



SJCOG  
SAN JOAQUIN COUNCIL OF GOVERNMENTS

# REAP 2.0 Workshop

June 2022

Welcome! Please drop in  
the chat:

1. Your Name  
(Pronouns)
2. The Organization or  
Jurisdiction You're  
Representing
3. Favorite TV Show

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# Agenda

## Workshop Objective:

*Present an overview of **REAP 2.0** guidelines and **discuss priorities** for using these funds.*

- Team Introductions
- REAP 1.0 Recap: How are Local Jurisdictions utilizing their planning funds?
- REAP 2.0 Overview
- Discussion: Interactive Brainstorming Activity
- Working Plan and Schedule
- Q&A
- Wrap Up



# SJCOG Team

Christine Tran,  
Assistant Regional  
Planner  
&  
Christine Corrales,  
Senior Regional  
Planner

Kim Anderson,  
Deputy Director of  
Planning

Angela Carranza,  
CivicSpark Fellow  
&  
Hillary Nguyen Pham,  
CivicSpark Fellow

*Dray*

# *What is the Regional Early Action Planning Grant?*



The **Regional Early Action Planning** Grants (REAP) is a key part of the state's strategic investments toward a more sustainable, resilient, and inclusive future.

# REAP 1.0 Recap

## SJCOG REGIONAL HOUSING PRIORITIES

ADOPTED SEPTEMBER 2020



### REGIONAL HOUSING TRUST FUND

Develop a plan to establish a housing trust fund to address regional needs



### STREAMLINE DEVELOPMENT

Provide funds to local jurisdictions to improve development processes and tools



### REGIONAL PROJECT PIPELINE

Identify and implement tools and best practices to facilitate the development of projects



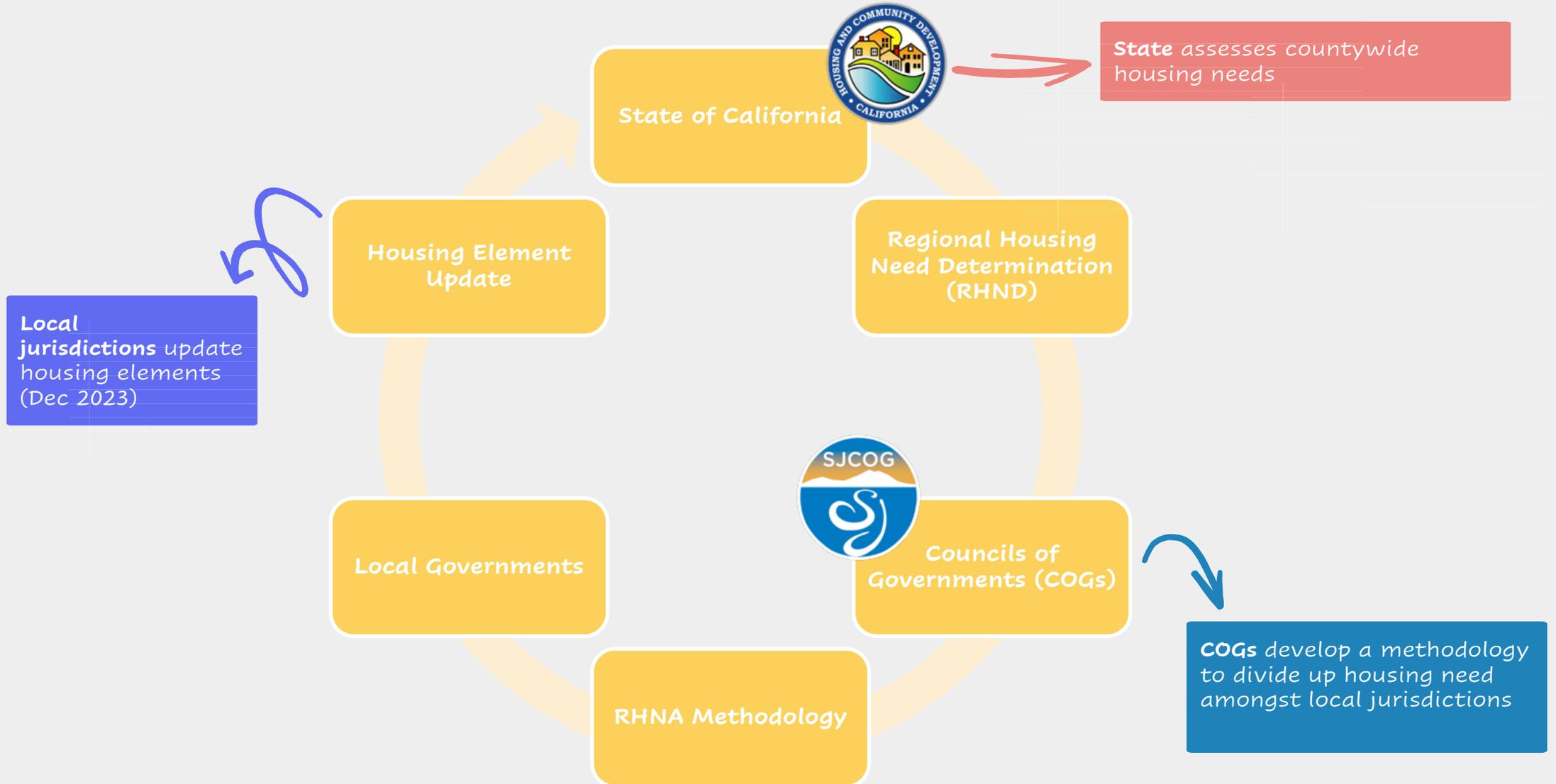
### OFFSET NEGATIVE IMPACTS OF COVID-19

Provide funds to support ongoing local housing planning activities

The region was allocated **\$2.4 million** in REAP 1.0 for regional and local housing planning activities

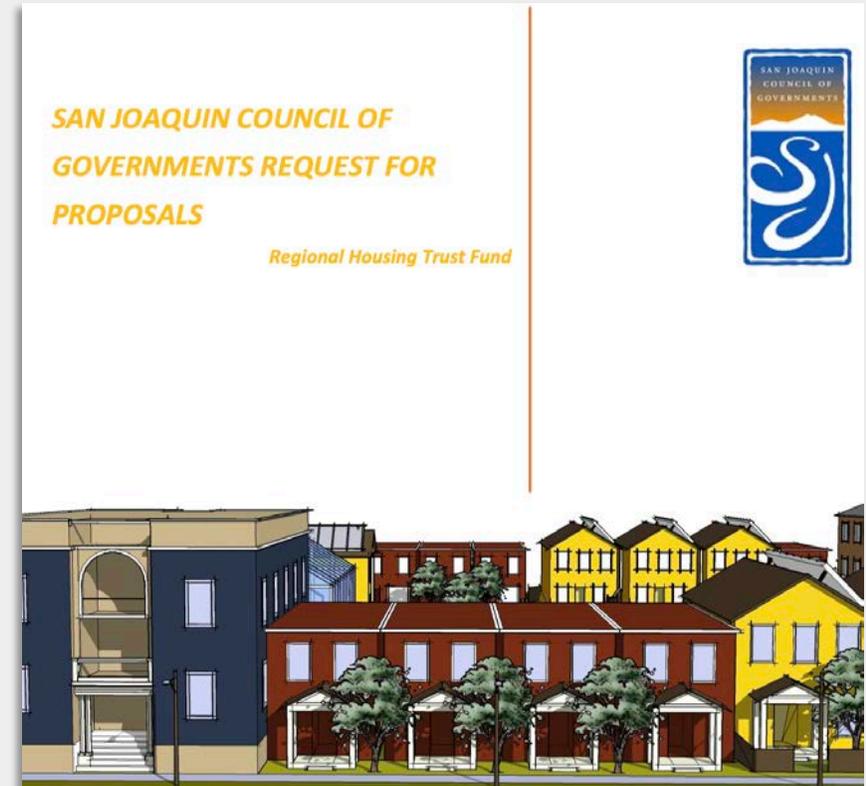
The funds are currently being utilized to advance regional housing priorities adopted by the SJCOG Board.

# Regional Housing Needs Assessment (RHNA)



# Regional Housing Trust Fund

- Will support the preservation and production of affordable housing
- Increase opportunities for residents to access affordable housing



SJCOG recently awarded a contract to complete a Regional Housing Trust Fund feasibility assessment

# REAP 1.0: Local Jurisdictions

Stockton

San Joaquin  
County

Lathrop

Escalon

Lodi

Tracy

Ripon

Manteca

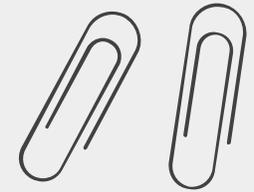
**Housing  
Element  
Updates**

**Improve  
Permit  
Process**

**Streamlining  
Projects**

**Specific  
Area  
Plans**

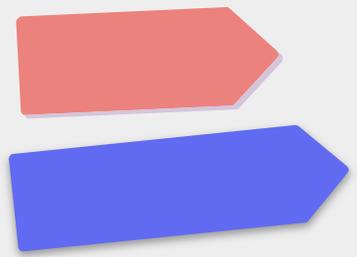
# REAP 2.0: Overview



\$600 million from coronavirus state/local fiscal recovery funds and state general fund

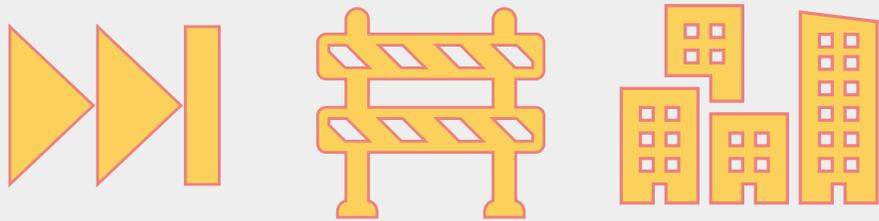
85% will be allocated directly to MPOs, like SJCOG

**SJCOG's share is \$10.6 million**



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# REAP 2.0 State Objectives



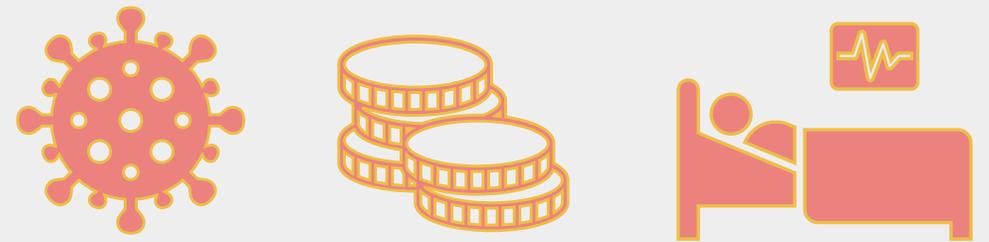
**Accelerating Infill Development**



**Reducing Vehicle Miles Traveled**



**Affirmatively Furthering Fair Housing**



**Coronavirus Economic Recovery**

# REAP 2.0: Eligible Uses

ACCELERATING INFILL  
DEVELOPMENT PLANNING



Affordable Housing  
Development  
Programs:

- Soft costs
- Upgrading infrastructure
- Rezoning

ESTABLISHING AN  
AFFORDABLE HOUSING  
FUND



Catalyst  
Fund, Trust  
Fund, or  
Revolving  
Loan

REALIZING  
MULTIMODAL  
COMMUNITIES



Bicycle and  
pedestrian  
infrastructure  
Producing  
&  
Multimodal  
Corridor Studies

INCREASING TRANSIT  
RIDERSHIP PLANNING



Establishing  
Common Fares,  
Schedules,  
Service Design,  
and Wayfinding

SHIFTING  
TRAVEL  
BEHAVIOR



Land Use  
Planning

# Slido Questions

**#1:** Based on **examples** of eligible uses, what do you think can be **expanded** on with **REAP 2.0 funds**?

*[Multiple Choice]*

- Housing development program for soft costs
- Increase transit ridership programs
- Updating planning documents and zoning ordinances
- Public facilities infrastructure (water, sewer, broadband)
- Bicycle and pedestrian infrastructure plans
- Other
- Conduct multimodal corridor studies
- Land use planning

**#2:** What **aspect (s)** of the **REAP 2.0 guidelines** would your organization or jurisdiction like to see SJCOG **focus** on?

*[Open Text Poll]*

# #1 Slido Results

Live polls



Based on the examples of eligible uses, what do you think can be expanded on with REAP 2.0 funds?

22 👤 >



What aspect (s) of the REAP 2.0 guidelines would your organization or jurisdiction like to see SJCOG focus on?

21 👤

Based on the examples of eligible uses, what do you think can be expanded on with REAP 2.0 funds?

Housing development program for soft costs



Updating planning documents and zoning ordinances



Bicycle and pedestrian infrastructure plans



Conduct multimodal corridor studies



Land use planning



Increase transit ridership programs



Public facilities infrastructure (water, sewer, broadband)



Other

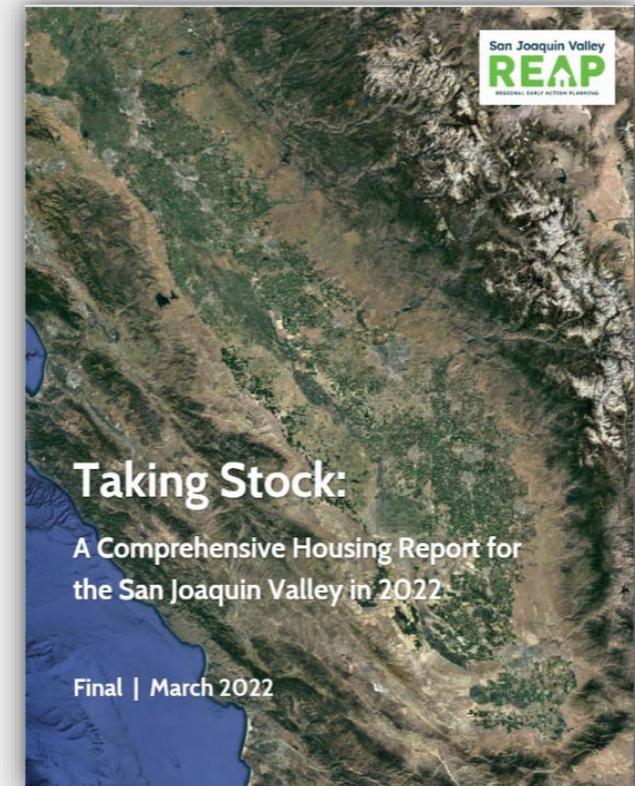
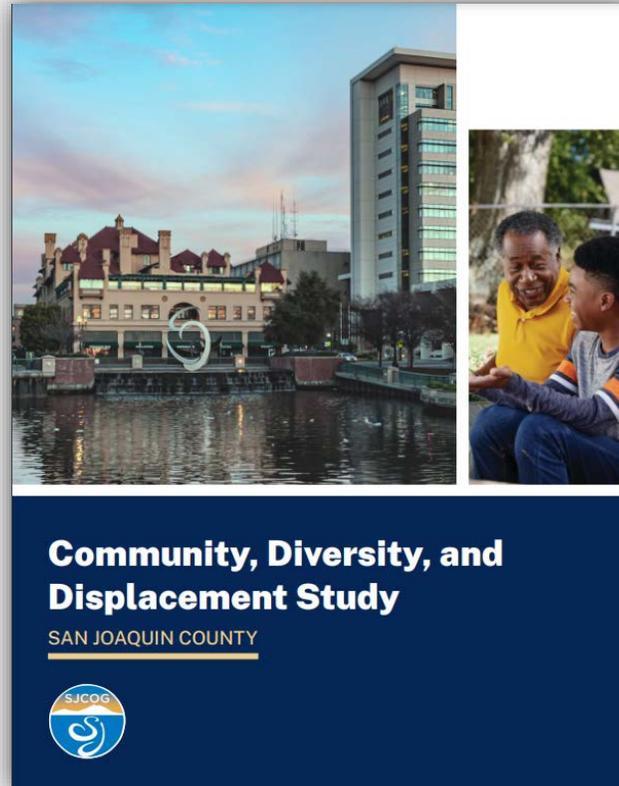
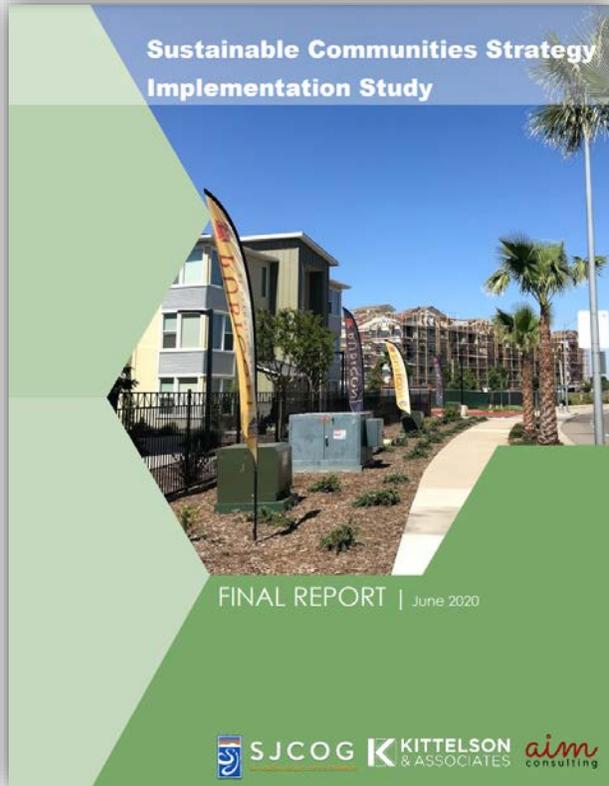


# #2 Slido Results

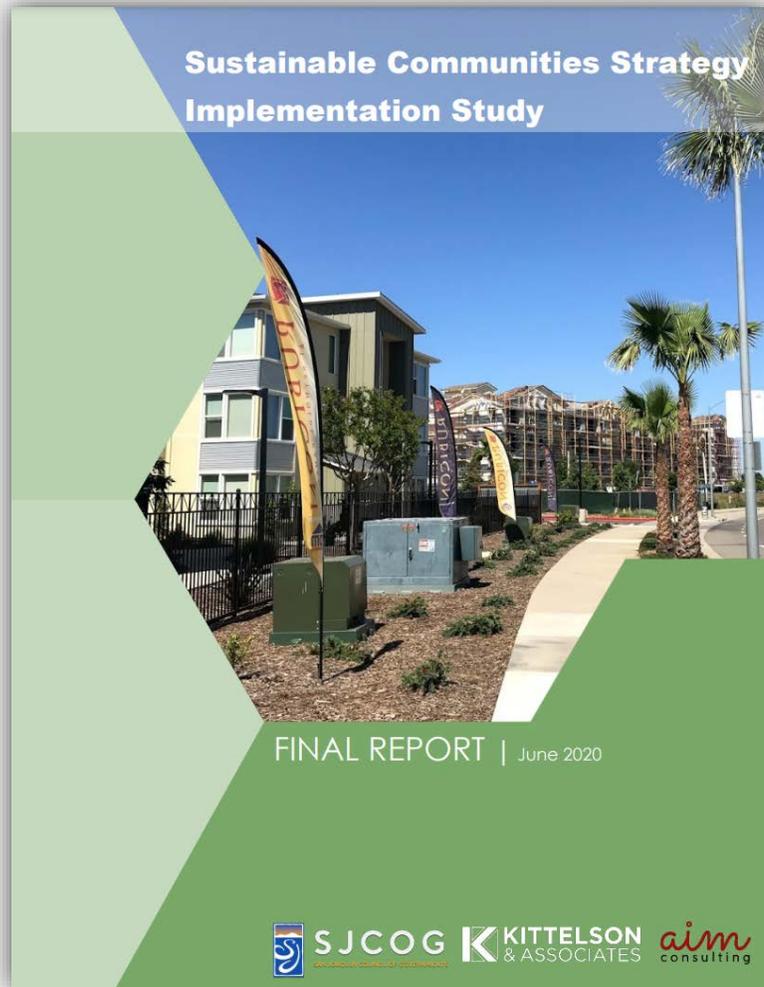
What **aspect (s)** of the **REAP 2.0 guidelines** would your organization or jurisdiction like to see SJCOCG **focus** on?

- ✓ Affordable housing (inclusive) in general, support and development (mentioned six times)
- ✓ Infrastructure (mentioned around five times)
  - ✓ Development
  - ✓ Support (specifically to accelerate infill development)
  - ✓ Plan(s) for infill
  - ✓ Active transportation (beyond striped lanes)
  - ✓ Bicycle development upgrade
  - ✓ Bicycle and PED (Pedestrian)
- ✓ Regional housing trust fund (mentioned six times)
- ✓ Brownfield discussions (mentioned twice)
- ✓ Preservation, specifically housing preservation
- ✓ Transportation projects
- ✓ TOD/C (transit-oriented development/communities)
- ✓ Fundamental modal shift
- ✓ Realizing multi-modal communities
- ✓ Small-lot infill
- ✓ Infill development in downtown cores
  - ✓ Downtown revitalization
- ✓ Complete streets (mentioned twice)
- ✓ COVID-19 recovery
- ✓ Potential land acquisition/banking around planned rail sites

# Building on Recent Planning Efforts



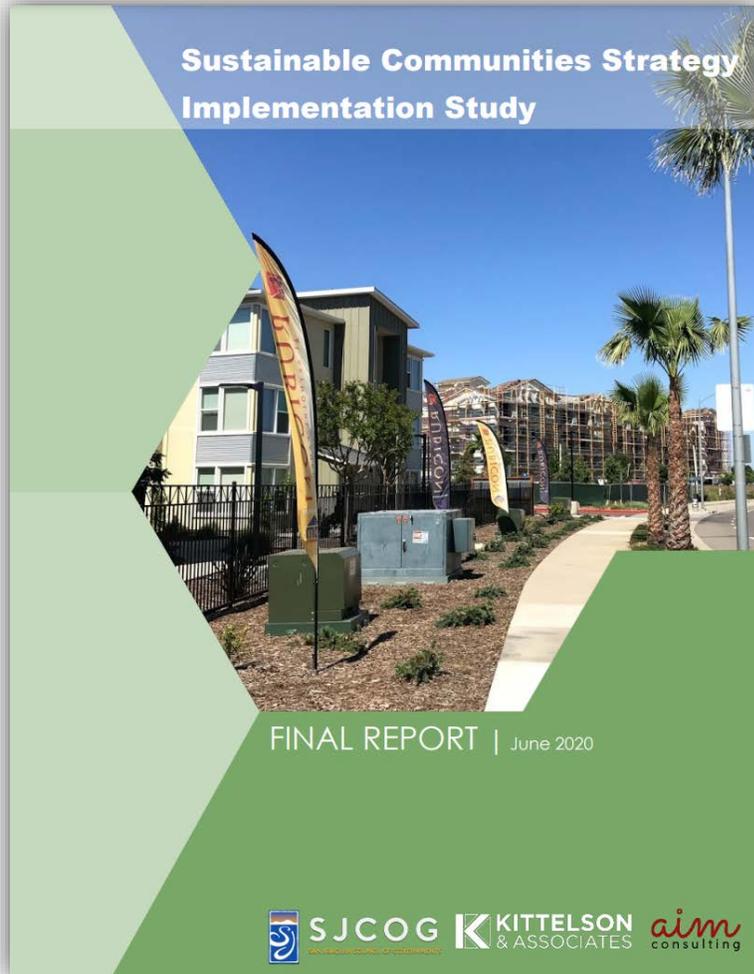
# Building on Recent Planning Efforts



## Findings:

- Poor quality or unsuitably sized infrastructure
- Jurisdictions struggle to track and win highly competitive grants
- Difficulty attracting developers willing to build multifamily housing
- Limited staff capacity

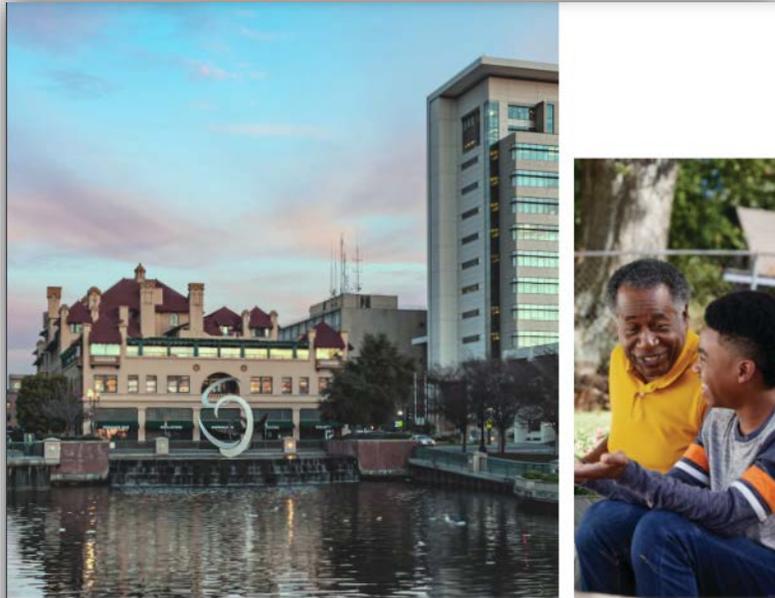
# Building on Recent Planning Efforts



## Recommendations/Opportunities:

- Provide technical assistance
- Address local infrastructure needs and costs
- Augment staff resources
- Update 2012 regional feasibility study for transit-oriented development

# Building on Recent Planning Efforts



## Community, Diversity, and Displacement Study

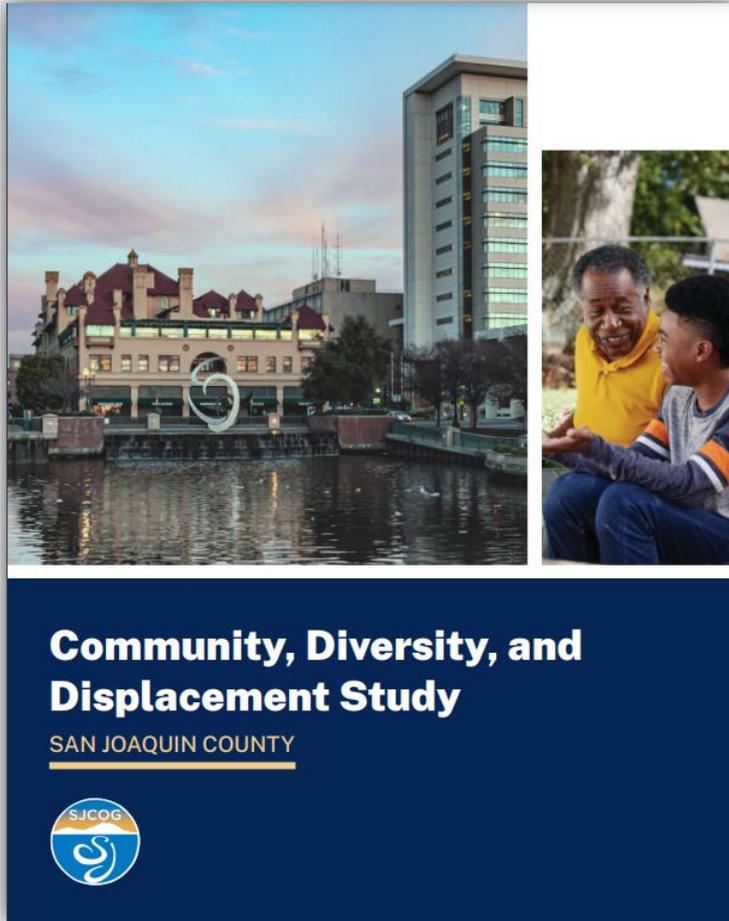
SAN JOAQUIN COUNTY



### Findings:

- Lack of diverse housing options to serve those who do not qualify for affordable units and are priced out of home ownership
- Need for more funding and funding diversity
- Infrastructure capacity to handle additional development is a barrier to development

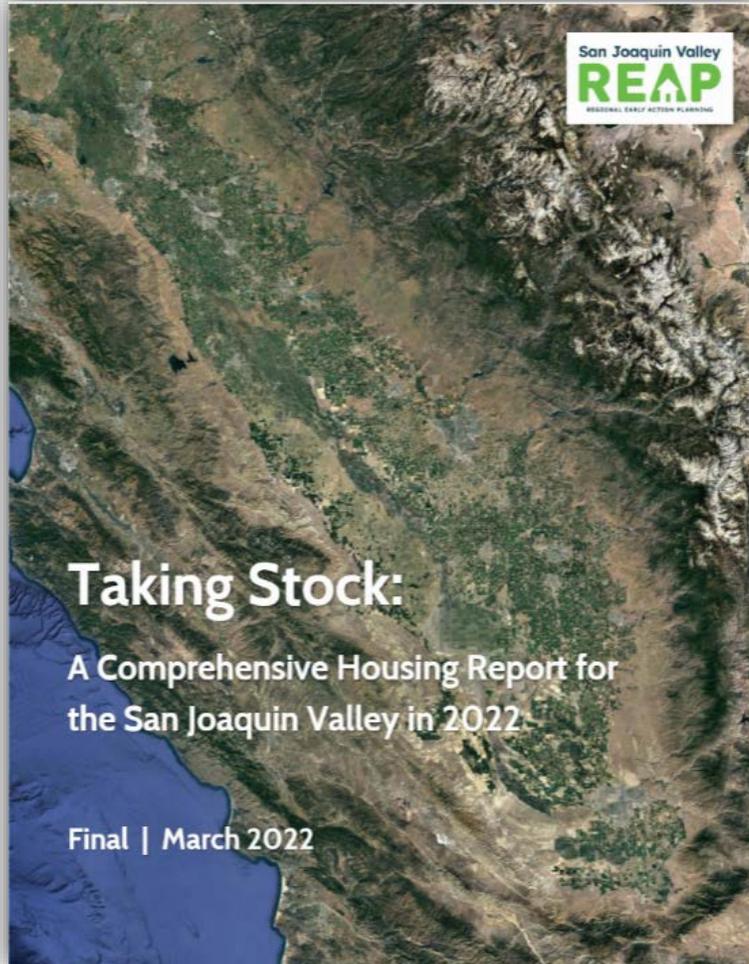
# Building on Recent Planning Efforts



## Recommendations/Opportunities:

- Establish a countywide working group focused on affordable housing and land use issues
- Establish a project selection committee to assess the impacts of a project before it is developed
- Develop equitable development guidelines to plan for displacement risk
- Implement programming to support infrastructure and housing development
- Provide incentive funding for meeting housing goals

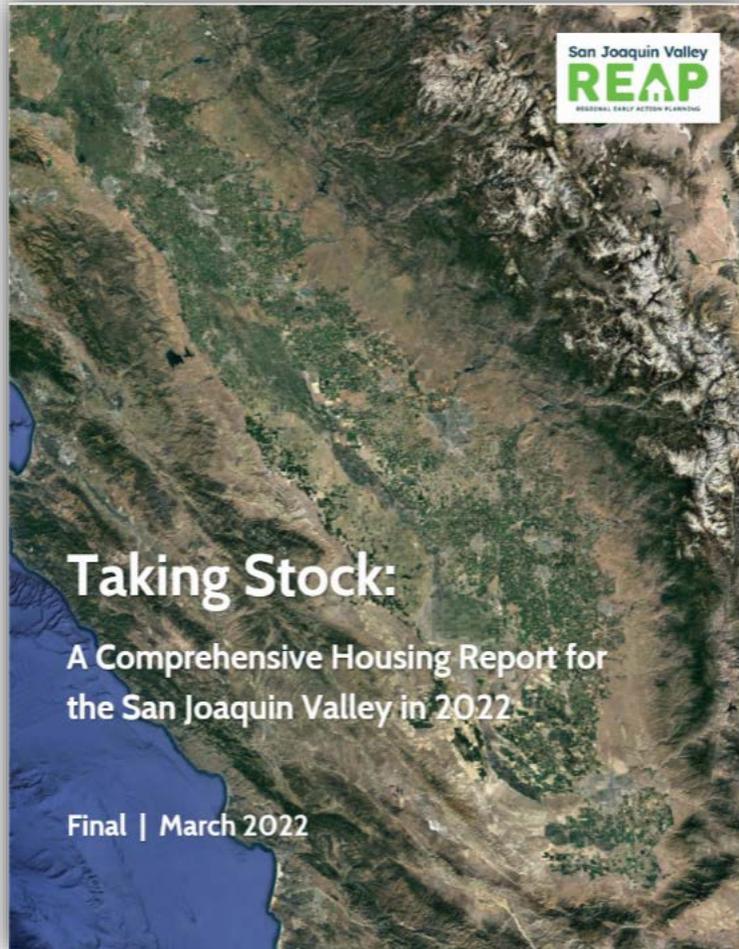
# Building on Recent Planning Efforts



## Findings:

- Lack of incentives for development
- Lack of local funding capacity or "soft" money
- Limited number of non-profit developers
- San Joaquin County region at capacity for emergency housing
- Poor jobs-housing balance leading to super commuting patterns
- Housing market lacks diversity; dominated by single-family homes

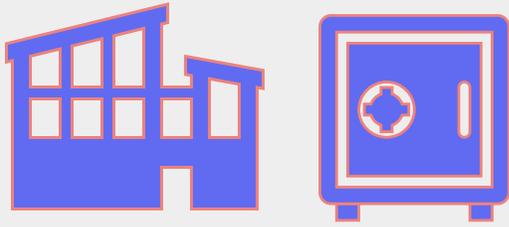
# Building on Recent Planning Efforts



## Recommendations/Opportunities:

- Incentivize density
- Identify, plan and incentivize priority sites especially near transit
- Add public funds for production of affordable housing; subsidize prevailing wage requirements
- Focus on identifying and creating housing opportunities on surplus public property
- Encourage partnerships with housing providers and homeless assistance programs

# Building on Recent Planning Efforts



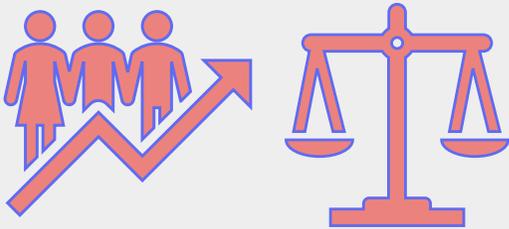
**Add public funding, like a regional housing trust fund**



**Collaborate with jurisdictions & stakeholders**



**Upgrade infrastructure**



**Prioritize equity by focusing on affordable development**



**Incentivize infill development, esp. near transit**



**Promote a mix of housing types; increase choices**

# #3 Slido Results

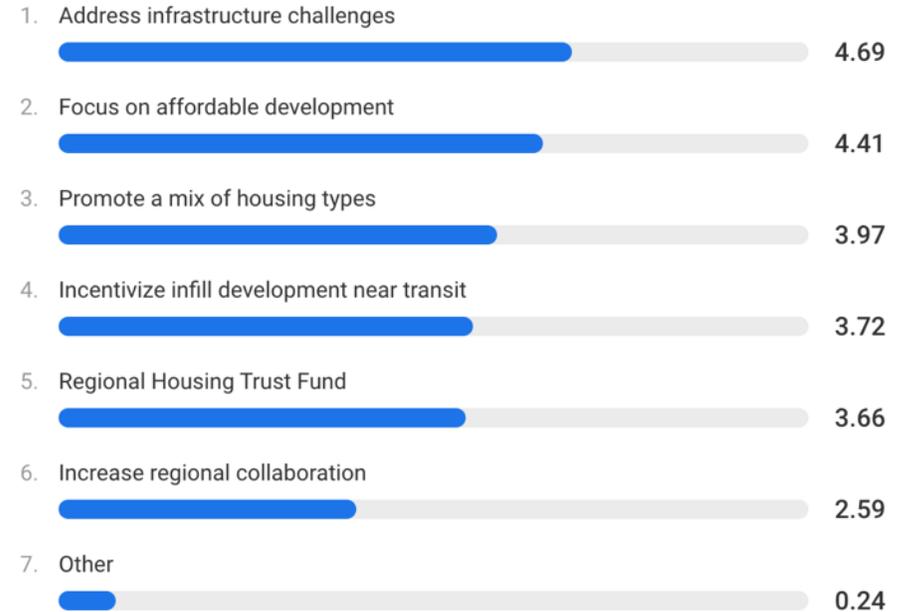
Live polls

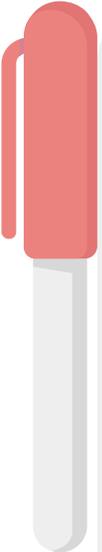


Based on our recent planning efforts, which areas should we prioritize?

29 >

Based on our recent planning efforts, which areas should we prioritize?





Time



# Q&A

Please drop  
**any questions**  
in the chat!!

*Any*

# Working Plan and Schedule

SJCOG REAP Program Timeline	Tentative Date
REAP 2.0 Workshops	June 2022
Draft REAP 2.0 Program	August 2022
2 <sup>ND</sup> Round of REAP 2.0 Workshops	Aug – Sept. 2022
Final REAP 2.0 Program	October 2022
REAP 2.0 Application Due	December 31, 2022
Encumbrance Deadline	June 2024
Technical Assistance	December 2021 – June 2024
Expenditure and Close-Out Report Deadline	June 30, 2026

# Thank You for Attending!!



*For More Information,  
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**Christine Corrales**  
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Are you interested  
in REAP 2.0 updates?  
If so, **please leave your  
e-mail in the chat!!**