

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



Merced County Association of Governments

For the reporting period of:

July 2022 to December 2023

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):

MCAG is eligible for up to \$3,912,152.75 total in REAP 2.0 funding.

Advanced Application: MCAG has only received and expended REAP 2.0 funding from the Advanced Application. The Advanced Application was for \$290,607 and was received by MCAG on 5/25/2023. Outlined below are MCAG's tasks identified in the Advanced Application.

Task 1: In coordination with MCAG and member jurisdictions, develop MCAG's Draft REAP 2.0 Framework to identify program priorities. This entailed extensive stakeholder engagement to ensure a framework that adhered to both MCAG's Sustainable Communities Strategy (SCS) and HCD's REAP 2.0 Guidelines. Emphasis was focused on promoting social equity and ensuring context-sensitive planning and capital improvement projects in geographically diverse locations throughout Merced County. MCAG developed a survey for stakeholders to provide input on program priorities and hosted virtual "office hour" sessions for stakeholders to drop in and ask questions on the program and process to develop the full application. Additionally, staff coordinated with REAP working group meetings to obtain member agency feedback on the priorities to inform the development of the REAP 2.0 Framework for the region's grant application.

Task 2: Conduct multi-faceted and meaningful stakeholder engagement to educate stakeholders on the REAP 2.0 program and purpose and solicit feedback on MCAG's draft REAP 2.0 Framework as a basis for the development of the REAP 2.0 funding application. Following feedback received from initial stakeholders and the REAP technical working group, MCAG conducted extensive stakeholder outreach to garner feedback on prioritization and framework development, which was documented and integrated into the full application. Outreach included three workshops in locations throughout Merced County. The workshops and materials were translated into Spanish, Hmong, Punjabi and Portuguese. The main objective of the virtual and in-person workshops, as well as online engagement, was to refine program priorities to target the needs of the communities. Ongoing engagement will continue throughout the REAP 2.0 program, including stakeholder coordination, collecting ongoing input from jurisdictions and the public, and engaging with the community to identify and address needs which can be served by REAP 2.0 funding.

Task 3: Develop MCAG's REAP 2.0 funding application. MCAG, in partnership with the outreach consultant, developed MCAG's REAP 2.0 funding application for submittal to HCD prior to the December 31, 2022 deadline. The full application was based off of the established framework and was developed in close coordination with the REAP working group, MCAG staff, and others who have been actively engaged throughout the process.

Prior to the finalization and submittal of the REAP 2.0 application, MCAG conducted appropriate board and working group engagement to present the completed application, answer questions and ultimately work to obtain their approval of the application.

Administration: In addition to requesting advanced funding for outreach and development of the full application, MCAG received administrative funding as part of its Advanced Application. This funding is intended to be used for administration from September 2022 through the program invoice deadline of March 2026. Administration includes tasks such as the development of the grant program guidelines, application evaluation, executing grant agreements, invoicing, reporting, and ongoing coordination with grantees to ensure the objectives of the program are met.

Full Application: Minus the amount received from the Advanced Application, MCAG is eligible for up to \$3,621,545 in remaining REAP 2.0 funds, which are anticipated to go towards two new grant programs:

Local Suballocation Grant Program (25% or approx. \$900,000) to cities and the County to implement sixth cycle housing elements. Almost all jurisdictions anticipated using this funding for rezoning for sixth cycle housing elements with a focus on infill development, AFFH, and reducing VMT.

Regional Competitive Grant Program (75% or approx. \$2.7M) to the City of Merced for a 100% affordable housing infill project on I Street in Merced's downtown near Amtrak and existing bus service. The I Street project will contain 53 one-bedroom units for low-income households earning between 30%-80% AMI.

Current Status:

Since August 2022, MCAG has been coordinating with local jurisdictions and stakeholders to develop two new grant programs utilizing REAP 2.0 funding -- the Local Suballocation Grant Program and the Regional Competitive Grant Program. The call for applications was released in November and closed on December 22, 2023. MCAG convened a

scoring committee to evaluate the applications and anticipated bringing the recommended awards to the Governing Board for approval in February. However, due to the potential budget cut, is postponing grant awards until the State budget is finalized.

The three scoring criteria for the two new grant programs ensure that the REAP 2.0 Program Objectives are met. The program guidelines are available on MCAG's website and linked below.

https://www.mcagov.org/DocumentCenter/View/4379/MCAG-REAP-20-RCGP_GUIDELINES_FINAL-092023

https://www.mcagov.org/DocumentCenter/View/4377/MCAG-REAP-20-LSGP_GUIDELINES_FINAL-092023

Part II –Highlights, Challenges, Opportunities, and Accomplishments

- **Uncertainty around program funding.** MCAG staff and its member agencies have invested a lot of time in the development of the two new grant programs, including the time local jurisdictions spent developing funding applications. We were on a tight timeline to award the grants within the 60 days of receiving applications but are now on hold until more concrete information is available on the funding for this program.
- **Engaging small under resourced jurisdictions and communities.** For MCAG's competitive program, MCAG only received applications from the City of Merced, despite outreach to the smaller jurisdictions.
- **Limitations on infill definition.** MCAG was unable to develop its own definition of infill due to the requirement that the State's definition must be used. The County does not have any potential projects that would be eligible for this funding based on the infill definition, despite the County being MCAG's most populous member agency.

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
Develop MCAG's REAP 2 program framework of eligible uses; Coordination with local agencies	September/October 2022	\$10,000	\$10,000	Complete
Develop MCAG's REAP 2 program framework of eligible uses; Coordination with local agencies	October/November 2022	\$55,000	\$55,000	Complete
Develop draft REAP 2.0 application; Secure necessary governing authority approvals	November/December 2022	\$30,000	\$30,000	Complete
Administration	Ongoing	\$195,607	\$26,816.83	In Progress
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
Total	N/A	\$290,607.00	\$121,816.83	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-
- -			☐				-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				
2				
3				
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1				
2				
3				
4				
5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1				
2				
3				
4				
5				
6				
7				
8				

Part V – Web Report

URL(s):

Part VI – Additional Information

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