

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, 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.

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 led the Green Means Go program development, priority setting, targeted outreach to underserved communities as well as broader education and outreach. This work resulted in a set of Green Means Go funding guidelines as well as program application material that align with REAP 2 that 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 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 directors 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).

Since the original award, the State Legislature cut the MPO portion of the REAP 2 program across-the-board throughout the state by 6.2%. SACOG worked with project sponsors on a new Green Means Go program budget that reflected the 6.2% cut. SACOG's board adopted the new program budget, which allocated \$24,788,000 to construction and \$4,561,000 to planning grant projects. The budget uncertainty resulting from a possible 50% cut to the program put a multi month hold

on all projects. Green Means Go infrastructure projects in particular were most affected by the budget uncertainty, as they could not move forward with capital outlays without a guaranteed budget

Since the 2024 Legislative budget reduction, SACOG has executed amendments to each grant recipient's Memorandum of Understanding and work continues on all these projects. However, as mentioned above, every project was forced into a multi month hold during the time there was a proposal to cut 50% from a fully obligated Green Means Go program.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Green Means Go is the sole Proposed Use in SACOG's REAP 2.0 program. All projects within the proposed use are under contract and underway. About 85 percent of the program consists of 8 backbone infrastructure projects 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.

(1) City of Folsom Bidwell Street Storm Drain Replacement project (\$305,000 revised grant): This project replaces a section of failing storm drain along Bidwell Street and improves the capacity and functionality of the storm drain system in the area. Improving the storm drain will be key in accelerating future housing production in this corridor that has received technical assistance through SACOG's Green Means Go program.

(2) Placer County Highway 49 Wastewater Capacity Improvement Program (\$3,526,000 revised grant). The proposed improvements from this project include work for a sewer trunkline that are necessary to realize development and unlock the housing capacity for the Auburn Bowman Community Plan area.

(3) City of Rancho Cordova - Mills Crossing Capital Development (\$4,688,000 revised grant): This project will provide wet and dry utility infrastructure for the Mills Crossing infill and transit-oriented development (TOD) project, the largest vacant site in the Folsom Blvd Green Zone (10-acres), and it will include over 100 multifamily and townhouse units.

(4) City of Sacramento - Del Paso blvd Area Sewer Improvements (\$3,672,000 revised grant): This project will increase sewer capacity to allow for the development of vacant parcels in the Del Paso Boulevard corridor area between Highway 160 and El Camino Avenue.

(5) City of Sacramento - Lavendar Heights Water Infrastructure Expansion (\$1,015,000 revised grant): This project expands the water infrastructure in a portion of the "Central City Corridors" Green Zone, generally comprised of 20th Street to 23rd Street from Improv Alley to Kayak Alley, to increasing capacity sufficient to serve thousands of multi-family residential units and improve fire safety.

(6) City of Sacramento - River District Sump 111 (\$6,564,000 revised grant): This project will increase the pumping capacity of stormwater pump station and will allow many higher-density residential projects to proceed without having to handle drainage responsibilities on every site in the River District Green Zone north of the Railyards and Downtown Sacramento and south of the American River.

(7) City of West Sacramento - Washington District Underground Utilities (\$3,751,000 revised grant): This project makes critical improvements to the City's utility infrastructure (i.e., water, sewer, and storm drain mains) within the Washington District Green Zone, which is identified for housing infill and redevelopment projects.

(8) City of Yuba City - Harter Parkway Corridor Improvements (\$1,267,000 revised grant): The project facilitates an increase of approximately 650 affordable housing and multi-family housing units in one of the City's infill areas through the construction of nearly 2,800 lineal feet of 18-inch diameter sanitary sewer main.

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
1 Program Development	Spring 2022-June 2026	590,000.00	589,646.37	Complete
2 Initial Priority Setting	Spring 2022-June 2026	400,000.00	399,253.29	Complete
3 Targeted Outreach to DAC	Spring 2022-June 2026	370,000.00	353,354.21	In Progress
4 Education and Outreach	Spring 2022-June 2026	190,000.00	190,217.64	Complete
5 Inter-regional Engagement	Spring 2022-June 2026	275,000.00	276,693.69	Complete
6 Program Administration	Spring 2022-June 2026	75,000.00	75,174.81	Complete
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TOTAL (as cant update below line)		1,900,000.00	1,884,340.01	In Progress
Total	N/A	\$1,092,692.28	\$1,092,692.28	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 to June 2026	29,843,899.75	847,713.30	In Progress
1 .1	Green Means Go Capital category	(i), (ii), (iii), (iv)	☒	Spring 2023 to June 2026	24,788,000.00	299,829.00	In Progress
1 .2	Green Means Go Planning category	(i), (ii), (iii), (iv)	☒	Spring 2023 to June 2026	4,561,000.00	525,211.59	In Progress
1 .3	Green Means Go technical assistance, monitoring and implementation	(i), (ii), (iii), (iv)	☐	Spring 2023 to June 2026	494,899.75	22,672.71	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	\$31,743,899.75	\$2,732,053.31	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%	60%
2	Annual number of new infill units (Center and Corridor community type)	1,000	2,000	2,420
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	3,850	3,140
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	13.51
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