

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.

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 by December 31, 2022 with the following documentation:

<input type="checkbox"/>	A complete, signed, original application.
<input 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 type="checkbox"/>	A fully executed Government Taxpayer ID Form (available as a download on REAP 2.0 webpage)
<input type="checkbox"/>	Sample invoice for grant amount (template available as a download on REAP 2.0 webpage)
<input 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 Inyo		
Applicant's Agency Type	Rural Entity		
Applicant's Mailing Address	168 N. Edwards Street		
City	Independence	State	California
ZIP Code	93526		
County (if applicable)	Inyo		
Website	www.inyocounty.us		
Authorized Representative Name	Cathreen Richards		
Authorized Representative Title	Planning Director		
Phone	760-878-0447	Fax	
Email	crichards@inyocounty.us		
Contact Person Name	Cathreen Richards		
Contact Person Title	Planning Director		
Phone	760-878-0447	Fax	
Email	crichards@inyocounty.us		
Total Grant Amount	\$ 220,000.00		
Is a fully executed resolution included with the application package?	Yes		
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		Date	12/21/2022
Name	Cathreen Richards	Position Title	Planning Director

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).

Inyo County is seeking REAP 2 funding to conduct a review and removal of governmental constraints to accelerate infill housing. This will be accomplished by reviewing zoning and General Plan designations in already established communities located along the Highway 395 corridor for: allowed densities and floor area ratios; design standards, e.g. setbacks, minimum lot sizes, height and parking requirements that may be hindering higher density housing development. This work will result in changes to the status quo that in turn, can provide much needed additional housing in a County with very little to no private, vacant, land. Land surrounding these communities provides highly valuable habitat, visual and recreational resources, as well as, water provision to the City of Los Angeles and most is designated as very high fire danger areas. Therefore, the County is also doing this to keep pressure off development in these environmentally sensitive areas.

Since the County already provides its own infill policies and basic definitions under Land Use 1.2 New Growth:

The County shall plan to concentrate new growth within and contiguous to existing communities (e.g., Bishop, Big Pine, Independence, Lone Pine) and expand existing infrastructure as needed to serve these areas. . .

And in Goal Land Use 2:

Assure that all residential development is well planned, adequately served by necessary public facilities and infrastructure, and directed towards existing developed areas.

This work is being focused on Big Pine, Independence and Lone Pine. The Bishop area is being left out because this unincorporated area of the County falls under SB9 rules.

The County will retain a landuse consultant to help with the review of existing density requirements and design standards that will

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:	\$ 220,000.00	\$ -	\$ 220,000.00

Activity Type	Activity No.	Activity Title	REAP Amount	Other Non-REAP Amounts	Total Amount
Proposed Use	1	Review and Update Zoning Code and General Plan to Facilitate Infill Development	\$ 220,000.00	\$ -	\$ 220,000.00
Subtask	1.1	Public Outreach	\$ 16,500.00		\$ 16,500.00
Subtask	1.2	Zone and General Plan Evaluations	\$ 31,700.00		\$ 31,700.00
Subtask	1.3	Draft Zone and General Plan Changes	\$ 28,000.00		\$ 28,000.00
Subtask	1.4	CEQA Notice of Preperation, public scoping, AB 52 Tribal notification,	\$ 16,000.00		\$ 16,000.00
Subtask	1.5	Administrative DRAFT EIR	\$ 60,000.00		\$ 60,000.00
Subtask	1.6	Draft EIR	\$ 50,000.00		\$ 50,000.00
Subtask	1.7	Final EIR	\$ 15,000.00		\$ 15,000.00
Subtask	1.8	Final Draft Ordinance presented to Planning Commission for recommendation	\$ 1,400.00		\$ 1,400.00
Subtask	1.9	Final Draft Ordinance presented to Board of Supervisors for approval	\$ 1,400.00		\$ 1,400.00
Proposed Use	2		\$ -	\$ -	\$ -

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.

	Was outreach conducted as part of the development of this application for funds?	
a.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
b.	<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.	<input checked="" type="checkbox"/>	Was outreach used to develop priorities, proposed uses, and funding amounts?
d.	<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.	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.	

The County referred back to the public outreach conducted for its 6th Cycle Housing Element Update, as well as, conducted a survey of residents regarding preferences on how potential REAP 2 grant funding should be spent. The survey was conducted through a Survey Monkey application. Postcards were mailed to all postal customers in the communities of Lone Pine, Independence and Big Pine. The survey and postcards were offered in both English and Spanish. The postcards were mailed on November 8th and the Survey Monkey was available November 8th, 2022 through December 5th, 2022. The survey asked what people thought should be the focus of grant funding. This included choices for zoning standards to increase density, a regional housing strategic plan, infrastructure spending for affordable housing, a mix of all and none of the above. Zoning Standards and a mix of all tied for the most responses. This along with the feedback from the housing element work helped direct the County to apply for funding to thoroughly evaluate its current zoning design standards and General Plan densities to adjust them for

f.	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.	Eligible Entities must conduct outreach throughout the program development and implementation process. Explain how often and when outreach will occur for each proposed use.	

The County plans to develop a more complete outreach plan for the project. It will include: at least twelve community meetings; several Planning Commission and Board of Supervisors workshops. These include 6 community workshops 2 in each community, Lone Pine, Independence, Big Pine at the start of the project to discuss the project goals and determine how the changes for increased density should be approached and develop possible zone and general plan changes; when a project description is prepared from the community workshops a CEQA scoping meeting will be conducted, 3 additional meetings one in each community to discuss draft zone and general plan changes will be conducted; and, 3 meetings one in each community to discuss the final draft. All meeting materials and county webpage information will be offered in both English and Spanish.

h.	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.
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The survey portion of the County's outreach was conducted solely for the REAP 2 grant. The questions on the survey related to the various ways the grant funding could be used for community zoning and design standards for higher density residential development, a regional housing strategic plan with Mono County or infrastructure investment for affordable housing needs. A mix of all and none of the above were also included as choices. Community zoning and design standards for higher density residential tied with a mix of all, which coincides very well with the public comments the county received when working on the housing element expressing a desire for the county to allow for more housing units per lot. These comments included ideas for more than one unit in single family zones and/or more than one ADU per single family zoned parcel.

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:



a. REAP 2.0 Goals and Objectives



b. Inter- and Intra-regional coordination



c. Geographic Equity



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.

As previously stated in the equitable outreach section, the County used a baseline from the outreach conducted for its 6th Cycle Housing Element (HE) Update. It took the primary factors found in the HE Update and expanded for the grant specific outreach. The survey conducted for the grant specific outreach showed that a majority of respondents chose zoning updates to allow for more density in residential areas and a mix of all the choices. Based on this the County is applying for the grant to conduct a thorough review of its current residential zoning design standards to find ways to increase the density in its established communities' already developed residential areas. These changes will be adopted and incorporated into zoning code and General Plan.

a) This meets the REAP 2 goal 201 (A) Advancing State Planning Priorities and Objective 202 (A) 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. These communities have water, sewer, streets, transit services and other essential services for additional density and can be considered underutilized based on large lot sizes and setbacks that can be adjusted to promote more development. By adding more housing opportunity by

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

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):

X	Accelerating infill development that facilitates housing supply, choice, and affordability.
	Supporting residents through realizing multimodal communities.
	Reducing driving through shifting travel behavior.
	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	Review and Update Zoning Code and General Plan to Facilitate Infill Development	Updates to zoning code and General Plan; Environmental Impact Report on project.	
Subtask	1.1	Public Outreach	Memos and reports on public comments, concerns, goals	At least 12 public meetings/workshops will be held in the
Subtask	1.2	Zone and General Plan Evaluations	Evaluation and report of County zoning and General Plan designations of residentially and certain commercially	This will include public input on what the communities think of current conditions and what they think should change
Subtask	1.3	Draft Zone and General Plan Changes	Maps and descriptions of Draft proposed changes to accelerate infill development	This will be for public review and comment, CEQA project description and SB 18 Tribal notifications
Subtask	1.4	CEQA Notice of Preperation, public scoping, AB 52 Tribal notification,	NOP will be submitted to the Office of Planning and Research (OPR), notifying public agencies, and other stakeholders that an EIR will be prepared	A public scoping meeting will be held to ensure EIR covers areas of potential significant impact
Subtask	1.5	Administrative DRAFT EIR	ADEIR will include an Executive Summary, Introduction, and Project Description as outlined in the CEQA	County staff from numerous departments will review
Subtask	1.6	Draft EIR	ADEIR comments addressed. Draft EIR will be submitted	45-day comment period
Subtask	1.7	Final EIR	Staff and consultant will respond to public and agency	
Subtask	1.8	Final Draft Ordinance presented to Planning Commission for recommendation	Staff will recommend the Planning Commission adopt a resolution recommending the Board of Supervisors to adopt	Comments from the public hearing will also be incorporated into the Draft that will go to the Board of Supervisors
Subtask	1.9	Final Draft Ordinance presented to Board of Supervisors for approval	Staff will recommend the Board of Supervisors adopt an ordinance updating the zoning code and General Plan Amendment	

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	6/30/2023	12/31/2025	\$ 220,000.00	\$ -	\$ 220,000.00
Subtask	1.1	Retained	6/30/2023	12/6/2024	\$ 16,500.00		\$ 16,500.00
Subtask	1.2	Retained	1/1/2024	6/1/2024	\$ 31,700.00		\$ 31,700.00
Subtask	1.3	Retained	6/15/2024	12/1/2024	\$ 28,000.00		\$ 28,000.00
Subtask	1.4	Retained	12/1/2024	1/1/2025	\$ 16,000.00		\$ 16,000.00
Subtask	1.5	Retained	1/1/2025	6/1/2025	\$ 60,000.00		\$ 60,000.00
Subtask	1.6	Retained	6/1/2025	9/1/2025	\$ 50,000.00		\$ 50,000.00
Subtask	1.7	Retained	9/1/2025	10/30/2025	\$ 15,000.00		\$ 15,000.00
Subtask	1.8	Retained			\$ 1,400.00		\$ 1,400.00
Subtask	1.9	Retained			\$ 1,400.00		\$ 1,400.00

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

Inyo County's proposal for REAP 2 funding meets all of the program goals and objectives by removing local government constraints on infill housing by updating the zoning code and General Plan, which in turn, will help to accelerate infill development and each factor provides a significant beneficial impact. More housing stock in the county's already developed residential and certain commercial areas will act to provide more choice and affordable options to county residents. Currently, housing opportunity is limited due to a lack of available, private, vacant land for development, which makes affordability and choice very difficult. This is caused by more than 98-percent of the land in Inyo County being under the management of federal and state land management agencies and the City of Los Angeles. Because of this, the county must look at adopting zoning code and General Plan changes that support infill development for any hope of providing more housing opportunity.

The additional housing opportunity will create more choices for all income segments and this should translate into people being able to live closer to where they work and obtain services. It can also provide more housing opportunity for the people in the low opportunity area of Lone Pine to move to the moderate opportunity area Independence and high opportunity area Big Pine, which will help to advance the county's Affirmatively Furthering Fair Housing goals as established in its 6th Cycle Housing Element Update.

The communities included in this project proposal have considerable distances between them. From Lone Pine to Independence is about 16-miles, Independence to Big Pine is about 26 miles and Big Pine to Bishop (where most housing, goods and services are found) is 15 miles. Many people commute up and down the highway on a daily

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 significant beneficial impacts of accelerating infill housing, which translates to affordability and choice that helps to achieve affirmatively furthering fair housing goals and reducing greenhouse gasses, will have a very meaningful affect on future residential development in Inyo County. This will be seen in more efficient use of the land that is already developed and served by infrastructure and will be realized by reducing the amount of land typically required for residential development. This should be seen in the ability of the county to help facilitate the development of units allocated by the Regional Housing Needs Assessment for its 6th Cycle Housing Element Update. Inyo County has a history of a more rural, large lot, development pattern, which manifests in large lot size and setback requirements. Reviewing these requirements and reducing both, plus several other factors such as parking requirements and possibly allowing for additional ADUs per lot, will affect the development pattern of Lone Pine, Independence and Big Pine and change the overall character of them. Changing the status quo of development patterns by adopting zoning code and General Plan changes that support infill development will, in turn, change the character of Inyo County communities and will result in significant changes in land use policy. The implementation of this policy should have a lasting, postive, effects on Inyo County citizens

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))
<input type="checkbox"/>	d. How program priorities inform suballocation methodology (301(A)(1)(vi))
<input type="checkbox"/>	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):

X	Accelerating infill development that facilitates housing supply, choice, and affordability.
	Supporting residents through realizing multimodal communities.
	Reducing driving through shifting travel behavior.
	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.

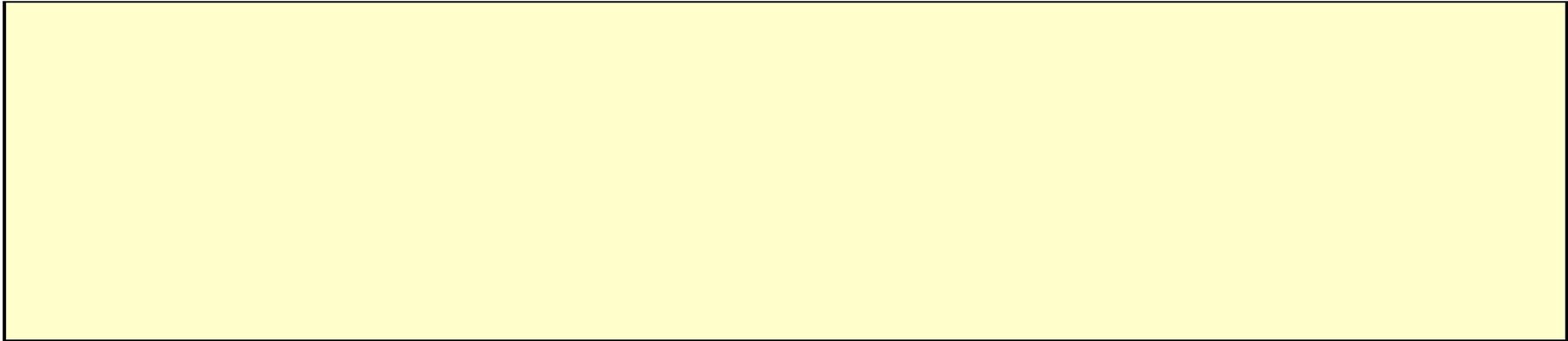
Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	2			
	< Add Subtask			

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)(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 #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):

	Accelerating infill development that facilitates housing supply, choice, and affordability.
	Supporting residents through realizing multimodal communities.
	Reducing driving through shifting travel behavior.
	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.

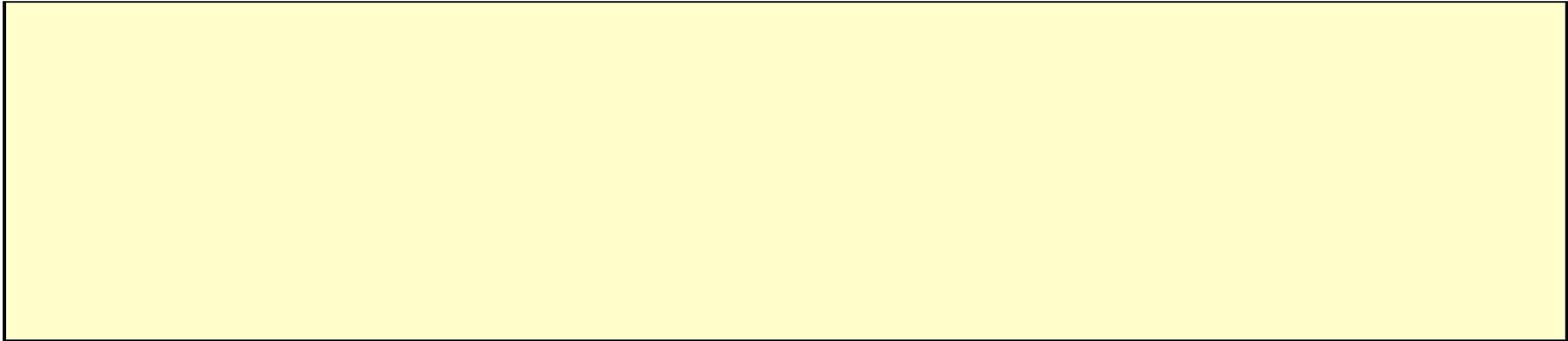
Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	3			
	< Add Subtask			

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):

	Accelerating infill development that facilitates housing supply, choice, and affordability.
	Supporting residents through realizing multimodal communities.
	Reducing driving through shifting travel behavior.
	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.

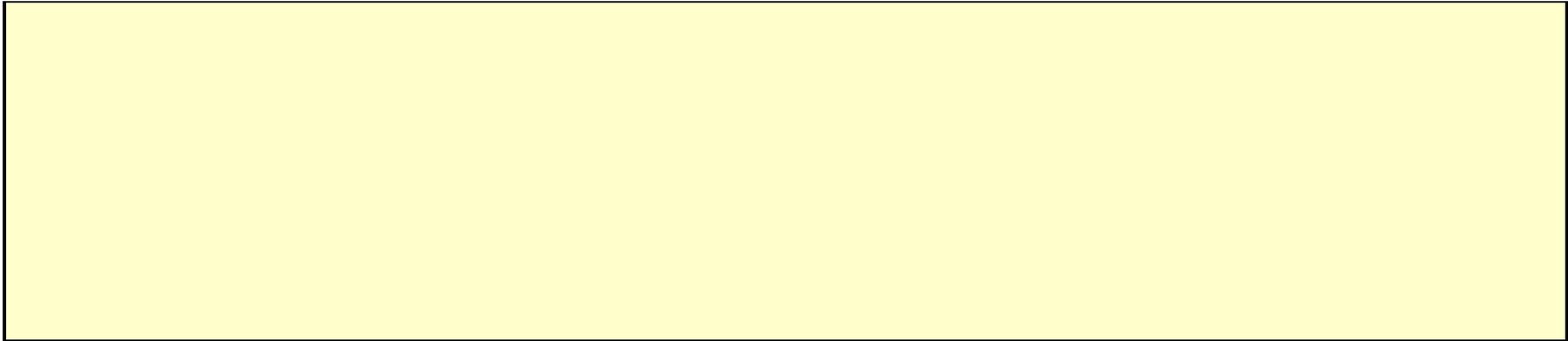
Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	4			
	< Add Subtask			

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):

	Accelerating infill development that facilitates housing supply, choice, and affordability.
	Supporting residents through realizing multimodal communities.
	Reducing driving through shifting travel behavior.
	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.

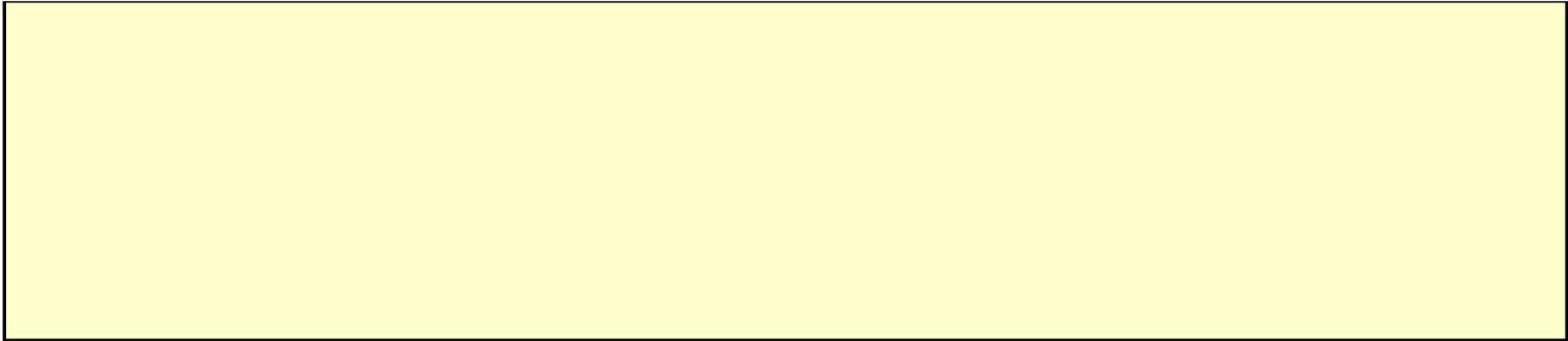
Activity Type	Activity No.	Activity Title	Deliverables	Notes
Proposed Use	5			
	< Add Subtask			

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 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))

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)**

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.

Lone Pine, Independence and Big Pine are already established communities with General Plan goals and policies that define them as targeted infill areas. These communities also contain the most population in Inyo County after the greater Bishop area and many of the residents commute up and down the Highway 395 corridor at least on a daily basis. All three also have transit service and employment opportunities. By focusing on these communities to remove local government constraints on infill development the county will be helping to facilitate the creation of a greater variety of housing opportunity. This will take the form of changes to the zoning design standards that make it possible to fit more housing units per parcel, General Plan densities to allow for more units per parcel, and changing some areas of single-family residential to multiple-family residential. Reviewing commercial zones for the inclusion of more residential use will also open the potential for higher density housing. Increasing housing and subsequently the population in these towns could also increase the need and development of more essential services such as school improvements, expanded transit service, stores, personal services etc. Since these communities are places where people already live and work they are prime for infill development and by focusing infill development at these locations the county will keep development pressure off areas with high environmental and agricultural values.

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

Each community has its own set of characteristics, issues and qualities. Lone Pine is a highly visited tourist area. This creates tourist based businesses and wages as well as pressure on existing housing stock for vacation homes and rentals. Lone Pine needs housing badly. It is probably the community in the most in need of more housing opportunity, especially affordable housing. Increasing allowed density by reducing lot size and setback requirements can result in infill development, which can help to reduce the prices by increasing the stock. Doing so, can help the people in Lone Pine continue to live and work there.

Independence is the County seat. There are several government employers in Independence including the county, the Owens Valley School, Cal Trans and the Los Angeles Department of Water and Power. Increasing housing opportunity in Independence can reduce the need for people to commute. Many who work in Independence do not live there. This needs to change to remove commute traffic, create a better sense of community and increase the need and subsequently the development of services.

Big Pine is a commuter community to Independence and Bishop. As costs rise and lack of housing continues in Bishop the demand for housing in Big Pine will also continue. Like Lone Pine its basic local economy is tourist driven. This also puts

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.

The policy outcomes based on the work proposed for this grant is an overall change in how the county views and regulates residential development. Historically the county has been very rural. Development patterns and attitudes about residential neighborhoods reflect this. The change in paradigm will allow for increased density in already established neighborhoods by reducing lot and setback size requirements as well as General Plan designated densities, parking, height and floor area ratios. This should, in turn, create more available land for more housing stock to be built, which should lower demand and therefore prices. The measure of success will be how many units the county's proposed changes can support and in the longer term, how many units are built based on these changes.

Outcomes and Units of Measurement for Proposed Use(s)

Measurable Outcome	<i>Proposed use 1 will be measured by ____.</i>	Increase of available land for infill development, measured by possible units per acre.
	<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>	
	<i>Before proposed use 1, the status quo is ____.</i>	Low density residential development. A baseline number will be generated at the beginning of the project.
	<i>If needed, before proposed use 2, the status quo is ____.</i>	

Baseline	<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>	
Suitability	<i>These outcomes are appropriate for the proposed uses because ____.</i>	It is the intention of the county to increase housing density to provide for more housing and affordable housing opportunity. Measuring how many additional units the county can support by changes in zoning design standards and General Plan densities is an appropriate measure of how well the intended outcome succeeds.

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)

1B. Affirmatively Furthering Fair Housing (AFFH)

(up to 50 points)

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.

Inyo County's proposal for REAP 2 funding meets the AFFH program goals and objectives by removing local government constraints on infill housing, which in turn, will help to accelerate infill development. More housing stock in the county's already developed residential and certain commercial areas will act to provide more choice and affordable options to county residents. Currently, housing opportunity is limited due to a lack of available, private, vacant land for development, which makes affordability more difficult. This is caused by 98% of the land in Inyo County being under the management of federal and state land management agencies and the City of Los Angeles. The county must look at infill development for any hope of providing more land for affordable and fair housing opportunities.

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 additional housing opportunity will cause more choices for all income segments and this should translate into people being able to live closer to where they work and obtain services. It can also provide more housing opportunity for the people in the low opportunity area of Lone Pine to move to the moderate opportunity area Independence and high opportunity area Big Pine, which will also help to advance the county's AFFH goals as established in its 6th Cycle Housing Element Update.

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 changes in county policy and regulations regarding residential infill development opportunity will create more choices for all income segments and this should translate into people being able to live closer to where they work and obtain services. It can also provide more housing opportunity for the people in the low opportunity area of Lone Pine to access to the moderate opportunity area Independence and high opportunity area Big Pine, which will also help to advance the county's AFFH goals as established in its 6th Cycle Housing Element Update as well as provide more housing opportunity in Lone Pine that needs housing, especially affordable housing. More development and more population can result in the need and development of more services, which could help provide more overall opportunity in Lone Pine.

Outcomes and Units of Measurement for Proposed Use(s)

Measurable Outcome	<i>Proposed use 1 will be measured by ____.</i>	Number of additional units that can be developed based on changes in zoning design standards and General Plan density requirements.
	<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>	
Baseline	<i>Before proposed use 1, the status quo is ____.</i>	A baseline number will be established at the beginning of the project to use as a measure against what additional units can be built due to changes in
	<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>	
Suitability	<i>These outcomes are appropriate for the proposed use because ____.</i>	The number of additional units is an appropriate measure of AFFH goals being met by this project. By creating more allowed density the county is also creating more housing opportunity and this in turn can mean more affordable housing opportunity and choice.

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) 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)

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)

1C. Vehicle Miles Traveled

(up to 50 points)

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 contiguousness of land uses and transportation networks, identified high growth areas, proximity to multimodal mobility options.

Accelerating infill housing, by reducing government constraints can translate to housing affordability and choice that helps to achieve a reduction in Vehicles Miles Travels and in turn, greenhouse gases by creating a situation where people can more easily live and work in the same community. The communities included in this project proposal have considerable distances between them. From Lone Pine to Independence is about 16-miles, Independence to Big Pine is about 26-miles and Big Pine to Bishop (where most housing, goods and services are found) is 15-miles. Many people commute up and down the highway on a daily basis. Providing more housing opportunity in each community should reduce the amount of vehicle trips on the highway and subsequently reduce greenhouse gases.

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

Accelerating infill housing can result in more housing affordability and choice that helps to achieve a reduction in Vehicles Miles Travels and in turn, greenhouse gas by creating a situation where people can more easily live and work in the same community. This can also result in more people walking and biking to work. The additional density also works to improve the VMT scores for communities by creating a situation where land is used more efficiently and the pattern of sprawl and long commutes are reduced.

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 review the reduction of VMT prediction as part of the project. It is expected that increasing the amount of housing density and population within established communities will result in a better VMT score for these communities.

Outcomes and Units of Measurement for Proposed Use(s)

Measurable Outcome	<i>Proposed use 1 will be measured by ____.</i>	VMT reduction as demonstrated through traffic counts. A reduction in commuter traffic should be realized due to fill
	<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>	
	<i>Before proposed use 1, the status quo is ____.</i>	A baseline will be developed within the EIR for the project.
	<i>If needed, before proposed use 2, the status quo is ____.</i>	

<p>Baseline</p>	<p><i>If needed, before proposed use 3, the status quo is ____.</i></p>	
	<p><i>If needed, before proposed use 4, the status quo is ____.</i></p>	
	<p><i>If needed, before proposed use 5, the status quo is ____.</i></p>	
<p>Suitability</p>	<p><i>These outcomes are appropriate for the proposed use because ____.</i></p>	<p>A baseline of VMT before the proposed changes are adopted can be used over many years as a comparison marker for the the success of the density increases in residential development.</p>

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 understanding of how zoning and density requirements affect development. What is learned, developed and adopted with regard to new residential and commercial residential design standards for increase density can provide a template for other areas in the county as development pressure grows. It will also be an excellent opportunity to understand and track affects VMT and AFFH goals in the communities that will experience higher density opportunities and use the information in future development.

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 was given a RHNA number of 205 units. It was extremely difficult to impossible to find parcels of vacant private land where these units could be planned for. Inyo County is essentially landlocked by federal, state and city of Los Angeles managed land, leaving less than 2-percent in private ownership. This meant that LADWP managed land was identified and used for many of the RNHA sites. HCD and the county agree that development LADWP land is likely problematic as LADWP would first need to express an honest desire to sell some of their land for housing development. Because of this, HCD and the county agree that other land and primarily infill land needs to be looked at as a backup to meet the county's housing needs.

(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.

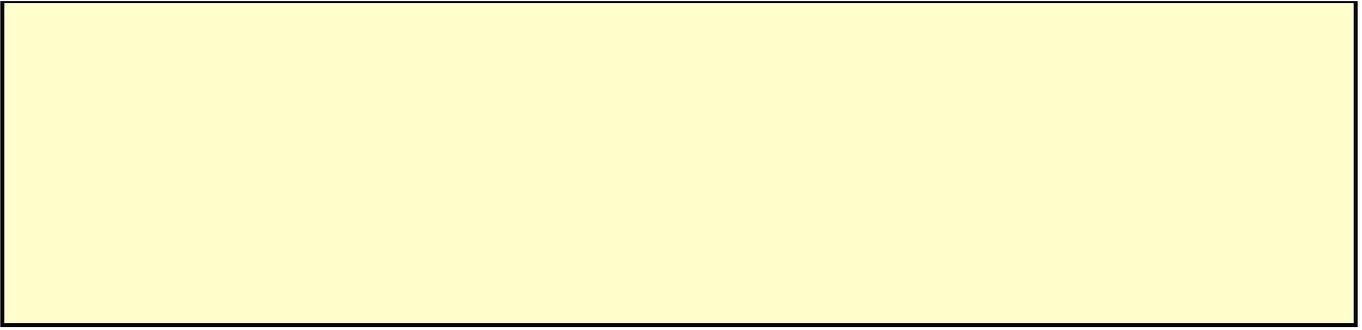
Possible optional metrics for measuring infrastructure need include, but are not limited to, local sources of data regarding capacity and coverage for a variety of types of infrastructure needed for housing development.

(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.

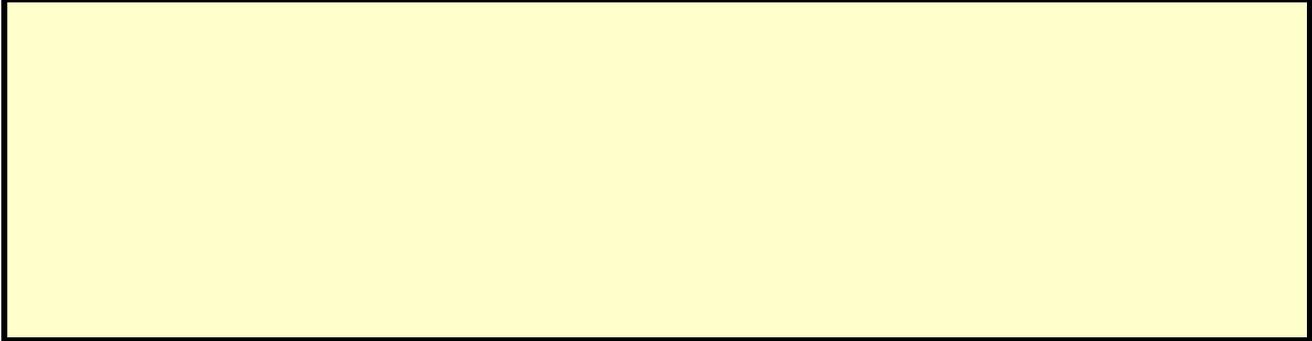
Possible optional metrics for measuring disaster recovery and mitigation could include, but are not limited to, the prevalence of environmental hazards (very high fire hazard severity zone, areas at risk of flooding, etc.); the number of homes lost to a disaster event; an explanation of how the proposed 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/FHSZ/> 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.

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