

Annual Report for 2024

I. Overall Context

The Local Government Planning Support Grants Program (AB 101) allocated a total of \$18,975,323 in Regional Early Action Planning (REAP) grant funds to the eight-county San Joaquin Valley for housing planning and production assistance. Over the past four years, the eight regional planning agencies (or MPOs) have collaboratively worked together on subregional activities and funding distributions consistent with the REAP objectives. Fresno COG was named as the fiscal agent for the San Joaquin Valley REAP process.

Major work areas for the San Joaquin Valley REAP process cover several State of California Housing and Community Development required activities including identification of best practices, education and outreach strategies, suballocations to promote housing production, technical assistance and administration.

For the San Joaquin Valley, the fiscal and programmatic administration of the REAP program is divided into two major categories:

- **Suballocations to MPOs and Jurisdictions**

Providing resources to MPOs and jurisdictions to improve RHNA methodologies and planning and accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals. \$15,472,696 of the total \$18,975,323 allocation was budgeted to the MPOs for planning efforts and suballocations to jurisdictions.

- **Valleywide REAP Program**

A Valleywide REAP Program for the eight-county region was created to further the objectives of the REAP program. This effort included a comprehensive housing report, technical assistance, webinars and several additional studies for the benefit of the region. \$3,502,627 of the total \$18,975,323 was budgeted to the Valleywide REAP Program.

Fresno COG, on behalf of the eight counties, has submitted funding applications to the State Housing and Community Development (HCD) Department and has received the full program allocation of \$18,975,323. Final funding totaling \$4,378,246 was received from HCD in 2024. There were several revisions to the funding allocations approved by HCD in 2024 and are included the figures below.

The total budgeted REAP funding allocations for the San Joaquin Valley are as follows:

Fresno Council of Governments	\$ 3,212,974
Kern Council of Governments	\$ 2,050,570
Kings County Association of Governments	\$ 686,462
Madera County Transportation Commission	\$ 607,448
Merced County Association of Governments	\$ 1,744,086
San Joaquin Council of Governments	\$ 3,015,634
Stanislaus Council of Governments	\$ 2,022,720
Tulare County Association of Governments	\$ 2,132,803
Valleywide REAP Program	<u>\$ 3,502,627</u>
Total	\$18,975,323

The population pro-rata funding allocations shown above were agreed upon by the San Joaquin Valley REAP Committee for Housing at their first meeting in January 2020. The Valleywide funding allocation was based on the additional funding identified in AB 101 for regional collaboration.

The funding allocations shown above recognize the unique needs and challenges at the regional and subregional level. It allows for region wide collaboration while providing MPOs with the autonomy to establish subregional REAP policies.

One challenge that continues to hamper jurisdictional work efforts is the lack of planning staff at some of the smaller rural jurisdictions. We continue to work at the MPO level to identify those deficiencies and have provided meaningful and relevant technical assistance for these communities.

Another challenge involved the formation of the working group, the San Joaquin Valley REAP Committee for Housing. The AB 101 statute required that the working group be created through the city selection committee process at each county. That was problematic at some counties whose city selection committee did not meet regularly and or it was difficult to get the appointments on the agenda.

Of the total of \$18,975,323 in REAP funding distributed by HCD to the San Joaquin Valley, approximately \$6.3 million was spent on the Valleywide regional program, and at the subregional level for MPO staffing, project management, administration and RHNA planning efforts. Approximately \$5.2 million was spent across four counties for multijurisdictional housing element efforts, and approximately \$6.7 million was suballocated to jurisdictions.

The total budgeted allocations and expenditures, though calendar year 2024, for the San Joaquin Valley REAP program are shown below:

Total San Joaquin Valley REAP Budgeted Allocations and Expenditures through 2024					
San Joaquin Valley MPOs/COGs	Budgeted Total Allocation	MPO Staffing, RHNA planning	Multijurisdictional Housing Elements	Jurisdictional Suballocations	Total Expenditures
Fresno Council of Governments	3,212,974	207,379	2,081,351	770,686	3,059,416
Kern Council of Governments	2,050,570	527,327	-	1,602,282	2,129,610
Kings County Association of Governments	686,462	240,139	401,103	-	641,242
Madera County Transportation Commission	607,447	289,350	-	260,058	549,409
Merced County Association of Governments	1,744,086	282,380	1,205,863	-	1,488,243
San Joaquin Council of Governments	3,015,634	1,069,378	-	1,916,215	2,985,593
Stanislaus Council of Governments	2,022,721	317,013	-	1,727,922	2,044,935
Tulare County Association of Governments	2,132,802	314,535	1,500,726	452,581	2,267,843
Valleywide REAP Program	3,502,627	3,093,039	NA	NA	3,093,039
Totals	18,975,323	6,340,540	5,189,044	6,729,745	18,259,329
					715,994

As shown above, there is \$715,994 of remaining REAP funding through the end of 2024. Fresno COG, on behalf of the San Joaquin Valley MPOs, is in communication with HCD about this amount and is planning for additional eligible REAP expenditures in calendar year 2025. It is anticipated a supplemental 2025 Annual Report will identify the expenditures and activities for this remaining amount.

II. Project Highlights, Accomplishments and Best Practices

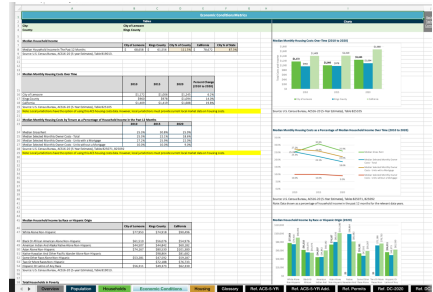
For calendar year 2024, the following activities have been accomplished on the *regional, or valleywide level*. Individual MPO activities and accomplishments are reviewed in the next section, Status of Activities.

Highlights and Accomplishments, Valleywide REAP Program

<https://sjvcogs.org/reap/>

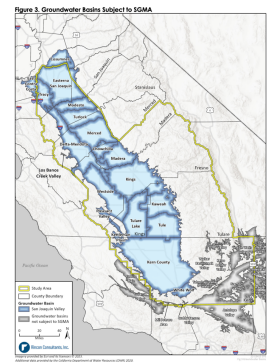
- ***SJV REAP Committee for Housing.*** The 24-member San Joaquin Valley REAP Committee on Housing (working group per AB 101) met a total of seven times during the life of the REAP program. The last meeting was held in February of 2023. Funding allocations, policy decisions and program updates were provided to the Committee at these meetings.
- ***Housing Element Data Sets*** that were produced for all 70 jurisdictions for their respective housing needs analysis for the sixth cycle housing elements. The data sets have been posted to the SJV REAP webpage: <https://sjvcogs.org/sjv-housing-report/part-4-regional-data-sets/>
- ***Comprehensive Housing Report for the San Joaquin Valley.*** The report highlighted existing conditions, barriers to housing production, best practices, and policy recommendations to further enhance housing planning and production. The report has been posted to the SJV REAP webpage: <https://sjvcogs.org/sjv-housing-report/>
- ***Technical assistance consulting bench*** of seven consulting firms was established for ongoing technical assistance, and specified TA for affirmatively furthering fair housing. An on-line portal for jurisdictional TA request was made available on SJV REAP webpage: <https://sjvcogs.org/reap/reap-technical-assistance/>. Assistance for accessory dwelling units and affirmatively furthering fair housing was the most common delivered support. During the life of the program, technical assistance was provided to the following 31 jurisdictions:

Arvin, McFarland, Atwater, Kingsburg, Bakersfield, Clovis, Stanislaus County, Hughson, Wasco, Stockton, Madera County, Madera, Merced County, Tulare County, Kings County, Selma, Lodi, Parlier, Porterville, Merced, Gustine, Dos Palos, Lemoore, Woodlake, Lindsay, Dinuba, Farmersville, Exeter, Los Banos and Taft.
- ***A Guide to Recent California Housing Laws and Policies Affecting Local Land-Use Planning*** was completed in July 2022. The comprehensive guide is posted to the SJV REAP webpage: https://sjvcogs.org/wp-content/uploads/2022/10/2022-10-14_SJV-Guide-Final_Updated.pdf
- ***Accessory Dwelling Unit Program for the San Joaquin Valley*** was completed in the fall of 2022 with ongoing technical assistance provided through 2024. This effort included the development of a comprehensive ADU guide, sample ordinances, housing plans, and collateral materials that any jurisdiction in the San Joaquin Valley can use to implement ADU programs. The ADU program



guide and resources are posted to the SJV REAP webpage: <https://sjvcogs.org/reap/adus/>

- ***San Joaquin Valley Housing Capacity and Scenario Development and RHNA Insights*** GIS tool was completed in 2022 with ongoing utilization through 2024. The tool is available on Urban Footprint.
- ***Inclusionary Housing Study for the San Joaquin Valley*** was completed in 2023. The study analyzed the real estate economics of inclusionary programs in the San Joaquin Valley, using four Valley jurisdictions as case studies. The study described the pros and cons of inclusionary programs and offers recommendations for San Joaquin Valley jurisdictions. A webinar was held and the study is posted on the SJV REAP webpage: https://sjvcogs.org/wp-content/uploads/2023/09/221064_SJV-Inclusionary_Report_2023August7_Final.pdf
- ***Water Supply Study for the San Joaquin Valley*** was completed in 2023. The study analyzed the water supply systems and SGMA requirements versus housing demand and production needs for the eight-county region. The study provided a GIS analysis of the areas with greatest deficits in water supply and provided well researched water policy recommendations. A webinar was held, and the study is posted to the SJV REAP webpage: https://sjvcogs.org/wp-content/uploads/2024/04/22-13413-SJV-REAP_Final-01242443.pdf
- ***Condominium Housing Study for the San Joaquin Valley*** was completed in 2023. The study analyzed the lack of condominium construction in the San Joaquin Valley and provided land use and policy recommendations to facilitate more condo production, leading to more affordability, homeownership, wealth creation and density. A webinar was held and the study is posted to the SJV REAP webpage: https://sjvcogs.org/valleywide_activities/condo-construction-study/
- ***Small Lot Planning Study for the San Joaquin Valley*** was completed in 2024. The study explores the feasibility of small-lot housing in the region's eight counties. It aims to inform officials on its benefits and encourage local adoption to expand housing capacity, mobility, and choice. A webinar was held and the study is posted to the SJV REAP webpage: https://sjvcogs.org/wp-content/uploads/2024/11/SJV-SLPS_Final_2024-11-05-RL-WS_web.pdf
- ***Residential Objective Design Standards, a Guidebook for the San Joaquin Valley*** was completed in 2024. The study is a tool for local planners in the San Joaquin Valley region as they consider the adoption of objective design standards in their community. Rather than a model set of standards, the guidebook includes best practice examples of objective design standards across a range of potential topics. A webinar was held and the study is posted to the SJV REAP webpage: https://sjvcogs.org/wp-content/uploads/2025/01/SJVREAP_ODS-Guidebook_Final-Draft_Combined-reduced.pdf



- ***SJV REAP Workshop Series*** was a very informative and well-attended monthly workshop series that commenced in September of 2021. Through a partnership with the Central California APA, AICP CM credit was made available for every REAP workshop.

2024 REAP Workshops

- January: Water Supply and RHNA Growth
- March: Best of the Valley REAP 1.0 Case Studies
- May: Sixth Cycle Housing Elements, Lessons Learned and Compliance Implications
- August: Implementing Accessory Dwelling Units
- October: Small Lot Planning Study
- December: HCD Connect

2023 REAP Workshops

- February: GIS Housing Capacity and Analysis Tools for the San Joaquin Valley
- March: AFFH Spring Workshop Series
- April: AFFH Spring Workshop Series
- May: AFFH Spring Workshop Series
- August: Inclusionary Housing, San Joaquin Valley Analysis
- October: Condominium Housing Study for the San Joaquin Valley
- November: Consequences of Missing Housing Element Deadlines

2022 REAP Workshops

- January: Compact and Mixed-Use Housing
- February: New Housing Laws
- April: Housing Elements 101
- May: Site Identification Process for New Housing
- June: Affirmatively Furthering Fair Housing
- July: Annexations and Tax Sharing Agreements
- October: Implementing ADUs
- December: California New Housing Laws

2021 REAP Workshops

- July: Housing in the San Joaquin Valley
- August: Accessory Dwelling Units
- September: California's Prohousing Program
- October: Regional Housing Needs Allocation
- November: Housing in the SJV, Challenges and Opportunities

Workshop recording and materials are posted on the SJV REAP webpage: <https://sjvcogs.org/reap/reap-workshops/>

- ***Outreach to local jurisdictions*** and other partners about REAP planning efforts occurs on a regular basis. Every other month an electronic newsletter is disseminated to thousands of stakeholders in the San Joaquin Valley including community development staff at every jurisdiction. Monthly emails to community development staff also occurs.



- ***The San Joaquin Valley REAP Technical Advisory Committee (TAC)*** was established and is comprised of the MPO staff tasked with working on REAP. The TAC meets monthly and is responsible for collaboratively discussing REAP strategies and best practices among the MPOs.

Best Practices

- Conducting a Request for Qualifications (versus Request for Proposals) allowed for flexibility and efficiencies in contracting with consultants. This allowed us to establish a bench of shortlisted consultants, a bench that we could then issue scopes of work and request bids from as needed and as work efforts are identified. This saves time and resources in the public contracting process.
- Another best practice was the establishment of the San Joaquin Valley REAP Technical Advisory Committee (TAC). The TAC is comprised of staff from each SJV MPO and helps guide and advise the REAP process. This has allowed us to regionally reach consensus and move forward on technical or staff level decisions without having to seek approvals from the larger REAP Committee, which only meet twice a year.
- The Valleywide REAP program was the recipient of the Central California American Planning Association's 2023 Best Practices Award.
- The Valleywide REAP program was the recipient of the California Association of Council of Governments (CalCOG) 2025 Award of Excellence.
- The REAP Water Supply Study was the recipient of the 2024 San Joaquin Valley Blueprint award for a Planning Study.
- The REAP Small Lot Study was the recipient of the 2025 San Joaquin Valley Blueprint award for a Planning Study.

III. Status of Activities

The following activities are being reported on the subregional (MPO or COG) level through calendar year 2024.

Fresno Council of Governments (Fresno COG)

General Description: Funding Policies and Guidelines were approved by the Fresno Council of Governments Policy Board in January 2021. Major activities for Fresno COG include suballocations for individual jurisdictional housing planning activities and an allocation towards the development of a multi-jurisdictional housing element (MJHE).

Suballocation Methodology: Fresno COG has opted for a competitive process to allocate REAP funding to its jurisdictions. At least 50 percent of the funds will be set aside for small cities to ensure equity among jurisdictions.

Activity Category	General Description	Budgeted Allocation	Amount Expended	Timing	Status
PREVIOUSLY REPORTED THROUGH 2023					
Identification of Best Practices	RHNA planning and MPO staffing <i>(some of Fresno COG staff time is included in the Valleywide admin budget).</i>	\$207,379	\$207,379	September 3, 2020 – December 31, 2022	Ongoing
Suballocating Monies	Individual jurisdictional activities.	\$893,500	\$65,120	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Multijurisdictional Housing Element.	\$1,111,147	\$321,102	January 1, 2022 to December 31, 2023	Ongoing
	Totals	\$2,212,026	\$593,601		
2024 REPORTING					
Identification of Best Practices	RHNA planning and MPO staffing <i>(some of Fresno COG staff time is included in the Valleywide admin budget).</i>	\$86,645	\$0	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Individual jurisdictional activities.	\$125,450	\$705,566	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Multijurisdictional Housing Element.	\$788,853	\$1,760,249	January 1, 2022 to December 31, 2024	Complete
	Total 2024	\$1,000,948	\$2,465,815		

SUMMARY OF EXPENDITURES, Fresno COG

Total Budgeted Allocation to Fresno COG \$3,212,974

Expenditures

MPO Staffing/RHNA Planning	\$ 207,379
Multijurisdictional Housing Element	\$2,081,351
Jurisdictional Suballocations	\$ 770,686
City of Fowler	\$ 125,000
City of Fresno	\$ 145,060
City of Kerman	\$ 65,000
City of Mendota	\$ 10,000
City of San Joaquin	\$ 100,000
City of Selma	\$ 51,000
Fresno County	<u>\$ 274,626</u>
Total Expenses	\$3,059,416

Selective Project Highlights from Fresno COG

- *Utilizing REAP funding, the City of Fresno identified and modified standards in the commercial and mixed-use zones to facilitate higher residential densities. One of the key changes was to remove the maximum residential. As part of this effort, the city created conceptual site plans to determine reasonable densities under these new form-based standards. The anticipated densities were significantly higher than previously allowed in the commercial and mixed-use zones.*
- *The City of Selma requested REAP funds to develop an online Selma GIS Development Portal (SGDP) to serve as an innovative digital planning tool to accelerate housing development in the City. The SGDP provides a comprehensive and interactive inventory of existing supportive infrastructure in the city. Map layers include parcels, zoning designation, special district boundaries, undeveloped residential lots, and election district boundaries.*
- *The City of Kerman proposed to update/develop the City's utility infrastructure master plans to ensure the City's New Growth Area's are adequately served and the infrastructure required to serve these New Growth Areas are as economically manageable as possible to encourage housing development. The city last updated its Infrastructure Master Plan in 2007.*

General Description: Kern COG's REAP funding and guidelines were approved by its Policy Board in April 2021. Kern COG utilized staffing and consulting for planning and coordination activities, while the majority of their funding was allocated to jurisdictions.

Suballocation Methodology: Kern COG is allocating REAP funding to its jurisdictions based on a per capita basis with a floor of \$10,000.

Activity Category	General Description	Budgeted Allocation	Amount Expended	Timing	Status
PREVIOUSLY REPORTED THROUGH 2023					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$485,473	\$485,474	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Jurisdictional Suballocations	\$1,565,096	\$273,044	September 3, 2020 – December 31, 2023	Ongoing
	Totals through 2023	\$2,050,570	\$758,518		
2024 REPORTING					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$0	\$41,853	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Jurisdictional Suballocations	\$0	\$1,329,238	September 3, 2020 – December 31, 2024	Complete
	Total 2024	\$0	\$1,371,091		

SUMMARY OF EXPENDITURES, Kern COG

Total Budgeted Allocation to Kern COG	\$2,050,570
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Expenditures

MPO Staffing/RHNA Planning	\$ 527,327
Jurisdictional Suballocations	\$1,602,282
<i>City of Bakersfield</i>	\$ 373,220
<i>City of Arvin</i>	\$ 89,775
<i>City of California</i>	\$ 80,964
<i>City of Delano</i>	\$ 113,558
<i>City of Maricopa</i>	\$ 83,166
<i>City of McFarland</i>	\$ 102,860
<i>City of Ridgecrest</i>	\$ 95,417
<i>City of Shafter</i>	\$ 88,807
<i>City of Taft</i>	\$ 85,053

<i>City of Tehachapi</i>	<i>\$ 83,402</i>
<i>City of Wasco</i>	<i>\$ 94,744</i>
<i>Kern County</i>	<i><u>\$ 311,317</u></i>
Total Expenses	\$2,129,610

Selective Project Highlights from Kern COG

- *The City of Bakersfield utilized REAP funding for its Housing Element update and updates to the zoning ordinance.*
- *The City of Ridgecrest updated the Housing Element and conducted a fair housing analysis and zoning GIS project. Standard plans for duplexes and ADUs to increase production for these types of housing choices were also developed.*
- *Kern County created digital aerial photography for the 2023 Kern County Aerial Imagery Update to provide imagery relevant to potential housing parcels throughout the county of Kern.*

General Description: KCAG’s REAP Subcommittee approved its REAP funding policy in December 2021. KCAG utilized staffing and consulting for planning and coordination activities, while the majority of their funding was allocated to Kings County who is leading the Kings County Multi-Jurisdictional Housing Element process.

Suballocation Methodology: The KCAG member jurisdictions have agreed to direct the available REAP funds to the development of the Kings County Multi-Jurisdictional Housing Element Update.

Activity Category	General Description	Budgeted Allocation	Amount Expended	Timing	Status
PREVIOUSLY REPORTED THROUGH 2023					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$138,028	\$221,749	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Multi-jurisdictional housing element.	\$311,858	\$98,291	January 1, 2023 to December 31, 2023	Ongoing
	Totals through 2023	\$533,607	\$320,040		
2024 REPORTING					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$0	\$18,390	September 3, 2020 – December 31, 2024	Ongoing
Suballocating Monies	Multi-jurisdictional housing element.	\$152,855	\$302,812	January 1, 2024 to December 31, 2024	Ongoing
	Total 2024	\$152,855	\$321,202		

SUMMARY OF EXPENDITURES, KCAG

Total Budgeted Allocation to KCAG	\$ 686,462
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Expenditures

MPO Staffing/RHNA Planning	\$ 240,139
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Multijurisdictional Housing Element	\$ 401,103
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Total Expenses	\$ 641,242
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Selective Project Highlights from KCAG

KCAG pooled REAP funding for a multijurisdictional housing element update for its member agencies.

Specifically, Kings County:

- *Held public workshops*
- *Conducted housing surveys*
- *GIS mapping and analysis*
- *Developing a Housing Needs Assessment*
- *Analyzing resources, the vacant sites inventory, governmental and*
- *environmental constraints*

City of Avenal

- *Held public workshops*
- *Housing Element updates*
- *Subdivision ordinance*
- *Zoning Amendments*

City of Lemoore

- *Held public workshops*
- *Housing Element Review*

General Description: The MCTC Board of Directors adopted the Madera Region REAP Housing Program guidelines at their April 21, 2021, meeting. MCTC utilized staffing and consulting for planning and coordination activities, pooled AFFH technical assistance, and for jurisdictional suballocations.

Suballocation Methodology: MCTC is suballocating on a pro-rata basis to local agencies including the County of Madera, City of Madera, and the City of Chowchilla.

Activity Category	General Description	Budgeted Allocation	Amount Expended	Timing	Status
PREVIOUSLY REPORTED THROUGH 2023					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$133,949	\$98,000	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Pooled AFFH technical assistance.	\$155,399	\$155,399	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Jurisdictional allocations	\$168,100	\$0	January 1, 2023 to December 31, 2023	Ongoing
	Totals through 2023	\$457,448	\$253,399		
2024 REPORTING					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$0	\$35,951	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Pooled AFFH technical assistance.	\$0	\$0	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Jurisdictional allocations	\$149,999	\$260,059	January 1, 2024 to December 31, 2024	Complete
	Total 2024	\$149,999	\$296,010		

SUMMARY OF EXPENDITURES, MCTC

Total Budgeted Allocation to MCTC	\$ 607,477
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Expenditures

MPO Staffing/RHNA Planning/Pooled AFFH TA	\$ 298,350
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Jurisdictional Suballocations	\$ 260,058
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City of Madera \$ 69,529

City of Chowchilla \$ 13,153

County of Madera
Total Expenses

\$ 177,376
\$ 549,409

Selective Project Highlight from MCTC

MCTC pooled REAP funding for housing element update support and targeted AFFH technical assistance. This resulted in cost saving benefits for all member agencies. One consultant worked with all three local agencies, coordinating all the information, and timeline, thus ensuring project delivery for all.

Merced County Association of Governments (MCAG)

General Description: The MCAG Policy Board adopted a policy for REAP funding at their March 2021 meeting. MCAG utilized staffing and consulting for planning and coordination activities, while the remaining funding was allocated for a multijurisdictional housing element.

Suballocation Methodology: The MCAG Governing Board, at the recommendation of the REAP Technical Work Group comprised of each of the 7 jurisdictions in Merced County, determined the REAP 1 funds identified for suballocations to jurisdictions would produce a greater benefit to all if utilized on shared needs. Therefore, the funds earmarked for suballocation have been pooled by the jurisdictions to be used for regional efforts (i.e., MJHE). Local jurisdictions in Merced County will contribute approximately \$500,000 towards the MJHE.

Activity Category	General Description	Budgeted Allocation	Amount Expended	Timing	Status
PREVIOUSLY REPORTED THROUGH 2023					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$282,380	\$282,380	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Multi-jurisdictional housing element.	\$608,654	\$608,654	January 1, 2023 to December 31, 2023	Ongoing
	Totals through 2023	\$891,034	\$891,034		
2024 REPORTING					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$339,309	\$0	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Multi-jurisdictional housing element.	\$513,743	\$597,209	January 1, 2024 to December 31, 2024	Complete
	Total 2024	\$853,052	\$597,209		

SUMMARY OF EXPENDITURES, MCAG

Total Budgeted Allocation to MCAG \$1,744,086

Expenditures

MPO Staffing/RHNA Planning \$ 282,380

Multijurisdictional Housing Element \$1,205,863

Total Expenses \$1,488,243

Selective Project Highlight from MCAG

The Merced County region utilized REAP funding for a multi-jurisdictional housing element (MJHE) for the sixth cycle housing element update. Jurisdictions participating in the joint effort were the County of Merced, and the cities of Atwater, Dos Palos, Gustine, Livingston, Los Banos, and Merced.

The Multijurisdictional Housing Element was the most significant REAP 1.0 project in the Merced County Region, marking the first time a collaborative approach to housing elements had been implemented in the area. While the exact cost savings for each jurisdiction are difficult to quantify, the project was expected to generate substantial cost efficiencies. More importantly, it encouraged participation from all jurisdictions, ensuring a unified regional effort. Given the high costs and complexity of developing sixth-cycle housing elements, some jurisdictions may not have pursued them independently or fully understood the time and resources required. This initiative provided a structured, relatively cost-effective approach, making it easier for all jurisdictions to meet state housing requirements.

The Merced County Association of Governments coordinated the effort. MCAG has maintained a website as the primary source for materials related to the Merced MJHE, including project documents, community workshop information, reports, and resources, and provide the community with ways to provide feedback on the project.

<https://mercedmjhe.com/>

General Description: San Joaquin COG’s Policy Board approved its REAP funding policy in February 2021. SJ COG has prioritized its use of REAP funding for the following at the regional level within SJ COG: 1) Development of a Regional Housing Trust Fund, 2) Regional Housing Needs Allocation improved methodology, and 3) regional planning and coordination. SJ COG utilized staffing and consulting for subregional project management, planning and coordination activities, while the remaining and majority of their funding was suballocated to jurisdictions.

Suballocation Methodology: The adopted SJ COG REAP funding policy describes a process and methodology for local jurisdictions to receive their suballocations (by population share).

Activity Category	General Description	Budgeted Allocation	Amount Expended	Timing	Status
PREVIOUSLY REPORTED THROUGH 2023					
Identification of Best Practices	Project management, housing trust fund development, RHNA planning and staffing at the MPO level.	\$657,657	\$639,657	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Jurisdictional suballocations	\$1,547,733	\$1,157,670	September 3, 2020 - December 31, 2023	Ongoing
	Totals through 2023	\$2,205,390	\$1,797,327		
2024 REPORTING					
Identification of Best Practices	Project management, housing trust fund development, RHNA planning and staffing at the MPO level.	\$334,648	\$429,721	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Jurisdictional suballocations	\$475,596	\$758,545	September 3, 2020 - December 31, 2024	Complete
	Total 2024	\$810,244	\$1,188,266		

SUMMARY OF EXPENDITURES, SJ COG

Total Budgeted Allocation to SJ COG	\$3,015,634
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Expenditures

MPO Staffing/Programming/RHNA Planning	\$1,069,378
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Jurisdictional Suballocations	\$1,916,215
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City of Lodi \$ 332,627

City of Manteca	\$ 165,100
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City of Stockton \$ 621,150

<i>City of Lathrop</i>	<i>\$ 59,890</i>
<i>City of Escalon</i>	<i>\$ 34,723</i>
<i>City of Ripon</i>	<i>\$ 100,143</i>
<i>City of Tracy</i>	<i>\$ 187,075</i>
<i>San Joaquin County</i>	<i><u>\$ 415,507</u></i>
Total Expenses	\$2,985,593

Selective Project Highlights from SJ COG

- *SJCOG, in collaboration with Rincon Consultants, has successfully developed the Housing Connect Tool, partially funded by philanthropic contributions. This tool is designed to support jurisdictions with their RHNA Annual Progress Reporting. The website has been updated with information from the Annual Progress Report. Our next step is to ensure the website has been updated with information from the updated Housing Elements. [Housing Connect Tool Link](#)*
- *SJ COG took the lead in conducting planning and feasibility work to establish a regional housing trust fund in San Joaquin County to address housing needs across the region.*
- *City of Stockton REAP Efforts:*
 - *Housing Pipeline Accela Process Improvements*
 - *Targeted Site Proformas*
 - *Pre-Approved Plans: Mixed Use & Residential Typologies*
 - *Analysis of Infrastructure Deficiencies*
 - *Neighborhood Planning: S. Airport Way Corridor*
 - *Neighborhood Planning: Cabral Station Neighborhood*
 - *Neighborhood Planning: Little Manila/Gleason Park*
 - *CEQA/Environmental Clearance*
 - *Project Initiation, Background Research, Outreach*
 - *GIS, Accela Integration, Decision Tree Software*
- *City of Escalon REAP Efforts*
 - *Technical Assistance in Improving Housing Permitting Processes, Tracking Systems, and/or Planning Tools*
 - *Planning and Design of the City's Phase 3 Sewer Line Rehabilitation Project*

Stanislaus Council of Governments (StanCOG)

General Description: StanCOG's Policy Board approved its REAP funding policy in March 2021. StanCOG utilized staffing and consulting for planning and coordination activities, while the remaining funding was suballocated to jurisdictions.

Suballocation Methodology: The REAP suballocation methodology for distributing the funds to StanCOG's local jurisdictions was by share of the county's population. An additional adjustment was made for the smallest jurisdictions with a minimum funding floor of \$35,000.

Activity Category	General Description	Budgeted Allocation	Amount Expended	Timing	Status
PREVIOUSLY REPORTED THROUGH 2023					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$317,013	\$129,960	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Jurisdictional suballocations	\$975,691	\$516,966	January 1, 2022 - December 31, 2023	Ongoing
	Totals through 2023	\$1,292,703	\$646,926		
2024 REPORTING					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$0	\$187,053	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Jurisdictional suballocations	\$730,016	\$1,210,956	January 1, 2022 - December 31, 2024	Complete
	Total 2024	\$730,016	\$1,398,009		

SUMMARY OF EXPENDITURES, StanCOG

Total Budgeted Allocation to StanCOG \$2,022,721

Expenditures

MPO Staffing/RHNA Planning	\$ 317,013
Jurisdictional Suballocations	\$1,727,922
City of Ceres	\$ 113,938
City of Hughson	\$ 51,150
City of Modesto	\$ 381,610
City of Oakdale	\$ 101,309
City of Newman	\$ 270,049
City of Patterson	\$ 91,604
City of Riverbank	\$ 102,684
City of Turlock	\$ 182,810

<i>City of Waterford</i>	\$ 35,643
<i>Stanislaus County</i>	<u>\$ 397,126</u>
Total Expenses	\$2,044,935

Selective Project Highlights from StanCOG

Jurisdictions in Stanislaus County utilized REAP funding for the following activities:

- *Ceres* *Housing Element*
- *Hughson* *Housing Element*
- *Modesto* *General Plan*
- *Newman* *Housing Element*
- *Oakdale* *Wastewater Project*
- *Patterson* *Housing Element*
- *Riverbank* *Housing Element*
- *Stanislaus* *Housing Element*
- *Turlock* *Housing Element*
- *Waterford* *Water & Sewer Project*

Tulare County Association of Governments (TCAG)

General Description: TCAG’s REAP funding and guidelines were adopted by their Policy Board in April 2021. TCAG utilized staffing and consulting for planning and coordination activities, while the remaining funding was allocated for a multijurisdictional housing element.

Suballocation Methodology: TCAG administered suballocations by formula. Each of its member agencies would receive a base of \$100,000 with the remaining funds to be distributed proportionately based on population. Since this suballocation methodology was established in 2021, TCAG and its member agencies have instead opted for a multi-jurisdictional housing element utilizing all the suballocations amounts previously earmarked for cities, except for the City of Visalia and County of Tulare who are not participating in the multi-jurisdictional housing element.

Activity Category	General Description	Budgeted Allocation	Amount Expended	Timing	Status
PREVIOUSLY REPORTED THROUGH 2023					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$250,000	\$252,029	September 3, 2020 – December 31, 2023	Ongoing
Suballocating Monies	Multi-jurisdictional housing element.	\$950,000	\$446,045	January 1, 2023 - December 31, 2023	Ongoing
Suballocating Monies	Jurisdictional suballocations	\$414,607	\$207,850	January 1, 2023 - December 31, 2023	Ongoing
	Totals through 2023	\$1,614,607	\$905,924		
2024 REPORTING					
Identification of Best Practices	RHNA planning and staffing at the MPO level.	\$0	\$62,506	September 3, 2020 – December 31, 2024	Complete
Suballocating Monies	Multi-jurisdictional housing element.	\$518,196	\$1,054,681	January 1, 2024 - December 31, 2024	Complete
Suballocating Monies	Jurisdictional suballocations	\$0	\$244,731	January 1, 2024 - December 31, 2024	Complete
	Total 2024	\$518,196	\$1,361,918		

SUMMARY OF EXPENDITURES, TCAG

Total Budgeted Allocation to TCAG	\$2,132,802
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Expenditures

MPO Staffing/RHNA Planning	\$ 314,535
Multijurisdictional Housing Element	\$1,500,726
Jurisdictional Suballocations	\$ 452,581
<i>City of Visalia</i>	\$ 244,732
<i>Tulare County</i>	<u>\$ 207,850</u>
Total Expenses	\$2,267,843

Selective Project Highlight from TCAG

The Tulare County region utilized REAP funding for a multi-jurisdictional housing element (MJHE) for the sixth cycle housing element update. REAP funding also supported Housing Element updates separately for the County of Tulare and the City of Visalia. Having housing elements done for every community, allows each community to apply for grant funding for housing and pursue implementation of the housing plans. Actually, building housing is the most important thing as people can't live in plans. They need homes.

Valleywide Planning Efforts

Activity Category: Identification of Best Practices (1), Education and Outreach (2), Technical Assistance (5), and Administration (6).

General Description: Regional coordination, technical assistance, and planning. Please see section entitled “Project Highlights, Accomplishments and Best Practices” for a detailed description of the Valleywide work efforts to date.

Suballocation Methodology: Valleywide REAP planning efforts were budgeted \$3,502,627. This was based on the AB 101 statute which designated funding for regional collaboration and planning.

Below are the major Valleywide REAP activity expenditures

Activity Category/General Description	Budgeted Allocation	Amount Expended	Status
Identification of Best Practices	\$1,050,000	\$1,050,000	
Comprehensive Housing Report/Housing Element Data Sets			Complete
Household Travel Survey			Complete
Education and Outreach	\$250,000	\$142,988	
REAP Workshop Series			Complete
Outreach/Marketing			Complete
SJV Annual Policy Conference (2023 & 2024)			Complete
Technical Assistance			
Technical Assistance/Consultant Bench/Targeted AFFH TA	372,627	\$263,432	Complete
Implementation of Best Practices	500,000	500,000	
Valleywide ADU Program			Complete
SJV Planning Guide to New Housing Laws			Complete
GIS (Urban Footprint) Housing Capacity Analysis for the SJV			Complete
Water Capacity/SMGA Report on Housing Production			Complete
Additional Implementation of Best Practices	\$830,000	688,510	
Condo Construction Policy Report			Complete
Small Lot Planning Study			
Inclusionary Housing Options report for the SJV			
Residential Objective Design Standards Guidebook			Complete
Administration	\$500,000	\$448,109	Ongoing
Project Management/Administration			
Total	\$3,502,627	\$3,093,039	

Budgeted Allocation Amount: \$3,502,627

Amount Expended: \$3,093,039

Timing: September 3, 2020 – December 31, 2024

Status: Complete and Ongoing

Regional Impact on Housing: Significant tools and resources for all 70 valley jurisdictions have been developed or are under development. While the exact quantitative results are not known, there has been considerable positive impacts to housing planning efforts across the region from the Valleywide REAP program.

Summary of Housing Production Indicators

The following is a summary housing production data for 2023 obtained from the HCD Annual Progress Report dashboard. Information for 2024 was not available online at the time of this report.

HCD post-submission corrections

	Housing Production Indicator (2023) (2024)		
	Building Permits	Certificates of Occupancy	Completed Entitlements
Fresno County	3,276 2,631	2,719 3,145	2,996 3,298
Kern County	2,507 3,125	2,196 2,618	1,010 1,094
Kings County	357 400	324 593	11 11
Madera County	847 50	859 966	1,117 2
Merced County	718 732	816 541	23 21
San Joaquin County	2,522 3,779	1,631 858	2,082 2,568
Stanislaus County	858 870	837 652	891 1,590
Tulare County	1,058 1,460	1,475 1,172	2,768 1,594
San Joaquin Valley Total	12,143	10,857	10,898