

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:

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.

Report

Part I – Overall Context

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

MCAG developed two grant programs with its REAP 2.0 funding. In December 2022, the MCAG Governing Board adopted the REAP 2.0 Program Framework, which consists of two major components:

1. Regional Competitive Grant Program (75% of funds) developed and administered by MCAG that supports all REAP 2.0 objectives.

Proposed primary applicants to include local jurisdictions and transit agencies.

Priority focus on implementation projects.

For the Local Suballocation Grant Program, MCAG received applications from all six cities for activities related to implementing the sixth cycle housing element. These applications were evaluated by MCAG staff on pass/fail criteria. All applications met the program criteria.

Table 1. Received Local Suballocation Grant Program Applications

Jurisdiction	Funding Request	Project Description	Evaluation
Atwater	\$127,394	Rezone and General Plan Updates to implement sixth cycle housing element	Pass
Dos Palos	\$102,370	General plan update and rezone to implement sixth cycle housing element	Pass
Gustine	\$103,142	Rezone and General Plan Updates to implement sixth cycle housing element	Pass
Livingston	\$109,961	Rezone to implement sixth cycle housing element	Pass
Los Banos	\$128,438	Update development standards - public infrastructure and private development	Pass
Merced	\$195,493	General Plan Update Master Environmental Impact Report (EIR) promoting mixed use, transit-oriented development, overcoming patterns of segregation, foster fair housing practices, outreach, and more.	

2. Local Suballocation Grant Program (25% of funds) to cities and the County to implement sixth cycle housing elements with an emphasis on supporting activities that meet all the REAP 2.0 objectives.

Rezoning and updating planning documents, development standards, and zoning ordinances, including general plans, community plans, and specific plans.

Performing infrastructure planning and upgrades, including for sewers, water systems, transit, active transportation, or other public facilities necessary to enable reduction in Per Capita VMT and accelerate infill development.

Revamping local planning processes to accelerate infill development.

Completing environmental clearance to eliminate the need for project-specific review for infill development.

For the Regional Competitive Grant Program, MCAG received four applications, all from the City of Merced. MCAG convened a scoring committee with representatives from HCD, CARB, Atwater, Livingston, and the County to evaluate the RCGP applications based on the criteria set forth in the program guidelines. The top scoring application was for the I Street Project, which Linc Housing Corporation is developing in partnership with the City of Merced.

Current Status:

MCAG has awarded grants for both grant programs mentioned above and is currently executing agreements with grantees.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Challenges:

The relatively smaller pot of formula funding for Merced County isn't sufficient enough to fund one full housing development. Therefore, it can primarily only be used for gap financing.

Accomplishments:

MCAG developed guidelines and awarded grants for both grant programs. This funding is crucial to helping local jurisdictions comply with state housing requirements.

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; coordination with local agencies	September/October 2022	10,000.00	10,000.00	Complete
Conduct stakeholder engagement for input on framework	October/November 2022	55,000.00	55,000.00	Complete
Develop draft REAP 2 application; secure Governing Board approval	November/December 2022	30,000.00	30,000.00	Complete
Administration	Ongoing 2022-2026	195,607.00	49,864.46	In Progress
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
Total	N/A	\$290,607.00	\$144,864.46	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-
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- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
Total	N/A	N/A	N/A	N/A	\$3,407,874.55	\$ 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	MCAG and HCD to coordinate on updated outcome	N/A	Net gain in number of zoned or planned units	N/A
2	MCAG and HCD to coordinate on updated outcome	N/A	Net gain in number of units	N/A
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): <https://www.mcagov.org/DocumentCenter/View/3689/MCAG-2022-RTP-SCS?bidId=>

Part VI – Additional Information

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

MCAG to coordinate with HCD staff to develop updated outcomes.