

**Fresno COG**  
**REAP 2.0 Outreach Summary**  
**January 29, 2024**

**Overview**

Administered by the State of California, the Regional Early Action Planning Program (REAP) 2.0 represents an opportunity for local agencies to seek funding for transformative projects that accelerate infill housing development, reduce Vehicle Miles Traveled (VMT), increase housing supply at all affordability levels, affirmatively further fair housing, and facilitate the implementation of adopted regional and local plans to achieve these goals.

The Fresno Council of Governments (Fresno COG) was awarded \$13 million in grant funding for REAP 2.0 projects. Fresno COG developed a project scoring methodology, which was approved by the State and can be found [here](#). Further, Fresno COG's funding process allowed its member agencies to apply for funding through the REAP 2.0 process, with nonprofit and private developers being able to participate as subconsultant partners.

The following provides an overview of outreach conducted for applications, scoring committee member recruitment, and the scoring committee review process. It should be noted that the REAP 2.0 funding amount of \$13 million may be reduced to \$6.5 in the Fiscal Year 2024/2025 state budget. At this time, it is not known which amount will be available for jurisdictions, and the recommendations have been prepared through this lens.

**Prospective Applicant Outreach**

To ensure an exhaustive and inclusive process, the team began by conducting outreach and engagement activities for prospective applicants and subconsultant partners. This included developing an informational fact sheet that was distributed to Fresno COG stakeholders; a REAP 2.0-dedicated Public Input [page](#); eblasts; and social media content to ensure a broad swath of Fresno COG stakeholders were reached about this work. The purpose of these communications was to ensure member agencies were kept in the loop and made aware of the funding availability.

The team also held office hours for applicants to join and ask questions of the project team to ensure they understood REAP 2.0's requirements for transformative projects. Office hours were held virtually at the following dates and times:

1. November 2, 2023, at 2:00 P.M.
2. November 15, 2023, at 10:00 A.M.
3. November 16, 2023, at 3:00 P.M.

**Scoring Committee Recruitment and Meeting**

The team developed an interest form and distributed several eblasts to stakeholders so interested parties could join the scoring committee. The scoring committee members included the following individuals:

- Elliot Balch, Downtown Fresno Partnership
- Claudia Cazares, City of Clovis

- Kim Danko, Governor’s Office of Planning and Research
- Alex Goelzer, California Department of Housing and Community Development
- Caitlyn Greenway, California Air Resources Board
- LaTisha Harris, Mothers Out Front
- Ashley Hedemann, Habitat for Humanity
- Jerome Keene, City of Selma
- Juan Ramirez, Fresno COG
- Phil Skei, City of Fresno
- Tammy Townsend, Fresno Housing

Once the scoring committee membership was set and members received project applications, the project team held REAP 2.0 scoring committee office hours on January 8, 2024, virtually. This meeting served as a voluntary opportunity for scoring committee members to ask any questions and/or seek clarification on the scoring process or any project applications as they were scoring them. One scoring committee member attended these office hours. Most of the conversation was focused on the total amount of funding requested among project applicants compared to the minimum amount each project applicant would be willing to accept. Another topic of discussion was ensuring all project applicants submitted jurisdictional resolutions and identifying which applicants needed more time.

### **REAP 2.0 Scoring Committee Meeting**

The scoring committee convened on January 17, 2024, in person and virtually to review and discuss the projects. In circumstances where scoring committee members represented an agency that submitted an application for consideration, that person left the meeting and was contacted to rejoin when the discussion concluded. These individuals also recused themselves from scoring their jurisdiction’s application. Individuals had the option to revise their scores and submit to the team based on the discussion that occurred. Clarifications were sought regarding the City of San Joaquin’s application, and the City’s response was conveyed back out to the scoring committee.

Once the scores were received, the team calculated the scores and prepared averages for each project. Based on the scores, the following prioritized list was developed. The application allowed for agencies to indicate their minimum and maximum allowable grant, which is also included below.

Given the City of Fresno’s Blackstone Betterment: Live, Walk, Work and Ride project’s minimum funding amount is greater than the potential reduced REAP 2.0 amount that could be available to Fresno COG pending approval of the state budget, Fresno COG committed to following up with the City to understand if they are willing to accept a smaller funding amount (e.g. \$5,000,000) so that project and the City of Firebaugh’s could receive funds. If they are not, it would be possible to fund some of the other projects at their minimum requested amount.

Rank	Applicant	Average Score	Min. Grant	Max Grant
1	Firebaugh	88.58	\$1,000,000	\$1,500,000
2	City of Fresno Blackstone Betterment	79.08	\$8,646,635	\$10,646,635

3	San Joaquin	77.86	\$800,000	\$1,000,000
4	Fowler	76.64	\$2,000,000	\$3,969,455
5	City of Fresno and Self Help Enterprises	75.58	\$100,000	\$1,200,000
6	Fresno Housing	72.87	\$750,000	\$950,000
7	Clovis	65.64	\$800,000	\$1,000,000
8	Selma	62.24	\$800,000	\$800,000

### Project Summaries

The following are summaries of the project applications received for consideration for REAP 2.0 funding shown above.

#### Firebaugh Downtown Infill Initiative

The City of Firebaugh proposed to conduct a comprehensive and proactive predevelopment program to foster residential mixed use infill projects for downtown Firebaugh. This City-led effort will be aimed at establishing incentives and development rights for public-private partnerships with the Firebaugh West Hills Community College, affordable housing developers, community-based organizations and other entities. Predevelopment activities include outreach, conceptual designs, entitlements, alternative mobility, market feasibility, infrastructure studies and environmental and site assessments.

The City of Firebaugh recognizes that many of their employment centers, health care centers, schools, civic uses, shopping and retail opportunities are located within walking distance of the downtown core area. Their proposed project is entirely focused on facilitating higher density infill, mixed use affordable housing on vacant or underutilized sites.

#### Blackstone Betterment: Live, Walk, Work and Ride

The City of Fresno proposed a capital improvement project that implements recommendations for the southernmost segment of Blackstone Avenue as outlined in the Blackstone Smart Mobility Strategy. The majority of these infrastructure improvements include the construction of class IV bicycle facilities, pedestrian and roadway improvements, implementing speed reduction elements and new landscaping elements to help with drainage. These infrastructure improvements will assist in accelerating infill development, furthering affordable housing, and help to reduce vehicle miles traveled (VMT) along and in the surrounding area of Blackstone Avenue and Abby Street between State Route 180 and Pine Avenue.

#### TMP 18-01

The City of San Joaquin proposed to extend a trail system and construct a new public park as a component of housing development on three parcels at the corner of Elm Avenue and Main Street. The project also includes trail and pedestrian improvements identified in the San Joaquin Mobility and Access Improvement Plan. Several of these improvements will be located along Colorado Avenue to benefit the Fresno Housing Authority's Colorado Court project, a 114-unit low-income housing project.

### **Tuolumne Street Improvements**

The City of Fowler proposed infrastructure improvements near a vacant parcel in the intersection of 8th Street and Tuolumne streets. These improvements include upgrades to the roadway, pedestrian facilities, storm drain system, and water system.

### **The Villages at West Creek North**

The City of Fresno & Self-Help Enterprises is proposing to construct bike lanes, ADA ramps, sidewalks, and traffic calming measures to promote non-motorized transportation to support the Villages at West Creek development project. The Villages at West Creek will offer one, two and three-bedroom units to serve working families. This project is planned to be all-electric with battery storage and will include water conservation, recreation areas, and urban greening measures.

### **Biola Community Land Acquisition**

Fresno Housing requested REAP 2.0 funds to cover land acquisition costs. Upon acquisition, Fresno Housing plans to develop this site with long-term multi-family affordable housing to serve extremely low to low-income households. If awarded REAP 2.0 funds, additional expenses related to the land acquisition may include but are not limited to feasibility studies, environmental assessments, geotechnical studies, survey cost, escrow/closing fees, legal fees, and appraisal fees.

### **The Cottages at Magnolia Crossings: Supportive Housing for Low-Income Seniors**

The City of Clovis & Innovative Development and Living Solutions of California requested REAP 2.0 funds to support Magnolia Crossing Assisted Living and Memory Care in building seven supportive housing cottage homes for low-income seniors. The project will include zero net-energy construction methods and leverage the Clovis Cottage Home Program's existing designs, reducing overall architectural design costs for the project.

### **City of Selma General Plan Update**

The City of Selma requested REAP 2.0 funds to fund the city's comprehensive general plan update. The current General Plan began its update process in 2007 and was adopted in 2010 by Selma City Council.

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