

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



Sacramento Area Council of Governments (SACOG)

For the reporting period of:
January 1 2023 to December 31, 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.

Report

Part I – Overall Context

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

Through REAP 2.0, SACOG is funding transformative infrastructure and planning projects that accelerate infill housing in low VMT Green Zones in the six-county Sacramento region.

SACOG's Reap 2.0 program consists of the following uses and tasks:

- Advanced application to stand up the Green Means Go program
- Green Means Go as the sole Proposed Use, consisting of three sub tasks:
 1. Green Means Go Capital category
 2. Green Means Go Planning category
 3. Green Means Go technical assistance, monitoring and implementation

Current Status:

Following the direction of the REAP 2.0 guidelines and guidance from state partners, SACOG in 2023 initiated through the advanced application phase the Green Means Go program development, priority setting, targeted outreach to underserved communities as well as broader education and outreach. The result is a set of Green Means Go funding guidelines as well as program application material that align with REAP 2 and have been created and vetted by a broad set of regional and local participants.

Using the Green Means Go REAP 2 materials, SACOG completed a competitive funding round in 2023 focused on the most transformative investments in the region that align with REAP 2.0 goals, objectives and standards to accelerate infill development that facilitates housing supply, choice and affordability, affirmatively further fair housing, and reduce vehicle miles travelled. The SACOG board of directions approved funding awards in the Green Means Go round to accelerate affordable infill housing in low VMT areas: \$26.435 million for non-transportation capital infrastructure investments (8 projects) as well as \$4.865 million in planning grants (13 projects). During the 2023 reporting period, SACOG executed contracts/ Memorandum of Understanding with 20 of the 21 projects. Work began in 2023 on these awarded projects, though SACOG did not yet receive reimbursement requests in 2023 (i.e., concrete phases must be first completed before billing for reimbursement. Billing will start coming in 2024 for completed work that can be reimbursed).

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Green Means Go is the sole Proposed Use in SACOG's REAP 2.0 program. The program has experienced many highlights during the 2023 reporting period.

Broadening set of Stakeholders

In addition to standard outreach approaches (email blasts, committee items, webinars, listserv, webpage, etc.), SACOG through the advanced application phase employed new engagement techniques specific for REAP 2.0 Green Means Go development, in order to begin to overcome barriers to input found in traditional planning practices. One leading example was, for the first time ever in a funding program in the region, to stand up the Community Based Organization (CBO) working group to provide input on Green Means Go program development (this also was the first time SACOG had convened this type of group in a standing role) and to better learn from and remove a barrier to providing input. Importantly, the CBO working group members receive a stipend for their participation, thus removing a barrier for many of our smaller CBOs (and even for the larger CBOs; many would otherwise be unable to participate given the demands on their time).

SACOG also has worked to align Green Means Go with, and learn from, two complementary efforts: the Race, Equity and Inclusion (REI) group and the Engage, Empower, Implement (EEI) program. The REI Working Group is made up of both local elected officials from the SACOG Board and external members from CBOs, business organizations, public health, and other organizations invested in improving equity outcomes in the Sacramento region. The charge of the REI Working Group is to examine and provide recommendations on SACOG programs and projects through a racial equity lens. Engage, Empower, Implement aims to establish equitable and justice-based planning practices by working with communities to identify needs and solutions to challenges facing historically marginalized and underrepresented communities.

Both efforts have enabled and will allow the Green Means Go program to continue to reach a broader set of participants, and, through the continued monitoring of the advanced and full application, give new ways to overcome potential barriers to providing input and program evaluation.

Local and Subregion Buy-in and Collaboration on Regional VMT Strategy

All 28 jurisdictions in the SACOG region have supported Green Means Go, and 26 of 28 have adopted Green Zones, locally nominated areas that SACOG has shown through the region's Sustainable Communities Strategy to have low vehicle miles travelled while also potential for infill housing growth. In the Green Means Go round SACOG received proposals from every county in the region save one, as well as concepts representing the full range of the region's rural,

suburban and urban geography (including from the region's smallest city, Isleton, population of 850, as well as its largest, the city of Sacramento, population over 500,000).

Transformative Investments

The Green Means Go funding program used a performance-based assessment and competitive approach to focus on the most transformative, high-impact, and innovative investments that increase housing in areas with access to key destinations, develop multimodal communities and remove barriers to affordable infill housing in Green Zone corridors. The program's evaluation criteria (performance objectives, data inputs and review methodology) likewise reflect this emphasis on high-impact, innovative projects with the potential to maximize the performance outcomes of accelerating infill residential development that improves housing affordability, reducing vehicle miles travelled, and fostering inclusive communities that affirmatively further fair housing. These goals and criteria align with, and stem from, the state planning priorities.

The SACOG board endorsed in 2023 the set of Green Means Go projects: 8 awards totaling \$26,435,000 for non-transportation infrastructure projects (85% of SACOG's REAP 2 program for non-transportation capital infrastructure) focusing on corridor-activating capital investments in Green Zones that support higher density housing development and are served by transit, active modes and neighborhood services, yet have faced intractable barriers to infill; and 13 planning awards totaling \$4,865,000 to activate the remaining transformative Green Zones for capital investment. As part of the Green Means Go review, local jurisdictions had to show their local policy match, or efforts they have taken to adopt policy reforms to remove barriers to housing production.

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
Program Development	Spring 2022-Fall 2024	590,000.00	454,551.62	In Progress
Initial Priority Setting	Spring 2022-Fall 2024	400,000.00	338,036.27	In Progress
Targeted Outreach to DAC	Spring 2022-Fall 2024	370,000.00	323,218.88	In Progress
Education and Outreach	Spring 2022-Fall 2024	190,000.00	169,628.65	In Progress
Inter-regional Engagement	Spring 2022-Fall 2024	275,000.00	243,863.05	In Progress
Program Administration	Spring 2022-Fall 2024	75,000.00	65,778.07	In Progress
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Total	N/A	\$1,900,000.00	\$1,595,076.54	N/A

Full Application – Proposed Uses & Subtasks

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Green Means Go program	(i), (ii), (iii), (iv)	☐	Spring 2023-2026	31,827,893.48	0.00	In Progress
1.1	Green Means Go Capital category	(i), (ii), (iii), (iv)	☒	Spring 2023-2026	26,435,000.00	0.00	In Progress
1.2	Green Means Go Planning category	(i), (ii), (iii), (iv)	☒	Spring 2023-2026	4,865,000.00	0.00	In Progress
1.3	Green Means Go technical assistance, monitoring and implementation	(i), (ii), (iii), (iv)	☐	Spring 2024-2026	527,893.48	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	\$63,655,786.96	\$ 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	% Green Zone zoned 30+ Dwelling Units per acre	55%	100%	58%
2	Annual number of new infill units (Center and Corridor community type)	1,000	2,000	1,075
3				
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Number of affordable units added per year, by TCAC designation	2,400	3,800	2,580
2	Percent of Green Zone where multi-family allowed by-right	51%	100%	55%
3				
4				
5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Green Zone VMT/capita	15.13	13.56	15.01
2	Land Use Diversity index	0.355	0.5	0.37
3				
4				
5				
6				
7				
8				

Part V – Web Report

URL(s): <https://sacog.maps.arcgis.com/apps/dashboards/0f2a40d8036943a2b5d8f5bff857d9d6>
<https://mapping.sacog.org/Geocortex/WebViewer/?app=3134fb5897034d63b1a096de6b393014>

Part VI – Additional Information

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

Attached as a separate PDF document, the following additional information on SACOG's REAP 2 Green Means Go programs:

- Green Means Go program guidelines
- Green Means Go planning and capital application
- Green Means Go board action and staff item