

Attachment C: TCC Round 5 Project Development Grant Application Details

Recommended Action

Transformative Climate Communities (TCC) Staff recommend the Council award \$8,706,958.45 in funding from the FY 2022-23 General Fund for the Round 5 TCC Program to the four (4) top-scoring proposals for the TCC Project Development Grant Program.

Summary

The TCC Round 5 Notice of Funding Availability (NOFA) made \$9.8 million available for multiple awards and funding ranges. In Round 5, TCC received ten (10) applications representing communities across California, including the Inland Empire, Coachella Valley, Central Valley, Sierra Nevada, Southern California, and San Francisco Bay Area. Of the ten (10) applications, TCC Program Staff recommend four (4) for awards, ranging from \$1,055,500.00 to \$4,018,788.45. Grantees will complete grant terms of approximately two (2) years. The Strategic Growth Council (SGC) requires awarded applicants to address issues identified during the application review and Post-Award Consultation Process prior to executing grant agreements. SGC received six (6) applications from disadvantaged unincorporated communities and two (2) applications that include at least one California Native American tribe as a Co-Applicant. All applicants from these communities were eligible for Application Technical Assistance. All four (4) of the recommended awards are to disadvantaged unincorporated communities and/or tribal communities.

Background

About the TCC Project Development Grant Program

The TCC Project Development Grants fund predevelopment and basic infrastructure activities that advance the communities' climate and community resilience goals. SGC developed this pilot grant type for TCC's Round 5 in response to the gap between Planning and Implementation Grant funding identified by prospective applicants. The Project Development Grant is meant to meet communities where they are in their climate resilience efforts, building upon previous engagement efforts with the aim of preparing communities for future funding opportunities. The Pilot grant prioritizes disadvantaged unincorporated communities (DUCs), tribal communities, prior Planning Grant grantees, and previous Implementation Grant applicants for funding, with DUCs given the most priority.

Funded activities include basic infrastructure pre-development, construction, and long-term operations and maintenance planning; project planning activities that prepare project sites for development; support costs for building and sustaining the capacity of project leads and partners; new pilot or demonstration projects and programs; and other pre-development phase activities. Project development activities must also be consistent with the State's Planning

Priorities, identified in Section 65041.1 of the Government Code. These planning priorities focus on promoting infill development and equity by rehabilitating, maintaining, and improving existing infrastructure; protecting, preserving, and enhancing environmental and agricultural lands and natural and recreational resources; and encouraging location and resource-efficient new development.

TCC Round 5 Project Development Grant awards are awarded competitively among eligible disadvantaged community areas as defined in the TCC Guidelines.

Round 5 Applications Received

SGC received a total of ten (10) Project Development Grant applications, listed below:

1. City of Indio: Polishing Jewel Pre-Development Initiative
2. City of Santa Rosa: Elevate Santa Rosa Collaborative
3. County of Tulare Resource Management Agency: Matheny Tract Critical Infrastructure Development
4. East Bay Asian Local Development Corporation (EBALDC): Chinatown for All
5. Housing Authority County of San Bernadino (HACSB): Arrowhead Grove Inclusive Redevelopment Project
6. Many Mansions: Aspire Oxnard
7. Mariposa County: Rural Transit Oriented Development (RTOD) Phase I
8. Mendocino County Resource Conservation District (MCRCD): Transformative Activities for Tribal Communities in Russian River Watershed and Surrounding Areas
9. Riverside County: Mecca and North Shore Climate Resiliency Plan
10. Santa Barbara County: Resilient Cuyama Valley

Application Review Process

All applications were evaluated through a multi-stage review process, including reviews by both TCC Program Staff (Program Staff) and an Interagency Review Panel (Panel). Program Staff included SGC and Department of Conservation (DOC) staff. Program Staff developed a scoring rubric for the Project Development Grants by using the scoring criteria listed in the TCC guidelines. Program Staff also developed detailed instructions on how to assign scores.

All submitted applications underwent the following review process:

- **Completeness Check:** Program Staff reviewed the applications for any missing or incomplete materials. Applicants were notified if their application was incomplete and were given two (2) business days to resubmit any incomplete or missing materials. The complete application packages were then shared with the Interagency Review Panel.
- **Interagency Review Panel:** Program Staff convened a panel to review, evaluate, and provide feedback on Project Development Grant applications. In line with the SGC Racial Equity Action Plan, Program Staff recruited a panel that would be a diverse, multi-



agency body and prioritized participants trained by the Capitol Collaborative on Race and Equity. Interagency reviewers scored proposals according to a scoring rubric developed by Program Staff using the scoring criteria listed in the TCC Guidelines. Each application was reviewed by up to five (5) interagency reviewers. The Interagency Review Panel included representatives from the following State entities:

- State Water Resources Control Board
- California Governor's Office of Emergency Services (CalOES)
- Department of Transportation (DOT)
- Department of Water Resources (DWR)
- State Coastal Conservancy (SCC)
- California Air Resources Board (CARB)
- Office of Planning and Research (OPR)
- Strategic Growth Council (SGC)
- **Deliberations:** Following the Interagency Panel Review, Program Staff and Interagency Review Panel members gathered for a deliberation to review all applications collectively. Interagency Review Panel members, informed by the deliberations and initial panel scores, jointly decided on a final score for each application out of a possible 100 points.

Final Application Scores

Table C-1 shows the summarized combined scores for each application. Attachment E shows complete scores for each application.

Table C-1: Summary of Final Application Scores

Lead Applicant	Final Score
Riverside County	89.8
Santa Barbara County	89.3
Mariposa County	88.9
Mendocino County Resource Conservation District	85.5
Housing Authority County of San Bernadino	82.6
East Bay Asian Local Development Corporation (<i>City of Oakland</i>)	75.2
City of Indio	65.9
City of Santa Rosa	65.6
County of Tulare Resource Conservation District	63.8
Many Mansions (<i>City of Oxnard</i>)	46.5

Recommended Awards

Program Staff recommends the Council award \$8,706,958.45 to the top-scoring applicants of Riverside County, Santa Barbara County, Mariposa County, and Mendocino County Resource Conservation District. These four proposals develop meaningful projects that advance unified, community-driven visions for transformation. The applicants demonstrated deep collaborative experience and capacity for executing the proposed projects and plans. However, TCC Program staff would like to note that the entire applicant pool offered many excellent proposals with transformative potential.

Below are details of the applicants recommended for award. The subsequent section contains additional overall application information, including those applications not recommended for award.

Award Recommendation 1: Riverside County: Mecca and North Shore Climate Resiliency Plan

- **Location:** Mecca and North Shore, Riverside County
- **Recommended Award:** \$4,018,788.45
- **PDG Priority Population:** Disadvantaged unincorporated community, former Planning Grant recipient
- **Proposal Summary:** The communities of Mecca and the North Shore are geographically isolated, largely Latinx farmworker communities with extremely low median incomes. A significant portion of the population lives below the poverty level. The area is also subject to the impacts of climate change, experiencing extreme heat, multi-day power outages that cut off access to power and water, dust storms, flooding, and air quality impacts from the Salton Sea. This proposal envisions an Eastern Coachella Valley that is accessible and connected, shaped directly by residents in partnership with agencies and stakeholders. To achieve this vision, the Project Development Grant will focus on resident-identified projects and initiatives, including the development of active transportation projects; a single-family solar readiness survey and microgrid feasibility study; and design for a climate resiliency center. The collaborative carries forward years of deep engagement, supported by the Leadership Counsel, and has a multi-pronged engagement strategy to continue this work.

Recommended conditions on award:

- Provide additional detail on grant management and community engagement costs in the budget. Provide supporting documentation for the budget, as necessary.
- Revise the Work Plan to include a grant management task for the Lead Applicant, community engagement tasks for Leadership Council, and Housing and Workforce Solutions tasks.



- Clarify specific community engagement tasks included in the proposal, and ensure they are represented in the Work Plan.
- Confirm Riverside County Transportation and Land Management Agency (TLMA)'s commitment to the Project Development grant; TMLA is not listed as a Co-Applicant, but is included in the Work Plan.
- Confirm County full-time equivalent positions dedicated to the grant and ensure sufficient staff capacity.

Award Recommendation 2: Santa Barbara County: Resilient Cuyama Valley

- **Location:** Cuyama Valley, Santa Barbara County
- **Recommended Award:** \$1,084,660.00
- **PDG Priority Population:** Disadvantaged unincorporated community
- **Proposal Description:** Cuyama Valley is an isolated, rural community with high poverty rates, limited technological connectivity, and a high risk of hazards, including wildfires, landslides, and riverine flooding. The Valley's access route is dependent upon one major highway, SR-166. Towns within the Cuyama Valley lack public services, such as water and wastewater service, stormwater drainage infrastructure, and robust fire protection. *Resilient Cuyama Valley* will address these concerns by funding a Home Retrofit Pilot, Microgrid Electrical Upgrade, Drinking water assessment, Greywater Installation Pilot, Backyard Composting Pilot, Garden Demonstration Project, Food Hub Feasibility Assessment, and All Weather Safe Route to School. The projects are rooted in community engagement, promoting workforce education and displacement avoidance. The proposal is notable for its Collaborative Stakeholder Structure (CSS), which includes strong community involvement, both via direct participation and through local NGOs relationships.

Recommended conditions on award:

- Update the Partnership Agreement to include the frequency of meetings to comply with the requirements of the Collaborative Stakeholder Structure, Section 6.2 of the TCC Round 5 Guidelines.
- Provide additional information on the plan to obtain consent and secure involvement from willing residential property owners for the following projects: Home Retrofit Pilot, Greywater Installation Pilot, and Backyard Composting Pilot. Provide a timeline for completing the projects within the two-year grant term.
- Clarify the community engagement incentives proposed to ensure that costs are eligible. The application states, "All community engagement projects will provide compensation for participants' time and incentives for involvement."
- Provide additional budget details during the Post-Award Consultation Process.



Award Recommendation 3: Mariposa County: Rural Transit Oriented Development (RTOD) Phase I

- **Location:** Mariposa County
- **Recommended Award:** \$1,055,500.00
- **PDG Priority Population:** Disadvantaged unincorporated community
- **Proposal Description:** Mariposa County is host to significant hazard risk, resulting in 19 declared disasters over the past seven years. The county also has disproportionately high rates of cardiovascular disease, elevated poverty rates, low median income, and a rapidly shrinking economy, coinciding with a declining workforce and population. The proposal supports implementation of the Mariposa County Integrated Mobility and Housing Strategy (IMHS). The IMHS proposes sustainable, transit-oriented development, with housing and transportation that connects Mariposa to Yosemite National Park, its major workforce center. The TCC Proposal will fund Phase I of the IMHS, including: collaborative community design to finalize the site plan; permitting and approvals; production of a construction bid set; and planning for connections to the future adjacent transportation center. The collaborative and its beneficiaries extend beyond Yosemite National Park Employees, and include veterans, Southern Sierra Miwuk Nation Tribal members, school district employees, hospital staff, Mariposa CDP community members. By concentrating development in the Missouri Gulch area of the town of Mariposa, where mitigation and response resources are already located, the project also presents a model for wildfire adaptation and discourages low-intensity development in the wildland urban interface.

Recommended conditions on award:

- Revise the Partnership Agreement and Collaborative Stakeholder Structure and processes to strengthen direct resident participation, oversight, and feedback mechanisms.
- Revise the Work Plan to include specific frequencies and commitments for community engagement activities and targeted stakeholder engagement.
- Clarify which housing development and/or parks related funds have been or will be pursued to support the IMHS.
- Provide additional information regarding the Tribal partnership(s) and engagement, both including and beyond the exploration of prescribed cultural burning on adjacent trails.

Award Recommendation 4: Mendocino County Resource Conservation District (MCRCD): Transformative Activities for Tribal Communities in Russian River Watershed and Surrounding Areas

- **Location:** Mendocino County
- **Recommended Award:** \$2,548,010.00



- **PDG Priority Population:** Disadvantaged unincorporated community; Tribal populations
- **Project Description:** This proposal supports project development for multiple Tribes along the Russian River Basin, with the vision of forging a resilient community that can adapt and prepare for climate change impacts. These communities are connected by their shared vulnerability to climate change and their lack of access to uninterrupted power and clean, safe water. The application includes a unique, non-contiguous Project Area, a feature that TCC Staff approved as a tribal modification in accordance with TCC Round 5 Guidelines. The proposal combines needs assessments, community engagement, and knowledge-sharing among Tribal partners to prepare a resilient workforce and resilient infrastructure projects. The projects include a demonstration solar-powered water pumping and storage system for natural resource management in the Eel River; feasibility studies for community resiliency centers at multiple Tribal buildings, solar microgrids, solar carports, and EV charging stations; water and energy efficiency planning for all Tribal partners; and community gardening programs. Given the application's unique structure, the Post-Award Consultation Process will require additional information and review to confirm the Project Area eligibility and proposal participants, detailed below.

Recommended conditions on award:

- Revise the Work Plan and provide additional details for the demonstration project and community engagement plan.
- Revise the Partnership Agreement to include explicit mechanisms for collaborative decision-making amongst the Lead Applicant, Co-Applicants and community members.
- Confirm the eligibility of the Project Area and project partners. The non-contiguous nature of the Project Area was approved with a modification request in accordance with TCC Round 5 Guidelines; however, changes to the proposed Project Area at the time of application must be reviewed to ensure compliance with the TCC Guidelines.
 - All areas within federally recognized tribal boundaries¹ belonging to Tribes who are Co-Applicants, or who have otherwise demonstrated their consent to have that area included in the TCC Project Area, are eligible for inclusion in the Project Area without further action.
 - For all parcels that fall within tribal boundaries, the relevant Tribe will need to demonstrate their commitment and consent through inclusion as a Co-Applicant (Partner) or submission of a letter of commitment.

¹ All areas within federally recognized tribal boundaries in California, particularly tribal land held in trust and restricted fee lands. Please see Section 6.4 of the Round 5 TCC Guidelines for more information.

- For all parcels that belong to federally recognized Tribes who are not officially included in the application, either as a Co-Applicant or through the submission of a letter of commitment, the relevant Tribe will need to demonstrate their commitment through inclusion as a Co-Applicant (Partner) or submission of a letter of commitment during the Post-Award Consultation Process in order for that area to be included in the Project Area.
- Additionally, for all parcels that are not within federally recognized tribal boundaries, the applicant will need to submit a request and justification to include those areas in the TCC Project Area, or submit local data that adequately demonstrates that the area qualifies as a disadvantaged unincorporated community per the TCC Guidelines.
- All California Native American Tribes who are included in the application as Co-Applicants need to submit letters of commitment.



Application Summaries

1. City of Indio
2. City of Santa Rosa
3. County of Tulare Resource Management District
4. East Bay Asian Local Development Corporation
5. Housing Authority of the County of San Bernadino
6. Many Mansions
7. Mariposa County
8. Mendocino County Resource Conservation District
9. Riverside County
10. Santa Barbara County

City of Indio: Polishing Jewel Pre-Development Initiative**Location:** Jewel neighborhood of Indio**Award Amount:** \$3,174,450.00**PDG Priority Population:** Previous Implementation applicant, former Planning Grant recipient**Co-Applicants:** GRID Alternatives Inland Empire, College of the Desert**Projects:**

- Land Purchase, Affordable Housing Site (120 units)
- Design and Engineering Documents, Affordable Housing Site
- Environmental Clearance and Permits, Affordable Housing Site
- Community Engagement, Solar and Workforce

Proposal Description: The population in Jewel is low income, high poverty, linguistically isolated, and has low levels of educational attainment combined with high levels of unemployment. The Polishing Jewel Pre-Development Initiative seeks to transform the Jewel neighborhood “into a thriving community characterized by enhanced connection, health, and safety.” The proposal responds to resident priorities, identified during a previous TCC Planning Grant. As only forty percent of houses owner occupied in Jewel, the proposal will concentrate investment in affordable housing and workforce development, coordinating these initiatives with the City’s nearby park and transit projects. The Project Development Funds will primarily be used to acquire and plan for a "shovel ready" site for a 120-unit affordable housing development. The housing development will include solar and a solar storage system, a community meeting and classroom space, connections with existing active transportation network, the existing electric grid, water, wastewater, broadband and road systems. Additional programming will include preparation for community solar and preliminary engagement around workforce development. Beyond this TCC proposal, the City of Indio is working on several transit and greening initiatives located in close proximity to the project site, meaning the area is moving towards more transformative change. The Collaborative Stakeholder Structure notably includes a resident oversight committee to promote resident engagement. Overall, the proposal is an important step towards generating affordable housing.

Areas for Improvement:

- Provide additional detail in Work Plan, particularly for Community Engagement sub-project.
- Refine the following sections of the Partnership Agreement: Roles and Responsibilities; Transparent Decision-making Processes; Process for Involving Community

Representatives in Decision-making. Consider expanding the engagement budget to provide stipends for resident involvement in collaborative.

- Create a specific plan for establishing partnerships and strengthening civic engagement. The narrative referenced the City’s plans to meet with and consult other CBOs or nonprofits working in Coachella Valley, including Coachella Valley Lift to Rise and Coachella Valley Housing Coalition.
- Consider dedicating more FTE and staff capacity to the grant. Reviewers raised some concern with allocated full time equivalent (FTE) dedicated to the grant across all tasks, which seemed low.

Project Area Map:

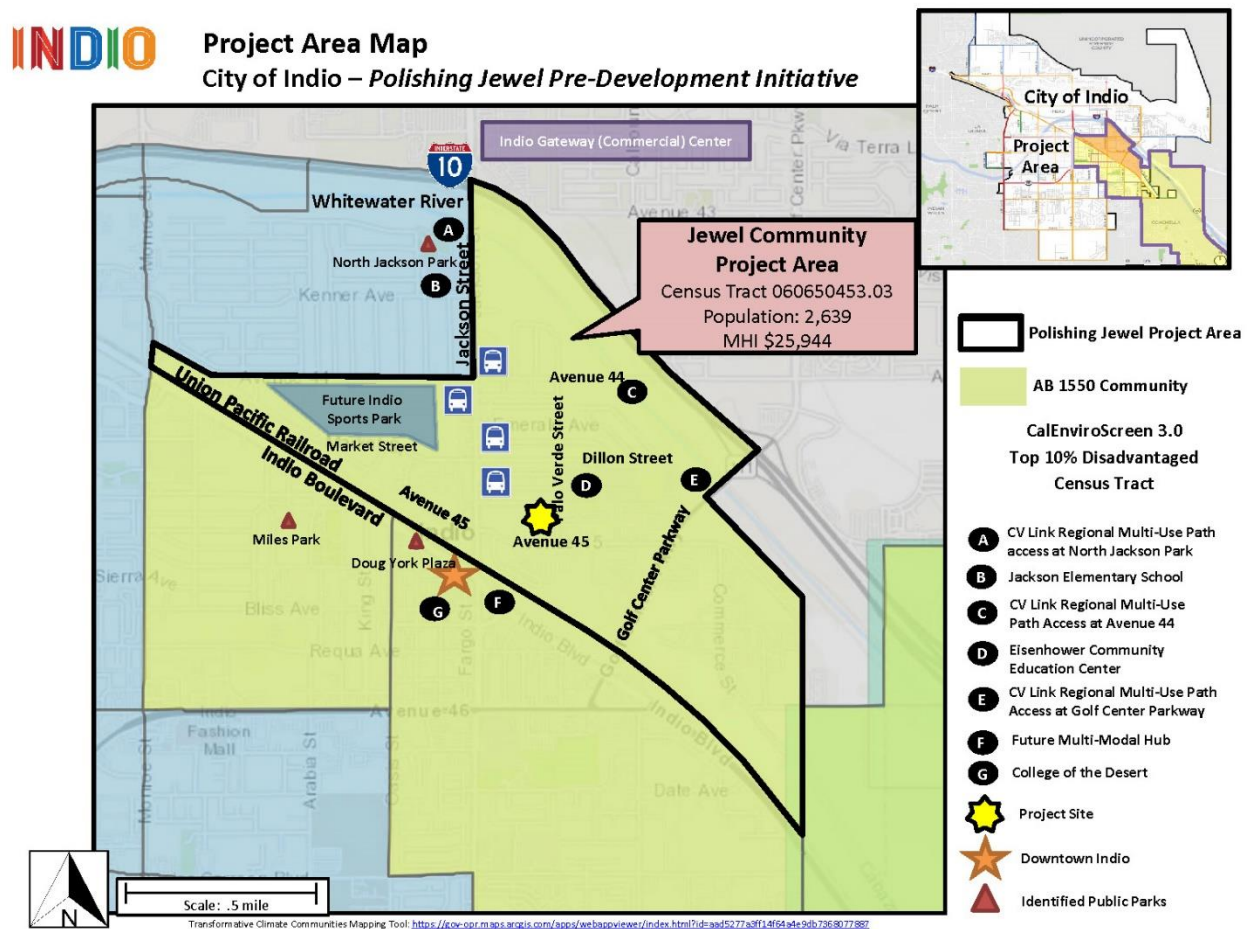


Figure 1. City of Indio Project Area

City of Santa Rosa: Elevate Santa Rosa Collaborative**Location:** Roseland/Sebastopol Area of Santa Rosa**Award Amount:** \$2,261,616.39**PDG Priority Population:** N/A**Co-Applicants:** Latino Services Providers (LSP); Community Action Partnership Sonoma County (CAP Sonoma County); Conservation Corps North Bay (CCNB); Circuit Rider; Center for Volunteer and Nonprofit Leadership (CVNL)**Projects:**

- Water Use Efficiency Program (COSR Water Department)
- Universal Access Transit Program (COSR Transit Division)
- Urban Greening - Lower Colgan Creek and Roseland Park (COSR Parks); Tree Planting Campaign (Circuit Riders)
- Environmental Jobs Training Programs (CAP and CCNB)
- Community Engagement and Workforce Plan (LSP)
- Evaluation (CVNL)
- *Complimentary projects:* Hearn Community Hub; Affordable Housing Options Evaluation

Proposal Description: The Elevate Santa Rosa Collaborative envisions the Roseland/Sebastopol Road area as a vibrant, unified, healthy, and livable community for all. The Project Area is historically under-resourced, with high poverty levels and low rates of homeownership. The area is one of Santa Rosa's most racially and ethnically diverse areas; correspondingly, Roseland/Sebastopol Road has been a center of community organizing around racial equity, particularly following the police shooting of 13-year-old Andy Lopez in 2013. Since its incorporation in 2017, the Roseland/Sebastopol area has been the focus of substantial city-implemented engagement efforts (e.g., the Roseland Annexation, Roseland Specific Plan, and Roseland Environmental Impact Report (EIR), Community Empowerment Plan, General Plan Update, and Hearn Community Center). The proposal will advance a number of projects, including a water use efficiency program, universal access transit program, and urban greening and park improvement program. These efforts are centered around the proposed Hearn Community Center, which will act as a hub for community engagement activities and essential services—though the implementation of the Hub itself is not TCC-funded. The proposal's transformative elements include a number of community engagement efforts, an environmental jobs training program, and an evaluation plan.

Areas for Improvement:

- Strengthen the process for involving community members in decision-making within the Collaborative Stakeholder Structure. Provide greater detail for the roles and responsibilities of each partner within the collaborative.
- Clarify the relationship between the proposed subprojects and the projects in the Work Plan.
- Ensure all projects mentioned in the narrative questions are addressed in the Work Plan; Hearn Community Hub and Affordable Housing Options Evaluation are mentioned in the narrative questions but not in the Work Plan. Clarify whether these projects will be funded by TCC.
- Ensure that community residents helped directly shape the vision; it is clear that the community contributed to pieces of this vision, but not totally clear that the vision is community-forged.

Project Area Map:

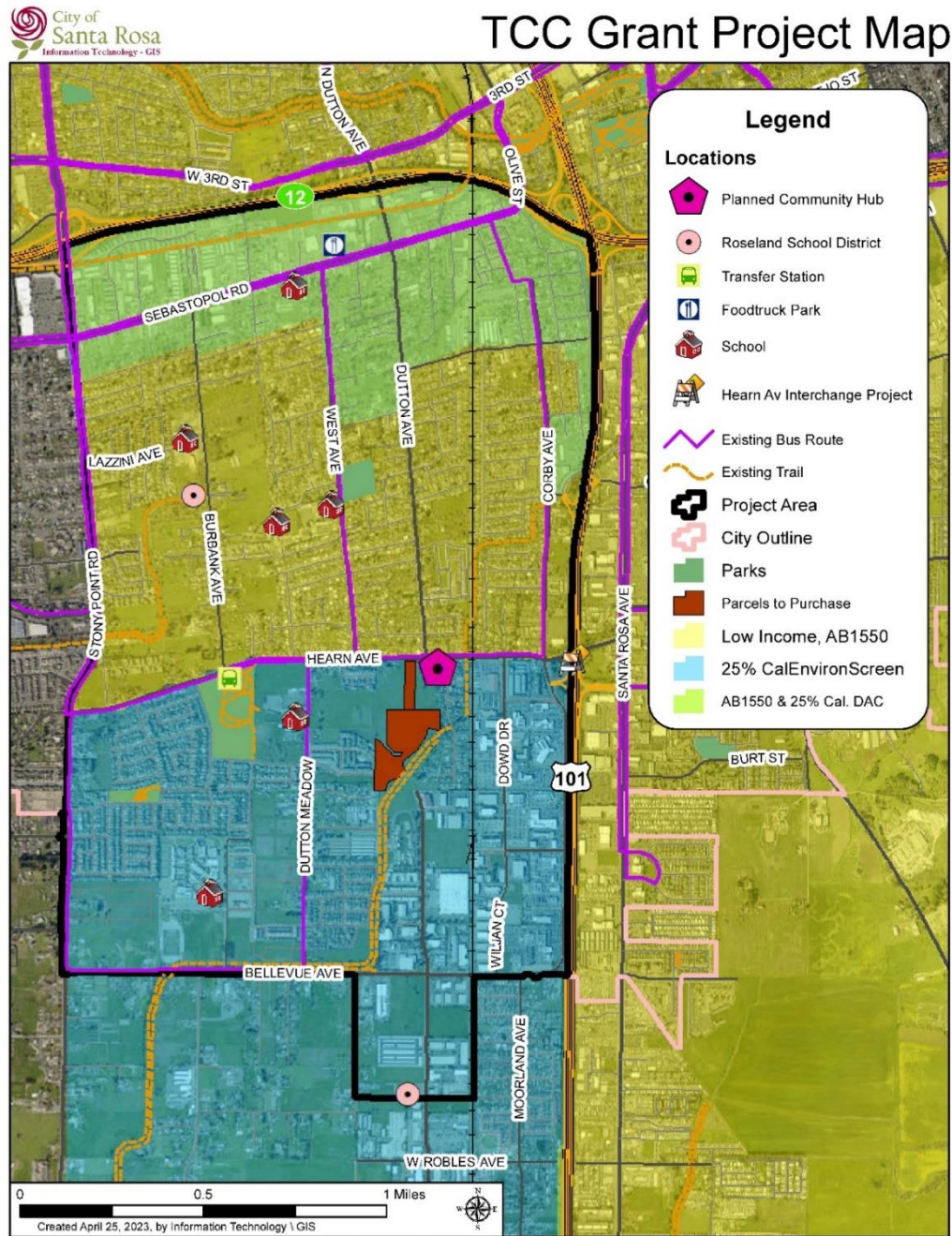


Figure 2. City of Santa Rosa Project Area

County of Tulare Resource Management Agency: Matheny Tract Critical Infrastructure Development

Location: Matheny Tract, Tulare County

Award Amount: \$1,000,000.00

PDG Priority Population: Disadvantaged unincorporated community (DUC); former Planning Grant recipient

Co-Applicants: Tulare County Flood Control District; Tulare County Association of Governments; Leadership Counsel for Justice and Accountability; Tulare County Health and Human Services Administration

Projects:

- Complete Streets Surveying, Design, Engineering, Environmental Permitting (pedestrian, bicycle, stormwater infrastructure)
- Community Outreach and Engagement

Proposal Description: The Matheny Tract Critical Infrastructure Development project is designed to improve infrastructure in the unincorporated Matheny Tract. Matheny Tract is a largely Latinx, low-income area with extreme pollution burdens and limited public services, infrastructure, and affordable housing. The Project Area includes two distinct residential areas separated by working agricultural lands. The current roads have limited sidewalks, few traffic calming measures, no bike lanes, and are susceptible to flooding in extreme weather events. The proposal will fund project development and design for complete streets projects to support safe active transportation and improved stormwater management. Building on the Matheny Tract Legacy Plan developed through a Round 2 TCC Planning Grant and an initial Complete Streets grant funded by Caltrans, the proposal will support the community vision of providing Matheny Tract residents with functional water/sewer systems and safe transportation infrastructure for pedestrians and cyclists. The Complete Streets projects will provide safe routes for walking and biking, which can improve public health and lead to reduced VMTs, GHG emissions, and local air pollution. The stormwater infrastructure will improve local stormwater management in extreme weather events and could improve water quality and groundwater recharge. As the Matheny Tract is also in the process of connecting to the nearby City of Tulare's municipal water system and working on development of sewer infrastructure, the proposed Complete Streets will help establish basic functional infrastructure for residents of the Matheny Tract.

Areas for Improvement:

- Provide greater details and clarity on the community engagement conducted to inform this proposal. The application references a prior TCC Planning Grant, but the proposed project appears to just be advancing project design for the Complete Streets grant funded by Caltrans instead of projects derived from the Matheny Tract Legacy Plan funded by the Planning Grant.
- Provide additional detail on the community locations or assets being served by the proposed project. Provide additional detail on the potential urban greening or nature-based stormwater management solutions that might increase climate adaptation and resiliency benefits of the project.
- Build out subtasks and timelines in the Work Plan for the community engagement sub-project (Sub-Project 3). Correct Work Plan and budget discrepancies: the requested budget for Community Engagement (\$26,250.00) is less than half of the provided unit cost (\$53,250.00) and only \$1,250.00 is budgeted for community meetings (1 unit).
- Address any contingencies that might be necessary if the application to the State Water Board's Clean Water State Revolving Fund is not approved. It is anticipated this funding will support construction of a sewer system by 2026, but if this is not certain the investments of complete street design may not be feasible in the near future.
- Clarify and detail dispute resolution section of the Partnership Agreement.
- Expand the Collaborative Stakeholder Structure to include local business representatives.

Project Area Map:

Tulare County - Matheny Tract

TCC PROJECT DEVELOPMENT GRANT

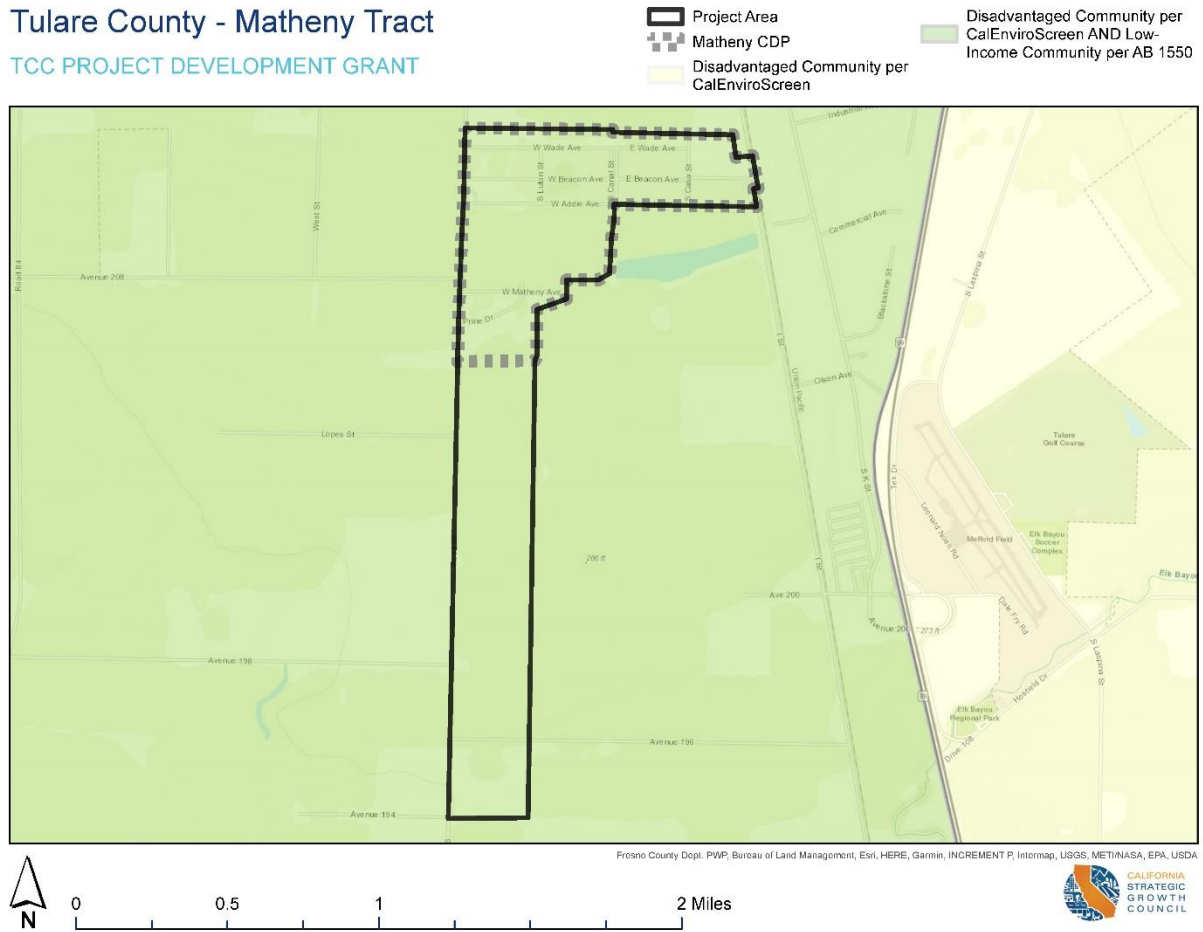


Figure 3. County of Tulare Resource Management District Project Area

East Bay Asian Local Development Corporation (EBALDC): Chinatown for All**Location:** Chinatown, City of Oakland**Award Amount:** \$4,501,019.00**PDG Priority Population:** N/A**Co-Applicants:** Bay Area Rapid Transit (BART); Asian Pacific Environmental Network; Oakland Chinatown Improvement Council; Asian Health Services; Oakland Asian Cultural Center; Oakland Chinatown Coalition; City of Oakland Department of Transportation**Projects:**

- 35% design of Chinatown Complete Streets Plan, including community engagement and a street demonstration project to solicit input
- Planning for the Lake Merritt BART TOD Project including mixed-use development, plaza renovation with urban greening, and placekeeping strategies
- Multi-faceted Chinatown Resiliency Work including planning for a community resiliency center, anti-displacement education and civic ambassador/street safety and cleaning programming, and solar on multifamily affordable housing
- Oakland Chinatown Oral History Project
- Collaborative evaluation and planning

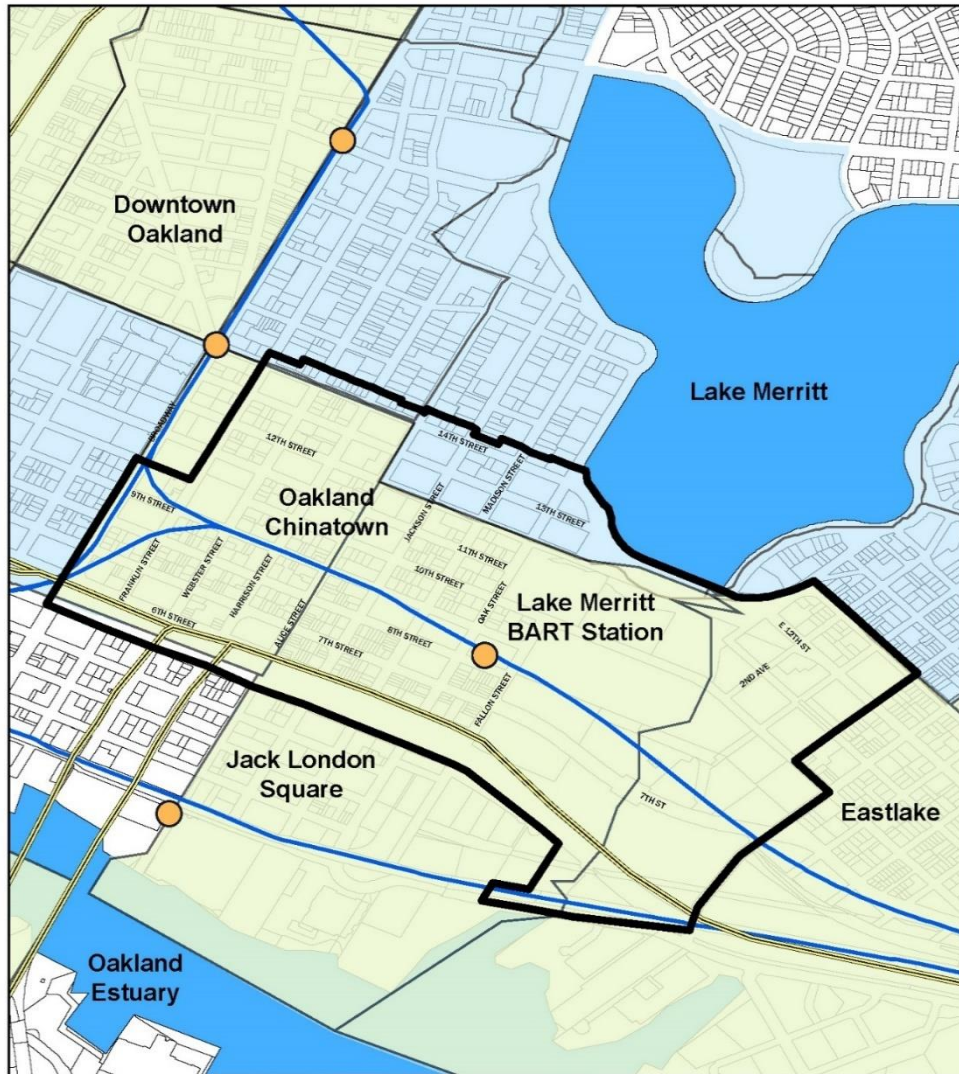
Proposal Description: Centered in the historic Chinatown of Oakland, the Project Area is home to approximately 12,000 people with the majority representing Asian, older, low-income, renter households. The area has robust sidewalk activity and biking by elders; however, the area is beset by poor air quality and some of the highest rates of auto/bike/pedestrian related fatalities in the City of Oakland. The community vision is to prepare Chinatown to be a neighborhood with safe and inclusive active transportation options, revitalized public green spaces, and a vibrant cultural hub. The proposal is specifically focused on improving existing infrastructure around the Lake Merritt Bay Area Rapid Transit (BART) Station. Building upon years of activism and planning in an area negatively impacted by highway infrastructure investments, this proposal will facilitate local transit-oriented development, neighborhood resilience and revitalization, and studies for affordable housing and/or land trusts. The proposal supports design of transportation and pedestrian circulation improvements, transit-oriented affordable housing and below-market-rate commercial development, a climate change resiliency and recreation center, and programming around the Lake Merritt BART Station and Plaza in the Chinatown neighborhood of Oakland. There is a strong emphasis on social resilience and cultural place-keeping to ensure the Chinatown neighborhood is made safer, more vibrant, and more climate resilient for current residents.

Areas for Improvement:

- Consider including the Oakland Department of Transportation (OakDOT) in the Partnership Agreement. Ensure that the Letter of Commitment from OakDOT clearly matches the proposed activities.
- Clarify the role of local residents in the Collaborative Stakeholder Structure. The stakeholder structure indicates that local residents will be recruited to provide feedback on working groups for the plan, but it is not clear if residents will participate in the actual governance structure or if this is limited to the Co-Applicant organizations.
- Provide additional information to address potential displacement risks and offer solutions. Note that the funding for mixed-use housing includes market-rate units, though TCC implementation grants and the AHSC program would require a focus on affordable housing.
- Incorporate strategies to engage new residents that have not been involved in previous planning efforts.

Project Area Map:

Chinatown for All: Project Area Map



Legend

- Chinatown for All Boundary
- CalEnviroScreen 3.0 or 4.0 DAC
- AB 1550 from CARB 2019
- Highways
- Passenger Rail Lines
- Rail Stations
- Census Tract Boundaries

Figure 4. East Bay Asian Local Development Corporation Project Area

Housing Authority of the County of San Bernadino: Arrowhead Grove Inclusive Redevelopment Project

Location: County of San Bernadino

Award Amount: \$4,199,941.00

PDG Priority Population: Project Area includes Disadvantaged Unincorporated Area (DUC)

Co-Applicants: City of San Bernardino; El Sol Educational Neighborhood Center (ESENC); Growing Hope Project; Making Hope Happen Foundation; Neighborhood Housing Services of the Inland Empire

Projects:

- Design and pre-development:
 - Housing Developments: 92-units phase of a Rental Assistance Demonstration public housing conversion, 120-unit mixed use development, 6-unit single family home development
 - Two Community Centers: 74,000 SF facility by HACSB and another by El Sol Community Center
- Preliminary transportation design work for streets abutting the project sites on North Waterman and East Baseline
- Workforce development and Clinical Health Worker programs provided by ESNEC

Proposal Description: In a neighborhood straddling both the City and unincorporated County of San Bernadino, the Project Area largely home to people of color (68.16% Latinx, 22.46% African American) and is severely under-resourced and impacted by pollution. The area is low income with high poverty rates and high rent burden and low levels of automobile access. The Arrowhead Grove Inclusive Redevelopment Project proposal will fund the design and predevelopment of affordable housing and two community resource centers in the Project Area. The community resource centers will provide residents with access to health care, workforce development opportunities, supportive services, and programming. These sites will include community gardens and sustainable transportation improvements to promote active transportation and transit ridership. The community vision has been shaped by years of planning efforts that engaged residents, local businesses, educators, faith-based organizations, nonprofits, and government leaders from 2010 to 2016. Community engagement has continued through the efforts of the Making Hope Happen Foundation and Uplift San Bernardino. The Collaborative Stakeholder is enhanced by wide representation and resident co-chairs on the planning team, which supports broad community collaboration. Collectively, the proposed projects will advance the neighborhood's redevelopment efforts through investments in affordable housing, workforce development, active transportation, and community health.

Areas for Improvement:

- Improve clarity regarding the Project Area: the submitted map files and narrative indicated that the Project Area was between 1.35 and 4.98 square miles.
- Provide additional cost detail in the main budget workbook (e.g., half of the grant amount for subcontractors is listed as one line item).
- Create an MOU between the City and the County to comply with TCC Guideline requirements.
- Revise the Partnership Agreement to include an established decision-making protocol.
- Consider dedicating more FTE and staff capacity to the grant. Reviewers raised concerns regarding the Lead Applicant’s dedicated capacity to support the implementation of projects and policies included in the TCC Proposal as well as the City of San Bernardino’s commitment as a Co-Applicant.

Project Area Map:

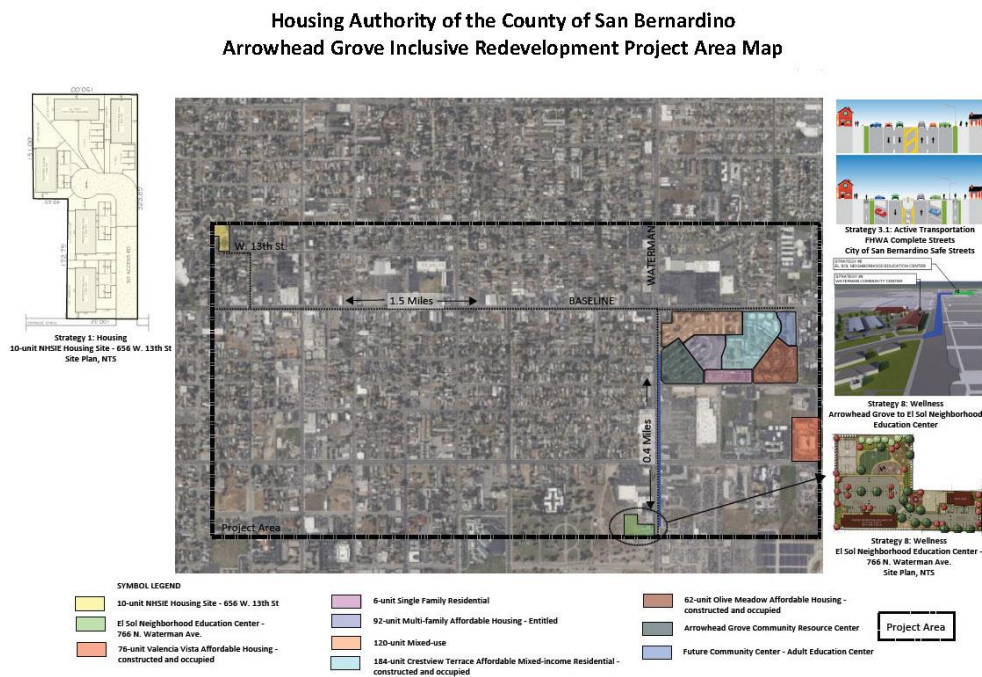


Figure 5. Housing Authority of the County of San Bernardino Project Area

Many Mansions: Aspire Oxnard**Location:** Meta District, City of Oxnard**Award Amount:** \$2,400,000.00**PDG Priority Population:** N/A**Co-Applicants:** City of Oxnard**Projects:**

- Community Outreach - Parks, Urban Greening, Community Amenities
- Community Engagement - Workforce and Economic Development
- Downtown Green Waste Recapture Improvements
- Aspire Apartments – On site and Off Site Permitting and Construction Closing Loan Documents

Proposal Description: The Meta District in Downtown Oxnard is located near industrial zones and transit routes. Residents of this largely Latinx Project Area are exposed to elevated levels of pollutants like PM2.5, diesel, toxic air releases, pesticides, and solid waste, which contribute to respiratory and cardiovascular issues among residents. Furthermore, residents have limited access to affordable housing. Many Mansions and the City of Oxnard's *Aspire Oxnard* collaboration will catalyze the development of affordable housing, infrastructure improvements, trash enclosure upgrades, and community outreach for parks and economic development programs. This proposal aims to uplift the community, create sustainable spaces, and enhance the overall well-being of residents, fostering a thriving and resilient neighborhood. Specifically, the proposed activities include: the pre-development of 88 affordable units, commercial space, and parking facilities (ineligible through TCC), and infrastructure improvements; downtown Oxnard trash enclosure improvements, identified as a community improvement component; community outreach and planning for new parks, urban greening, public gathering spaces, and other community-serving amenities; and community engagement to develop workforce and economic development programs. The Collaborative Stakeholder Structure largely represents the public sector and includes the City of Oxnard, the Downtown Oxnard Improvement Association, Many Mansions, and an elected community leader. Reviewers were unclear on the community's involvement with the collaborative, and noted that there was a lack of community voice and representation shaping the TCC-specific proposal and activities.

Areas for Improvement:

- Provide a clear plan for not only identifying, but developing and implementing, community priorities.



- Strengthen the direct involvement of the community, and diverse stakeholder voices, in the Collaborative Stakeholder Structure (CSS). The CSS includes one resident voice, represented by an active community member who is currently involved in the neighborhood council as well as a downtown improvement association. No community-based organization is involved.
- Improve detail in the Work Plan and timeline.
- Provide greater detail for budget line items (e.g., breakdown costs such as “Housing Related Infrastructure Hard Costs”).

Project Area Map:

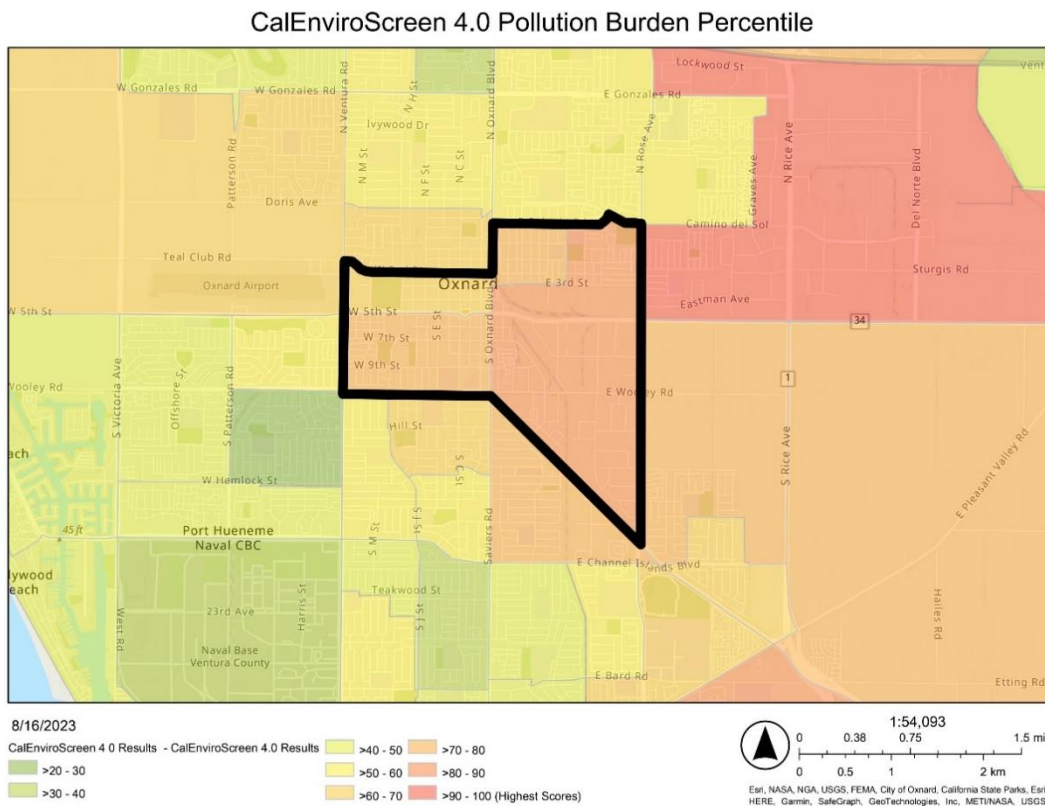


Figure 6. Many Mansions Project Area

Mariposa County: Rural Transit Oriented Development (RTOD) Phase I**Location:** Mariposa County**Recommended Award:** \$1,055,500.00**PDG Priority Population:** Disadvantaged unincorporated community; tribal Co-Applicant**Co-Applicants:** Yosemite Conservancy; Yosemite National Park; Southern Sierra Miwuk Nation; Mariposa County Unified School District; Alliance for Community Transformation; Sierra Foothill Conservancy; Veterans of Foreign Wars**Projects:**

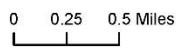
- Refine Concept-Level Site Design and Building Program Initiated in the Integrated Mobility and Housing Strategy (30%)
- Environmental Permitting and Approvals
- Produce Construction Documents and Bid Set (100% Design)

Proposal Description: Mariposa County is host to significant hazard risk, resulting in 19 declared disasters over the past seven years. The county also has disproportionately high rates of cardiovascular disease, elevated poverty rates, low median income, and a rapidly shrinking economy, coinciding with a declining workforce and population. The proposal supports implementation of the Mariposa County Integrated Mobility and Housing Strategy (IMHS). The IMHS proposes sustainable, transit-oriented development, with housing and transportation that connects Mariposa to Yosemite National Park, its major workforce center. The TCC Proposal will fund Phase I of the IMHS, including: collaborative community design to finalize the site plan; permitting and approvals; production of a construction bid set; and planning for connections to the future adjacent transportation center. The collaborative and its beneficiaries extend beyond Yosemite National Park Employees, and include veterans, Southern Sierra Miwuk Nation Tribal members, school district employees, hospital staff, Mariposa CDP community members. By concentrating development in the Missouri Gulch area of the town of Mariposa, where mitigation and response resources are already located, the project also presents a model for wildfire adaptation and discourages low-intensity development in the wildland urban interface.

Areas for Improvement:

See Recommended Awards section for Recommended Conditions on Award

Project Area Map:



MARIPOSA

Important Notes : Entire project area is unincorporated. Entire Mariposa CDP is a disadvantaged unincorporated community. AB-1550 Designated DCA - NO. CES 4.0 Percentile = 56.48

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Figure 7. Mariposa County Project Area

Mendocino County Resource Conservation District (MCRCD): Transformative Activities for Tribal Communities in Russian River Watershed and Surrounding Areas

Location: Mendocino County

Recommended Award: \$2,548,010.00

PDG Priority Population: Disadvantaged unincorporated community; tribal Co-Applicants

Co-Applicants: Promoting Sustainable Livelihoods Foundation; Potter Valley Tribe of Pomo Indians; Hopland Band of Pomo Indians; Guidiville Band of Pomo Indians; Pinoleville Pomo Nation

Projects:

- Tribal Needs Assessment and Project Implementation Plan
- Transformative Actions with Tribal Communities
 - Solar Powered Water Management Demonstration Project for Wildfire Prevention and EV Charging stations
 - Feasibility Study for Solar Powered Building Acquisition and Solar Powered Storage
 - Solar Microgrid Design for Tribal Properties
 - Weatherization, Food Sovereignty and Community Gardening program development
 - Project Planning for Workforce development, Economic activities and Climate Action Plan
- Monitoring and Reports

Project Description: This proposal supports project development for multiple Tribes along the Russian River Basin, with the vision of forging a resilient community that can adapt and prepare for climate change impacts. These communities are connected by their shared vulnerability to climate change and their lack of access to uninterrupted power and clean, safe water. The application includes a unique, non-contiguous Project Area, a feature that was approved by TCC Staff as a tribal modification in accordance with TCC Round 5 Guidelines. The proposal combines needs assessments, community engagement, and knowledge-sharing among Tribal partners to prepare a resilient workforce and resilient infrastructure projects. The projects include a demonstration solar-powered water pumping and storage system for natural resource management the Eel River; feasibility studies for community resiliency centers at multiple Tribal buildings, solar microgrids, solar carports, and EV charging stations; water and energy efficiency planning for all Tribal partners; and community gardening programs. Given the application's unique structure, the Post-Award Consultation Process will require additional information and review to confirm the Project Area eligibility and proposal participants, detailed below.




Areas for Improvement:




See Recommended Awards section for Recommended Conditions on Award




Project Area Map:

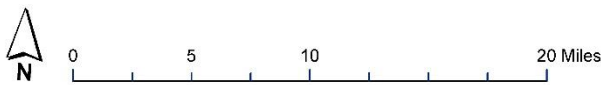
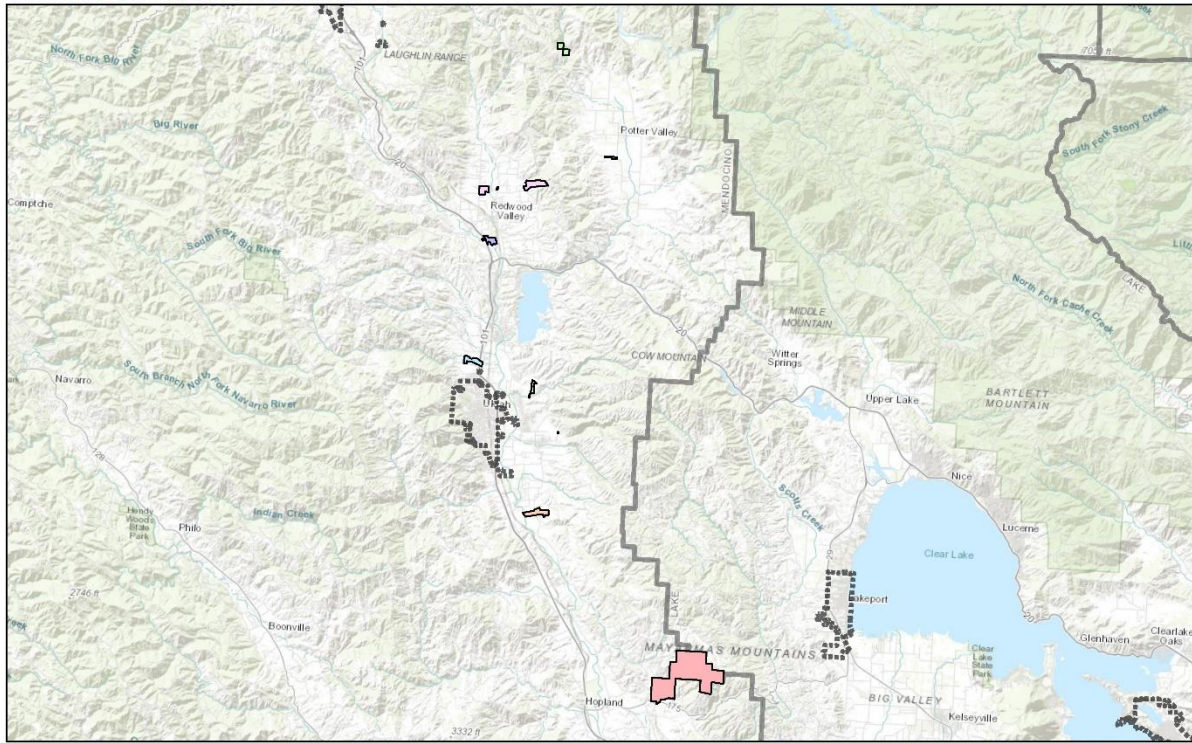
Promoting Sustainable Livelihoods Foundation

TCC PROJECT DEVELOPMENT GRANT

-  Incorporated Areas
-  County Boundaries
-  Yokayo Tribe of Indians

-  Redwood Valley Little River Band of Pomo Indians
-  Potter Valley Tribe
-  Pinoleville Pomo Nation

-  Hopland Band of Pomo Indians
-  Coyote Valley Band of Pomo Indians
-  Gudiville Band of Pomo Indians



Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS



Figure 8. Mendocino County Resource Conservation District Project Area

Riverside County: Mecca and North Shore Climate Resiliency Plan**Location:** Mecca and North Shore, Riverside County**Recommended Award:** \$4,018,788.45**PDG Priority Population:** Disadvantaged unincorporated community, former Planning Grant recipient**Co-Applicants:** Riverside County Housing and Workforce Solutions, Leadership Counsel for Justice and Accountability, GRID Alternatives Inc., Desert Recreation District**Projects:**

- Solar & Energy Storage Pre-Development Phase Activities: Single Family solar readiness survey and microgrid feasibility.
- North Shore Climate Resiliency Center Design and Permitting
- Active Transportation Improvements – Design, Environmental Documents, Engineering
 - North shore bridge
 - Avenue 70 – Mecca to North Shore bike lane

Proposal Description: The communities of Mecca and the North Shore are geographically isolated, largely Latinx farmworker communities with extremely low median incomes. A significant portion of the population lives below the poverty level. The area is also subject to the impacts of climate change, experiencing extreme heat, multi-day power outages that cut off access to power and water, dust storms, flooding, and air quality impacts from the Salton Sea. This proposal envisions an Eastern Coachella Valley that is accessible and connected, shaped directly by residents in partnership with agencies and stakeholders. To achieve this vision, the Project Development Grant will focus on resident-identified projects and initiatives, including the development of active transportation projects; a single-family solar readiness survey and microgrid feasibility study; and design for a climate resiliency center. The collaborative carries forward years of deep engagement, supported by the Leadership Counsel, and has a multi-pronged engagement strategy to continue this work.

Areas for Improvement:

See Recommended Awards section for Recommended Conditions on Award

Project Area Map:

Riverside County

TCC PROJECT DEVELOPMENT GRANT

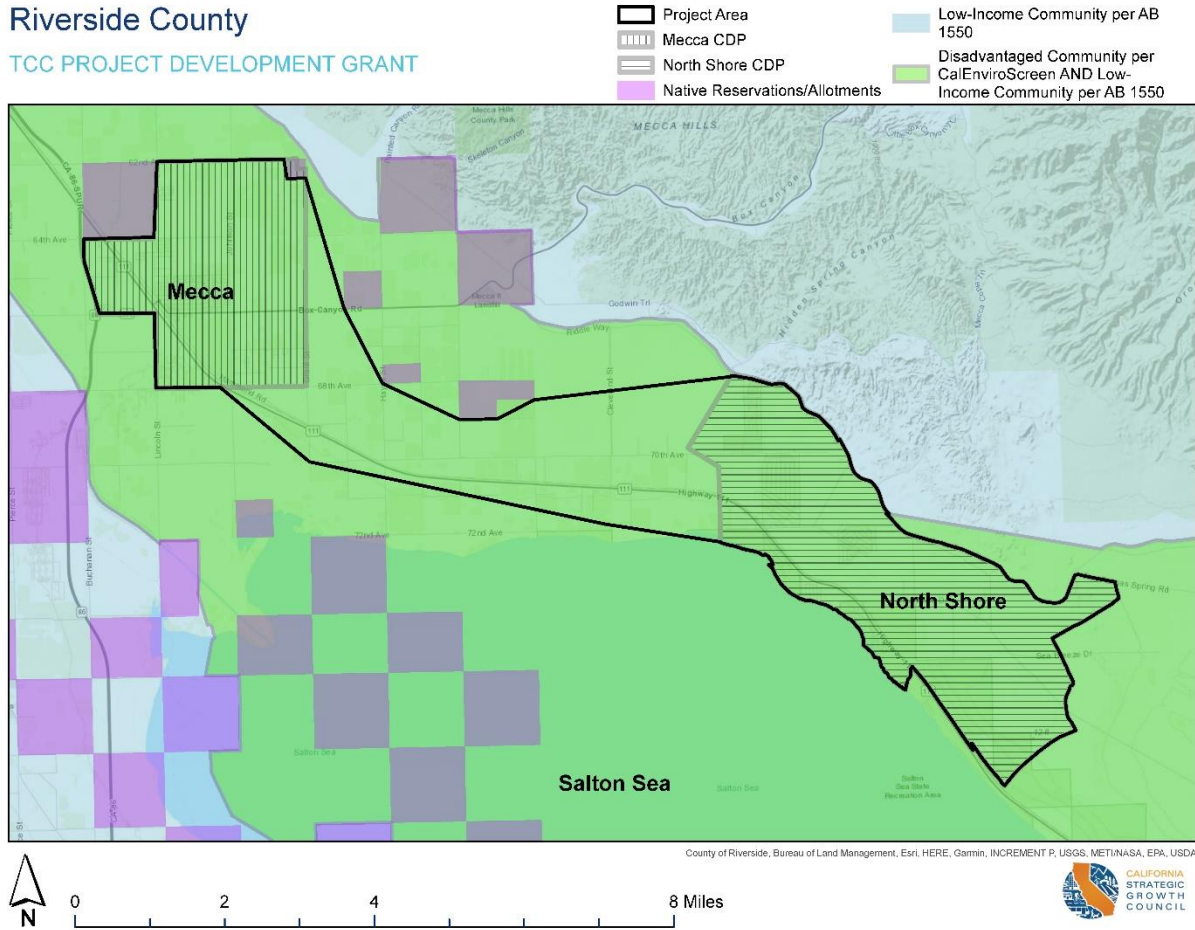


Figure 9. Riverside County Project Area

Santa Barbara County: Resilient Cuyama Valley**Location:** Cuyama Valley, Santa Barbara County**Recommended Award:** \$1,084,660.00**PDG Priority Population:** Disadvantaged unincorporated community**Co-Applicants:** Blue Sky Center, Quail Springs, Community Environmental Council**Projects:**

- Governance & Community Engagement
- Energy Resilience Pilots
 - Home Retrofit Pilot
 - Microgrid Electrical Upgrade
- Water Resilience Predevelopment and Pilot
 - Drinking water assessment
 - Greywater Installation Pilot
 - Backyard Composting Pilot
- Health Equity & Wellbeing Predevelopment
 - Garden Demonstration Project
 - Food Hub Feasibility Assessment
- Mobility & Access Predevelopment
 - All weather Safe Route to School
 - Other ATP design/planning

Proposal Description: Cuyama Valley is an isolated, rural community with high poverty rates, limited technological connectivity, and a high risk of hazards, including wildfires, landslides, and riverine flooding. The Valley's access route is dependent upon one major highway, SR-166. Towns within the Cuyama Valley lack public services, such as water and wastewater service, stormwater drainage infrastructure, and robust fire protection. *Resilient Cuyama Valley* will address these concerns by funding a Home Retrofit Pilot, Microgrid Electrical Upgrade, Drinking water assessment, Greywater Installation Pilot, Backyard Composting Pilot, Garden Demonstration Project, Food Hub Feasibility Assessment, and All Weather Safe Route to School. The projects are rooted in community engagement, promoting both workforce education and displacement avoidance. The proposal is notable for its Collaborative Stakeholder Structure (CSS), which includes strong community involvement, both via direct participation and through local NGOs relationships.

Areas of Improvement:*See Recommended Awards section for Recommended Conditions on Award*

Project Area Map:

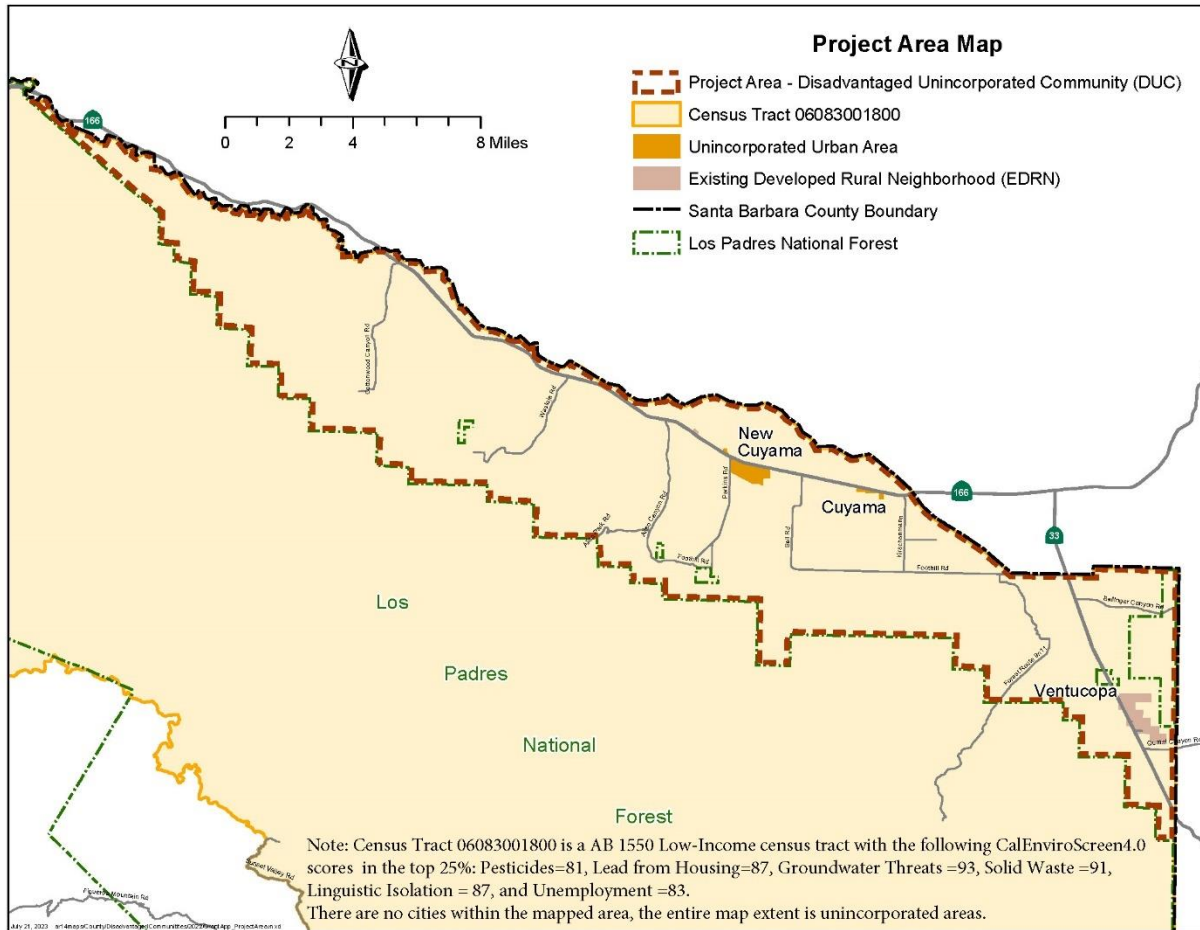


Figure 10. Santa Barbara County Project Area

Council Recommendation

Transformative Climate Communities (TCC) Staff recommend the Council award \$8,706,958.45 in funding from the FY 2022-23 General Fund for the Round 5 TCC Program to the four (4) top-scoring proposals for the TCC Project Development Grant Program.