

Regional Early Action Planning Grants of 2021 (REAP 2.0) Higher Impact Transformative Annual Report Template



City of Oakland

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

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):

Due to funding subagreement delays, work on the proposed activities was initiated in late 2024; thus limited progress in 2024 calendar year.

Current Status:

Activity #1 - Affordable Housing Predevelopment: Initiated affordable housing design activities including entitlement conformance submittal as well as kicked off required offsite infrastructure design work.

Activity #2 - Underground Utilities: Initiated the new sewer main design and predevelopment activities as well as kicked off predevelopment planning of the undergrounding of the existing overhaed utility lines.

Activity #3 - 7th Street Connection Project: Advanced project design, engineering, and environmental studies. Project is currently at approximately 90% design.

Activity #4 - Universal Basic Mobility: Initiated pilot program to distribute pre-loaded debit cards to low-income West Oakland residents or workers.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Activity #1 - Affordable Housing Predevelopment: Initiated affordable housing design activities including entitlement conformance submittal and a public hearing as well as the submittals of additional funding applications. Additionally, the development team kicked off the required offsite infrastructure design work and held two community meetings where they provided updates on the master plan projects and on/offsite infrastructure plans.

Activity #2 - Underground Utilities: Initiated the West Oakland BART TOD area new sewer main design work and coordinated efforts between the City's Public Works Department and the developer's engineering team. Also initiated the planning efforts to underground the existing overhead utility lines along Chester and 5th Street. Reached out to all 22 adjacent property owners to gain permission to underground their electrical and low voltage service utilities. Held community meeting and provided update on the underground utilities project and timeline.

Activity #3 - 7th Street Connection Project: Project reached approximately 90% design. After completing the project's Preliminary Environmental Study, Caltrans requested the following additional documents 1) Air Quality; 2) Community Impacts - Technical Memorandum; 3) Cultural Resources - APE Map, Archaeological Survey Report, Extended Phase I/Phase II Proposal and Report, Historical Resources Evaluation Report (TBD based on APE delineation), Finding of Effect Document, Historic Property Survey Report, and possibly a Memorandum of Agreement; 4) Section 4(f) - TBD pending Section 106 process. The City's lengthiest estimation to complete the above studies and acquire NEPA approval is approximately 18 months. After receiving NEPA approval, the City will be able to complete the project's ROW certification.

Activity #4 - Universal Basic Mobility: In July 2024, a survey was released for eligible participants to sign up for a pre-paid UBM debit card on a first-come, first served basis. This survey has now been closed, and the City is distributing cards to up to 1,000 participants. Two in-person outreach events were held in West Oakland on 7/11/24 and 7/21/24.

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 Predev	(i), (iii), (iv)	☐	Start 9/21, end 3/26	4,000,000.00	469,008.00	In Progress
2 -	Undergroud Utilities	(i)	☐	Start 7/21, end 7/26	4,000,000.00	266,354.00	In Progress
3 -	7 th St Connection Project	(ii), (iii), (iv)	☐	2021 - 2028	1,550,000.00	0.00	In Progress
4 -	Universal Basic Mobility	(ii), (iii), (iv)	☐	2024 - 2026	450,000.00	0.00	In Progress
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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	\$735,362.00	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	Targeting submitting for building permits late 2025	Predevelopment work underway
2	Completion of new sewer main to support ~ 3,000 new residential units	Underdeveloped infill land that lacks supporting infrastructure	Targeting construction late 2025	Predevelopment work underway, sewer plans submitted to City for approval
3	NA	NA	NA	NA
4	NA	NA	NA	NA
5				
6				
7				
8				

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	Targeting submitting for building permits late 2025	Predevelopment work underway
2	Completion of new sewer main to support ~ 3,000 new residential units	Underdeveloped infill land that lacks supporting infrastructure	Targeting construction late 2025	Predevelopment work underway, sewer plans submitted to City for approval
3	Completion of 7th St corridor design work & one mile of Class 4 bike lanes	Underutilized car and truck oriented street with bike and pedestrian safety hazards	Targeting construction in late 2027	Design underway
4	NA	NA	NA	NA
5				
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 next to BART	240 units of affordable housing pending funding to proceed	Targeting submitting for building permits late 2025	Predevelopment work underway
2	Completion of new sewer main to support ~ 3,000 new residential units adjacent to BART	Underdeveloped infill land that lacks supporting infrastructure	Targeting construction late 2025	Predevelopment work underway, sewer plans submitted to City for approval
3	Completion of 7th St corridor design work & one mile of Class 4 bike lanes	Underutilized car and truck oriented street with bike and pedestrian safety hazards	Targeting construction in late 2027	Design underway
4	Survey results showing positive changes in vehicle use	High use of vehicles for transportation needs	Distribute up to 1,000 prepaid transit and mobility debit cards	Pilot program underway
5				
6				
7				
8				

Part V – Web Report

URL(s): The State's VMT maps are accurate for our area.

Part VI – Additional Information

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