

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



City of Rancho Cordova

For the reporting period of:

April 1, 2024 to March 31, 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

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 Proposed Use will construct infrastructure improvements at 10153-10179 Folsom Blvd, otherwise known as the Mills Crossing Project ("Project"), to improve existing community assets and catalyze additional development along the City's primary commercial corridor, Folsom Blvd. The Proposed Use will unlock infill development on underutilized sites within the Corridor, including accelerating the development of a major vacant 10-acre parcel adjacent to a light rail station, four bus lines, regional bicycle trail system connection, community college, and hundreds of multi-family apartment units. The Proposed Use will directly lead to additional affordable housing next to high quality transit assets, and take maximum advantage of the strategic TOD location to improve access to community services, fresh food, and acres of public plazas/green space without the need for automobile travel. The City has partnered with Griffin Swinerton, in partnership with Related California, as the master developer of the overall Mills Crossing project. The City has suballocated the REAP 2.0 HIT funding to Griffin Swinerton to conduct the predevelopment (subtasks 1-4) and construction (subtasks 5-7) components of this project.

The Subtasks include: 1) finalizing the master plan and technical studies; 2) completing CEQA review; 3) conducting community outreach; 4) receiving design and development approvals (entitlements); 5) construction; 6) completing construction; and 7) fully expending the funds.

Current Status:

The project has completed subtasks 1-3: the master plan and technical studies have been finalized, CEQA review is complete and ready for City Council adoption, and community outreach is complete (48 meetings with the public reaching over 3,000 residents and stakeholders have been conducted). Design and development entitlement approvals are nearing completion with an expected City Council approval, along with CEQA approval, scheduled for April 21, 2025. Construction documents are currently being drafted with a groundbreaking and construction start anticipated in Q3 2025. Full expenditure of REAP 2.0 HIT funds, which will be used to complete needed site infrastructure improvements, will occur prior to June 30, 2026. Construction of the three commercial buildings (combined square footage ~78,000 sq ft), and 100+

housing units on the site will be completed in phases. The commercial buildings will be complete in early 2027 and the housing units will be complete in late 2027 or early 2028.

As mentioned above, the project is accelerating infill with the creation of 100+ housing units. The first 60 units will be affordable to low-income households. These affordable housing units will utilize funding from the Affordable Housing Sustainable Communities grant program. Through this program the housing units will be tied to the funding and creation of a new light rail station along the Folsom Blvd corridor, which will further reduce VMT. The provision of both more affordable housing units and more accessible public transit will affirmatively further fair housing along this corridor.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

One of the biggest highlights of this project has been the community outreach. Through many meetings with engaged stakeholders the project has won over many of its original critics and has accommodated many of the needs and interests of diverse groups. Within the last 12 months the project has not received any negative feedback and is broadly supported by the public and our local arts groups.

The main challenge the project has faced recently is communicating how there will be sufficient parking provided on-site. Despite an in-depth parking demand study, the provision of new off-street and on-street parking spaces, the proximity to a light rail station and multiple bus lines, and the availability of considerable parking adjacent to the project location, there still continue to be concerns that there will not be enough parking to accommodate peak event days. The project team has analyzed alternatives, including bringing back a parking deck into the project plans. However, the recommended project does not propose an increase in parking spaces to ensure that the project does not increase VMT due to heavy reliance on vehicular travel to the site.

The biggest opportunity that has arisen in the last 12 months, as mentioned in Part I, is the opportunity to use Affordable Housing Sustainable Communities funding to not only build affordable housing but also a new light rail station. Also included in this grant opportunity will be the creation of a new approximately 3 mile bike boulevard within 1 mile of the project to create further opportunity to reduce VMT. Separately the grant will also fund traffic calming at a key intersection on Routier Road that will enhance pedestrian safety, particularly for students disembarking from school buses.

Lastly, the biggest accomplishment of this REAP funding has been the support of the City to invest over \$100 million of its own funding to make this project happen. Without the REAP funding the overall project would slip out of the City's budget and would not be possible to complete.

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	Catalyzing Equitable Infill Transit-Oriented Development - Housing and Corridor related capital infrastructure	ex: (i), (iii)	☒	12/15/23-6/30/26	4,000,000.00	0.00	In Progress
1 .1	Master Plan Finalization and Technical Studies		☒	12/15/23-2/11/25	0.00	0.00	Complete
1 .2	CEQA Review		☒	1/19/23-4/21/25	0.00	0.00	In Progress
1 .3	Community Outreach		☒	12/15/23-2/11/25	0.00	0.00	Complete
1 .4	Design/Development Approvals		☒	6/5/24-4/21/25	0.00	0.00	In Progress
1 .5	Construction		☒	10/1/25-6/30/26	4,000,000.00	0.00	Not Started
1 .6	Construction Completion		☒	6/30/26	0.00	0.00	Not Started
1 .7	Funds Fully Expended		☐	6/30/26	0.00	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	\$8,000,000.00	\$ 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	New housing units constructed New commercial building square footage constructed	Existing conditions	100 units of housing constructed within 2 years of REAP HIT project completion 71,000 of commercial building square footage constructed within 2 years of REAP HIT project completion	60 affordable housing units are being prepared for design review submittal and an AHSC grant application in 2025, at least 40 more units are in negotiation for land sale and future development 3 commercial buildings, with approximately 71,000 square feet, are being designed and are prepared for entitlement approvals in April 2025.
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Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	New affordable housing units constructed New federally qualified health center and public open space created	0 affordable housing units built along the corridor since 2012 Vacant lots that will become developable following REAP HIT project implementation	60 units of affordable housing built within 2 years of REAP HIT project completion Federally qualified health center and 28,400 square feet of public open space created within 2 years of REAP HIT project completion	60 units are preparing for design review submittal and a May 2025 AHSC program grant application, a further 27 units along the corridor are approved, working on securing final funding through state and federal programs The federally qualified health center and open spaces are scheduled for entitlement approval in April 2025
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Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Reduce per capita VMT Increase transit ridership Parking usage counts	VMT per capita is 50-85% of the regional average As of December 2022 Gold Line light rail ridership is No parking exists at the project location	VMT per capita reduces to below 50% of the regional average 20% increase in ridership along the Gold Line light rail Parking usage averages 50% of capacity	VMT data will be updated periodically by SACOG, results will be determined at that time Ridership data will be updated and reviewed following project completion and annually thereafter Parking usage will be counted following project completion and annually thereafter
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Part V – Web Report

URL(s): VertiGIS Studio Web (sacog.org) -
<https://mapping.sacog.org/Geocortex/WebViewer/?app=3134fb5897034d63b1a096de6b393014>

Part VI – Additional Information

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

Attachment 1: Mills Crossing project staff report and building renderings

This staff report details the project entitlement approvals for the Mills Crossing project that are complete and are now being prepared for Planning Commission recommendation of approval on March 26 for a planned City Council approval hearing on April 21, 2025.

Attachment 2: Mills Station affordable housing project renderings

This attachment details the planned design of the 60 units of affordable housing that will be submitting an application in May 2025 for AHSC funding.