

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



Tulare County Association of Governments

For the reporting period of:

01/01/24 to 12/31/24

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):

The Tulare County Association of Governments, with agreement from the region's eight cities and county teamed up with Self Help Enterprises to put together a series of projects that would best serve the region's housing needs and also meet state goals.

TCAG understood that in this part of the state, multi-family housing on infill sites is largely unprofitable for developers and a badly neglected housing type. The problem is not a shortage of available zoned land or city willingness to provide the housing, but rather a shortage of subsidies needed to attract developers to this housing opportunity.

Together with Self Help Enterprises, TCAG proposed four projects, the Neighborhood Village in Goshen that provides 52 residential housing units and numerous services for the unhoused. It is located in a disadvantaged community in close proximity to transit services and active transportation facilities.

Crescent Meadows is the construction of an 80 unit affordable housing facility for seniors on an infill site in the City of Visalia, near shopping, health facilities, transit facilities and Class 1 Active Transportation Corridors.

The Farmersville Multi-Modal Hub is a new transit center in the middle of the City of Farmersville, on an infill site, near a new multi-family housing facility, downtown businesses and services and a number of other uses and residences. It offers this disadvantaged community broader access to local and regional transit and is accessed by an improved active transportation network.

The transit voucher program will provide free transit access for the residents of these facilities for a period of three years.

Current Status:

The Neighborhood Village has been constructed and is open to the residents.

The Crescent Meadow project is currently in design and permitting phases.

The Farmersville Multi-Modal Hub has been constructed. TCAG is working with the developer and city on final invoices.

After the projects began construction, the state announced a 6% cut to the funding as a result of a budget crisis. The transit vouchers were put on hold, while TCAG pursued other funding to pay for them, allowing the construction projects to receive their full allotment. The transit passes remain on hold, as the funding shortage in REAP 2.0 gets resolved.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

The biggest highlights are to see housing projects actually get constructed as a result of the program, and see the lives of low income individuals changed in such a positive way. The Neighborhood Village project is a first of its kind and meets a significant housing need in a unique way that can be replicated in other communities. The Multimodal Hub furthers the implementation of the Cross Valley Corridor, a high speed transit route in the region that is being established to further reduce dependency on automobile traffic, become a passenger rail service and connect with the California High Speed Rail station in Hanford.

The biggest challenges were having the funding put on hold for a long time and then receiving a 6% reduction in funding after construction already began. The timing of the decision was extraordinarily bad and caused the low income housing developer to have to take out high interest loans to keep the construction going. They had to pay interest on those loans which caused the project to cost more than what was necessary. Not only was there financial loss to the developer because of this chaotic approach, but it damaged the carefully crafted willingness of developers to work with TCAG and the State on future project. It seriously damaged the trust that had been built up by the participating parties.

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-
				-Select-
				-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	Neighborhood Village	Construction	☐	Complete in 2024	2,817,796.00	2,817,796.00	Complete
2.0	Crescent Meadow	Construction	☐	Complete in 2025	1,370,065.00	0.00	In Progress
3.0	Farmersville Transit Hub	Construction	☐	Complete in 2024	1,422,067.00	450,000.00	Complete
4.0	Transit Voucher Program	Construction	☐	Complete in 2025	437,000.00	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	\$6,046,928.00	\$3,267,796.00	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	Construction of 52 Residential Units for the Unhoused	Construction of 52 Units	Construction of 52 Units	Construction of 52 Units
2	Construction of 80 Senior Housing Units	Construction fo 80 Units	Construction of 80 units	Construction to begin in early 2025.
3	Construction of a Multi-Modal Transit Hub in Farmersville	To Be Constructed along the existing railroad so that it can be converted to passenger rail station in future.	Contructed on existing railroad.	Constructed on existing railroad.
4	Transit Voucher Program	Transit Vouchers for all residents of Neighborhood Village and Crescent Meadow projects	Transit Vouchers for all residents of Neighborhood Village and Crescent Meadow projects	Passes to be distributed in 2025 when construction is complete.
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Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Construction of 52 Residential Units for the Unhoused	Construction of 52 Units	Construction of 52 Units	Construction of 52 Units
2	Construction of 80 Senior Housing Units	Construction fo 80 Units	Construction of 80 units	Construction to begin in early 2025
3	Construction of a Multi-Modal Transit Hub in Farmersville	Create transit facilities for all residents including those in nearby low income housing project	Create transit facilities for all residents including those in nearby low income housing projec	Create transit facilities for all residents including those in nearby low income housing projec
4	Transit Voucher Program	Transit Vouchers for all residents of Neighborhood Village and Crescent Meadow projects	Transit Vouchers for all residents of Neighborhood Village and Crescent Meadow projects	Passes to be distributed in 2025 when construction is complete
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Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Construction of 52 Residential Units for the Unhoused	Infill Location in transit area where residents can get around without vehicle.	Infill Location in transit area where residents can get around without vehicle	Infill Location in transit area where residents can get around without vehicle
2	Construction of 80 Senior Housing Units	Infill Location in transit area where residents can get around without vehicle	Infill Location in transit area where residents can get around without vehicle	To be constructed in 2025.
3	Construction of a Multi-Modal Transit Hub in Farmersville	Providing transit and active transportation alternatives.	Providing transit and active transportation alternatives	Providing transit and active transportation alternatives
4	Transit Voucher Program	Helping get new riders for transit system.	Helping get new riders for transit system	Helping get new riders for transit system
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Part V – Web Report

URL(s): N/A

Part VI – Additional Information

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