

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



Stanislaus Council of Governments

For the reporting period of:
January 2022 to April 1, 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.

Report

Part I – Overall Context

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

Proposed Use #1: Transformative Funding Allocation (suballocation to local agencies); Proposed Use #2: Community Enhancement Zone Plans; Proposed Use #3: VMT Mitigation Bank; Proposed Use #4: Bicycle and Pedestrian Projects; and Proposed Use #5: Modesto BRT.

A list of subtasks will be developed when StanCOG commences work.

Current Status:

The review of StanCOG's application took HCD's review team 1 year to complete. During the time period of the review, Governor Newsom's 24/25 budget proposal was released (on January 10, 2023) announcing a reversion of \$300 million in General Funding from REAP 2.0. It was not until February 29, 2024 that StanCOG received a letter of award from HCD.

Because of the lengthy review process and a potential significant impacts to a 50% budget cut to StanCOG's grant application that contains 5 proposed uses, StanCOG was unable to proceed with the work until the budget passed and cuts were known. Only then could we rescope and resubmit the proposed uses with budgets adjusted before work could commence. StanCOG discussed this issue with HCD staff at the beginning of 2024 and was assured that StanCOG would rescope and resubmit once the state budget was finalized.

On April 16, 2024, StanCOG received an email from HCD Management with a request to identify the amount of funding sub-awarded or subcontracted to date. StanCOG responded to the request by informing HCD Management that that no funding had been suballocated or subcontracted.

Because of the various delays with the notification of award and proposed budget cuts, HCD did not require StanCOG to submit an annual report in April. While StanCOG's HCD liaison did not require an annual report submittal from StanCOG, in June StanCOG received another request for an annual report from HCD's general email address (REAP2,0@HCD). It was recommended at that time by StanCOG's HCD Liaison that StanCOG submit an annual report summarizing the education and outreach activities which were completed as part of the Advanced REAP 2.0 allocation and which were conducted in 2022 and 2023 to support program development, initial priority setting, targeted outreach to

Disadvantaged and Historically Underserved Communities, and education, outreach and interregional engagement in the development of the full application. The highlights of these advanced allocation activities are presented in Part II, below.

StanCOG is currently awaiting a revised letter of award and a master funding agreement from HCD with revised award amount. Once received, StanCOG will be able submit a revised scope and budget for HCD staff review reflecting the reduction in the award. StanCOG will also be able to initiate MOUs with our local member agencies for the transformative suballocation proposed use and release a solicitation for services of a qualified professional consulting firm to support REAP 2.0 implementation.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

The proposed activities identified for the REAP 2.0 advanced allocation request included:

- Program Development
- Initial Priority Setting
- Targeted Outreach to disadvantaged and historically underserved communities
- Education and Outreach
- Intra-regional engagement
- Intraregional/Tribal Entity Engagement

StanCOG developed a three-pronged outreach approach, which included a bilingual survey, stakeholder focus group meetings, and in-person public outreach meetings focused on Disadvantage Communities (DACs). StanCOG has continued to provide updates to its local member agencies to keep them briefed on the status of the REAP 2.0 program.

Before formally beginning public outreach for the REAP 2.0 application, StanCOG held informal interviews with local stakeholders including transit providers and local government staff. StanCOG worked to gather basic information on what types of challenges and opportunities exist for consideration in developing an outreach approach. This provided REAP-specific feedback and allowed for the identification of preliminary priorities and potential stakeholders to coordinate during the outreach process.

In October 2022, StanCOG launched a public survey, in both Spanish and English. This survey solicited input on transportation challenges, opportunities, and potential strategies for the use of the REAP 2.0 funds. StanCOG circulated the REAP 2.0 survey to its standing committees via email and to the public via email, Facebook, and StanCOG's monthly newsletter and website. To create this contact list, StanCOG expanded upon the contacts identified during the 2022 RHNA and SCS processes and identified additional local DAC representatives, CBOs, and housing developers with a particular focus on affordable housing developers. Thirteen surveys were received, which were subsequently summarized and used as input for the final grant application.

After the release of the survey, StanCOG held three separate focus group meetings with each of the following groups of stakeholders.

- local planning representatives,
- CBOs, and

- housing stakeholders

During these meetings, StanCOG provided information on the REAP 2.0 process and facilitated a discussion on potential proposed uses by asking for examples of successful projects and about needs specific to DACs.

StanCOG held its first focus group meeting with the Valley Vision Stanislaus (VVS) Steering Committee. The VVS Committee is one of StanCOG's standing committees that consists of a representative from each of the local member agencies, the StanCOG Policy Board, the Local Agency Formation Commission (LAFCO), the StanCOG Citizens Advisory Committee and an Environmental Justice and a Building Industry Representative. In addition, the VVS Steering Committee guided the 2022 RHNA and SCS processes. Representatives of Stanislaus County, the cities of Riverbank, Ceres, Hughson, Modesto, Newman, Patterson, Turlock, and Waterford, and a representative of StanCOG's Citizen Advisory Committee attended the focus group meeting.

The other two focus group meetings were held virtually, one with CBOs and one with housing developers/business representatives. In total, StanCOG reached out to 66 CBOs and developers/business representatives in advance of these meetings. This included seven CBOs that focus on serving the Spanish-speaking community, and Spanish translation services were made available during the CBO focus group meeting along with copies of the presentation in both Spanish and English. The CBO focus group meeting was held on November 9th and included representatives from the following organizations/stakeholders:

- Latino Community Roundtable
- El Concilio
- EAH Housing
- Catholic Charities
- Disability Resources Agency for Independent Living (DRAIL)

The housing developers/business representatives focus group meeting was held on November 10th and included representatives of the following organizations:

- Patterson-Westly Chamber of Commerce
- Self Help Enterprises
- Sigala Inc.

In addition to the focus group meetings with local planning representatives, community-based organizations, and housing developers/business representatives, StanCOG held two in-person meetings with residents of DACs. StanCOG shared information about the event with the public by posting Spanish and English flyers on social media and on website in advance of the meeting. During the meeting, live Spanish interpretation was provided and copies of the Spanish translated version of the presentation were provided.

The first in-person meeting was held on November 9th and the second was held on November 18th. Over the course of the two meetings, more than 20 attendees provided feedback on StanCOG's REAP 2.0 proposed program.

StanCOG performed outreach to the Tribal Governments with ancestral ties to the Stanislaus region to solicit input from them on StanCOG's REAP 2.0 grant application. StanCOG performed a good faith effort to reach all Tribal Governments with ancestral ties to the Stanislaus region by emailing and calling each Tribal Government to inform them of a virtual meeting that StanCOG would hold on February 16, 2023. During the outreach, several Tribal Government representatives indicated that they were not interested in participating because their members do not currently live in Stanislaus County. On the day and time that the meeting was held, February 16, 2023 from 6:00 PM - 7:00 PM, StanCOG staff attended the virtual meeting and made themselves available to answer any questions or provide insight on StanCOG's REAP 2.0 grant. Unfortunately, no members of Tribal Governments with ancestral ties to the Stanislaus region attended the meeting and no follow-up requests for information were received.

StanCOG documented the feedback that was received throughout the initial outreach activities and submitted the information to HCD.

StanCOG released the Draft REAP 2.0 Framework in English and Spanish for 21-day public review and comment period in accordance with the REAP 2.0 program guidelines. The English Version of the REAP 2.0 Draft Framework was released and posted on StanCOG's website for public review and comment on November 17, 2022, and the public review and comment period concluded on December 8, 2022, at 5PM. The Spanish Version of the REAP 2.0 Draft Framework was released and posted on StanCOG's website for public review and comment on November 21, 2022, and the public review and comment period concluded on December 12, 2022, at 5 PM.

The Framework for StanCOG's allocation of REAP 2.0 funding was updated based on the input provided by stakeholders and members of the public. The structure of funding awarded to member agencies through a competitive suballocation process was updated based on the feedback received. The Community Enhancement Zone Plans section was restructured away from a maximum dollar amount based on the feedback received.

Additionally, the feedback received during outreach was used to identify priorities which guided development of StanCOG's activities/proposed uses.

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
Stakeholder and Public Engagement	April 2022-February 2023	75,124.00	75,124.00	Complete
Full Application Development	April 2022-February 2023	33,356.00	33,356.00	Complete
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
Total	N/A	\$ 0.00	\$ 0.00	N/A

Full Application – Proposed Uses & Subtasks

[illegible]

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
- -	NA		☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
- -			☐				-Select-
Total	N/A	N/A	N/A	N/A	\$ 0.00	\$ 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	NA			
2				
3				
4				
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1				
2				
3				
4				
5				
6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1				
2				
3				
4				
5				
6				
7				
8				

Part V – Web Report

URL(s): NA - work has not commenced

Part VI – Additional Information

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