

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



San Luis Obispo Council of Governments

For the reporting period of:
May 9, 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

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):

These funds are suballocated through SLOCOG's Community Betterments program to two Proposed Uses implemented by SLOCOG member agencies: 1) the Grover Beach West Grand Avenue Streetscape Enhancement Project, implemented by the City of Grover Beach, and 2) the South Higuera Complete Streets Project implemented by the City of San Luis Obispo. The funds suballocated to the cities is for the construction subtask only.

SLOCOG also retains funding for Program and Project Administration activities.

Current Status:

1) West Grand Avenue Streetscape enhancement project: construction of this project is anticipated to be complete in May 2025 and open to traffic in summer 2025. 37 market rate housing units and 53 affordable housing units are under-construction and expected to be move-in ready by summer and winter 2025, respectively. It's expected that this project will meet all reported REAP 2.0 objectives in winter 2025. A request for reimbursement for eligible construction expenses is expected to be submitted in April 2025.

2) South Higuera Complete Streets Project: this project is nearing final design and is expected to be bid for construction in summer 2025. The 94 new infill housing units that will be supported by this project are under construction with the structures framing to begin soon. This project is expected to be complete in summer 2026, at which time the 43 housing units preserved as affordable housing units will have improved access to transit facilities, grocery stores, social and health services, and nearby recreational spaces.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

1) West Grand Avenue Streetscape Enhancement Project: this project has experienced challenges commonly associated with transportation projects that are improving aged infrastructure, but the city persists to keep residents informed of roadway closures and other construction impacts. They have also awarded grants to local businesses that have been impacted by construction, fostering supportive relations between city government and commerce.

2) South Higuera Complete Streets Project: city staff have kept local advisory committees and the City Council closely engaged as this project has advanced through the design phase, bringing preliminary designs for review and input at key junctures and incorporating input where possible. This has ensured a project design closely-informed by parties closely affected by its design and eventual use.

Incorporating REAP funds into SLOCOG's Community Betterments Program has shown to be a tremendous success to project delivery, leveraging millions of dollars in local and regional funding, competitive grants, and private funds to implement projects that improve transportation access and safety for existing and new residents along key regional corridors. Focusing programming to "shovel ready" projects ensured that project benefits were well known and would be realized in the short-term completion timeline required by the program.

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
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
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				-Select-
Total	N/A	\$ 0.00	\$ 0.00	N/A

Full Application – Proposed Uses & Subtasks

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Grover Beach West Grand Avenue Streetscape Enhancement Project	(i), (ii)	☒	May 2024-May 2025	0.00	0.00	In Progress
1.1	Preconstruction work	N/A	☐	N/A	0.00	0.00	Complete
1.2	RFP for Construction Bid Proposals	N/A	☐	N/A	0.00	0.00	Complete
1.3	Break ground (construction)	(i), (ii)	☒	May 2024-May 2025	1,861,684.58	1,861,684.58	In Progress
- -			☐				-Select-
2.0	South Higuera Complete Streets Project	(i), (ii)	☒	June 2025-June 2026	0.00	0.00	In Progress
2.1	Preconstruction work	N/A	☐		0.00	0.00	In Progress
2.2	RFP for Construction Bid Proposals	N/A	☐		0.00	0.00	Not Started
2.3	Break ground (construction)	N/A	☒	June 2025-June 2026	1,500,000.00	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	\$3,361,684.58	\$1,861,684.58	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	Number of new housing units supported by the proposed use	RHNA housing unit total allocation: 369	Number of new housing units supported by the proposed use: 90	All units under construction and Proposed Use nearly complete.
2	Number of new housing units supported by the project	RHNA housing unit total allocation: 3,354	New housing units supported by the project: 94	New housing units supported by the Proposed Use are under construction
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7				
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Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Number of new affordable housing units supported by the proposed use	RHNA low- and very-low housing unit allocation: 148	Total new low- and very-low housing units added: 53	All 53 new low- and very-low income housing units are under construction
2	Number of new affordable housing units and preserved affordable housing units that will be connected to transit stops, social and health services, grocery stores, jobs, school, and parks by the proposed use	RHNA low- and very-low income housing unit allocation: 1,345	Number of new affordable housing units and preserved affordable housing units that will be connected to transit stops, social and health services, grocery stores, jobs, school, and parks by the project: 137	94 new housing units supported by this project are under construction. Benefits for 43 preserved affordable housing units to be realized once construction of Proposed Use is complete in summer 2026.
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Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Miles of bicycle lanes on corridor (within city limits)	Existing miles of bike lanes on W. Grand Ave within the city limits: 0.42 miles	Miles of bike lanes on W. Grand Ave within the city limits after construction of the proposed use: 0.69 miles	Construction of Proposed Use is expected to be complete in May 2025, when target will be achieved.
2	Total miles of protected bicycle lanes in the project corridor	Total miles of existing protected bicycle lanes in the project area: 0	Total miles of protected bicycle lanes that will be added by the proposed use: 4.6	Construction of Proposed Use anticipated to begin in summer 2025 and complete in summer 2026.
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Part V – Web Report

URL(s): <https://www.slocog.org/programs/regional-transportation-plan-sustainable-communities-strategy>

Part VI – Additional Information

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