	

## F. Scoring

*Guidelines 406(B)*

**For each scoring area, describe how the proposal furthers the objective or additional consideration. Please address locational considerations, supporting attributes, and measurable policy outcomes.**

**Scoring Areas Include:**

**Program Objectives: (up to 150 points)** **1A.** Accelerating infill development that Facilitates Housing Supply, Choice and Affordability (50 points) **1B.** Affirmatively Furthering Fair Housing (50 points) **1C.** Reducing Vehicle Miles Traveled (50 points)

**Additional Considerations: (up to 50 points)** **2A.** Building Long-Term Capacity and Expertise (25 points) **2B.** Degree of Needs or Potential for Housing, Infrastructure, VMT Reduction and Disaster Recovery and Mitigation (25 points)

### 2A. Building Long-Term Capacity and Expertise

*(up to 25 points)*

Please describe how the project will help build long-term capacity and expertise. This may include, but is not limited to, how the project will build a path for the development of further projects in the future and increase capacity in expertise in the areas of infill development, AFFH, or VMT reduction.

This project will build long term capacity and expertise in the county's planning and provision of infrastructure improvements. The project will also help realize goals and policies identified in the Greater Higgins Area Plan and provide a template for planning and implementation in communities throughout the County and region.

## F. Scoring

Guidelines 406(B)

For each scoring area, describe how the proposal furthers the objective or additional consideration. Please address locational considerations, supporting attributes, and measurable policy outcomes.

**Scoring Areas Include:**

**Program Objectives: (up to 150 points)** 1A. Accelerating infill development that Facilitates Housing Supply, Choice and Affordability (50 points) 1B. Affirmatively Furthering Fair Housing (50 points) 1C. Reducing Vehicle Miles Traveled (50 points)

**Additional Considerations: (up to 50 points)** 2A. Building Long-Term Capacity and Expertise (25 points) 2B. Degree of Needs or Potential for Housing, Infrastructure, VMT Reduction and Disaster Recovery and Mitigation (25 points)

### 2B. Degree of Needs or Potential for Housing, Infrastructure, VMT reduction, and Disaster Recovery and Mitigation

(up to 25 points)

While applicants are encouraged to describe how the proposal addresses the need or potential for Housing, Infrastructure, VMT reduction, and Disaster Recovery and Mitigation below, a proposal does not need to address all four of these areas to receive the maximum amount of points (25 points).

(1) Please describe the degree of need or the potential for **housing projects** in the jurisdiction, and how this proposal addresses such needs or potential.

Possible optional metrics for measuring housing need include, but are not limited to: RHNA, rates of overcrowding, rates of cost burden, homelessness point-in-time (PIT) count, prevalence of substandard housing, or other relevant data sources specific to tribes or rural jurisdictions. Some of this data can be found at <https://affh-data-resources-cahcd.hub.arcgis.com>

The County has identified the need for 260 to 480 households from 2022 to 2042 in the 2022 Greater Higgins Area Plan. Although zoning exists in the area to support this level of development, developers have consistently noted the lack of infrastructure as significant barriers to residential development. Without additional investment in utility and transportation infrastructure, the cost burden to develop the necessary infrastructure for high density residential projects makes any market-rate development, not to mention affordable housing development untenable.

(2) Please describe the degree of need or the potential for **infrastructure projects** in the jurisdiction, and how this proposal addresses such needs or potential.

Possible optional metrics for measuring infrastructure need include, but are not limited to, local sources of data regarding capacity and coverage for a variety of types of infrastructure needed for housing development.

(3) Please describe the degree of need or the potential for **VMT reduction projects** in the jurisdiction, and how this proposal addresses such needs or potential.

Possible optional metrics for measuring VMT reduction need include, but are not limited to: how the proposed use will improve accessibility to destinations and daily services (i.e. jobs, healthcare, education, grocery, etc.) by public transit, walking, reduced car trips or bicycling through improvements or expansion of transit services, active transportation infrastructure improvements, creation of new programs to reduce single-occupancy vehicle travel, etc. Relevant resources to support may include ridership data and service planning identified in short and long range transit plans, projects and data from active transportation plans, and other local planning efforts which support travel by transit, walking, or bicycling. Tribal/ Rural entities need only find a metric relevant to their specific circumstances. Additionally, resources from the California Air Resources Board (CARB) may be helpful: <https://ww2.arb.ca.gov/our-work/programs/sustainable-communities-program/research-effects-transportation-and-land-use>

(4) Please describe the degree of need or the potential for **disaster recovery or mitigation projects** in the jurisdiction, and how this proposal addresses such needs or potential.

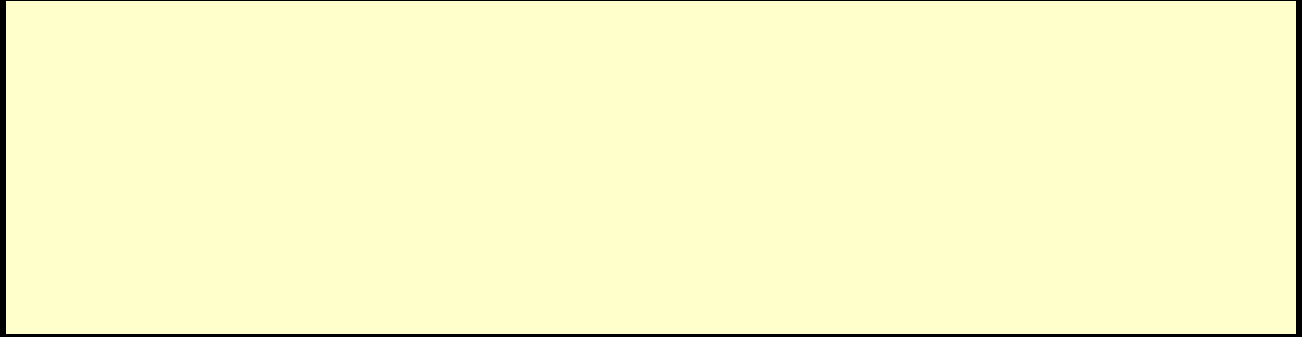
Possible optional metrics for measuring disaster recovery and mitigation could include, but are not limited to, the prevalence of environmental hazards (very high fire hazard severity zone, areas at risk of flooding, etc.); the number of homes lost to a disaster event; an explanation of how the proposed use improves bringing homes and communities in compliance with the latest disaster related building safety standards, improves infrastructure in order to mitigate the impact of disasters or recover from disasters such as upgrading stormwater infrastructure or upgrading infrastructure to increase density, or facilitates the development of strategically located disaster related amenities such as community resilience centers and low carbon transportation to and from these amenities; or other local knowledge. Some of this relevant data can be found at <https://egis.fire.ca.gov/FHISZ/> or at <https://affh-data-resources-cahcd.hub.arcgis.com>.



## G. Mapping

*Guidelines 301(A)(11)*

**[Only fill out if applicable]** Please provide the link to the applicant's webpage where land use maps and Vehicle Miles Traveled generation maps, produced in the development of the applicant's SCS, will be posted, updated, and available to the public.



## H. Miscellaneous

*Guidelines 301(J)*

**Please use this tab to attach any links or documents necessary to supplement your application.**

1	Draft Resolution
2	Taxpayer ID Form
3	Sample Invoice
4	Infrastructure Improvements 100% Plans and Specifications
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