

Regional Early Action Planning Grants of 2021 (REAP 2.0) Annual Report Template for Metropolitan Planning Organizations



Association of Monterey Bay Area Governments (AMBAG)

For the reporting period of:
January 1, 2024 to December 31, 2024

Instructions

This form is to be used for satisfying the reporting requirements of California Health and Safety Code section 50515.10. The report must be submitted to the California Department of Housing and Community Development (HCD) via email at reap2021@hcd.ca.gov in Microsoft Word format by April 1 of the year following award of funding, and annually thereafter by April 1 until all funds are expended.

Details about the REAP 2.0 program can be found at:

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

Note: This Microsoft Word form uses cross-references and formulas to autofill some fields using information inputted by the user. Cross-references and calculations may not update immediately upon input. The user may force updates to cross-references by entering and exiting the Print Preview of Word (*shortcut: Ctrl+P, Esc*), or by saving, closing, and then reopening the document. Formulas may be updated by right-clicking the field and selecting *Update Field*.

Refer to the following instructions to complete each part of the report.

Part I – Overall Context

In 500 words or less, provide a brief overview regarding the current status of each Proposed Use and Subtask(s)¹.

- **Overview:** A general description of the overall Proposed Use(s) and Subtask(s).
- **Current Status:** A short summary of the information requested in Part III – Status of Activities on progress made by each Proposed Use to meet the REAP 2.0 objectives:
 - Accelerating infill development that facilitates housing supply, choice, and affordability,
 - Affirmatively Furthering Fair Housing (AFFH), and
 - Reducing Vehicles Miles Traveled (VMT).

¹ If one or more Proposed Uses includes suballocations, please provide additional context for each suballocated award.

Part II – Highlights, Challenges, Opportunities, and Accomplishments

In a paragraph or two per Proposed Use², discuss the highlights, challenges, opportunities, and accomplishments realized at regional, subregional, or local levels to date. This part may include updates about:

- Engaging stakeholders
- Building support for housing and transportation
- Developing strategies for reducing VMT
- Adopting policy reforms to remove barriers to housing production
- Completing project deliverables
- Fostering subregional collaboration on housing and transportation planning
- Administering technical assistance
- Best practices
- Exemplary highlights and program outcomes

Part III – Activity Status and Funding Summary

Provide details of each Proposed Use. Utilize the project timeline and budget from the approved advance allocation and full application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Advance Allocation Application – Proposed Activities:**
 - **Activity Title** – Input Proposed Activity title.
 - **Timeline** – Approximate start and completion dates of work performed.
 - **Amount Proposed & Amount Expended** – Specify the grant amounts proposed and expended for each approved Activity.
 - **Status** – Select whether activity is not started, in progress, or completed as of the end of the reporting period.

² For Proposed Uses that are suballocated, please provide this detail for each suballocation award.

- **Full Application – Proposed Uses & Subtasks:**

- **Activity No.** – Should correspond with Activity Number in Proposed Use Timeline and Budget in full application.
- **Activity Title** – Should correspond with Activity Title in Proposed Use Timeline and Budget in full application.
- **Eligible Uses** – Indicate which eligible uses are being achieved through the activity as listed in 50515.08 (c)(1)(E)(i-iv) (reference section [50515.08 \(d\)\(4-7\)](#) for additional information):
 - (i) Accelerating infill development, including housing;
 - (ii) Supporting residents through realizing Multimodal Communities,
 - (iii) Shifting travel behavior through reducing driving, and/or
 - (iv) Increasing transit ridership.
- **Suballocation (Sub)** – Check the box for each activity that utilizes suballocated funds.
- **Timeline** – Approximate start and completion dates of work performed.
- **Amount Allocated & Amount Expended** – Specify the grant amounts allocated and expended for each approved Proposed Use and Subtask.
- **Status** – Select a status from the dropdown menu (not started, in progress, complete).

Part IV – Measurable Outcomes by Proposed Use

Provide information in the tables provided related to accelerating infill housing, reducing VMT, and Affirmatively Furthering Fair Housing resulting from the performance of activities as of the end of the reporting period.

Part V – Web Report

Provide the URL(s) on the grantee's public website containing existing maps that illustrate VMT generation patterns in their region. A grantee may submit maps produced in the development of the grantee's adopted sustainable community strategies. If public maps are not available on the grantee's website, a statement confirming that the VMT information in [Site Check \(https://sitecheck.opr.ca.gov\)](https://sitecheck.opr.ca.gov) accurately visualizes VMT patterns in their region is sufficient. Additional maps relevant to the proposed use(s) may also be included.

Part VI – Additional Information

Provide materials produced for REAP 2.0 activities as supplemental documentation to this report. This may include templates, announcements, or other program guidance. Common file formats such as PDF, Word document, JPEG, etc. are sufficient.

The grantee may add any other information as deemed appropriate to demonstrate the status and impacts of the overall REAP 2.0 activities. The grantee may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

The grantee may also add recent developments to the data inputted in the Annual Report submitted in the previous reporting period, if applicable. Self-reported data by cities and counties is available on [HCD's Housing Element and Implementation and APR Data Dashboard \(https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard\)](https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard) (note that HCD cannot independently verify most project-level data). HCD recognizes REAP 2.0 funds may not immediately impact production indicators for projects completed in 2023 and 2024, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale.

Part I – Overall Context

Overview of Proposed Use(s) and Subtask(s):

REAP 2.0 (REAP 2021) was established through AB 140 (July 2021) as part of the mid-year budget revise for the State's FY 21-22 budget for transformative and innovative projects that implement a region's Sustainable Communities Strategy (SCS) and help achieve the objectives of more housing and transportation options that reduce reliance on cars. REAP 2.0 builds on actions completed through the 2019 REAP grant program but expands the focus by integrating housing and climate goals, and by allowing for broader planning and implementation investments, including infrastructure investments supporting housing development.

REAP 2.0 builds off the work achieved through REAP 1.0. In 2020, AMBAG set aside approximately \$8 million of REAP 1.0 funding for a grant program to fund subregional planning activities that accelerate housing production and facilitate compliance implementing a jurisdiction's 6th Cycle RHNA, including developing 6th Cycle Housing Elements. Funding was non-competitively awarded based on each jurisdiction's population size category with a minimum allocation of \$65,000. REAP 1.0 was developed to augment resources available through locally received SB 2 and Local Early Action Program (LEAP) grants and to foster subregional collaboration to take advantage of economies of scale in meeting housing goals.

The REAP 2.0 Program is funded with \$600 million from the State General Fund. AMBAG's share of this funding is \$9,537,639.92 after a necessary 5.9% reduction as a result of the statewide budget cut in June 2024. The REAP 2.0 Program is administered by the California Department of Housing and Community Development (HCD), in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

In November 2022, the AMBAG Board of Directors adopted the REAP 2.0 Grant Program Framework, which outlines the core objectives, guiding principles, programmatic areas, major milestones, and schedule for allocating funds available to AMBAG through the state REAP 2.0 grant program. The REAP 2.0 Program Framework includes three core components:

- Regional Competitive Grant Program (60% -\$5,646,000.00)
- Local Suballocation Grant Program (25% -\$2,470,125.00)

- AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development, Outreach, and Administration (15% -\$1,421,514.92)

- Regional planning activities that support infill development and implement the SCS such as pricing studies, transit-oriented development and Opportunity Area planning and implementation

Current Status:

The REAP 2.0 Program provides funds to regional governments to achieve the core REAP 2.0 objectives including accelerating housing production and facilitate compliance with the 6th Cycle of the housing element / regional housing needs allocations. REAP 2.0 provides Metropolitan Planning Organizations (MPO) and jurisdictions with tools and resources to help implement and advance plans, primarily including Sustainable Communities Strategies (SCS) as part of Regional Transportation Plans to pursue greenhouse gas emission reduction targets through land use and transportation changes.

The AMBAG REAP 2.0 Grant Program is suballocated into three (3) categories to fund implementation of local jurisdiction's housing elements and associated work through the following programs:

1. Regional Competitive Grant Program (RCGP) – ~60%
2. Local Suballocation Grant Program (LSGP) – ~25%
3. SCS Implementation and Technical Assistance program (SCSTA)– ~15% Ongoing coordination, support and invoice consultation and processing.

AMBAG and AMBAG's 21 cities and counties suballocation partners are currently using REAP 2.0 funds for implementation of housing element supporting REAP 2 objectives. This work includes funding for predevelopment work to help accelerate affordable housing projects. It also includes zoning and code updates to implement 6th cycle RHNA housing elements throughout the region, improving the local housing development framework to allow many more areas to be using for housing development. This has been especially beneficial in areas that were mostly built-out for residential development where REAP 2 funding has helped make many more areas accommodating for housing.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

REAP funding has been key to providing much needed funding to implement unfunded housing mandates and help jurisdictions come into compliance with new housing laws designed to implement planning policies which accelerate housing production. The rural, suburban, and semi-urban nature of our region means that most jurisdictions have not had the financial resources to implement unfunded housing mandates and compliance with housing laws until REAP funding was made available.

AMBAG's REAP 2.0 Regional Competitive Grant Program (RCGP), accelerate housing development that realizes 6th cycle housing element goals, reducing VMT and promoting AFFH. Within the context of AMBAG's total REAP 2.0 allocation, including both AMBAG's 10% Application and the 90% Final Application, the RCGP constitutes approximately 60% of funding, the LSGP constitutes about 25% of funding, and the Sustainable Communities Strategy Implementation and Technical Assistance (SCSTA) program constitutes approximately 10% of funding. The final 5% of funding was used for administration for the REAP 2.0 program. Each of these core program areas include the themes captured by input from disadvantaged and historically underserved communities, which parallel the core program objectives of REAP 2.0 in supporting implementation of the SCS, accelerating housing development that realizes 6th cycle housing element goals, reducing VMT and AFFH.

1. Regional Competitive Grant Program (RCGP) – This program area suballocates the majority of AMBAG's REAP 2.0 funds to a local competitive program, granted suballocation awards to four jurisdictions (City of Monterey, Salinas, Scotts Valley as well as SC METRO) that best achieved all REAP 2.0 goals and objectives. The goal of this program area is to assure that the majority of funds are suballocated in a competitive manner to guarantee the best and highest use of funds. As the largest portion of AMBAG's REAP 2.0 program, projects funded under this project area are primarily implementation projects, helping assure the bulk of AMBAG's regional funding goes towards implementation activities. Agencies throughout the region proposed projects which best met the program goals and objectives, providing geographic equity within the program. Eligible uses reflect REAP 2.0 eligible uses listed in the guidance.
2. Local Suballocation Grant Program (LSGP) – This program area suballocated a portion of AMBAG's REAP 2.0 funds to jurisdictions throughout the region for projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all Cities and Counties with an opportunity to fund planning and implementation of REAP 2.0 eligible projects. While the RCGP program funds mostly implementation projects, the LSGP program is funded planning and implementation projects as necessary.

3. Sustainable Communities Strategy Implementation and Technical Assistance (SCSTA) Program – This program area provides technical assistance to all suballocation recipients to help them implement their REAP 2.0 compliant projects, emphasizing SCS and REAP 2.0 implementation, provides a forum for inter- and intra-regional coordination on SCS and REAP 2.0 implementation, and provides strategic guidance on SCS implementation through region-wide studies and advances the SCS and REAP 2.0 goals and objectives. Through this approach, the SCSTA facilitates the implementation of all REAP 2.0 goals and objectives. The SCSTA is available to all jurisdictions throughout the region, providing geographic equity in the availability of service. This activity focuses on implementing the SCS and REAP 2.0 priorities. This program area is not a suballocation program, and funds are retained by AMBAG and used to implement the SCSTA program.

The majority of projects among our jurisdiction REAP recipients revolve around Housing Element implementation and associated tasks. As we are in the early phases of REAP 2.0 implementation, we do not yet have significant challenges or accomplishments to highlight. The anticipated completion for all jurisdictions' REAP 2 projects is by June 30, 2026.

Part III – Activity Status and Funding Summary

Insert data in the tables below regarding the status of activities and funding allocations and expenditures for each Proposed Activity/Use.

Advance Allocation Application – Proposed Activities

If the grantee did not submit the REAP 2.0 advance allocation application, check the following box and proceed to Full Application – Proposed Uses & Subtasks: ☐ Not Applicable

Activity Title	Timeline	Amount Proposed	Amount Expended	Status
3.0 SCS Technical Assistance: Public Outreach, Engagement, Education, Coordination	Complete in 2026	300,000.00	179,746.88	In Progress
3.0 SCS Technical Assistance: Program Development	Complete	200,000.00	200,000.00	Complete
4.0 Administration	Complete in 2026	506,687.12	159,517.16	In Progress
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
Total		1,006,687.12	539,264.04	-Select-
Total	N/A	\$ 0.00	\$ 0.00	N/A

Full Application – Proposed Uses & Subtasks

[illegible]

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -	Total		☐		8,530,952.80	1,286,799.89	-Select-
Total	N/A	N/A	N/A	N/A	\$ 0.00	\$ 0.00	N/A

Part IV – Measurable Outcomes by Proposed Use

Input estimates in the tables below resulting from the performance of each REAP 2.0 activity. Please complete to the best of your ability regardless of whether the activity has been fully implemented or not.

Accelerating Infill Development

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Number of sites/housing units identified, assessed, queued for residential development	Appx. 5215 units	Increase since 2023	Appx. +1000 units
2	Number of sites/housing units identified, assessed, queued for residential development	Appx. 5215 units	Increase since 2023	Appx. +1000 units
3	Number of sites/housing units identified, assessed, queued for residential development	Appx. 5215 units	Increase since 2023	Appx. +1000 units
4	N/A			
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Number of sites/housing units identified, assessed, queued for residential development with in AFFH areas	Appx. 5215 units	Increase since 2023	Appx. +1000 units
2	Number of sites/housing units identified, assessed, queued for residential development with in AFFH areas	Appx. 5215 units	Increase since 2023	Appx. +1000 units
3	Number of sites/housing units identified, assessed, queued for residential development with in AFFH areas	Appx. 5215 units	Increase since 2023	Appx. +1000 units
4	N/A			
5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Number of sites/housing units identified, assessed, queued for residential development within Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045)	Appx. 5215 units	Increase since 2023	Appx. +1000 units
2	Number of sites/housing units identified, assessed, queued for residential development within Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045)	Appx. 5215 units	Increase since 2023	Appx. +1000 units
3	Number of sites/housing units identified, assessed, queued for residential development within Existing/Planned Opportunity Area or Potential Opportunity	Appx. 5215 units	Increase since 2023	Appx. +1000 units

Proposed Use	Measurable Outcome	Baseline	Target	Results
	Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045)			
4	N/A			
5				
6				
7				
8				

Part V – Web Report

URL(s): <https://www.ambag.org/index.php/plans/regional-early-action-planning-grants-program>

Part VI – Additional Information

Provide any additional indicators, outcomes, and anticipated changes, if applicable. ☐ Not Applicable

See Attachement 1 for suballocation project descriptions