

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:
April 1, 2024 to April 1, 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):

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.

Proposed Use #1: Transformative Funding Allocation - StanCOG's local member agency's will have the opportunity to apply for funding to be awarded through an MPO component (competitive) call for projects. Specifically, this program will provide a process for each of StanCOG's member agencies to apply for funding to advance opportunities that are focused on the near-term implementation of RHNA, providing more affordable housing, and promoting access to housing for disadvantaged communities in accordance with the requirements of the REAP 2.0 guidelines.

Proposed Use #2: Community Enhancement Zone Plans

Under the Community Enhancement Zone Plan proposed use, StanCOG will fund one or more area plans that focus on transforming an existing developed area (or areas) to better meet the housing and transportation needs of one or more communities within the Stanislaus region. Specifically, the goal of this area plan will be to implement housing and transportation solutions that further the preferred scenario of the 2022 Sustainable Communities Strategy and the housing allocations included within the 6th Cycle RHNA Plan.

Proposed Use #3: VMT Mitigation Bank

This proposed use is identified for reducing VMT per capita is the development of a regional VMT Mitigation Bank (or exchange program) developed and regionally administered for the StanCOG region. The introduction of a VMT Mitigation Bank has the potential to provide a long-term transformative funding source that will continue after REAP 2.0 and meet both the need for more CEQA VMT mitigation options for transportation/land use projects, as well as provide a new funding source for VMT reducing projects.

Proposed Use #4: Bicycle and Pedestrian Projects

StanCOG's 2021 Non-motorized Transportation Plan (NMTP) and 2022 Sustainable Communities Strategy (SCS) resulted in the identification of 175 high-impact bike and pedestrian projects. Under this proposed use, additional stakeholder engagement and planning will be undertaken to collaborate further with the local implementing agencies in

further prioritizing projects and to coordinate on how best to advance the most critical and significant projects to implementation.

Proposed Use #5: Modesto BRT - funds to be suballocated to Stanislaus Regional Transit (StanRTA)
The REAP 2.0 funding that will be allocated towards the Modesto BRT project will address all three of the REAP 2.0 objectives. Specifically, StanCOG will fund an implementation study and concept development for a new BRT service.

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

Current Status:

On February 10, 2025, at the request of StanCOG, HCD Management provided a letter of commitment with assurance that StanCOG will receive a final award in the amount of \$7,091,992.52, in full, and may start drawing down the funds immediately. Up until this time StanCOG had let HCD know that the amendment to the Standard Agreement was needed in order for StanCOG to get consultants under contract to support the proposed uses. The amendment was needed because, unlike other MPOs, StanCOG's approved application included more than just suballocating the funding to our member agencies. In order to obtain Board approval to go under contract with consultants, StanCOG would need a final Standard Agreement amended to identify the official award amount.

The most recent letter from HCD has enabled StanCOG to move forward with initiating the work. Since receiving HCD's letter of assurance, StanCOG has prepared and issued 2 solicitations (a Request for Qualifications and a Requests for Proposal) for acquiring the services of qualified consultants to support the work. StanCOG has completed the proposal evaluations for both solicitations, executed a contract with one of the of the consultants, and held a kick-off meeting to initiate the work. For the second solicitation, staff will be presenting a staff report item to the StanCOG Policy Board on May 21, 2025 with a recommendation that the Board authorize our Executive Director to go under contract. The selected Consultants will provide administrative support and technical support to StanCOG, respectively. We have already started work with the first firm (Sigala Inc.) and will negotiate and execute a contract with the second firm, Kimley Horn, subject to Board approval, immediately following the May 21st Board meeting.

StanCOG is developing a Memorandum of Understanding for an agreement between StanCOG and the Stanislaus County Regional Transit Agency (StanRTA), the transit agency that will be a subrecipient of the funding for Proposed Use 5: Modesto BRT. StanCOG will be finalizing and entering into the agreement with StanRTA and plans to submit requests for advance allocations for HCD consideration as our next course of action.

Additionally, StanCOG is working to identify possible dates and times for scheduling a workshop with StanCOG's member agencies (the Planning and Community Development Planning Directors from the 9 cities and the county of Stanislaus) to kick off the call for projects for the Transformative Suballocation (Proposed Use 1). StanCOG will be reaching out to our HCD Liaison soon to identify potential dates/times for holding this REAP 2.0 workshop with our member agencies on the Transformative Suballocation application review process and evaluation criteria.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

StanCOG received a letter of award from HCD on March 1, 2024.

On July 16, 2024, StanCOG received an email with the information regarding the funding reduction of approximately 5.9% following state budget negotiations with the final adjusted award amount of \$7,091,992.52 versus the original (previous) allocation amount of \$7,535,242.05.

Since July 2024, StanCOG has awaited an amendment to the Standard Agreement between StanCOG and HCD (Agreement No. 22-REAP2-17578) that would have included the adjusted funding award.

On February 10, 2025, at the request of StanCOG, HCD Management provided a letter of assurance that StanCOG will receive the final award in the amount of \$7,091,992.52, in full, and that StanCOG may start drawing down the funds immediately. The letter has been provided in lieu of a amended standard agreement and has enabled StanCOG to proceed as of February 2025. Since then, as presented in the sections above, we have released an RFQ and RFP to obtain consultant support for conducting the work; we are preparing an MOU template, and anticipate submitting an request for advance allocation. Sigala Inc. is under contract to provide administrative support services and will be taking an item to our Board on May 21 to get a second consultant. The second contract is for obtaining technical support for Proposed Uses 2, 3 and 4.

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

Please note: I listed the advanced allocation amount above in the first table. We have not requested any allocation of the funding for proposed uses 1 through 5 yet, but anticipate submitting a request as a next step.