

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:

4/1/2024 to 3/29/25

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 Regional Early Action Planning (REAP) 2.0 grant provided a total of \$9,988,249 to the San Joaquin Council of Governments (SJCOG). Proposed uses include:

1. REGIONAL SUPPORTIVE INFRASTRUCTURE AND CLEAN MOBILITY INITIATIVES

The project supports housing-related infrastructure and sustainable mobility to reduce emissions and support infill. The San Joaquin Regional Mobility Hubs Project consists of a planning and implementation phase, including a regional strategic planning effort that prioritizes community engagement, sustainable design, and the identification of key sites near current or planned affordable housing.

Status: By March 2025, several tasks and milestones have been completed including convening a Partner Advisory Group, an existing conditions report, priority neighborhood selection, and the draft regional hubs plan with a network of 42 potential hubs.

2. REGIONAL HOUSING ACCELERATION FUND SET-ASIDE FOR AFFORDABLE HOUSING

The San Joaquin Regional Housing Fund Inc. (SJRHF) was established to provide financing to support affordable housing development and preservation in San Joaquin County. Initial efforts include establishing administrative processes, securing additional funding, developing project guidelines, awarding seed funding, and implementing demonstration projects.

Status: A contract was awarded in February 2025 to Harris & Associates to provide support managing the SJRHF. By March 2025, at least \$5.5 million has been committed to the SJRHF.

3. SUBALLOCATIONS TO JURISDICTIONS

- San Joaquin County: A pilot program to facilitate infill on underutilized urban properties in unincorporated areas. The program includes demolition, rehabilitation, streamlined construction processes, and fee waivers to increase housing supply near transit.

- Stockton: The Downtown Stockton Master Plan focuses on housing production, transit-oriented development, and infrastructure improvements. The plan includes community engagement, pre-development studies, and exploring funding mechanisms such as Tax Increment Financing (TIF).
- Lodi: A two-phase rehabilitation project for an existing structure. Phase 1 covers construction management, essential repairs, and security enhancements. Phase 2 includes façade renovations, landscaping, and site improvements to support revitalization and housing preservation.
- Manteca: The city will acquire land and transfer it to an affordable housing developer through a Disposition and Development Agreement (DDA), facilitating new residential construction and increasing housing availability.
- Ripon: Redevelopment of a downtown site into three two-story affordable housing units. The project includes demolition, utility undergrounding, alleyway reconstruction for access, curb, gutter, and sidewalk installation, and parceling the site for townhome development.
- Escalon: The McHenry Sewer Pipeline Project will expand sewer capacity to support future housing development by connecting existing infrastructure to the Wastewater Treatment Plant, ensuring adequate utility access for infill growth.
- Lathrop: The East Lathrop Stormwater Master Plan will improve stormwater management, supporting future housing development by freeing up land for residential use and ensuring compliance with infrastructure requirements.

Status: Except for one, all member jurisdictions have submitted REAP 2.0 applications and executed cooperative agreements. City of Tracy expects to submit by end of April 2025.

4. PROGRAM ADMINISTRATION

Program administration includes initiating the program, managing the local suballocation process, progress reporting, and conducting ongoing education, engagement and outreach.

Status: SJCOG continues to administer the program on behalf of the region.

Current Status:

See Part II.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

ACCOMPLISHMENTS

In 2024, significant progress has been made at both the regional and local levels. Key accomplishments include:

- Planners Roundtable Meetings: Six meetings were held, providing funding allocations and program updates to the attendees, while fostering collaboration on housing and transportation planning.
- San Joaquin Regional Housing Fund: The fund was officially established as a 501c3, with progress underway to onboard a fund manager.
- Local Jurisdiction Recognition: The City of Lodi received the 2024 Public Outreach Award – Award of Merit from the Sacramento Valley American Planning Association, as well as the Local Vision Award for its efforts.

HIGHLIGHTS

1. REGIONAL SUPPORTIVE INFRASTRUCTURE AND CLEAN MOBILITY INITIATIVES

By March 2025, the project team completed several key tasks. For project management, the team held a kick-off meeting, conducted bi-weekly check-ins, and developed a project management plan with a timeline and deliverables. Under existing conditions and priority neighborhood selection, the team analyzed best practices and reviewed SJCOG's planning documents, collected and conducted an extensive analysis of regional data, and developed criteria to identify priority neighborhoods for mobility hubs. For partner and community engagement, the team established the Partner Advisory Group (PAG), executed a comprehensive community engagement plan with workshops, site visits, outreach materials, and integrated feedback into the hub designs. The planning phase is nearly complete. The plan will include a network of 42 potential sites in priority neighborhoods throughout the county, mobility hub design recommendations, proposed funding sources, and detailed sketch plans for the top three future hubs.

By the end of March 2025, SJCOG will finalize the draft regional plan and site recommendations for the top three sites. The timeline for the demonstration project begins with the design phase, which is set to kick off by early April 2025. Following that, the site design and permitting process will take place from April to December 2025, while community engagement efforts for the project will run concurrently from April to August 2025. Construction of the site is planned to occur between January and June 2026, with the official opening of the Demonstration Project scheduled for June 2026.

2. REGIONAL HOUSING ACCELERATION FUND SET-ASIDE FOR AFFORDABLE HOUSING

To date, \$5.5 million has been committed to the San Joaquin Regional Housing Fund (SJRHF), primarily from San Joaquin County Measure K Smart Growth funding. Additional contributions include \$850,000 from REAP 2.0 and \$75,000 from the Stockton Housing Innovation Fund, a grant awarded by the San Joaquin Community Foundation in 2024. These investments have helped leverage additional funding opportunities, enabling applications for state and federal grants to further support affordable housing development.

The housing project pipeline currently totals \$72 million, reflecting a strong demand for regional housing investments. SJCOG applied for multiple grant opportunities. Several proposals were unsuccessful (i.e. CEMI, CZI, Pro-Housing), however \$75,000 was awarded from the Stockton Housing Innovation Fund and there is a pending decision on the Local Housing Trust Fund grant administered by HCD.

The SJCOG Board awarded a contract to Harris & Associates at their February 2025 meeting to help manage the SJRHF. Next steps include onboarding the fund manager to oversee projects and expand staff capacity, securing additional resources for regional housing development, and refining investment strategies in preparation for full project implementation.

3. SUBALLOCATIONS TO JURISDICTIONS

Under SJCOG's proposed use 3, a total of \$6,491,143.15 in REAP 2.0 funds was allocated for jurisdictional planning and implementation activities. This represents approximately 65% of SJCOG's total allocation of \$9,988,249. Jurisdictions are making progress on their REAP 2.0-funded projects, focusing on accelerating infill development, improving multimodal access, increasing housing supply, and reducing VMT. The simultaneous closing deadlines for REAP 1.0, LEAP, and other state/federal programs have created administrative challenges, delaying invoice submissions for the REAP 2.0 annual report, but jurisdictions remain actively engaged in advancing their projects.

Highlights from Local Programs and Projects:

- Stockton: The City is considering expanding the scope for a Downtown Master Plan with REAP 2.0 funds. City staff will finalize and update its REAP 2.0 project and seek City Council approval in May 2025 to support housing, transit-oriented development, and infrastructure improvements in downtown Stockton.
- Lodi: Wrapping up Phase 1 of the multimodal Main Street rehabilitation project and preparing for the final phase to enhance walkability, housing, and commercial access. City staff expect their full REAP 2.0 suballocation to be spent well in advance of the expenditure deadline.

- Lathrop: The Stormwater Master Plan project scope is expanding to include more areas and evaluate pump station needs, helping unlock development potential while addressing infrastructure challenges.
- Ripon: The city is finalizing a designer/architect contract, moving forward with planning and housing development. This project is working toward REAP 2.0 goals of accelerating infill and reducing VMT.
- San Joaquin County: Midway through a rehabilitation project, the County staff are preparing properties for affordable housing development near existing infrastructure to support lower commuting needs.
- Tracy: Finalizing project details. The project is expected to align with REAP 2.0 priorities.
- Manteca: Continuing land acquisition efforts to support infill development.
- Escalon: Advancing the final phase of the McHenry Sewer Pipeline Project to expand sewer capacity and support infill development by improving connections to the Wastewater Treatment Plant.

4. PROGRAM ADMINISTRATION

To develop proposed uses and allocations, SJCOG conducted two stakeholder workshops in 2022 to engage jurisdictions, housing stakeholders, and community members. These workshops identified regional priorities and needs and shaped funding allocations that reflect the diverse needs of local jurisdictions while promoting regional collaboration. SJCOG's REAP 2.0 application was approved by HCD in December 2023. SJCOG's total REAP 2.0 allocation is \$9,988,249.

To date, SJCOG has submitted its initial (10%) and second (25%) advance requests to HCD, securing \$2,653,128.66 in REAP 2.0 funds. Progress highlights on expenditures to date include:

- In 2023-2024, \$147,602.06 of REAP 2.0 expenditures were reported.
- In 2024-2025, the following REAP 2.0 expenditures were reported: [\$391,181.53] expended by Proposed Use 1, [\$66,631.08] expended by Proposed Use 2, [\$0] expended by Proposed Use 3, and [\$155,240.34] expended by Proposed Use 4.

CHALLENGES AND NEXT STEPS

Jurisdictional staffing shortages, especially in smaller rural areas, continue to impact planning efforts. SJCOG is addressing these gaps at the MPO level by providing targeted technical assistance to support project implementation:

- Assisting jurisdictions in project planning and project execution.

- Leveraging additional state and federal funding to maximize REAP 2.0 resources.
- Strengthening regional collaboration to accelerate housing production and infrastructure investments.
- Continuing bi-monthly Planners' Roundtable meetings to coordinate efforts, share best practices, and align with REAP 2.0 priorities.
- Facilitating invoice submissions as jurisdictions finalize project milestones.

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
GF135002.01 - REAP 2 SJV REGIONAL EARLY ACTION PLANNING COMMITTEE FOR HOUSING, REAP 2.0 GRANT ADMINISTRATION, FY22-23 - 23/24		200,000.00	85,738.42	In Progress
Administrative activities	7/1/22 - 6/30/26	75,000.00		In Progress
Initial priority setting	7/1/22 - 6/30/26	25,000.00		In Progress
Education and outreach efforts	7/1/22 - 6/30/26	75,000.00		In Progress
Staff time for research and development of program application	7/1/22 - 6/30/26	25,000.00		In Progress
				-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		ex: (i), (iii)	<input type="checkbox"/>				-Select-
1 .0	REGIONAL SUPPORTIVE INFRASTRUCTURE AND CLEAN MOBILITY INITIATIVES	ii, iv	<input type="checkbox"/>		2,183,754.00	391,181.53	In Progress
1 .1	Housing Priority Neighborhoods Nomination Criteria	ii, iv	<input type="checkbox"/>	August 2024 - September 2024	50,000.00		In Progress
1 .2	Housing Priority Neighborhoods Nomination Process	ii, iv	<input type="checkbox"/>	October 2024 – December 2024	10,000.00		In Progress
1 .3	Regional Professional Services Procurement	ii, iv	<input type="checkbox"/>	April 2024 - May 2024	10,000.00		In Progress
1 .4	Develop Regional Multi-Modal Connectivity Plan and Recommendations	ii, iv	<input type="checkbox"/>	June 2024 - January 2025	200,000.00		In Progress
1 .5	Demonstration Project(s) Project Management	ii, iv	<input type="checkbox"/>	April 2024 - June 2026	160,000.00		In Progress
1 .6	Demonstration Project(s) Implementation	ii, iv	<input type="checkbox"/>	July 2024 - December 2026	1,813,754.00		In Progress
2 .0	REGIONAL HOUSING ACCELERATION FUND SET-ASIDE FOR AFFORDABLE HOUSING	i, iii	<input type="checkbox"/>		814,032.83	66,631.08	In Progress
2 .1	Initiation of administrative steps to set up a housing fund	i, iii	<input type="checkbox"/>	July 2023 - September 2024	225,000.00		In Progress

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
2 .2	Identify and apply for state and/or federal matching funds; seek private or philanthropic funds	i, iii	<input type="checkbox"/>	July 2023 - September 2024	100,000.00		In Progress
2 .3	Develop and adopt guidelines for demonstration projects	i, iii	<input type="checkbox"/>	March 2024 - November 2024	50,000.00		Not Started
2 .4	Call for projects, scoring, award seed funding	i, iii	<input type="checkbox"/>	July 2024 - December 2024	75,000.00		Not Started
2 .5	Demonstration project implementation	i, iii	<input type="checkbox"/>	January 2025 - December 2026	364,032.83		Not Started
3 .0	FORMULA-FUNDED LOCAL PROGRAMS AND PROJECTS	i, iii, iv	<input type="checkbox"/>		6,491,143.15		In Progress
3 .1	Local programs and projects: Stockton: \$1,824,201 Manteca: \$855,648 Lodi: \$476,306.97 Lathrop: \$671,983.16 Tracy: \$1,058,163 Ripon: \$282,300 Escalon: \$282,300 SJ County: \$1,040,242	Stockton: (i.,iv.) Manteca: (i., iii., iv.) Lodi: (i., iv.) Lathrop: (i.) Tracy: xxx Ripon: (i., iv.) Escalon: (i.) SJ County: (i.,iii., iv.)	<input checked="" type="checkbox"/>	March 2023 - December 2026	6,491,143.15		In Progress
4 .0	PROGRAM ADMINISTRATION	na	<input type="checkbox"/>		299,319.07	155,240.34	In Progress
4 .1	Program initiation	na	<input type="checkbox"/>	January 2023 - October 2024	55,000.00		Complete

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
4 .2	Local suballocation process	na	<input type="checkbox"/>	January 2023 - December 2026	109,319.07		In Progress
4 .3	Progress reporting	na	<input type="checkbox"/>	January 2023 - December 2026	100,000.00		In Progress
4 .4	On-going education and outreach	na	<input type="checkbox"/>	January 2023 - December 2026	35,000.00		In Progress
- -			<input type="checkbox"/>				-Select-
- -			<input type="checkbox"/>				-Select-
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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	<p>Capital investments to support housing development (e.g. clean mobility hubs and/or infrastructure)</p> <p>Number of new housing units supported or provided by the Proposed Use</p>	<p>Current level of capital investments to support housing development (e.g. clean mobility hubs and/or infrastructure)</p> <p>Number of new housing units supported or provided by current capital investments</p>	<p>Increased level of capital investments to support housing development (e.g. clean mobility hubs and/or infrastructure)</p> <p>Increased number of new housing units supported or provided by current capital investments</p>	<p>Proposed use will upgrade infrastructure for clean mobility hubs and/or sewer, water, dry utility systems.</p> <p>Please note that the outcomes and measurements outlined here were approved by HCD in December 2023. There is no updated information available at this time.</p>
2	<p>Number of housing units supported (total, type, affordable, and per acre)</p> <p>Capital investments to support Housing development</p>	<p>Current number of Housing units supported (total, type, affordable, per acre)</p> <p>Current level of capital investments to support housing development</p>	<p>Net increase in number of Housing units supported (total, type, affordable, per acre)</p> <p>Increase in level of capital investments to support housing development</p>	<p>Proposed use will establish a new affordable housing finance program to support affordable housing development in the region.</p> <p>Please note that the outcomes and measurements outlined</p>

Proposed Use	Measurable Outcome	Baseline	Target	Results
				here were approved by HCD in December 2023. There is no updated information available at this time.
3	<p>Number of new housing units supported or provided</p> <p>Capital investments to support housing development</p>	<p>Current number of Housing units supported or provided (total, type, affordable, per acre)</p> <p>Current level of capital investments to support housing development</p>	<p>Net increase in number of Housing units supported or provided (total, type, affordable, per acre)</p> <p>Increase in level of capital investments to support housing development</p>	<p>Proposed use will suballocate funds to local jurisdictions to support REAP 2.0 eligible activities.</p> <p>Outcomes and metrics will continue to be refined, as needed.</p> <p>Please note that the outcomes and measurements outlined here were approved by HCD in December 2023. There is no updated information available at this time.</p>
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Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	<p>New or enhanced public services and community assets such as active transportation, clean transportation infrastructure, or other community services and amenities</p> <p>Number of planned or built capital investments promoting connectivity to, or located within, higher resourced areas.</p> <p>Housing-supportive infrastructure in areas of concentrated poverty or similar areas.</p>	<p>Current public services and community assets such as active transportation, clean transportation infrastructure, or other community services and amenities</p> <p>Current number of planned capital investments promoting connectivity to, or located within, higher resourced areas</p> <p>Current number of planned investments in housing-supportive infrastructure in areas of concentrated poverty or similar areas.</p>	<p>Increased public services and community assets such as active transportation, clean transportation infrastructure, or other community services and amenities</p> <p>Increased number of planned or built capital investments promoting connectivity to, or located within, higher resourced areas</p> <p>Increased number of planned or built capital investments in housing-supportive infrastructure in areas of concentrated poverty or similar areas.</p>	<p>Proposed use will invest in housing-supportive infrastructure and improve access to public services and community amenities.</p> <p>Please note that the outcomes and measurements outlined here were approved by HCD in December 2023. There is no updated information available at this time.</p>
2	<p>Number of new Affordable Housing units</p> <p>Number of existing housing units continued to be made available and affordable</p>	<p>Current number of Affordable Housing units</p> <p>Current number of existing housing units made available and affordable</p>	<p>Net increase in number of affordable housing units</p> <p>Net increase in number of existing housing units made available and affordable</p>	<p>Proposed use will support affordable housing unit production and preservation.</p> <p>Please note that the outcomes and measurements outlined</p>

Proposed Use	Measurable Outcome	Baseline	Target	Results
				here were approved by HCD in December 2023. There is no updated information available at this time.
3	<p>Number of new affordable housing units</p> <p>Number of housing units continued to be made available and affordable</p> <p>Zoning, streamlined housing production (including permit streamlining), fees, incentives, and other approaches to increase housing choices and affordability</p>	<p>Current number of Affordable Housing units</p> <p>Current number of existing housing units made available and affordable</p> <p>Current number of Zoning, streamlined housing production (including permit streamlining), fees, incentives, and other approaches to increase housing choices and affordability</p>	<p>Net increase in number of affordable housing units</p> <p>Net increase in number of housing units made available and affordable</p> <p>Net increase in number of Zoning, streamlined housing production (including permit streamlining), fees, incentives, and other approaches to increase housing choices and affordability</p>	<p>Proposed use will suballocate funds to local jurisdictions to support REAP 2.0 eligible activities.</p> <p>Outcomes and metrics will continue to be refined, as needed.</p> <p>Please note that the outcomes and measurements outlined here were approved by HCD in December 2023. There is no updated information available at this time.</p>
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Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	<p>Estimated VMT reduced per capita</p> <p>Increased transit ridership</p> <p>New or enhanced transit services, pedestrian or bicycle pathways, or clean mobility options</p>	<p>Current estimated VMT per capita</p> <p>Current level of transit ridership</p> <p>Currently planned transit service enhancements, pedestrian or bicycle pathways, or clean mobility options</p>	<p>Reduced VMT estimated per capita</p> <p>Increased level of transit ridership</p> <p>Increased number of planned and/or implemented transit service enhancements, pedestrian or bicycle pathways, or clean mobility options</p>	<p>Proposed use implements transportation planning and investment strategies that will improve multimodal infrastructure connections and systems.</p> <p>Please note that the outcomes and measurements outlined here were approved by HCD in December 2023. There is no updated information available at this time.</p>
2	<p>Estimated VMT reduced per capita</p> <p>Increased transit ridership</p>	<p>Current estimated VMT per capita</p> <p>Current level of transit ridership</p>	<p>Reduced VMT estimated per capita</p> <p>Increased level of transit ridership</p>	<p>Proposed use will integrate transportation planning and investment strategies to promote multimodal infrastructure connections with multimodal-mobility transportation systems.</p> <p>Please note that the outcomes and measurements outlined</p>

Proposed Use	Measurable Outcome	Baseline	Target	Results
				here were approved by HCD in December 2023. There is no updated information available at this time.
3	<p>Estimate for VMT reduced per capita</p> <p>Level of transit ridership</p>	<p>Current estimated VMT per capita</p> <p>Current level of transit ridership</p>	<p>Reduced VMT estimated per capita</p> <p>Increased level of transit ridership</p>	<p>Proposed use will suballocate funds to local jurisdictions to support REAP 2.0 eligible activities.</p> <p>Outcomes and metrics will continue to be refined, as needed.</p> <p>Please note that the outcomes and measurements outlined here were approved by HCD in December 2023. There is no updated information available at this time.</p>
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Part V – Web Report

URL(s): As part of the development of SJCOG's 2022 RTP/SCS, a VMT per capita map was generated to illustrate patterns observed in the San Joaquin region. The map is referenced in Technical Appendix S. Scenario Development Report: <https://www.sjcog.org/612/San-Joaquin-Regional-Housing-Fund-Inc>. The map is also attached to this report with the file name "SJCOG_2022_VMT.pdf."

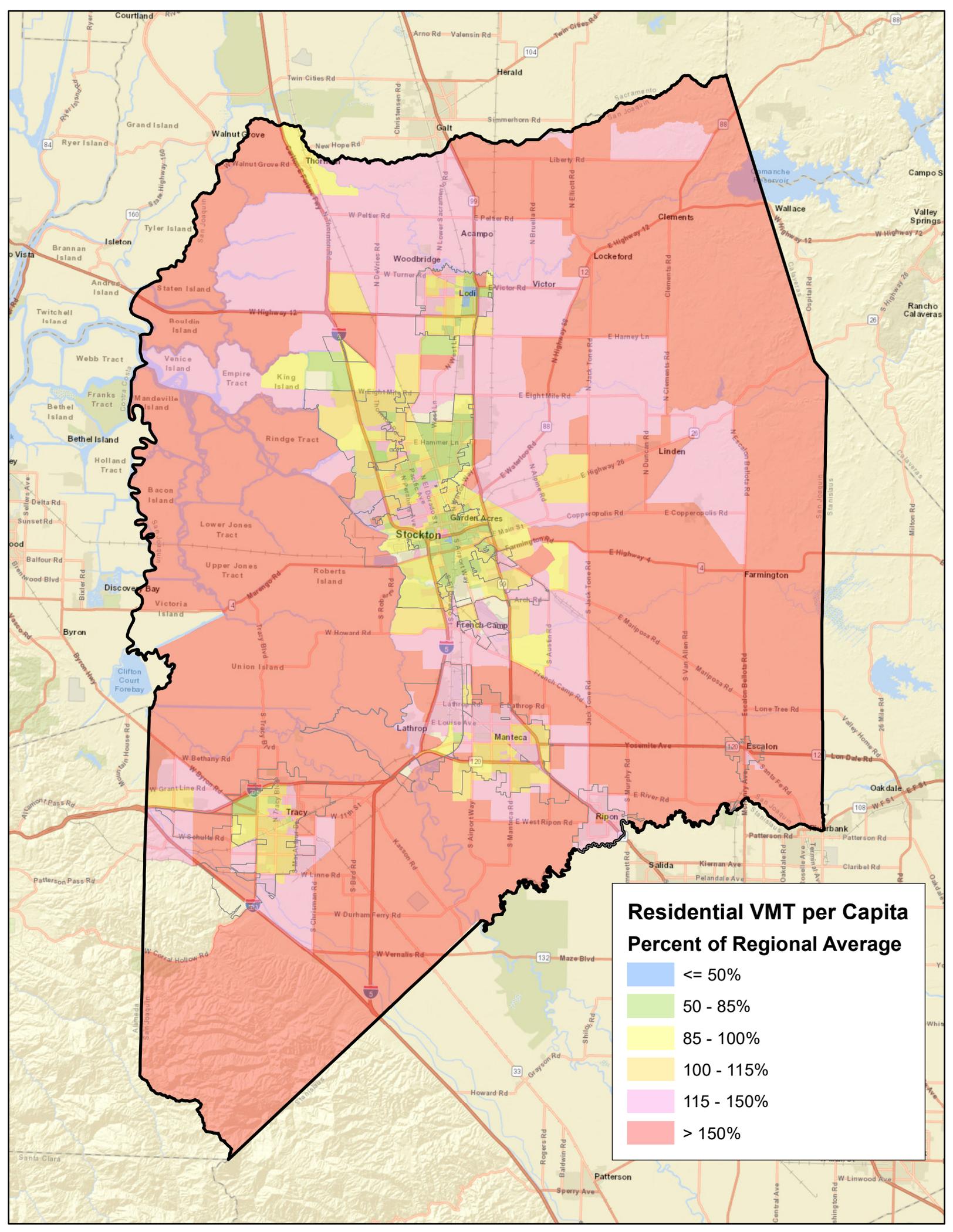
Part VI – Additional Information

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

SJCOG REAP 2.0 Webpage: <https://www.sjcog.org/613/Regional-Early-Action-Planning-REAP-20-G>

Regional Hubs Mobility Plan Webpage: <https://www.sjcog.org/682/Regional-Mobility-Hub-Plan>

San Joaquin Regional Housing Fund, Inc. Webpage: <https://www.sjcog.org/612/San-Joaquin-Regional-Housing-Fund-Inc>



**Residential VMT per Capita
Percent of Regional Average**

Blue	<= 50%
Light Green	50 - 85%
Yellow	85 - 100%
Orange	100 - 115%
Pink	115 - 150%
Red	> 150%