

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



San Joaquin Council of Governments

For the reporting period of:

7/01/2022 to 3/29/2024

# 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](mailto: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)<sup>1</sup>.

- **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).

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<sup>1</sup> 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 Use<sup>2</sup>, 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.

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<sup>2</sup> 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):**

Per our 10% allocation application the following are our proposed uses and subtasks:

1. Administrative activities reflects staff time to draft program application and regional guidelines
2. Initial priority setting through staff review of past and current research, plans, and engagement efforts
3. Education and various outreach efforts through virtual workshops for stakeholders/public
4. Staff time for researching and developing REAP 2.0 program application

Please note that while we have received a 10% advancement and our Approval Letter on March 1st, 2024, HCD has advised that we can access funds once the Standard Agreement is fully executed and all general and special conditions have been cleared in writing. The Department intends to issue a Standard Agreement within 90 days of receiving the necessary documentation, with an estimated date of May 30, 2024.

Task name: GF135002.01REAP 2 SJV Regional Early Action Planning Committee for Housing, REAP 2.0 Grant Administration

### **Current Status:**

#### Overview

The San Joaquin Council of Governments (SJCOG) has structured its REAP 2.0 activities to prioritize accelerating infill development, affirmatively furthering fair housing (AFFH), and reducing vehicle miles traveled (VMT). These efforts are supported by grant administration directed towards the Local Housing Trust Fund grant, aiming to leverage matching funds and create more housing opportunities in the region. The initiatives encompass a range of strategies, including administrative tasks, priority setting, educational outreach, and program development, all designed to align with state housing and climate goals while leveraging regional plans and stakeholder input.

#### Current Status of Proposed Uses and Subtasks

##### 1. Administrative Activities

General Description: Involves staff time dedicated to drafting the program application and regional guidelines. This includes generating an allocation budget reflective of the region's priorities under REAP 2.0.

Current Status: Ongoing administrative support has resulted in a preliminary framework for allocating resources according to regional needs and potential impacts on infill development and fair housing.

## 2. Priority Setting

General Description: Utilizes staff review of past and current research, plans, and community engagement to identify regional priorities.

Current Status: Initial assessments have highlighted several key areas with potential for region-wide impact, setting the stage for targeted actions in subsequent phases of program implementation.

## 3. Education and Outreach

General Description: Comprises various efforts including virtual workshops aimed at stakeholders and the public, promoting inter- and intra-regional coordination, particularly focusing on disadvantaged communities.

Current Status: Educational sessions have been conducted, facilitating increased awareness and cooperation among regional stakeholders, thereby enhancing the alignment of local actions with broader state objectives.

## 4. Program Development for Accelerating Infill Development

General Description: Focuses on identifying and promoting infill development that enhances housing affordability and supports sustainable transportation options.

Current Status: A methodology for evaluating potential programs and development priorities has been established. This will guide the selection of projects that effectively integrate housing with transportation infrastructure to meet state and regional goals.

### Specific Objectives

#### Accelerating Infill Development

Progress: Development of criteria to select projects that support housing near transit and other infrastructure, aligning with recent regional transportation plans and sustainable community strategies.

#### Affirmatively Furthering Fair Housing (AFFH)

Progress: Initiatives are being planned to eliminate housing discrimination and enhance accessibility to high-opportunity areas. Emphasis is being placed on supporting local developers through funding for predevelopment costs, enhancing the housing project pipeline.

### Reducing Vehicle Miles Traveled (VMT)

Progress: The focus is on integrating housing development with public transportation initiatives. Recent plans for commuter rail expansion and station area planning are pivotal in reducing reliance on personal vehicles and promoting sustainable travel options.

### Conclusion

Through these comprehensive efforts, SJCOG is effectively addressing a broad spectrum of state and regional planning priorities, ensuring that REAP 2.0 funds are allocated in a manner that promotes equity, sustainability, and community well-being. These initiatives not only align with legislative requirements but also respond proactively to the needs of the San Joaquin region

## **Part II –Highlights, Challenges, Opportunities, and Accomplishments**

The San Joaquin Council of Governments (SJCOC) has made significant progress in structuring its REAP 2.0 activities to prioritize infill development, fair housing, and reduced vehicle miles traveled (VMT). Administrative efforts have laid the groundwork for transparent resource allocation, while priority setting has identified key focus areas for impactful regional actions. Educational outreach has enhanced stakeholder cooperation, aligning local actions with broader state goals. Program development for infill development is advancing, with a methodology established for project selection. Overall, SJCOC's initiatives are effectively addressing state and regional planning priorities, ensuring that REAP 2.0 funds support equitable, sustainable, and community-centric outcomes in the San Joaquin region.

**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*

<b>Activity Title</b>	<b>Timeline</b>	<b>Amount Proposed</b>	<b>Amount Expended</b>	<b>Status</b>
GF135002.01 - REAP 2 SJV Regional Early Action Planning Committee for Housing, REAP 2.0 Grant Administration, FY22-23 - 23/24	7/1/22 - 6/30/26	200,000.00	85,738.42	In Progress
				-Select-
<b>Total</b>	N/A	\$ 0.00	\$ 0.00	N/A



Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
<b>Total</b>	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**

<b>Proposed Use</b>	<b>Measurable Outcome</b>	<b>Baseline</b>	<b>Target</b>	<b>Results</b>
1	Local Housing Trust Fund Program Grant Administration: 1. Administrative activities reflects staff time to draft program application and regional guidelines			Development of criteria to select projects that support housing near transit and other infrastructure, aligning with recent regional transportation plans and sustainable community strategies.
2	Local Housing Trust Fund Grant Administration: 2. Initial priority setting through staff review of past and current research, plans, and engagement efforts			
3	Local Housing Trust Fund Grant Administration: 3. Education and various outreach efforts through virtual workshops for stakeholders/public			

<b>Proposed Use</b>	<b>Measurable Outcome</b>	<b>Baseline</b>	<b>Target</b>	<b>Results</b>
4	Local Housing Trust Fund Grant Administration: 4. Staff time for researching and developing REAP 2.0 program application			
5				
6				
7				
8				

**Affirmatively Furthering Fair Housing**

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Local Housing Trust Fund Program Grant Administration: 1. Administrative activities reflects staff time to draft program application and regional guidelines			Progress: Initiatives are being planned to eliminate housing discrimination and enhance accessibility to high-opportunity areas. Emphasis is being placed on supporting local developers through funding for predevelopment costs, enhancing the housing project pipeline.
2	Local Housing Trust Fund Grant Administration: 2. Initial priority setting through staff review of past and current research, plans, and engagement efforts			
3	Local Housing Trust Fund Grant Administration: 3. Education and various outreach efforts through virtual workshops for stakeholders/public			

<b>Proposed Use</b>	<b>Measurable Outcome</b>	<b>Baseline</b>	<b>Target</b>	<b>Results</b>
4	Local Housing Trust Fund Grant Administration: 4. Staff time for researching and developing REAP 2.0 program application			
5				
6				
7				
8				

**Reducing Vehicle Miles Traveled**

<b>Proposed Use</b>	<b>Measurable Outcome</b>	<b>Baseline</b>	<b>Target</b>	<b>Results</b>
1	Local Housing Trust Fund Program Grant Administration: 1.Administrative activities reflects staff time to draft program application and regional guidelines			Progress: The focus is on integrating housing development with public transportation initiatives. Recent plans for commuter rail expansion and station area planning are pivotal in reducing reliance on personal vehicles and promoting sustainable travel options.
2	Local Housing Trust Fund Grant Administration: 2. Initial priority setting through staff review of past and current research, plans, and engagement efforts			
3	Local Housing Trust Fund Grant Administration: 3. Education and various outreach efforts through virtual workshops for stakeholders/public			

Proposed Use	Measurable Outcome	Baseline	Target	Results
4	Local Housing Trust Fund Grant Administration: 4. Staff time for researching and developing REAP 2.0 program application			
5				
6				
7				
8				

**Part V – Web Report**

URL(s): <https://www.sjcog.org/612/Regional-Housing-Trust-Fund-RHTF>

**Part VI – Additional Information**

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