



Annual Report for 2022

I. Overall Context

The Local Government Planning Support Grants Program (AB 101) provided a total of \$18,975,323 in Regional Early Action Planning (REAP) grant funds to the eight San Joaquin Valley Regional Planning Agencies.

Pursuant to AB 101, to increase regional collaboration where no single MPO or entity exists, a 24-member San Joaquin Valley REAP Committee for Housing has been created to help guide the program’s development. Fresno COG is the fiscal agent for the San Joaquin Valley REAP (SJV REAP) process. Sigala Inc. is assisting Fresno COG as program manager.

Major work areas for the SJV REAP process have been identified as:

- **Suballocations to MPOs and Jurisdictions**
Providing resources to MPOs and jurisdictions to improve RHNA methodologies and planning and accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity, and climate goals. A total of \$14,500,323 is allocated to the MPOs for planning efforts and suballocations to jurisdictions.
- **Valleywide REAP Program**
Activities on the regional, eight-county, level to further the objectives of the REAP program. This includes conducting a comprehensive housing report, regional planning and coordination, outreach, monthly webinars, technical assistance, program administration and other activities. A total of \$4,475,000 was allocated to the Valleywide REAP program.

SJV REAP has submitted an initial (25%) and second application to the State Housing and Community Development (HCD) Department and has received \$10.2 million to date. The final round funding application (\$8.7 million) has been submitted to HCD and has been approved for funding. **The total REAP funding allocations for the SJV are as follows:**

| | |
|--|--------------|
| Fresno Council of Governments | \$ 3,297,398 |
| Kern Council of Governments | \$ 2,974,769 |
| Kings County Association of Governments | \$ 605,808 |
| Madera County Transportation Commission | \$ 617,010 |
| Merced County Association of Governments | \$ 1,008,343 |
| San Joaquin Council of Governments | \$ 2,530,037 |
| Stanislaus Council of Governments | \$ 1,853,156 |

| | |
|--|---------------------|
| Tulare County Association of Governments | \$ 1,613,803 |
| Valleywide REAP Program | <u>\$ 4,475,000</u> |
| Total | \$ 18,975,323 |

The population pro-rata funding allocations shown above were agreed upon by the SJV REAP committee at their first meeting in January 2020. The Valleywide funding allocation was based on the additional funding identified in AB 101 for regional collaboration.

The funding allocations shown above recognize the unique needs and challenges at the regional and subregional level. It allows for region wide collaboration while providing MPOs with the autonomy to establish subregional REAP policies.

One challenge that continues to hamper jurisdictional work efforts is the lack of planning staff at some of the smaller rural jurisdictions. We are working at the MPO level to identify those deficiencies and are providing meaningful and relevant technical assistance for these communities.

Another challenge involved the formation of the working group, the San Joaquin Valley REAP Committee for Housing. The AB 101 statute required that the working group be created through the city selection committee process at each county. That was problematic at some counties whose city selection committee did not meet regularly and or it was difficult to get the working group appointments on the agenda.

A total of \$10.2 million in REAP funding has been received to date. \$1.5 million was spent in calendar year 2021. \$2.1 million was spent in calendar year 2022. And, \$8.8 million has been encumbered (MOU or contractually) for jurisdictional suballocations and multijurisdictional housing elements. Total expenditures and encumbrances to date total \$12.4 million.

| San Joaquin Valley MPOs/COGs | Amount Allocated to Date | EXPENDITURES | | | Total Expenditures and Encumbrances to date |
|--|--------------------------|--|--|---|---|
| | | 2021 Project Management/ RHNA Planning | 2022 Project Management/ RHNA Planning | Jurisdictional Suballocations/MJHE (encumbrances) | |
| Fresno Council of Governments | 1,239,738 | 173,773 | 81,519 | 2,912,950 | 3,168,242 |
| Kern Council of Governments | 1,126,370 | 376,312 | 116,667 | 698,339 | 1,191,318 |
| Kings County Association of Governments | 293,949 | 19,772 | 50,609 | 311,858 | 382,239 |
| Madera County Transportation Commission | 297,886 | 24,085 | 73,915 | 242,709 | 340,709 |
| Merced County Association of Governments | 435,395 | 45,180 | 368,053 | 597,148 | 1,010,381 |
| San Joaquin Council of Governments | 970,097 | 149,710 | 318,440 | 1,547,733 | 2,015,883 |
| Stanislaus Council of Governments | 732,250 | 57,000 | 167,691 | 405,419 | 630,110 |
| Tulare County Association of Governments | 648,145 | 91,491 | 50,631 | 1,033,968 | 1,176,090 |
| Valleywide REAP Program | 4,475,000 | 523,716 | 868,677 | 1,075,635 | 2,468,028 |
| TOTALS | 10,218,831 | 1,461,039 | 2,096,202 | 8,825,759 | 12,383,000 |

II. Project Highlights, Accomplishments and Best Practices

For calendar year 2022, the following activities have been accomplished and or initiated on the *regional, or valleywide level*. Individual MPO activities and accomplishments are reviewed in the next section, Status of Activities.

Highlights and Accomplishments, Valleywide REAP Program

- ***SJV REAP Committee for Housing***. Two meetings were held in January and June of 2022 for the working group. Funding allocations and program updates were provided to the Committee at these meetings.
- Work concluded on the ***Comprehensive Housing Report for the San Joaquin Valley***. The report highlighted existing conditions, barriers to housing production, best practices, and policy recommendations to further enhance housing planning and production. The report has been posted to the SJV REAP webpage: <https://sjvcogs.org/sjv-housing-report/>
- ***Housing Element Data Sets*** were produced for all 70 jurisdictions for their respective housing needs analysis for the sixth cycle housing elements. The data sets have been posted to the SJV REAP webpage: <https://sjvcogs.org/sjv-housing-report/part-4-regional-data-sets/>
- A full ***technical assistance bench*** of seven consulting firms has been established and contracts retained for ongoing technical assistance, and specified TA for affirmatively furthering fair housing. An on-line portal for jurisdictional TA request is available on SJV REAP webpage: <https://sjvcogs.org/reap/reap-technical-assistance/>. To date, 13 jurisdictions have signed up for technical assistance.
- ***A Guide to Recent California Housing Laws and Policies Affecting Local Land-Use Planning*** was completed in July 2022. The comprehensive guide is posted to the SJV REAP webpage: https://sjvcogs.org/wp-content/uploads/2022/10/2022-10-14_SJV-Guide-Final_Updated.pdf
- ***Accessory Dwelling Unit Program for the San Joaquin Valley*** was completed in the fall of 2022. This effort includes the development of comprehensive ADU guide, sample ordinances, housing plans, and collateral materials that any jurisdiction in the San Joaquin Valley can use to implement ADU programs. The ADU program guide and resources are posted to the SJV REAP webpage: <https://sjvcogs.org/reap/adus/>
- A GIS based ***Housing Capacity and Scenario Development and RHNA Insights*** tool was completed in 2022. MPO training for jurisdictional use is occurring now. The tool is available on Urban Footprint.
- The ***SJV REAP Workshop Series*** was rolled out in September 2021. AICP CM credit is available for every REAP workshop. During 2022, the following workshops were presented with exceptional participation by valley jurisdictional staff:
 - January: *Compact and Mixed-Use Housing*
 - February: *New Housing Laws*
 - April: *Housing Elements 101*
 - May: *Site Identification Process for New Housing*

- June: *Affirmatively Furthering Fair Housing*
- July: *Annexations and Tax Sharing Agreements*
- October: *Implementing ADUs in the San Joaquin Valley*
- December: *California New Housing Laws*

Workshop recording and materials are posted on the SJV REAP webpage: <https://sjvcogs.org/reap/reap-workshops/>

- ***Outreach to local jurisdictions*** and other partners about REAP planning efforts occurs on a regular basis. Every other month an electronic newsletter is disseminated to thousands of stakeholders in the San Joaquin Valley including community development staff at every jurisdiction. Monthly emails to community development staff also occurs.
- ***The San Joaquin Valley REAP Technical Advisory Committee (TAC)*** has been established and is comprised of the MPO staff tasked with working on REAP. The TAC meets monthly and is responsible for collaboratively discussing REAP strategies and best practices among the MPOs.

Best Practices

- Conducting a Request for Qualifications (versus Request for Proposals) allowed for flexibility and efficiencies in contracting with consultants. This allowed us to establish a bench of shortlisted consultants, a bench that we could then issue scopes of work and request bids from as needed and as work efforts are identified. This saves time and resources in the public contracting process.
- Another best practice was the establishment of the San Joaquin Valley REAP Technical Advisory Committee (TAC). The TAC is comprised of staff from each SJV MPO and helps guide and advise the REAP process. This has allowed us to regionally reach consensus and move forward on technical or staff level decisions without having to seek approvals from the larger REAP Committee, which only meet twice a year.

III. Status of Activities

The following activities are being reported on the subregional (MPO) level for the end of calendar year 2022.

Fresno Council of Governments (Fresno COG)

General Description: Funding Policies and Guidelines were approved by the Fresno Council of Governments Policy Board in January 2021. Major activities for Fresno COG include suballocations for individual jurisdictional housing planning activities and an allocation towards the development of a multi-jurisdictional housing element (MJHE) update estimated at \$1.9 million. In 2022, approximately \$58,000 was expended for the MJHE. The Amount Expended figures below include encumbrances.

Suballocation Methodology: Fresno COG has opted for a competitive process to allocate REAP funding to its jurisdictions. At least 50 percent of the funds will be set aside for small cities to ensure equity among jurisdictions.

| Activity Category | General Description | Amount Allocated to Date | Amount Expended* | Timing | Status | Regional Impact on Housing |
|----------------------------------|--|--------------------------|------------------|-------------------------------------|-------------|----------------------------|
| Identification of Best Practices | Planning coordination and staffing at the MPO level. | \$255,292 | \$255,292 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| Suballocating Monies | Individual jurisdictional activities. Multijurisdictional Housing Element. | \$984,446 | \$2,912,950 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| | | | | | | |

Please see table on page 2 for a summary of allocations, expenditures, and encumbrances. *Amount Expended figures include encumbrances.

Kern Council of Governments (Kern COG)

General Description: Kern COG’s REAP funding and guidelines were approved by its Policy Board in April 2021. Kern COG utilized staffing and consulting for planning and coordination activities, while the majority of their funding was allocated to jurisdictions.

Suballocation Methodology: Kern COG will allocate REAP funding to its jurisdictions based on a per capita basis with a floor of \$10,000.

| Activity Category | General Description | Amount Allocated | Amount Expended* | Timing | Status | Regional Impact on Housing |
|----------------------------------|--|------------------|------------------|-------------------------------------|-------------|----------------------------|
| Identification of Best Practices | Planning coordination and staffing at the MPO level. | \$492,979 | \$492,979 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| Suballocating Monies | Jurisdictional suballocations. | \$633,391 | \$698,339 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| | | | | | | |

Please see table on page 2 for a summary of allocations, expenditures, and encumbrances. *Amount Expended figures include encumbrances.

Kings County Association of Governments

General Description: KCAG’s REAP Subcommittee approved its REAP funding policy in December 2021. KCAG utilized staffing and consulting for planning and coordination activities, while the majority of their funding was allocated to Kings County who is leading the Kings County Multi-Jurisdictional Housing Element process.

Suballocation Methodology: The KCAG member jurisdictions have agreed to direct the available REAP funds to the development of the Kings County Multi-Jurisdictional Housing Element Update.

| Activity Category | General Description | Amount Allocated | Amount Expended* | Timing | Status | Regional Impact on Housing |
|----------------------------------|--|------------------|------------------|-------------------------------------|-------------|----------------------------|
| Identification of Best Practices | Planning coordination and staffing at the MPO level. | \$70,381 | \$70,381 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| Suballocating Monies | Multijurisdictional housing element. | \$223,568 | \$311,858 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| | | | | | | |

Please see table on page 2 for a summary of allocations, expenditures, and encumbrances. *Amount Expended figures include encumbrances.

Madera County Transportation Commission (MCTC)

General Description: The MCTC Board of Directors adopted the Madera Region REAP Housing Program guidelines at their April 21, 2021, meeting. MCTC utilized staffing and consulting for planning and coordination activities, while the majority of their funding was allocated for AFFH technical assistance. Future REAP allocations are anticipated for direct jurisdictional allocations.

Suballocation Methodology: MCTC will suballocate, from the last installment of REAP funding, for eligible projects on a pro-rata basis to local agencies in the Madera Region, including the County of Madera, City of Madera, and the City of Chowchilla.

| Activity Category | General Description | Amount Allocated | Amount Expended* | Timing | Status | Regional Impact on Housing |
|----------------------------------|--|------------------|------------------|-------------------------------------|-------------|----------------------------|
| Identification of Best Practices | Planning coordination and staffing at the MPO level. | \$98,000 | \$98,000 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| Suballocating Monies | Pooled AFFH technical assistance. | \$199,886 | \$242,709 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| | | | | | | |

Please see table on page 2 for a summary of allocations, expenditures, and encumbrances. *Amount Expended figures include encumbrances.

Merced County Association of Governments (MCAG)

General Description: The MCAG Policy Board at their March 2021 meeting has adopted a policy for REAP funding. MCAG utilized staffing and consulting for planning and coordination activities, while the remaining funding was allocated for a multijurisdictional housing element.

Suballocation Methodology: The MCAG Governing Board, at the recommendation of the REAP Technical Work Group comprised of each of the 7 jurisdictions in Merced County, determined the REAP 1 funds identified for suballocations to jurisdictions would produce a greater benefit to all if utilized on shared needs. Therefore, the funds earmarked for suballocation have been pooled by the jurisdictions to be used for regional efforts (i.e., MJHE).

| Activity Category | General Description | Amount Allocated | Amount Expended* | Timing | Status | Regional Impact on Housing |
|----------------------------------|--|------------------|------------------|-------------------------------------|-------------|----------------------------|
| Identification of Best Practices | Planning coordination and staffing at the MPO level. | \$413,233 | \$413,233 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| Suballocating Monies | Multijurisdictional housing element. | \$22,162 | \$597,148 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| | | | | | | |

Please see table on page 2 for a summary of allocations, expenditures, and encumbrances. *Amount Expended figures include encumbrances.

San Joaquin Council of Governments (SJ COG)

General Description: SJ COG’s Policy Board approved its REAP funding policy in February 2021. SJ COG has prioritized its use of REAP funding for the following activities: 1) Development of a Regional Housing Trust Fund, 2) Streamlining the Development Process, 3) Planning and Coordination to Develop a Regional Project Pipeline, and 4) Supporting Local Jurisdictions Impacted by COVID-19. SJ COG utilized staffing and consulting for subregional project management, planning and coordination activities, while the majority of their funding was allocated jurisdictional allocations.

Suballocation Methodology: The adopted REAP program guidelines describe a process and methodology for local jurisdictions to receive their suballocations (by population share).

| Activity Category | General Description | Amount Allocated | Amount Expended* | Timing | Status | Regional Impact on Housing |
|----------------------------------|--|------------------|------------------|-------------------------------------|-------------|----------------------------|
| Identification of Best Practices | Project management, planning coordination and staffing at the MPO level. | \$468,150 | \$468,150 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| Suballocating Monies | Jurisdictional suballocations. | \$501,947 | \$1,547,733 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| | | | | | | |

Please see table on page 2 for a summary of allocations, expenditures, and encumbrances. *Amount Expended figures include encumbrances.

Stanislaus Council of Governments (StanCOG)

General Description: StanCOG’s Policy Board approved its REAP funding policy in March 2021. StanCOG utilized staffing and consulting for planning and coordination activities, while the remaining funding was allocated for a jurisdictional suballocations.

Suballocation Methodology: The REAP suballocation methodology for distributing the funds to StanCOG’s local jurisdictions was by share of the county’s population. An additional adjustment was made for the smallest jurisdictions for which a minimum funding floor of \$35,000 was established.

| Activity Category | General Description | Amount Allocated | Amount Expended* | Timing | Status | Regional Impact on Housing |
|----------------------------------|--|-------------------------|-------------------------|-------------------------------------|---------------|-----------------------------------|
| Identification of Best Practices | Project management, planning coordination and staffing at the MPO level. | \$224,691 | \$224,691 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| Suballocating Monies | Jurisdictional suballocations. | \$507,559 | \$405,419 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| | | | | | | |

Please see table on page 2 for a summary of allocations, expenditures, and encumbrances. *Amount Expended figures include encumbrances.

Tulare County Association of Governments (TCAG)

General Description: TCAG’s REAP funding and guidelines have been discussed by its Policy Board on numerous occasions with formal action to adopt in April 2021. TCAG utilized staffing and consulting for planning and coordination activities, while the remaining funding was allocated for a multijurisdictional housing element.

Suballocation Methodology: TCAG will administer suballocations by formula. Each of its member agencies will receive a base of \$100,000 with the remaining funds to be distributed proportionately based on population. Since this suballocation methodology was established in 2021, TCAG and its member agencies have instead opted for a multi-jurisdictional housing element utilizing all the aforementioned suballocations amounts previously earmarked for cities, with the exception of the City of Visalia and County of Tulare who are not participating in the multi-jurisdictional housing element.

| Activity Category | General Description | Amount Allocated | Amount Expended* | Timing | Status | Regional Impact on Housing |
|----------------------------------|--|------------------|------------------|-------------------------------------|-------------|----------------------------|
| Identification of Best Practices | Project management, planning coordination and staffing at the MPO level. | \$142,122 | \$142,122 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| Suballocating Monies | Multijurisdictional housing element. | \$506,559 | \$1,033,968 | September 3, 2020 - August 31, 2025 | In progress | Unknown at this time |
| | | | | | | |

Please see table on page 2 for a summary of allocations, expenditures, and encumbrances. *Amount Expended figures include encumbrances.

Valleywide Planning Efforts

Activity Category: Identification of Best Practices (1), Education and Outreach (2), Technical Assistance (5), and Administration (6).

General Description: Regional coordination, technical assistance, and planning. Please see section entitled “Project Highlights, Accomplishments and Best Practices” for a detailed description of the Valleywide work efforts to date.

Suballocation Methodology: Valleywide Planning Efforts were allocated \$4,475,000 from the SJV REAP Committee for Housing. This was based on the AB 101 statute which designated funding for regional collaboration and planning.

Here are the major Valleywide funding activities:

- Comprehensive Housing Report
- Housing Element Data Sets
- Workshop Series
- Household Travel Survey
- Technical Assistance/Consultant Bench
- AFFH Deep Dive Technical Assistance
- Valleywide ADU Template Program
- SJV Planning Guide to New Housing Laws
- GIS (Urban Footprint) Housing Capacity Analysis for the SJV
- Condo Construction Policy Report
- Inclusionary Housing Options report for the SJV
- Water Capacity/SMGA Report on Housing Production
- SJV Annual Policy Conference
- Outreach/Marketing
- Project Management/Administration
- Additional work products

Amount Allocated: \$4,475,000 (from first and second REAP allotment)

Amount Expended: \$1,392,393 (program administration/consultants)

Encumbered: \$1,075,635

Total Expended and Encumbered to Date: \$2,468,028

Timing: September 3, 2020 - August 31, 2025

Status: In Progress

Regional Impact on Housing: Significant tools and resources for all 70 valley jurisdictions have been developed or are under development. While the exact quantitative results are not known, there has been considerable positive impacts to housing planning efforts across the region from the Valleywide REAP program.

Summary of Housing Production Indicators

The following is a summary housing production data for 2022 obtained from the HCD dashboard.

| | Housing Production Indicator (2022) | | |
|--|--|----------------------------------|-------------------------------|
| | Building Permits | Certificates of Occupancy | Completed Entitlements |
| Fresno Council of Governments | 2,944 | 2,493 | 2,900 |
| Kern Council of Governments | 1,456 | 729 | 16 |
| Kings County Association of Governments | 107 | 290 | 100 |
| Madera County Transportation Commission | 651 | 162 | 0 |
| Merced County Association of Governments | 879 | 1,177 | 939 |
| San Joaquin Council of Governments | 2,190 | 1,485 | 1,509 |
| Stanislaus Council of Governments | 89 | 198 | 548 |
| Tulare County Association of Governments | 2,735 | 840 | 1,103 |
| San Joaquin Valley Total | 11,051 | 4,881 | 7,115 |