

REAP Housing Technical Assistance and PDA Letter of Interest Webinars – Frequently Asked Questions

Priority Development Areas (PDAs)		
	<p>If a jurisdiction has two or more PDAs, what is the maximum grant award that the jurisdiction may request?</p> <p>Can applications for Technical Assistance Grants and PDA Planning Grants be submitted, or is it either/or?</p>	<p>Each jurisdiction may submit up to two (2) applications for the maximum amount in each category: PDA Planning and Technical Assistance. PDA Planning Grants are a maximum of \$800,000 each, so a jurisdiction that submits an application for two PDAs is eligible for up to \$1.6 million in Planning Grants. Technical Assistance Grants are a maximum of \$150,000 each, enabling a jurisdiction with two or more PDAs to apply for up to \$300,000. Jurisdictions can apply for both 2 PDA Planning Grants and 2 Technical Assistance Grants for a total of \$1.9 million.</p>
	<p>Does a potential PDA qualify for a PDA grant?</p> <p>Can PDA Planning funding be used to establish new PDAs?</p>	<p>No, PDA funding is for areas that have an existing PDA designation. Review the PDA map to identify existing PDAs.</p>
	<p>Can PDA funds be used for actual street improvements or only planning?</p>	<p>PDA funding is limited to planning and analysis, it cannot be used for capital improvements.</p>
	<p>Can PDA funding be used for zoning amendments related to the Housing Element update for the full jurisdiction if the jurisdiction has a PDA, or is the funding just for the area within the PDA only?</p> <p>Can the PDA funding be used for a citywide VMT analysis/model, or to fund for a proportional portion?</p>	<p>PDA funding is limited to work primarily focused on one or more PDAs. An analysis or policy that would focus on a city's multiple PDAs, such as a VMT policy, would be eligible.</p>
	<p>What Code of Federal Regulations (CFR) sections are the PDA subject to?</p>	<p>PDA Funding is subject 23 U.S.C 133 (legislation for STP program); C.F.R. 450.326 (regulations governing how MTC develops the TIP, including STP projects); and 2 C.F.R. Subpart E (federal cost principles governing all federal funds).</p>

GENERAL		
	How do jurisdictions identify how projects meet the qualifications for the different funding types?	The questions in the Letter of Interest form are structured to make sure that applications are only for eligible activities in each fund source. MTC/ABAG Staff can help maximize funding if an activity is eligible for both REAP and PDA.
	If we decide to hire the consultants on the bench for a PDA Planning project, can we hire multiple consultants (for instance, a planning consultant and an outreach consultant)?	A jurisdiction does not have to work through a prime consultant but can hire multiple consultants off the bench for discrete tasks. Please note that MTC/ABAG have issued a RFQ for a consultant bench which will close after the deadline for the Letter of Interest. Our goal is to make sure that all your needs can be met through the bench but jurisdictions are not limited to selecting consultants off the bench. Access the RFQ here .
	Will a consultant from the bench be assigned to us or can we choose? If we do not see a consultant we want to work with on the bench, can we select our own consultant?	Consultants are not assigned to jurisdictions. Jurisdictions select from consultants on the bench. If a consultant that meets your needs is not on the bench, you can hire one directly.
	Is the list of consultants on the bench available yet?	The RFQ for the bench is running concurrent with the Letter of Interest, check here to see which consultants looked at the RFQ and attended the pre-application workshop.
	Can jurisdictions revise their application after the close of the LOI deadline if they wish to change the focus of the project?	Processing a high volume of applications will be challenging. MTC/ABAG encourages jurisdictions to carefully assess their needs prior to submitting a Letter of Interest. We cannot guarantee that changes will be allowed after the deadline.

	<p>Once we fill out the LOI, what is the next step? Is there another application that we will have to fill out with more details?</p>	<p>There is no second application anticipated at this time. If a jurisdiction is selected, there will be more discussion and detailed scoping of work and deliverables as part of negotiating the PDA grant agreement. Similarly, for REAP funding, if a consultant is selected from the bench additional discussions and scoping will also be necessary to develop the consultant contract, but there is no second application required to receive funding.</p>
	<p>Do we need to obtain formal council approval and/or adoption of a resolution to submit with our LOI?</p>	<p>No, you are required to confirm that you are authorized to submit the Letter of Interest on behalf of the jurisdiction. This authorization is at a Planning /Community Development Director level to confirm the jurisdiction’s cross-department coordination and to ensure there are no competing applications submitted by different departments.</p>
	<p>What are the deadlines for the Non-Competitive REAP funds, the Competitive REAP funds, and the two types of PDA grants?</p>	<p>There is one application for all four categories of funding (REAP Non-Competitive, REAP Competitive, PDA Technical Assistance and PDA Planning), and one deadline of February 12th.</p>
	<p>When is the Letter of Interest due?</p> <p>SOLANO ONLY: Our Sub Region will not have the final sub-RHNA numbers until February. Are we bound by the same deadline for LOIs?</p>	<p>February 12th.</p> <p>Yes, jurisdictions in Solano County must adhere to the February 12 deadline. The Draft RHNA Methodology includes default allocations for jurisdictions in the Solano sub-region that will be used to calculate the non-competitive REAP awards that are based on RHNA.</p>
	<p>What are the deadlines to spend the money (complete the project)?</p>	<p>REAP funds (competitive and non-competitive) must be spent and final invoice submitted by September 30, 2023.</p> <p>PDA Planning Grants must be completed 30 months from award.</p> <p>PDA Technical Assistance Grants must be completed 12 months from award.</p>

	Is there a map that illustrates all of the Communities of Concern?	There are maps illustrating the Communities of Concern .
	Are these all separate applications or could they be combined?	There is one application in the Letter of Interest with multiple sections for each category of funding (REAP Non-Competitive, REAP Competitive, PDA Technical Assistance and PDA Planning) and one deadline of February 12 th .
	Are there any local match requirements with these grant opportunities?	There are no local match requirements for any source of funding available in this Call for LOIs.
	Is there a downloadable version of this application?	Yes, a downloadable version of the questions is in the application .
	Can the funds be used for staffing?	Funds can be used for staff time, but not overhead and payment is based on deliverables, rather than time and materials.
REAP		
	Can the REAP funding be used retroactively for a project that is currently underway?	REAP funds can be applied retroactively to eligible activities as long as projects started after October 1, 2019.
	If cities have already paid money towards a local planning collaborative can that money be recouped retroactively?	If the planning collaborative is established for an eligible activity, funds can be applied to retroactive work. MTC/ABAG staff will confirm that the use of these funds is not duplicative of the County-based Planning Collaborative work that is being separately funded by REAP.

	<p>How long does it take to find out when I will get my noncompetitive money?</p>	<p>Processing 109 Letters of Interest will be challenging, we do not anticipate being able to disburse the non-competitive funds separately from competitive funds if a jurisdiction seeks both. Applications limited solely to non-competitive REAP funding will be processed in the order received as funding becomes available. If you are only seeking \$20,000 in non-competitive REAP allocations, funding is available now. If you receive at least 1,000 RHNA units in the Draft RHNA Methodology and are also seeking RHNA-based non-competitive REAP allocations, it is expected that we will be able to enter into grant agreements and disburse funds by April at the earliest. For REAP LOIs that include competitive funding, we anticipate going to the ABAG board in May with recommendations and entering into grant agreements over the summer.</p> <p>Please note that non-competitive RHNA-based REAP funds and Competitive REAP funds will not be available until after additional REAP funds are received from HCD. ABAG's application to HCD for the additional REAP funds has been filed with HCD. HCD's processing time is uncertain but estimated to be April at the earliest.</p>
	<p>Are there separate grants for jurisdictions with population less than 60,000?</p>	<p>Yes, one third of the \$1M REAP competitive funds is set aside for a "small jurisdiction" competition. "Small jurisdictions" are defined as those with less than 60,000 people. The Letter of Interest has a specific question related to jurisdiction size. These jurisdictions can also compete against larger cities for the two thirds balance of the competitive REAP funds, but the maximum award is still \$100,000.</p>

	<p>Could you apply for funds for the same task under both noncompetitive and competitive REAP, for example Housing Element outreach?</p>	<p>Yes, you can apply to both categories for the same activity, as long as the activity is eligible for competitive funding.</p>
	<p>Can we stack these grants with LEAP and SB2 grants?</p>	<p>Yes</p>
	<p>If you already applied for SB 2 and LEAP for housing element update and there is a gap in funding, can you use the same project as an eligible project for REAP?</p>	<p>Yes</p>
	<p>Can REAP funds be used for a Housing Element Update?</p>	<p>Yes</p>
	<p>How are you distinguishing between Housing Element updates and rezoning?</p>	<p>Rezoning that takes place after the Housing Element update as part of its implementation is also eligible.</p>
	<p>Can any of these funds be used to fund staff's work on the Housing Element?</p>	<p>Yes, staff time is an eligible use, but please note that overhead is not and payment is upon deliverables not activities.</p>
	<p>Can REAP competitive funding be used for a specific plan? Our city is developing a specific plan for a neighborhood in the city to assess housing opportunities. Can Letter of Interest funds be used for this?</p>	<p>Yes, the REAP competitive funds can be used for specific plans, if a strong link to Housing Element outcomes has been made.</p>
	<p>How is "local funding gap" defined?</p>	<p>In order to demonstrate a local funding gap, you will be asked to provide the estimated cost of your Housing Element, as well as the amounts and sources of funds your jurisdiction has allocated to the Housing Element. If the amount of allocated funds falls short of the total estimated cost, then you have demonstrated a "local funding gap."</p>

	How do I quantify my funding gap without having issued an RFP to get true contract costs? How will discrepancies between the estimates and true costs be addressed? What will happen if we run out of funds without meeting a deliverable?	If you do not know your costs yet, please note the cost of your last Housing Element and the amount of any funds (local, SB2 or LEAP) that have already been earmarked for the current Housing Element. MTC/ABAG staff will reach out to you after receiving this information in the Letter of Interest to discuss in more detail.
Webinar Access		
	Will webinar be posted?	Recordings of all four webinars as well as a link to the presentation can be found here .