

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



(Kern Council of Governments)

For the reporting period of:
(April 1, 2024) to (April 1, 2025)

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.

Report

Part I – Overall Context

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

City of Bakersfield Senior Housing and Community Center Project:
Completion of 52 units of affordable senior housing & community center.

City of Shafter - Self-Help Tract 6713 Impact Fee Offsets (Activity No. 2)

Subtask 2.1 - Set up Trust Fund

Subtask 2.2 - City of Shafter anticipates receiving funds

Subtask 2.3 - City of Shafter impounds funds

Subtask 2.4 - City of Shafter approves site plans and issues building permits for 28 deed-restricted low- to moderate-income SFR housing units for approved Tract 6713

Subtask 2.5 - Self-Help Enterprises builds Tract 6713

Subtask 2.6 - City of Shafter issues certificates of occupancy for 28 units.

Current Status:

City of Bakersfield

Sixteen affordable housing units are under construction and are expected to be completed by July 31, 2025. The remaining 36 units and senior center have been delayed due to federal funding reductions but are expected to start construction in early 2026.

City of Shafter:

Proposed Use - Activity No. 2 - In progress

Subtask 2.1 - Complete

Subtask 2.2 - Not started

Subtask 2.3 - Not started

Subtask 2.4 - Complete

Subtask 2.5 - Complete
Subtask 2.6 - Complete

Part II –Highlights, Challenges, Opportunities, and Accomplishments

City of Bakersfield:

As part of the Southeast Strong initiative, undreds of community residents, agencies, and other groups were engaged in a long term initiative to transform southeast Bakersfield with a focus on affordable housig, transportation, reduction of VMT, and community revitalization. The Bakersfield Senior Center Affordable Housing & Facility was selected as the highest priority project and was awarded approximately 1/3 of the TCC funding allocated to Southeast Strong. Construction on sixteen of the affordable senior housing units began in 2024 and will be completed this summer. The remaining 36 units and senior center were delayed when federal funding was reduced. However the funding is under consideration for the upcoming federal budget.

City of Shafter:

The 28 deed-restricted low- to moderate-income SFR housing units for approved Tract 6713 have been successfully developed and sold to homeowners that qualify. The City of Shafter has set up a trust fund to impound previously approved REAP 2.0 funds and is awaiting reimbursement of the funds in the amount of \$216,692.00 to offset the cost of impact fees for the tract. Once the funds are received, the City shall reimburse Self-Help Enterprises the entire \$216,692.00 amount to offset impact fee costs to develop the tract.

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
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
Total	N/A	\$ 0.00	\$ 0.00	N/A

Full Application – Proposed Uses & Subtasks

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Bakersfield Senior Center Affordable Housing & Facility	ex: (i), (iii)	☐	April 2027	5,647,059.00		In Progress
1 .1	Plans submitted to City for plan check		☒	August 2025			In Progress
1 .2	MHP funding application submitted - revised to fed funds		☒	April 2025			In Progress
1 .3	MHP award - revised to federal funds		☒	September 2025			In Progress
1 .4	Tax Credit application		☒	September 2025			Not Started
1 .5	All funding sources committed		☒	December 2025			In Progress
1 .6	Construction Start Date		☒	February 2026			In Progress
1 .7	REAP Funds Expended		☒	September 2026	414,913.00	414,913.00	In Progress
1 .8	Construction Completion Date		☒	April 2027			In Progress
- -			☐				-Select-
- -	Shafter Activity No. 2 - Self-Help Tract 6713 Impact Fee Offsets		☐				-Select-
2 .1	Set up Trust Fund		☒	January 2023 - June 2023			Complete
2 .2	City of Shafter anticipates receiving funds		☒	June 2023			Not Started
2 .3	City of Shafter impounds funds		☒	June 2023			Not Started

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
2 .4	City of Shafter approves site plans and issues building permits for 28 deed-restricted low- to moderate-income SFR housing units for approved Tract 6713		☒	June 2023 - December 2023	216,692.00		Complete
2 .5	Self-Help Enterprises builds Tract 6713		☒	January 2024 - June 2025			Complete
2 .6	City of Shafter issues certificates of occupancy for the 28 units		☒	June 2024 - June 2025			Complete
- -			☐				-Select-
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Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
- -			☐				-Select-
- -			☐				-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	# of new affordable units	0	52	16
2	# of new affordable units	0	28	28
3	# of units of infill LI/VLI affordable housing units	0	50	0
4				
5				
6	Number of sites eligible for ADU development	215	32	0
	Number of ADUs in Wasco	0	32	0
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	# of new affordable units created #of new/expanded services	0 0	52	16
2	# of new affordable units created	0	28	28
3	# of units of LI/VLI affordable housing in DAC	0	50	0
4				
5				
6	Number of sites eligible for ADU development	215	32	0
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	# of new affordable units created within 1/4 mile of transit	0	52	16
2	Increasing the number of households within a parcel	0	2.75 DU/Acre - 28	28
3	VMT reductions due to active transportation (walking/biking)	0	Reduction of VMT by at least 200 VMT	VMT Reduced
4				
5				
6	Number of additional households within 1 mile of key destinations in Wasco	Number of households within 1 mile of key destinations in Wasco	Increased number of households within 1 mile of key destinations in Wasco	Increases housing supply within closer to key destinations and transit which is a known and effective method for VMT reduction
7				
8				

Part V – Web Report

URL(s):

Part VI – Additional Information

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