

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



Kings County Association of Governments

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):

KCAG has reached out to the public and stakeholders and among those stakeholders, the local agencies indicated that suballocated funds will allow them the flexibility necessary to address each jurisdictions' needs. Local agency will be required to demonstrate how projects will accelerate infill housing development, utilizing the definition in the REAP 2.0 Program Guidelines. The 6th Cycle Regional Housing Needs Allocation (RHNA) Methodology and Plan was adopted on January 25, 2023 by the KCAG Commission. The Multi-Jurisdictional Housing Element, to begin development following the adoption of the RHNA, will need to consider Affirmatively Furthering Fair Housing. As the compliant Housing Element is being developed, it will inform the local jurisdictions of those needs that could be incorporated into their suballocation application. Local agency projects will be required to meet REAP 2.0 objectives in regard to VMT reduction and to use local knowledge and authority for any land use changes necessary.

Current Status:

The Advanced and Full Application has been rescope as has been submitted to HCD. KCAG has approved all submitted projects and has sent out suballocation agreements to the member agencies to complete the final executed copies. The following projects have been approved. The REAP 2.0 suballocated projects across Avenal, Corcoran, Hanford, and Lemoore focus on removing barriers to housing development, enhancing infrastructure, and promoting sustainable, equitable growth. Avenal will prepare a Water Master Plan to ensure adequate infrastructure for future infill housing. Corcoran's project improves pedestrian and bicycle infrastructure to support a new affordable housing development and enhance connectivity to key destinations. Hanford is modernizing its GIS and permitting systems to streamline housing approvals and updating its General Plan to promote equity, simplify development regulations, and support high-quality, affordable housing. Lemoore is addressing development constraints through a Residential Growth Study, identifying opportunities for infill housing through a detailed site database, and evaluating water supply expansion strategies to support ongoing residential growth. Collectively, these projects align with REAP 2.0 goals by accelerating infill development, supporting multimodal transportation, and increasing housing supply, choice, and affordability; particularly in historically underserved communities. Proposed subtasks have not been started.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Across the region, jurisdictions are laying the groundwork for REAP 2.0 implementation through early planning, stakeholder engagement, and interagency coordination. While the funded projects have not yet commenced, cities have made notable progress in identifying priorities and designing initiatives that align with regional housing and transportation goals. Pre-project activities include collaborative discussions with Caltrans, developers, and community partners, and the development of scopes for technical studies such as water supply analyses, infill site inventories, and GIS system upgrades.

The Kings County Association of Governments (KCAG) has reviewed and approved the proposed projects submitted by member agencies. Final suballocation agreements have been issued and sent to each jurisdiction for execution, signaling readiness to move from planning into the implementation phase. Although construction and program activities have not yet begun, these projects are designed to support infill housing, improve multimodal access, modernize permitting processes, and advance environmental justice.

While implementation is still pending, the planning stages have revealed both opportunities—such as fostering cross-jurisdictional alignment and challenges, including infrastructure limitations and local constraints to housing growth. Early planning efforts and regional coordination are establishing a strong foundation for project success, with anticipated deliverables expected to contribute to sustainable, equitable development once implementation begins.

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
Advance & Full Application activities, Stakeholder Engagement & Targeted Outreach, Suballocation to Member Agencies, and program administration. Suballocation activities include applicant workshops, technical advisory activities for suballocation applicants, scoring committee meetings, and completion of suballocation application approvals and agreements for Member Agencies	December 1, 2022 - June 30, 2026	206,059.00	156,750.14	In Progress
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				-Select-
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Total	N/A	\$206,059.00	\$28,884.05	N/A

Full Application – Proposed Uses & Subtasks

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	City of Avenal - Water Master Plan	(i), (ii), (iii), (iv), (v), (vi)	☒	11/1/24-6/30/26	204,777.05	0.00	Not Started
2.0	City of Corcoran - Lakeview Terrace-Pickerall Ave Bicycle & Pedestrian Improvements	(i), (ii), (iii), (iv), (v), (vi)	☒	11/1/24-6/30/26	277,793.00	0.00	Not Started
3.0	City of Lemoore - Future Residential Growth Study	(i), (ii), (iii), (iv), (v), (vi)	☒	11/1/24-6/30/26	142,265.00	0.00	Not Started
4.0	City of Lemoore - Infill Development Accelerating Project	(i), (ii), (iii), (iv), (v), (vi)	☒	11/1/24-6/30/26	160,049.00	0.00	Not Started
5.0	City of Lemoore - Water Supply Study	(i), (ii), (iii), (iv), (v), (vi)	☒	11/1/24-6/30/26	112,627.00	0.00	Not Started
6.0	City of Hanford - Modernizing GIS & Permitting Processes	(i), (ii), (iii), (iv), (v), (vi)	☒	11/1/24-6/30/26	539,423.00	0.00	Not Started
7.0	City of Hanford - Updates to General Plan	(i), (ii), (iii), (iv), (v), (vi)	☒	11/1/24-6/30/26	296,386.00	0.00	Not Started
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Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
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Total	N/A	N/A	N/A	N/A	\$1,733,320.05	\$ 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	The proposed use will be measured by including criteria that addresses accelerating infill development, that facilitates housing supply, choice and affordability, AFFH, and reducing VMT in the application for suballocating funds.	Before the proposed use, the status quo is going to be requested to inform the evaluations of project proposals in regard to accelerating infill development that facilitates housing supply, choice and affordability, AFFH, and reducing VMT	The proposed use has a goal of allowing flexibility to suballocation recipients to develop projects that accelerates infill development, that facilitates housing supply, choice and affordability, AFFH, and reducing VMT.	Not Started
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Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	The proposed use will be measured by including criteria that addresses accelerating infill development, that facilitates housing supply, choice and affordability, AFFH, and reducing VMT in the application for suballocating funds.	Before the proposed use, the status quo is going to be requested to inform the evaluations of project proposals in regard to accelerating infill development that facilitates housing supply, choice and affordability, AFFH, and reducing VMT.	The proposed use has a goal of allowing flexibility to suballocation recipients to develop projects that accelerates infill development, that facilitates housing supply, choice and affordability, AFFH, and reducing VMT	Not Started
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Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	The proposed use will be measured by including criteria that addresses accelerating infill development, that facilitates housing supply, choice and affordability, AFFH, and reducing VMT in the application for suballocating funds.	Before the proposed use, the status quo is going to be requested to inform the evaluations of project proposals in regard to accelerating infill development that facilitates housing supply, choice and affordability, AFFH, and reducing VMT.	The proposed use has a goal of allowing flexibility to suballocation recipients to develop projects that accelerates infill development, that facilitates housing supply, choice and affordability, AFFH, and reducing VMT.	Not Started
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Part V – Web Report

URL(s): <https://www.kingscog.org/reap2>

Part VI – Additional Information

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

Updates were made to the overall REAP 2.0 allocation and suballocated amounts due to the new State budget, which decreased the overall REAP 2.0 program funds for all regions including the Kings County Region.