

ITEM 4.13

CITY MANAGER'S REPORT APRIL 8, 2024 CITY COUNCIL REGULAR MEETING

ITEM: **AUTHORIZE PARTICIPATION AND ALLOCATION OF FUNDING FOR THE REGIONAL EARLY ACTION PLANNING (REAP 2.0) GRANTS FUNDS AWARDED TO SAN JOAQUIN COUNCIL OF GOVERNMENTS ON BEHALF OF THE SAN JOAQUIN COUNTY MEMBER AGENCIES**

RECOMMENDATION: **Adopt a Resolution Authorizing Application for, and Receipt of, REAP 2.0 Grant Program Funds Through the San Joaquin Council of Governments**

SUMMARY:

The State Department of Housing and Community Development (HCD) created the Regional Early Action Planning (REAP) program to help fund regional governments and entities for planning activities that would accelerate housing production. The primary goal of REAP 2.0 funds is to advance and supplement regional housing production while focusing on infill housing, diverse housing options, and maximizing future funding opportunities. The estimated total allocated to the City of Lathrop is \$714,116. Staff identified the East Lathrop Stormwater Master Plan (ELSMP) as a potential candidate to qualify for the REAP 2.0 Grant Funding.

BACKGROUND:

In 2019, the State Department of Housing and Community Development (HCD) created the Regional Early Action Planning (REAP) program to help fund regional governments and entities for planning activities that would accelerate housing production. On August 9, 2021, the City Council adopted a Resolution authorizing staff to submit an application for the Regional Early Action Planning (REAP) 1.0 Grant Program Funds which included a \$59,890 allocation for the Integrated Water Resources Master Plan (IWRMP).

More recently, REAP 2.0 funds have been made available through HCD to the San Joaquin Council of Government (SJCOG) member agencies. The primary goal of REAP 2.0 funds is to advance and supplement regional housing production while focusing on infill housing, diverse housing options, and maximizing future funding opportunities. On December 24, 2022, SJCOG submitted an application to acquire REAP 2.0 funds and received their letter of approval from HCD earlier this year. HCD has made available \$10.6 million for local government planning projects. Of the \$10.6 million, approximately \$6.9 million will be allocated for local programs and projects. The estimated total allocated to the City of Lathrop is \$714,116.

One of the projects that staff has identified that qualifies for the REAP 2.0 Grant Funding is the East Lathrop Stormwater Master Plan (ELSMP).

One of the major constraints that hinders development in East Lathrop is the availability to utilize efficient stormwater management facilities. The ELSMP will provide a framework for the development of stormwater facilities in East Lathrop to allow potential development to occur with this area of Lathrop. Currently, developments are responsible for managing stormwater on-site reducing the availability of land for residential development.

The REAP 2.0 Grant Applications are submitted to and administered by SJCOG. Once allocated, the City will submit an application to SJCOG for the REAP 2.0 Grant Program.

RECOMMENDATION:

Staff recommends that the City Council consider all information provided and submitted, and if determined to be appropriate, adopt a resolution authorizing the City Manager to execute and submit the application for the REAP 2.0 Grant Program Funds and appoint the City Manager, or designee, to execute the REAP 2.0 Grant Application and amendments, if necessary.

FISCAL IMPACT:

There are potential positive fiscal impacts associated with the REAP 2.0 Grant Program as the grant could fund up to \$714,116 in City of Lathrop projects. Staff is requesting the following budget amendments:

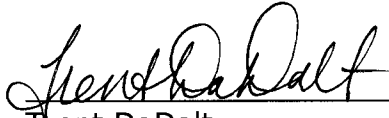
<u>Increase Revenues</u>	
2160-8000-331-0500	\$714,116.00
<u>Increase Transfer Out</u>	
2160-9900-990-9010	\$714,116.00
<u>Increase Transfer In</u>	
1010-9900-393-0000	\$714,116.00
<u>Increase Expenditures</u>	
1010-2010-420-0100	\$714,116.00

ATTACHMENTS:

1. City Council Resolution for the REAP 2.0 Grant Application
2. 2023 Regional Early Action Planning Guidelines & Application Packet

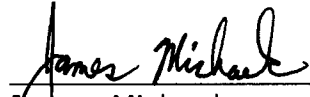
**CITY MANAGERS REPORT
APRIL 8, 2024 CITY COUNCIL REGULAR MEETING
REAP 2.0 GRANT FUNDING**

APPROVALS:



Trent DaDalt
Associate Planner

3/27/2024
Date



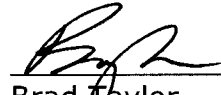
James Michaels
Senior Planner

3/27/2024
Date



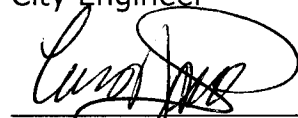
Rick Cagutat
Community Development Director

3/27/24
Date



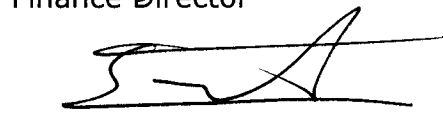
Brad Taylor
City Engineer

3/28/2024
Date



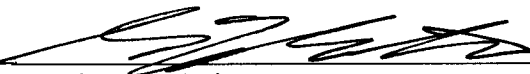
Cari James
Finance Director

3/28/2024
Date



Salvador Navarrete
City Attorney

3-29-2024
Date



Stephen J. Salvatore
City Manager

4-1-24
Date

RESOLUTION NO. 24 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP AUTHORIZING THE PARTICIPATION AND ALLOCATION OF FUNDING FOR THE REGIONAL EARLY ACTION PLANNING (REAP 2.0) GRANTS FUNDS AWARDED TO SAN JOAQUIN COUNCIL OF GOVERNMENTS ON BEHALF OF THE SAN JOAQUIN COUNTY MEMBER AGENCIES

WHEREAS, pursuant to Health and Safety Code section 50515 et. seq. the California Department of Housing and Community Development (Department) has provided funds for the Local Government Planning Supports Grants Program (hereinafter referred to by the Department as the Regional Early Action Planning Grants program or REAP); and

WHEREAS, SJCOG has been delegated the responsibility for the administration of the grant allocation, establishing necessary procedures; and

WHEREAS, the Department awarded the allocation to SJCOG on behalf of San Joaquin County Member Agencies (City of Escalon, City of Lathrop, City of Lodi, City of Manteca, City of Ripon, City of Stockton, City of Tracy, and County of San Joaquin); and

WHEREAS, SJCOG and participating member agencies, will conduct planning and implementation activities that will accelerate housing production and housing-related initiatives; and

WHEREAS, the City Council of the City of Lathrop desires to submit a REAP 2.0 grant application package ("Application") to SJCOG for approval of grant funding for projects that advance and supplement regional housing production while focusing on infill housing, diverse housing options, and maximizing future funding opportunities.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Lathrop, as follows:

Section 1. The City Manager or designee is hereby authorized and directed to apply for and submit a REAP 2.0 Grant Application package to SJCOG.

Section 2. If the Application is approved by SJCOG, the City Manager or designee of the City of Lathrop ("Applicant") is authorized to submit the Application, enter into, execute, and deliver an SJCOG agreement in the amount of \$714,116, and any and all other documents required or deemed necessary or appropriate to evidence and secure the REAP 2.0 grant, the Applicant's obligations related thereto, and all amendments thereto.

Section 3. The Applicant shall be subject to the terms and conditions as specified in the SJCOG REAP 2.0 Grant Guidelines and the Agreement provided by the SJCOG after approval. The Applicant and any and all accompanying documents are incorporated in full as part of the Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Agreement. Pursuant to the SJCOG REAP 2.0 Grant Guidelines and in conjunction with the terms of the Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

BE IT FURTHER RESOLVED that a budget amendment is required as follows:

<u>Increase Revenues</u>	
2160-8000-331-0500	\$714,116.00
<u>Increase Transfer Out</u>	
2160-9900-990-9010	\$714,116.00
<u>Increase Transfer In</u>	
1010-9900-393-0000	\$714,116.00
<u>Increase Expenditures</u>	
1010-2010-420-0100	\$714,116.00

The foregoing resolution was passed and adopted this 8th day of April, 2024, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

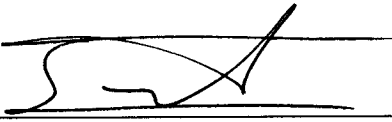
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

REAP 2.0

2023 Regional Early Action Planning (REAP) Guidelines &
Application Packet

Final Approved Month 20xx



Table of Contents

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 - Attachment D - REAP 2.0 Council Resolution
 - Attachment E - Signed Co-Op Agreement

Overview



REAP 2.0

Funding

Program Description & Background

These guidelines detail SJCOG's plan for allocating Regional Early Action Planning (REAP) 2.0 program funds. They specify eligible regional and local planning activities aimed at advancing SJCOG's Regional Housing Priorities, adopted by the policy board in September 2020. The primary goal of REAP 2.0 funds is to expedite and enhance regional housing production, focusing on infill housing, diverse housing options, and maximizing future funding opportunities.

Attachments

- Attachment A - Letter of Support (Optional)
- Attachment B - Project Map
- Attachment C - "REAP - Local Jurisdiction Summary Template"
- Attachment D - REAP 2.0 Signed Council Resolution
- Attachment E - Signed Co-Op Agreement

Scoring Summary

	Possible Maximum Score
REAP 2.0 Objectives	Minimum 40 Points Required
1. Accelerating Infill Development	24
2. Affirmatively Furthering Fair Housing	24
3. Reducing Vehicle Miles Traveled	24
Subtotal:	72
Primary Factors	Minimum 15 Points Required
Subtotal	23
Secondary Factors	Minimum 5 Points Required
Subtotal	5
Total Possible Points	100
Total Minimum Points Required	60

Eligible Projects

A project must meet all the following criteria to be eligible for Funding:

The project must meet all three REAP 2.0 Program Objectives:

- o Accelerate infill development that facilitates housing supply, choice, and affordability.
- o Affirmatively Further Fair Housing
- o Reduce vehicle miles traveled

Eligible Applicants

- Cities in the County of San Joaquin
- County of San Joaquin

Program Manager

Joann Martinez
martinez@sjcog.org

Funding Source

California Department of Housing and Community Development Regional Early Action Planning Grants of 2021 (REAP 2.0) - State General Fund

Expenditure Deadline

All funds must be expended on the project by December 31, 2025

Available Funding

Total funding available: **\$10.6 million**

Program Administration	
5%	\$530,626
Regional Supportive Infrastructure & Clean Mobility Initiatives	
21%	\$2,183,754
Regional Housing Acceleration Fund Set Aside	
9%	\$1,000,000
Formula Funded Local Programs and Projects	
65%	\$6,898,134

Formula Funded Local Programs and Projects

	Population Allocation * 0.5) + RHNA Allocation * 0.5)
Stockton	\$1,938,577
San Joaquin County	\$1,105,464
Tracy	\$1,124,509
Manteca	\$909,297
Lodi	\$506,170
Lathrop	\$714,116
Ripon	\$300,000
Escalon	\$300,000

Example Projects

- Rezoning and updating planning documents and zoning ordinances
- Conducting infrastructure plans and studies
- Affordable housing predevelopment costs and construction
- Capital investments that support future housing development

Timeline:

Activity:	Date:
Final REAP Guidelines Project Application Release	March 2024
Project Applications with Resolutions Due	April 15 2024
Application Review	April 30 2024
Co-Operative Agreement Issuance	May 2024
Final Invoice to SJCOG	September 30, 2025
Expenditure Deadline All funds must be expended on the project by:	December 31, 2025
Technical Assistance	(ongoing through December 2025)

Page Break

Glossary of Key Terms

Accelerating Infill Housing Production or Accelerating Infill Development, Including **Housing** means planning, infrastructure, and other investment and actions that improve the affordability, timing, cost, feasibility, approval, and amount of Housing development.

Affirmatively Furthering Fair Housing (AFFH), under Government Code section 8899.50, means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in Housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with Civil Rights and Fair Housing Laws.

Affordable housing means housing that does not cost more than 30 percent of the gross income of Lower- and Moderate-income Households.

Alternative Planning Strategy refers to the document, if any, prepared by a metropolitan planning organization pursuant to paragraph (1) of subdivision (b) of Section 65080 of the Government Code.

Areas of High Segregation and Poverty means areas that meet consistent standards for both poverty (30 percent of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county).

California Department of Housing and Community Development (HCD) is the State agency administering the Regional Early Action Planning Grant of 2021 (REAP 2.0).

Capital project is a type of project that will eventually result in the construction of public improvements. Project phases can include environmental, design (conceptual, preliminary, or final), right-of-way, and construction.

Disadvantaged and Historically Underserved Communities includes concentrated areas of poverty; Areas of High Segregation and Poverty and areas of low to moderate access to opportunity (TCAC/HCD Opportunity Area Maps); Communities of Concern, Disadvantaged Communities (SB 535 Disadvantaged Communities Map), and Low Income Communities pursuant to Senate Bill 535 (De León, Chapter 830, Statutes of 2012) and Assembly Bill 1550 (Gomez, Chapter 369, Statutes of 2016); areas of high Housing cost burdens; areas with high vulnerability of displacement; areas related to Tribal Entities; and other areas experiencing disproportionate impacts of California's Housing and climate crisis. Applicants may propose alternative definitions to Disadvantaged and Historically Underserved Communities in consultation with the Department and the State Collaborative Partners.

Grant term is when expenses for project-related activities can be incurred to be eligible for reimbursement and begins when the Notice to Proceed is issued and extends until the grant termination date.

Grantee is an organization that has been awarded funding through the REAP 2.0 Program and has entered into a grant agreement with SJCOG.

HCD ProHousing Designation Program is a program developed by HCD. It provides incentives to cities and counties in the form of additional points or other preferences in scoring competitive housing, community development, and infrastructure programs.

Higher Resource Communities or Areas means those areas designated as “highest resource” and “high resource” as defined by the most recent TCAC/HCD Opportunity Area Maps.

Housing Trust Fund means a Local or Regional Housing Trust Fund that is required to be a public, joint public and private, or charitable nonprofit organization organized under Section 501(c)(3) of the Internal Revenue Code, which was established by legislation, ordinance, resolution (including nonprofit articles of incorporation), or a public-private partnership organized to receive specific public, or public and private, revenue to address local or regional Housing needs.

Infill means, for REAP 2.0, areas where all the following apply: (1) the area consists of unused and underutilized lands, (2) within existing development patterns that include a diversity of land uses, and (3) that is accessible to destinations and daily services by transit, walking, or bicycling and located in either:

- a) An urban center, urban corridor, or area with transit-supportive densities, or
- b) An established community that meets all the following criteria:
 - i. The area consists of or previously consisted of qualified urban uses
 - ii. The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included, and
 - iii. No parcel within or adjoining the area is classified as agricultural or natural and working lands.

Projects located within a Mobility Hub, Transit Priority Area, or Low VMT Area meet the definition of Infill.

Low VMT Areas generally refer to areas requiring less driving and providing better access to daily destinations such as jobs and services. Under HAP, low VMT areas are Traffic Analysis Zones with 2035 residential per capita VMT below the regional mean, as identified through Senate Bill (SB) 743 technical guidelines and “Potential Areas for Transit Priority Projects” as defined under SB 375.

Major transit stop is a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Match percentage is calculated by dividing the total match amount by the sum of the matching funds and the grant award.

Matching funds is the funding other than the grant award that contributes to the total project cost. It is often represented as a percentage of the total project cost.

Mobility Hubs are communities with a high concentration of people, destinations, and travel choices. They provide an integrated suite of mobility services, safe roads, and supporting amenities and technology to help people reach high-frequency transit or make short trips around a community. Mobility Hubs can span one, two, or a few miles, and each hub is uniquely designed to fulfill a variety of travel needs while strengthening the sense of place.

Multimodal Communities are those which are served by a variety of travel options that accommodate a variety of transportation modes for the public to access daily destinations. Multimodal options can include but are not limited to, complete street improvements for active transportation, improving access to transit, and creating high-quality transit stops.

Planning project is a type of project that includes plans and processes that accelerate housing production but will not directly result in the construction of a public improvement project. Examples include technical assistance in improving housing permitting processes, tracking systems, and planning tools; performing feasibility studies to determine the most efficient

locations to site housing; and temporary staffing or consultant needs associated with these activities.

Qualitative or subjective evaluation criteria are those criteria in which discretion is needed to provide a score. Often qualitative criteria seek to evaluate how well an applicant responded to an application question or how well the proposed project will achieve a stated goal.

Quantitative or objective criteria are those criteria that a formula or conditional statement is used to provide a score. Often quantitative criteria seek to evaluate a project-related data point or metric against a range or scale and assign a point value based on where the data point or metric falls within the range or scale. Other quantitative criteria assign a point value based on responses to a conditional statement, such as a yes/no question or the presence or absence of a condition.

Regional Early Action Planning 2021 (REAP 2.0) is a grant program that provides one-time grant funding to regional governments and entities for planning activities and capital projects that will accelerate housing production and progress toward our state climate commitments.

REAP 2.0 Program Goal is to invest in housing, planning, and Infill housing-supportive infrastructure across the entire state in a manner that reduces VMT, increases housing affordability, and advances equity, consistent with all of the following:

- Advancing the State Planning Priorities
- Affirmatively Furthering Fair Housing; •
- Facilitating housing element compliance and progress for the sixth cycle Regional Housing Needs Assessment
- Advancing and implementing the region's SCS to achieve climate goals.

REAP 2.0 Program Objectives are the objectives that a project must meet in order to be eligible for HAP. They are:

- Accelerating infill development that facilitates housing supply, choice, and affordability.
- Affirmatively Furthering Fair Housing
- Reducing vehicle miles traveled Regional Housing Needs Assessment (RHNA) is codified in state law at Government Code Section 65580, et seq.

It quantifies the need for housing and informs land use planning in addressing identified existing and future housing needs resulting from population, employment, and household growth. SJCOG is responsible for overseeing the RHNA process for the San Joaquin region and is currently overseeing the 6th cycle RHNA, which covers the planning period from 2021-2029

Total Project Cost is calculated as the sum of the grant award and the matching funds.

Traffic Analysis Zone (TAZ) is a geographic unit used for transportation modeling. A TAZ is smaller than a census tract. Transformative and innovative activities under REAP 2.0 means housing, planning, infrastructure investments supporting infill development, and other actions that enable a local jurisdiction to meet its housing goals that also result in per capita vehicle miles traveled reductions, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership.

Transformative and innovative activities are meant to address these goals together and to lead to changes in land use patterns and behaviors.

Transit Priority Areas (TPAs) are areas within a half-mile of a major transit stop that are existing or planned. Under SB 743, local jurisdictions can potentially use streamlined environmental review for projects within TPAs.

Vehicle Miles Traveled (VMT) is the total number of miles traveled on all roadways by all vehicles.

VMT per capita means the number of Vehicle Miles Traveled per person. It is calculated by dividing the total annual miles of vehicle travel by the total population in a state or an urbanized area.

List of Resources

Resource/Links	What to do?
HCD AFFH Data and Mapping	<p>Applicants can use this interactive resource from HCD to fulfill a state obligation to proactively combat discrimination and increase access to safe, affordable homes near jobs, schools, healthcare, and parks for all Californians, especially those who face barriers because of their race, sex, income, and other characteristics. In this tool, users can explore data relating to Fair Housing Enforcement, Segregation and Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs, Racially/Ethnically Concentrated Areas of Poverty, and more.</p>
HCD Housing Planning Hub	<p>Provides resources for accelerating housing production.</p>
TCAC/HCD 2023 Opportunity Map	<p>The TCAC/HCD Opportunity Map identifies areas whose characteristics have been shown by research to be most strongly associated with positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children – when compared to other neighborhoods in the same region. The map also identifies areas in California that are both high poverty and racially segregated. Use the tool to identify the opportunity category that applies to the project and to respond to questions based on the type of opportunity category that applies to the project.</p>
SJCOG 6th Cycle Regional Housing Needs Assessment	<p>Review RHNA resources. RHNA is mandated by state law, quantifies the need for housing, and informs land use planning in addressing identified existing and future housing needs resulting from population, employment, and household growth.</p>
California Climate Change Scoping Plan.	<p>Explains how the proposed use promotes development and housing production in infill locations consistent with the state’s climate targets and goals discussed in the</p>

Explains how the project is consistent with SJ COG’s land use strategies and what performance indicators best align with your project and how.

Background

In 2019, HCD established the REAP program to provide one-time grant funding to regional governments and entities for planning activities to accelerate housing production. REAP 2.0 builds on the success of 2019’s REAP program but expands the focus by integrating housing and climate goals and allowing for broader planning and implementation investments, including infrastructure that supports future housing development. REAP 2.0 activities must meet multiple state objectives by prioritizing infill development, providing housing for people of all incomes, placing housing in locations with good transportation options to reduce the need to drive, affirmatively furthering fair housing, and accelerating the implementation of existing regional and local plans to achieve these goals.

REAP 2.0 Advance Application Award Funding Framework

In December 2022, the SJCOG board approved the REAP 2.0 funding framework that was proposed by SJCOG staff after staff considered input from committees, stakeholders, and the board. The following table shows the approved funding framework:

Program Administration	
5%	\$530,626
Regional Supportive Infrastructure & Clean Mobility Initiatives	
21%	\$2,183,754
Regional Housing Acceleration Fund Set Aside	
9%	\$1,000,000
Formula Funded Local Programs and Projects	
65%	\$6,898,134

Of the total grant award of \$10.6 million, almost \$6.9 million (or 65 percent) will be reserved for formula funded local programs and projects. SJCOG submitted a REAP 2.0 grant application to HCD on December 24, 2022. SJCOG is currently working with HCD on clarifications and requested additional information prior to receiving final HCD approval of the full program of projects.

Allocation Formulas for Local Program and Projects

Utilizing a combination of both the population and RHNA formula options, each weighted at 50 percent, to determine REAP 2.0 allocations for local jurisdictions. This approach was proposed to strike a balance. The RHNA inclusion in the formula benefited jurisdictions with higher RHNA housing obligations for affordable housing, enabling them to receive more REAP 2.0 funds to expedite affordable housing construction. Simultaneously, the population factor remained a crucial component, allowing jurisdictions like Stockton and San Joaquin County, which had significant numbers of lower-income households, to receive higher allocations than if solely relying on the RHNA formula. Together, Stockton and San Joaquin County accounted for 69.7 percent of the lower-income households in the region.

This recommended allocation formula ensured fairness for jurisdictions with varying RHNA obligations and those already having a substantial number of affordable housing units. Furthermore, this formula aligned with the objectives of the REAP 2.0 program, which sought to accelerate affordable housing production, especially in high-resource areas (affirmatively furthering fair housing) and revitalize disadvantaged and historically underserved communities.

When the allocation formula was applied to the \$6.9 million allocated for local programs and projects, ensuring a \$300,000 minimum, the allocation for each jurisdiction was as follows:

	Population Allocation * 0.5) + RHNA Allocation * 0.5)
Stockton	\$1,938,577
San Joaquin County	\$1,105,464
Tracy	\$1,124,509
Manteca	\$909,297
Lodi	\$506,170
Lathrop	\$714,116
Ripon	\$300,000
Escalon	\$300,000

In comparison to the population formula option that was used for the allocation of REAP 1.0 funds, Lodi, San Joaquin County and Stockton would receive less funds but more than what they would receive using the RHNA formula option. Lathrop, Manteca, and Tracy would receive more funds with the staff-recommended option than the population formula option. Lathrop will gain the most due to its very high RHNA obligation in relation to its population.

Evaluation Criteria for Local Programs and Projects

SJCOG staff has prepared evaluation criteria to determine whether a project or program proposed by a local jurisdiction qualifies to receive REAP 2.0 funds. The criteria are divided into three sections. The most important evaluation section covers the REAP 2.0 objectives. A project must meet each of the three objectives. Other sections include the primary factors which are from the REAP 2.0 guidelines and the secondary factors that demonstrate the thoroughness of the application and the deliverability of the project. A minimum of 60 points is required for a project to receive REAP 2.0 funds. The maximum possible number of points is 100.

Eligibility

This is a flexible program. Funds can be utilized for planning efforts, or for implementing existing plans, as they relate to housing and infrastructure to support new housing.

All REAP 2.0 applications must satisfy both housing and VMT reduction goals while emphasizing the nexus between housing and climate change in ways that advance equity and improve underlying social and health vulnerabilities that may have contributed to more severe public health outcomes of the pandemic.

Statute does specify the following broad categories of eligible uses, though the program does allow some flexibility, and proposed uses must demonstrate a nexus to all program objectives:

- Accelerating infill housing development

- Realizing multimodal communities
- Shifting travel behavior by reducing driving
- Increasing transit ridership

See [REAP 2.0 Final Guidelines](#) for more information

San Joaquin Council of Governments

555 E WEBER AVENUE STOCKTON, CA 95202-2804

PHONE: 209-235-0600; FAX: 209-235-0438

CONTACT: JOANN MARTINEZ 209-325-0582 MARTINEZ@SJCOG.ORG



APPLICANT INFORMATION:

SUBCONSULTANT INFORMATION:

Agency Name:

Organization Name:

Agency Type:

- City
- County

Organization Type:

- CBO
- Nonprofit Developer
- For Profit Developer
- Other:

Mailing Address:

Mailing Address:

Authorized Representative Name & Title:

Authorized Representative Name & Title:

Authorized Representative Email Address:

Authorized Representative Email Address:

If your agency is submitting multiple projects, please list them below.

Number of projects submitted:

PROJECT INFORMATION:

Project Title:

Amount of REAP 2.0 funds requested for project:

[Redacted area]

Yes No

[Redacted area]

PROJECT SCHEDULE AND BUDGET:

Please provide a description of the proposed project.

Text

Project Schedule And Budget

Project Location: Please describe the project's general location(s) and include an attached project map.	Text			
Project Tasks: Please describe and outline tasks	Budget	Start Date	End Date	Tasks & Deliverables
Total	\$\$\$			

PROJECT ALIGNMENT WITH REAP 2.0 OBJECTIVES, PRIMARY, & SECONDARY FACTORS CHECKLIST:

Please fill out the tables below to demonstrate how the proposed project adheres to all REAP 2.0 criteria. Please answer questions with concise sentences. 1-2 sentence answers are preferred but not required.

Objective 1: Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability (6 Points for Each "Yes" Answer, Maximum 24 Points)

Does the project accelerate infill development near jobs and other key destinations to support increasing housing choices and affordability that effectively reduce VMT and greenhouse gas emissions?

Text

Is the project at an infill site and does it have affordability components that serve lower and moderate-income households? (Note: Use definition for infill in REAP 2.0 Guidelines).

Text

Is the project for affordable housing development programs that accelerate the supply of long-term affordable housing for lower and moderate-income households? This may involve predevelopment costs (e.g. studies, land acquisition, entitlements), large expenditures and capital investments. Affordable housing developments can include mixed-uses (e.g. a minimum of 65 percent total floor area).

Text

(Optional) Is the project located in a federally recognized Opportunity Zone as defined by the U.S. Department of Transportation?

Yes No

Objective 2: Affirmatively Furthering Fair Housing (AFFH) (8 Points for Each "Yes" Answer, Maximum 24 Points)

Does the project accelerate the supply of long-term affordable housing for lower and moderate-income households in a high or highest resource area as identified in the CTCAC/HCD Opportunity Areas Maps? This may include but are not limited to: enhancing housing mobility strategies that remove barriers to housing, housing- supportive infrastructure, and transportation in areas of opportunity.

Text

Does the project focus on conserving and improving assets in a SB 535 disadvantaged community such as: targeting investments in neighborhood revitalization, preserving or rehabilitating existing affordable housing, improving infrastructure, schools, employment, parks, transportation and other community amenities? If there is no SB 535 disadvantaged community within a jurisdiction, then the project focus should be conserving and improving assets in an area (U.S. Census block group) where the median household income is at least 20 percent below the jurisdiction median household income.

Text

Does the project target funding to benefit a SB 535 disadvantaged community or if there is no SB 535 disadvantaged community within the jurisdiction, does the project target funding to an area (U.S. Census block group) where the median household income is at least 20 percent below the jurisdiction median household income.

Text

Does the project protect existing residents from displacement and preserve housing choices and affordability in areas of lower or moderate resource areas as identified in the CTCAC/HCD Opportunity Area Maps or in SB 535 disadvantaged communities (or if there is no SB 535 disadvantaged community, located in a block group where median household income is at least 20 percent below the jurisdiction median household income)

Text

Objective 3: Reducing Vehicle Miles Traveled (24 Points for Each "Yes" Answer, Maximum 24 Points)

If the project involves land use planning, policies and investment strategies, does it encourage infill development by facilitating housing supply, choice, and affordability and is serviced by existing and planned expansions of a multimodal transportation system?

Text

If the project involves transportation planning, does it increase travel options to homes, jobs, services, and other key destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips?

Text

(Optional) Explain how the project is consistent with SJ COG's 2022 RTP/SCS land use strategies and what performance indicators best align with your project and how.

Text

*Project Alignment with REAP 2.0 Primary Factors: Explain how your proposed project complies with the **six** factors below as applicable*

Factor 1: Supporting Compliance with your Jurisdiction's Housing Element for the 6th Cycle Regional Housing Needs Assessment (2 points)

Text

Factor 2: Transformative Planning and Implementation Activities Does the project provide for housing, planning, or infrastructure investments supporting infill housing, and other actions that enable meeting housing goals that also result in per capita vehicle miles traveled reductions, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership? (5 points)

Text

Factor 3: Public Outreach

1. Did the proposed project arise from or go through a public process to solicit community input?
 2. If this is a planning project, does the scope of work include a public process?
- (4 points)

Text

Factor 4: Benefit to Disadvantaged Populations; Does the project target funding to a SB 535 disadvantaged community or target funding to housing projects that are affordable to lower or medium income households? (6 points)

Text

Factor 5: Significant Beneficial Impacts; Does the project lead to substantial changes in land use patterns and travel behaviors, demonstrated by:

- a. A rate of change compared to the baseline; or
- b. The magnitude of impact relative to variables or targets; or
- c. The proportion of need achieved; or
- d. The impact relative to past trends, policies, and practices?

Note: For more information, see Section 203(A)(2) in the Regional Early Action Planning Grants of 2021 (REAP 2.0) Guidelines.

(4 points)

Text

Factor 6: California Planning Priorities

- Explain how the project supports promotion of infill development and equity by rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas, and preserves cultural and historic resources.
- Explain how the project supports protection of environmental and agricultural resources by protecting, preserving, and enhancing the state’s most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.
- Explain how the project encourages efficient development patterns by ensuring that any infrastructure associated with development does all of the following:
 - Uses land efficiently; and
 - Is built adjacent to existing developed areas; and
 - Is located in an area appropriately planned for growth; and
 - Is in a location served by adequate transportation and other essential utilities and services; and
 - Minimizes ongoing costs to taxpayers.

(1 point each, maximum 3 points)

Text

*Project Alignment with REAP 2.0 Secondary Factors: Explain how your proposed project complies with the **two** factors below as applicable*

Factor 1: Project Scope of Work and Budget; A scope of work, schedule and budget must be included as part of the grant application. Are these included in this application? (2 points)

Yes No

Factor 2: Project Risk Assessment:

1. Has the applicant thoroughly considered risks associated with delivering the project consistent with the scope of work and budget?
2. Has the applicant demonstrated realistic means for mitigating risk associated with delivering the project?

(1 Point Each, Maximum 2 Points)

Text

RESOLUTION OF SUPPORT FROM SJCOG POLICY BOARD SIGNATURE FOR

**Authorized
Representative Name:** HR Manager

Signature:



Date: 5/7/XX

Page Break

Scoring Methodology

Please fill out your score on the "self-score" column

Scoring Summary

	Possible Maximum Score	Self-Score
REAP 2.0 Objectives (Minimum 40 Points Required – must earn points for each objective)		
Accelerating Infill Development	24	
Accelerate infill development near jobs and key destinations to increase housing choice and affordability	8	
Located on infill site and have affordability component	8	
Accelerate the supply of long-term affordable housing for lower- and moderate-income households	8	
Affirmatively Furthering Fair Housing	24	
Accelerate the supply of affordable housing in high or highest resource area	6	
Conserve and improve assets in SB 535 disadvantaged community	6	
Target funding to benefit an SB 535 disadvantaged community	6	
Project protects existing residents from displacement and preserve housing choices and affordability in areas of lower or moderate resource areas	6	
Reducing Vehicle Miles Traveled	24	
Planning project or program - encourages infill development by facilitating housing supply, choice, and affordability and is serviced by existing and planned expansions of a multimodal transportation system	12	
Transportation planning - increases travel options to destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips.	12	
Primary Factors (Minimum 15 Points Required)		
Housing Element Compliance	2	
Transformative Planning and Implementation Activities	5	
Public Outreach	4	
Benefit to Disadvantaged Populations	6	
Significant Beneficial Impacts	4	
California Planning Priorities	2	
Secondary Factors (Minimum 5 Points Required)		
Scope of Work and Budget	3	
Project Risk Assessment	2	
Total Possible Points	100	
Total Minimum Points Required		

Attachment C: REAP 2.0 Reporting Form Excel "REAP - Local Jurisdiction Summary Template"

Attachment D - REAP 2.0 Signed Council Resolution

Resolution
(Name of Metropolitan Planning Organization)

APPROVING THE PARTICIPATION AND ALLOCATION OF FUNDING FOR THE REGIONAL EARLY ACTION PLANNING GRANT (REAP) FUNDS AWARDED TO SAN JOAQUIN COUNCIL OF GOVERNMENTS ON BEHALF OF THE SAN JOAQUIN COUNTY MEMBER AGENCIES.

WHEREAS, the Housing and Community Department (HCD) have provided funds for the program shown above; and

WHEREAS, the provided funds by HCD have been made available through the San Joaquin COG on behalf of HCD; and

WHEREAS, the San Joaquin COG signed a Standard Agreement to facilitate the regional sub-allocations (Exhibit A); and

WHEREAS, SJCOG has been delegated the responsibility for the administration of the grant allocation, establishing necessary procedures; and

WHEREAS, the Housing and Community Development Department (HCD) awarded the allocation to SJCOG on behalf of San Joaquin County Member Agencies (City of Escalon, City of Lathrop, City of Lodi, City of Manteca, City of Ripon, City of Stockton, City of Tracy, and County of San Joaquin); and

WHEREAS, SJCOG and participating member agencies, will conduct planning and implementation activities that will accelerate housing production and housing-related initiatives; and

NOW, THEREFORE, BE IT RESOLVED THAT THE (INSERT LOCAL AGENCY):

1. Conducts activities consistent with the grant requirements; and
2. Commits to providing documentation of work completed and other deliverables consistent with the grant requirements, and;
3. Total invoicing shall not exceed the allotted share as stipulated in Table 1 of SJCOG REAP Grant Guidelines.

Approved and adopted the ___ of _____, 2024. I, the undersigned hereby certify that the foregoing Resolution was duly adopted by the (Name of the Local Agency)

Following Roll Call Vote:

{Name of CITY MANAGER}

Signature

Clerk/Secretary for the Governing Board

Ayes: _____ Nos: _____ Absent: _____

Attachment E – Signed Co-Operative Agreement

REGIONAL EARLY ACTION PLANNING (“REAP”) FUNDS COOPERATIVE AGREEMENT (C-24-xxx) FOR THE (LOCAL JURISDICTION)

This COOPERATIVE AGREEMENT (hereinafter “Agreement”), effective as of Month Day, 2024 is made and entered into by and between SAN JOAQUIN COUNCIL OF GOVERNMENTS a Joint Powers Authority established under California Government Code section 6500 et seq. (hereinafter “SJCOG”) and, (LOCAL JURISDICTION) (hereinafter “Sponsor”);

RECITALS

WHEREAS, the California Department of Housing and Community Development (HCD) has provided funds for the Regional Early Action Planning Program; and

WHEREAS, the provided funds by HCD have been made available through San Joaquin Council of Governments (SJCOG); and

WHEREAS, SJCOG has been delegated the responsibility for administration of the grant allocation, establishing necessary procedures; and

WHEREAS, HCD awarded the allocation to SJCOG on behalf of the region and San Joaquin County Member Agencies (City of Escalon, City of Lathrop, City of Lodi, City of Manteca, City of Ripon, City of Stockton, City of Tracy, and County of San Joaquin); and

WHEREAS, SJCOG and participating member agencies, will conduct planning activities that will accelerate housing production and housing-related initiatives.

NOW, THEREFORE, in consideration of the mutual promises and undertakings herein made and the mutual benefits to be derived therefrom, the parties hereto agree as follows:

This Agreement is fully comprised of these terms and the attached exhibits which are incorporated by herein by reference. The exhibits attached to this Agreement are:

- Exhibit A- Scope of Work
- Exhibit B- Signed Resolution
- Exhibit C- Final REAP Guidelines

AGREEMENT

- 1.1 Project Description. The project description, scope of work, delivery schedule, and the anticipated timing for release of REAP funds are specified in Exhibit “A” and incorporated herein by this reference.
- 1.2 Change In Project Scope. A change in the project scope as described by Exhibit “A” may not be implemented until it has been approved by SJCOG.
- 1.3 Eligible Reimbursement Costs. Eligible reimbursement costs shall be those costs as defined by the statutes, rules and regulations of the State of California Housing and Community Development Department.

- 1.4 Use of Funds. Sponsor shall use REAP funds consistent with the Project Scope of Work, as described in Exhibit "A" or approved by SJCOG pursuant to Section 1.2.
- 1.5 Timely Use of Funds. REAP funds are one-time housing planning funds with an expenditure deadline of December 31, 2025. SJCOG staff will monitor expenditures on an annual basis to minimize the risk of losing funds that are intended to benefit the region. If expenditures are behind schedule, SJCOG staff may reach out to Sponsor to determine a schedule to expend funds or whether it may be appropriate to reprogram funds. To meet the state expenditure deadline and submit required reporting and invoicing, all REAP funds shall be expended by August 31, 2025.
- 1.6 Completion of Project. Sponsor shall be responsible for the timely completion of the Project and to provide management of consultant and contractor activities, including responsibility for schedule, budget and oversight of the services, consistent with the scope of work. The Cooperative agreement end date is December 31, 2025.
- 1.7 Invoices and Progress Reports. Sponsor shall submit an invoice and progress report on a quarterly basis for eligible expenses incurred for activities conducted over the cooperative agreement period.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the day and year first written above.

(LOCAL JURISDICTION)

SAN JOAQUIN COUNCIL OF GOVERNMENTS

BY: _____

NAME:
DATE:

ATTEST
BY: _____

NAME:
DATE:

APPROVED AS TO FORM
BY: _____

NAME:
DATE:

BY: _____

NAME: DIANE NGUYEN, EXECUTIVE DIRECTOR
DATE:

ATTEST
BY: _____

NAME: STEVE DIAL, Deputy Executive Director/CFO
DATE: