

Regional Early Action Planning Grants of 2021 (REAP 2.0)

Higher Impact Transformative Annual Report Template



City of Oakland

For the reporting period of:

4/1/2023 to 4/1/2024

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

Utilize the project timeline and budget from the approved grant application to complete the tables for each Proposed Use according to the columns provided as follows:

- **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.

² For Proposed Uses that are suballocated, please provide this detail for each suballocation award.

- **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):

The City of Oakland's REAP 2.0 HIT grant has four components: 1) Affordable Housing Contract Documents for the Mandela Station Affordable project, 2) A sewer main extension for the West Oakland BART Transit Oriented Development, 3) planning for the 7th Street Connection Project, and 4) a Universal Basic Mobility Pilot. When complete, these investments will unlock hundreds of affordable housing units in a mixed-income TOD and expand active transportation and transit mobility for new and existing residents alike.

Current Status:

Work has begun on the affordable housing documentation, with a particular focus on necessary site survey work. Engineering/design work is also underway for the sewer main extension, with construction expected to begin in 2024. For the 7th Street corridor planning and the Universal Basic Mobility Pilot, the City has been unable to make REAP-based expenditures due to the uncertainty over the amount of REAP funds that will be available. It is critical for decisionmakers to provide certainty to grantees at the earliest possible opportunity to ensure the timely completion of projects.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

The City of Oakland's REAP 2.0 HIT grant has four components: 1) Affordable Housing Contract Documents for the Mandela Station Affordable project, 2) A sewer main extension for the West Oakland BART Transit Oriented Development, 3) planning for the 7th Street Connection Project, and 4) a Universal Basic Mobility Pilot. To address each in turn:

- 1) the predevelopment work for the Mandela Station Affordable project is ongoing. Thus far, the project has incurred REAP-eligible costs related to site survey and environmental compliance work. The project has received additional funding since the initial REAP application, including an Infill Infrastructure Grant Catalytic grant for the West Oakland TOD, and this moves the project closer to construction.
- 2) A considerable amount of engineering and design work is ongoing for the sewer project. Our current understanding is that construction will begin in 2024, thereby facilitating hundreds of housing units in the nearby area.
- 3) Uncertainty over the amount of REAP funding available has prevented any use of funds for the 7th Street Connection Project. The City needs clarity from the State on the future availability of REAP funding to avoid making an illegal unfunded expenditure.
- 4) Uncertainty over the amount of REAP funding available has prevented any use of funds for the Universal Basic Mobility Pilot. The City needs clarity from the State on the future availability of REAP funding to avoid making an illegal unfunded expenditure.

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 Use.

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Affordable Housing Contract Documents	i, ii	☐	6/1/2023-7/1/2025	4,000,000.00	750,000.00	In Progress
2.0	Sewer Main Extension	i, ii	☐	6/1/2023-7/1/2025	4,000,000.00	400,000	In Progress
3.0	7 th Street Connection Project	iii, iv	☐	6/1/2024-6/1/2028	1,550,000.00	0.00	Not Started
4.0	Universal Basic Mobility	iii, iv	☐	6/1/2024-6/1/2026	450,000.00	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	\$10,000,000.00	\$1,150,000.00	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	Submission of building permits for 240 unit 100% affordable housing project	240 units of affordable housing pending funding to proceed	Building permits are submitted	Some design work has been conducted, and work toward permits is in progress.
2	Completion of a new sewer main extension that supports the development of over 2,945 residential units	Undeveloped infill land that lacks supporting infrastructure	Sewer main extension is completed	Design/engineering work for the sewer is ongoing, and construction is anticipated to begin in 2024
3	Completion of design phase the 7th Street Corridor project and installation of parking meters	Underutilized car and truck oriented street with bike and pedestrian safety hazards	7 th Street Corridor redesign is completed	Forward progress is pending funding certainty
4	Survey results showing positive changes in vehicle use	High use of vehicles for transportation needs	Participants experience a change in vehicle use	Forward progress is pending funding certainty
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Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Submission of building permits for 240 unit 100% affordable housing project	240 units of affordable housing pending funding to proceed	Building permits are submitted to achieve a 100% affordable, 240 unit project	Some design work has been conducted, and work toward permits is in progress.
2	Completion of a new sewer main extension that supports the development of over 2,945 residential units	Undeveloped infill land that lacks supporting infrastructure	A new sewer main extension is completed that unlocks the future development of the West Oakland BART TOD	Design/engineering work for the sewer is ongoing, and construction is anticipated to begin in 2024
3	Completion of design phase the 7th Street Corridor project and installation of parking meters	Underutilized car and truck oriented street with bike and pedestrian safety hazards	The redesigned street and new parking meters supports a safe, multimodal corridor that reconnects West Oakland and Downtown Oakland	Forward progress is pending funding certainty
4	Survey results showing positive changes in vehicle use	High use of vehicles for transportation needs	Disadvantaged participants in pilot experience greater mobility and decreased vehicle usage	Forward progress is pending funding certainty
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6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Submission of building permits for 240 unit 100% affordable housing project	240 units of affordable housing pending funding to proceed	The building permits for the 240 unit 100% affordable housing project are submitted	Some design work has been conducted, and work toward permits is in progress.
2	Ability to move forward with the TOD projects without a condition to construct a new sewer main	Undeveloped infill land that lacks supporting infrastructure	The TOD projects are able to move forward without a condition to construct a new sewer main	Design/engineering work for the sewer is ongoing, and construction is anticipated to begin in 2024
3	Development of over one mile of Class 4 bike lanes	Underutilized car and truck oriented street with bike and pedestrian safety hazards	Plans feature over one mile of Class 4 bike lane	Forward progress is pending funding certainty
4	Survey results showing positive changes in vehicle use	High use of vehicles for transportation needs	Survey results show positive changes in vehicle use	Forward progress is pending funding certainty
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Part V – Web Report

URL(s): We believe the information on the Site Check website to be accurate

Part VI – Additional Information

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