

STAFF REPORT



MEETING DATE:	October 31, 2024
SUBJECT:	Receive Update on Regional Early Action Planning (REAP) 2.0 Program
AGENDA ITEM:	7-8
STAFF CONTACT:	Mehdi Moeinaddini, Associate Transportation Planner

SUMMARY:

SRTA's initial Regional Early Action Planning (REAP) 2.0 Program allocation was reduced by approximately \$131,995 following a fiscal year (FY) 2024/25 state budget cut. This required minor changes to two of the three previously approved projects. SRTA staff worked with the project awardees to rescope the projects and finalize agreements. Projects can now move forward.

STAFF RECOMMENDATION:

It is recommended that the board of directors receive an update on the REAP 2.0 Program.

DISCUSSION:

Background – After the SRTA Board of Directors’ approval on December 15, 2022, SRTA's REAP 2.0 application was submitted to the State Department of Housing and Community Development (HCD) for review. In May 2023, HCD approved the recommended projects. In December 2023, SRTA received an agreement and authorization from HCD to proceed with developing agreements with the awarded entities. However, SRTA and local agency staff delayed developing agreements due to state-level discussions proposing cuts to REAP 2.0 funds which would impact the chosen projects. See Attachment A for a history of related items.

Budgetary Changes and Impact – In January 2024, Governor Newsom’s FY 2024-25 Budget proposed a \$300 million “clawback” of the REAP 2.0 funds. However, the final budget included only a \$40 million cut, preserving approximately 94 percent of the original allocation. On July 16, 2024, HCD informed SRTA that our allocation was revised to approximately \$2,111,914. Staff held meetings with HCD and partners to review the budgets and revise agreements as needed.

Rescoping the Budgets and Projects – The scope and project details for the city of Redding (COR) project remains unchanged providing mixed-use infill development including 12 residential units for low- and moderate-income homeless individuals and families. The Emergent 3D project (E3D) will now construct up to 10 housing units instead of the initially planned 8, but only 2 units will be funded by REAP 2.0 as part of “Phase 1” of the project. The city of Shasta Lake (COSL) project has been slightly modified, with the removal of approximately 400 feet of previously planned curb, gutter, and sidewalk construction along Main Street. Table 1 (next page) shows the original and revised REAP 2.0 allocations, as well as the adjustments to specific suballocations.

Table 1 – Summary of the Revised Allocations

Project	Original Allocation (OA)	Revised Allocation (RA)	Adjustment
COR	\$750,000.00	\$705,882.35	(\$44,117.65)
E3D	\$431,713.62	\$406,318.70	(\$25,394.92)
SRTA*	\$62,195.45	\$58,536.89	(\$3,658.56)
COSL	\$950,000.00	\$894,117.65	(\$55,882.35)
SRTA**	\$50,000.00	\$47,058.82	(\$2,941.18)
Totals	\$2,243,909.07	\$2,111,914.42	(\$131,994.65)
*Administration and outreach for COR and E3d			
** Administration and outreach for COSL			

SRTA had a signed agreement with COR, and as a result, a required amendment with a revised budget and schedule to address the delays was executed on October 7, 2024. Agreements with COSL and E3D with revised budgets and project scopes were executed on October 24, 2024, and October 9, 2024, respectively. As the projects move forward, staff will provide future updates to the board of directors.

ALTERNATIVES:

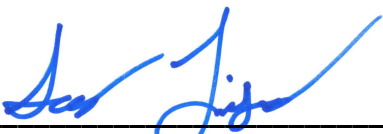
The board of directors may ask questions or request more information to be provided at a future meeting.

OTHER AGENCY INVOLVEMENT:

REAP 2.0 is administered statewide by HCD in collaboration with the Governor’s Office of Land Use and Climate Innovation (LCI), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB). The Technical Advisory Committee (TAC) met on October 14, 2024, to receive an update.

FISCAL IMPACT:

The Shasta Region will receive approximately \$2,111,914 in REAP 2.0 program grant funds to support infill development, housing, and supportive infrastructure in the region. Allocations, by agency, are identified in Table 1 above. SRTA’s portion of administrative activities is included in SRTA’s Fiscal Year 2024/25 Overall Work Program.



Sean Tiedgen, AICP, Executive Director

Attachment: History of Related SRTA Board of Directors Agenda Items

REGIONAL EARLY ACTION PLANNING (REAP) 2.0 PROGRAM

HISTORY OF RELATED SRТА BOARD OF DIRECTORS AGENDA ITEMS

Full staff reports are provided via hyperlink.

2022

MEETING ON OCTOBER 27, 2022, [AGENDA ITEM #9](#)

RECEIVE UPDATE ON REGIONAL EARLY ACTION PLANNING (REAP) 2.0 PROGRAM

It is recommended that the board of directors receive an update on the REAP 2.0 Program.

The Shasta Region has the opportunity to apply for up to \$2,243,909 in Regional Early Action Planning (REAP) 2.0 funds that will help further housing development opportunities in the region that connect people to jobs and essential services, and mobility options such as public transit and active transportation. SRТА issued a call for projects from eligible entities on October 18, 2022. A list of recommended projects will be presented for board of directors' consideration at the December meeting. SRТА must submit approved projects to the State by December 31, 2022.

Update only, no motion made.

MEETING ON DECEMBER 15, 2022, [AGENDA ITEM #12](#)

APPROVE PRELIMINARY PROJECTS FOR REGIONAL EARLY ACTION PLANNING (REAP) 2.0 PROGRAM FUNDING

It is recommended that the board of directors:

1. Adopt Resolution 22-14 (attached) and approve the recommended projects for the Regional Early Action Planning Grant Program of 2021 (REAP 2.0); and
2. Authorize the executive director to submit REAP 2.0 applications for the board-approved projects and make any administrative amendments necessary to meet state requirements.

Table 2 – Project Funding Recommendations

Applicant	Score (out of 100)	Project Summary	Recommended Award?	Recommended Funding
COR	73.18	Transitional and permanent housing for homeless individuals and families (12 residential units); Mixed land use; Improving walking facilities	Yes	\$750,000
COSL	70.30	- Increasing opportunities to reduce VMT by improving active transportation facilities for nearby neighborhoods and supports development opportunities for 38 affordable housing units in the project area. - Compliments and connects to an approved \$36.5 million 49-unit Affordable Housing Sustainable Communities project.	Yes	\$950,000
Emergent 3D	63.30	Adding 8 affordable housing units; The project is close to walking, biking, and transit routes	Yes	\$431,713.62
Regional Benefits:		- Adding 20 affordable housing units - Connecting more than 850 households to key destinations and reducing VMT by improving active transportation facilities	Total Award: \$2,131,713.62	

By motion made, seconded (Mezzano/Rickert), and unanimously carried, the staff recommendation passed unanimously.

2023

MEETING ON AUGUST 31, 2023, [AGENDA ITEM #7-4](#)

RECEIVE UPDATE ON REGIONAL EARLY ACTION PLANNING (REAP) 2.0 PROGRAM AND AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS WITH PROJECT APPLICANTS

It is recommended that the board of directors:

1. Authorize the executive director to prepare and execute sub-recipient agreements with the REAP 2.0 project applicants, Emergent 3D, city of Redding, and city of Shasta Lake, and to make any necessary minor administrative amendments as appropriate based on input from the California Department of Housing and Community Development; and
2. Authorize the executive director to set up a bank account to receive REAP 2.0 funds in advance and to make payments to awardees for eligible expenditures.

By motion made, seconded (Kelstrom/Watkins), and unanimously carried, Consent Calendar Items 7-2, 7-3, 7-4, and 7-5 were approved.

2024

MEETING ON OCTOBER 31, 2024, AGENDA ITEM #7-8

RECEIVE UPDATE ON REGIONAL EARLY ACTION PLANNING (REAP) 2.0 PROGRAM

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Pending results of the SRTA BOD meeting on October 31, 2024