

Annual Report for 2023

I. Overall Context

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

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 are divided into two major categories:

- **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. \$14,500,323 of the total \$18,975,323 allocation was budgeted to the MPOs for planning efforts and suballocations to jurisdictions.
- **Valleywide REAP Program**
A Valleywide REAP Program on the eight-county level was created to further the objectives of the REAP program. This included an initial comprehensive housing report, and several additional studies for the benefit of the region, regional planning and coordination, outreach, monthly webinars, consultant technical assistance bench creation, program administration and other activities. \$4,475,000 of the total \$18,975,323 was budgeted to the Valleywide REAP Program.

The SJV REAP program (Fresno COG on behalf of the eight counties) has submitted an initial (25%), second, and third funding application to the State Housing and Community Development (HCD) Department and has received \$14,597,077 to date. A final invoice of \$4,378,246 has been submitted to HCD for final funding. **The total REAP funding allocations for the San Joaquin Valley 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 San Joaquin Valley REAP Committee for Housing 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 appointments on the agenda.

A total of \$14,597,077 in REAP funding has been received to date. Approximately \$6.1 million was spent or allocated to jurisdictions in calendar years 2021-2022. \$8.7 million was spent, allocated to jurisdictions or encumbered with multijurisdictional housing element contracts in calendar years 2022-2023, including \$5.8 in 2023. Total expenditures and encumbrances to date total \$14.8 million, an amount in excess of REAP funding received to date from HCD.

	Amount Allocated to Date	EXPENDITURES*				TOTAL EXPENDITURES
		MPO staffing, project management, RHNA planning expenditures		Jurisdictional suballocations and MJHE encumbrances		
San Joaquin Valley MPOs/COGs		2021 & 2022	2023	2022	2023	
Fresno Council of Governments	2,268,568	184,382	22,996	893,500	1,111,147	2,212,025
Kern Council of Governments	2,050,570	475,977	9,498	687,106	877,990	2,050,571
Kings County Association of Governments	449,878	193,849	27,900	-	311,858	533,607 **
Madera County Transportation Commission	457,448	98,000	-	155,399	168,100	421,499
Merced County Association of Governments	721,869	413,233	58,456	-	608,654	1,080,343 **
San Joaquin Council of Governments	1,750,067	468,150	171,507	276,499	1,271,234	2,187,390 **
Stanislaus Council of Governments	1,292,703	129,960	-	487,845	487,846	1,105,651
Tulare County Association of Governments	1,130,974	142,122	109,907	414,607	950,000	1,616,636 **
Valleywide REAP Program	4,475,000	1,392,393	2,237,607	NA	NA	3,630,000
TOTALS	14,597,077	3,498,066	2,637,871	2,914,956	5,786,829	14,837,722

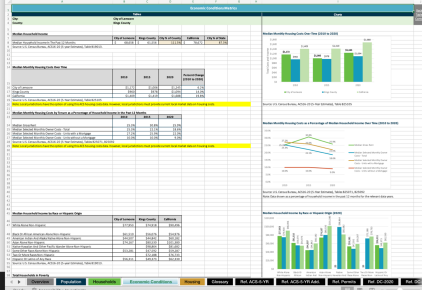

*MPO staffing and project management expenditures. Suballocations and MJHE amounts are distributions and encumbrances to date. Please see individual county tables for suballocation and MJHE expenditures to date.

**Current expenditures and encumbrances exceed amount allocated to date. The final disbursement of funding from HCD is needed to offset this deficit.

II. Project Highlights, Accomplishments and Best Practices

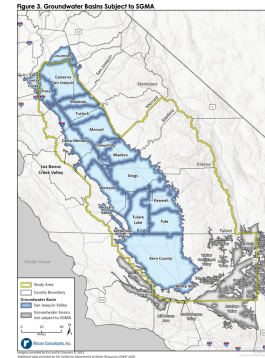
For calendar year 2023, the following activities have been accomplished and or initiated on the *regional, or valleywide level*. Individual MPO activities and accomplishments are reviewed in the next section, Status of Activities.

Highlights and Accomplishments, Valleywide REAP Program

- ***SJV REAP Committee for Housing***. One meeting were held in February of 2023 for the working group. Funding allocations and program updates were provided to the Committee at these meetings.
 - Work concluded on ***Housing Element Data Sets*** that 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/> This work effort was part of the ***Comprehensive Housing Report for the San Joaquin Valley*** that was previously reported on. 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/>
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- A full ***technical assistance consulting 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, 22 jurisdictions have signed up for technical assistance and work efforts are ongoing. Jurisdictional technical assistance for accessory dwelling units and affirmatively furthering fair housing is most common.
 - ***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 included the development of a 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/>
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- A GIS based ***San Joaquin Valley Housing Capacity and Scenario Development and RHNA Insights*** tool was completed in 2022 and ongoing utilization in 2023 has occurred with several MPOs obtaining licenses for individual use. MPO training for jurisdictional use is occurring now. The tool is available on Urban Footprint.

- **Inclusionary Housing Study for the San Joaquin Valley** was completed in 2023. The study analyzed the real estate economics of inclusionary programs in the San Joaquin Valley, using four Valley jurisdictions as case studies. The study described the pros and cons of inclusionary programs and offers recommendations for San Joaquin Valley jurisdictions. A webinar was held and the study is posted on the SJV REAP webpage: https://sjvcogs.org/wp-content/uploads/2023/09/221064_SJV-Inclusionary_Report_2023August7_Final.pdf

- **Water Supply Study for the San Joaquin Valley** was completed in 2023. The study analyzed the water supply systems and SGMA requirements versus housing demand and production needs for the eight-county region. The study provided a GIS analysis of the areas with greatest deficits in water supply and provided well research water policy recommendations. A webinar was held, and the study is being posted to the SJV REAP webpage.



- **Condominium Housing Study for the San Joaquin Valley** was completed in 2023. The study analyzed the lack of condominium construction in the San Joaquin Valley, and provided land use and policy recommendations to facilitate more condo production, leading to more affordability, homeownership, wealth creation and density. A webinar was held and the study is being posted to the SJV REAP webpage.

- The **SJV REAP Workshop Series** commenced in September of 2021. AICP CM credit is available for every REAP workshop. During 2023, the following workshops were presented with exceptional participation by valley jurisdictional staff:

2023 REAP Webinars

- February: *GIS Housing Capacity and Analysis Tools for the San Joaquin Valley*
- March: *AFFH Spring Workshop Series*
- April: *AFFH Spring Workshop Series*
- May: *AFFH Spring Workshop Series*
- August: *Inclusionary Housing, San Joaquin Valley Analysis*
- October: *Condominium Housing Study for the San Joaquin Valley*
- November: *Consequences of Missing Housing Element Deadlines*

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.
- The Valleywide REAP program was the recipient of the Central California American Planning Association's 2023 Best Practices Award.

III. Status of Activities

The following activities are being reported on the subregional (MPO) level for calendar year 2023.

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).

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	2021 and 2022 RHNA Planning. <i>(Fresno COG staffing/PM included in Valleywide admin.)</i>	\$184,382.48	\$184,382.48	September 3, 2020 – December 31, 2022	Complete	Unknown at this time
Identification of Best Practices	2023 RHNA Planning. <i>(Fresno COG staffing/PM included in Valleywide admin.)</i>	\$79,538.52	\$22,996.17	January 1, 2023 - December 31, 2023	Complete/Ongoing	Unknown at this time
Suballocating Monies	Individual jurisdictional activities.	\$893,500	\$65,120	September 3, 2020 – December 31, 2023	In progress	Unknown at this time
Suballocating Monies	Multijurisdictional Housing Element.	\$1,111,147	\$321,102	January 1, 2022 to December 31, 2023	In progress	Unknown at this time
	Totals	\$2,268,568	\$593,601			

Suballocation Summary: the following list highlights Fresno County jurisdictional suballocations amounts and activities as of December 31, 2023:

Jurisdiction	Total Allocation to Date	Activity
Fowler	\$125,000	General Plan Update and VMT Guidelines
Fresno	\$250,000	Manchester Center Utilities Study and Master Plan for Affordable Housing
Kerman	\$65,000	Utility Infrastructure Master Plan

Mendota	\$10,000	ArcGIS Online Mapping
San Joaquin	\$100,000	Land Use Element Update to General Plan
Selma	\$51,000	GIS Development Portal
Fresno County	\$292,500	General Plan Community Plans Chapter and Community Plans
Subtotal Allocations	\$893,500	
Fresno COG Planning	\$263,921	
MJHE	\$1,111,147	
TOTAL	\$2,268,568	Total MPO staffing and project management, and jurisdictional suballocations and MJHE 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 is allocating REAP funding to its jurisdictions based on a per capita basis with a floor of \$10,000.

Activity Category	General Description	Amount Allocated to Date	Amount Expended	Timing	Status	Regional Impact on Housing
Identification of Best Practices	2021 and 2022 planning coordination and staffing at the MPO level.	\$485,474.22	\$475,976.72	September 3, 2020 – December 31, 2022	complete	Unknown at this time
Identification of Best Practices	2023 planning coordination and staffing at the MPO level.	\$0	\$9,497.50	January 1, 2023 - December 31, 2023	Complete/Ongoing	Unknown at this time
Suballocating Monies	2021 and 2022 Jurisdictional Suballocations	\$687,105.75	\$126,486.68	September 3, 2020 – December 31, 2022	In progress	Unknown at this time
Suballocating Monies	2023 Jurisdictional Suballocations	\$877,989.96	146,557.59	January 1, 2023 to December 31, 2023	In progress	Unknown at this time
Totals		\$2,050,569.93	\$758,518.49			

Suballocation Summary: the following list highlights Kern County jurisdictional suballocations amounts and activities as of December 31, 2023:

Jurisdiction	Total Allocation to Date	Activity
Arvin	\$89,774.69	Housing Element Update
Bakersfield	\$364,641.64	Augment LEAP activity – Community Design Element
California City	\$73,165.83	TBD housing planning project
Delano	\$113,557.90	Housing Element Update
Maricopa	\$83,165.83	TBD housing planning project
McFarland	\$84,580.39	Housing Element Update
Ridgecrest	\$95,416.82	TBD housing planning project
Shafter	\$88,807.12	Zoning Ordinance and General Plan reformatting and other enhancements to project delivery.
Taft	\$83,165.83	Augment LEAP activity – Adopt new zoning regulations to streamline project review and permit processing.
Tehachapi	\$83,401.64	Augment LEAP activity – Conduct city-wide traffic analysis designed to streamline CEQA for new housing.

Wasco	\$94,101.02	Housing Element Update and Zoning ordinance improvements to streamline new housing.
Kern County	\$311,317.00	Aerial imagery vacant site project
Subtotal Allocations	\$1,565,095.71	
Kern COG Planning	\$485,474.22	
TOTAL	\$2,050,569.93	Total MPO staffing and project management, and jurisdictional suballocations and MJHE 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 to Date	Amount Expended	Timing	Status	Regional Impact on Housing
Identification of Best Practices	2021 and 2022 Planning coordination and staffing at the MPO level.	\$193,849.45	\$193,849.45	September 3, 2020 – December 31, 2022	Complete	Unknown at this time
Identification of Best Practices	2023 Planning coordination and staffing at the MPO level.	\$27,900.01	\$27,900.01	January 1, 2023 - December 31, 2023	Complete/ Ongoing	Unknown at this time
Suballocating Monies	2023 Multi-jurisdictional housing element.	\$311,858	\$98,291.90	January 1, 2023 to December 31, 2023	In progress	Unknown at this time
Totals		\$533,607.46	\$320,041.36			

KCAG Staffing	\$221,749	
MJHE	\$311,858	
TOTAL	\$533,607	Total MPO staffing and project management, and MJHE encumbrance.
Total REAP allocation to date	\$449,878	

Note, there is a deficit in funds available at this time for KCAG. KCAG is awaiting final disbursement of funds from HCD to Valley MPOs. The total to date allocated amount from existing REAP funding to KCAG is \$449,878. The final disbursement of \$4,378,246 is needed from HCD to offset this deficit. Funding reallocations from surplus funds in the Valleywide category are also a possibility in 2024.

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, pooled AFFH technical assistance, and for jurisdictional suballocations.

Suballocation Methodology: MCTC is suballocating, 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 to Date	Amount Expended	Timing	Status	Regional Impact on Housing
Identification of Best Practices	2021 and 2022 Planning coordination and staffing at the MPO level.	\$98,000	\$98,000	September 3, 2020 – December 31, 2022	Complete	Unknown at this time
Identification of Best Practices	2023 Planning coordination and staffing at the MPO level.	\$35,949.06	\$0	January 1, 2023 - December 31, 2023	Complete/Ongoing	Unknown at this time
Suballocating Monies	2021 and 2022 Pooled AFFH technical assistance.	\$155,398.76	\$155,398.76	September 3, 2020 – December 31, 2022	In progress	Unknown at this time
Suballocating Monies	2023 Jurisdictional allocations	\$168,100	\$0	January 1, 2023 to December 31, 2023	In progress	Unknown at this time
	Totals	\$457,447.82	\$253,399.00			

Suballocation Summary: the following list highlights Madera County jurisdictional suballocations amounts and activities as of December 31, 2023:

Jurisdiction	Total Allocation to Date	Activity
Madera	\$69,532	Housing Element Update
Chowchilla	\$13,153	Housing Element Update
Madera County	\$85,415	Housing Element Update
Subtotal Allocations	\$168,100.00	
MCTC Planning	\$133,949.06	
AFFH Pooled TA	\$155,398.76	
TOTAL	\$457,447.82	Total MPO staffing and project management, and MJHE and AFFH TA 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). Local jurisdictions in Merced County will contribute approximately \$500,000 towards the MJHE.

Activity Category	General Description	Amount Allocated to Date	Amount Expended	Timing	Status	Regional Impact on Housing
Identification of Best Practices	2021 and 2022 Planning coordination and staffing at the MPO level.	\$413,233	\$413,233	September 3, 2020 – December 31, 2022	Complete	Unknown at this time
Identification of Best Practices	2023 Planning coordination and staffing at the MPO level.	\$58,456	\$58,456	January 1, 2023 - December 31, 2023	Complete/Ongoing	Unknown at this time
Suballocating Monies	2023 Multi-jurisdictional housing element.	\$608,654	\$608,654	January 1, 2023 to December 31, 2023	In progress	Unknown at this time
	Totals	\$1,080,343	\$1,080,343			

MCAG Staffing	\$471,689	
MJHE	\$608,654	
TOTAL	\$1,080,343	Total MPO staffing and project management, and MJHE expenses.
Total REAP allocation to date	\$721,869	

Note, there is a deficit in funds available at this time for MCAG. MCAG is awaiting final disbursement of funds from HCD to Valley MPOs. The total to date allocated amount from existing REAP funding to MCAG is \$721,868.92. The final disbursement of \$4,378,246 is needed from HCD to offset this deficit. Funding reallocations from surplus funds in the Valleywide category are also a possibility in 2024.

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 at the regional level within SJ COG: 1) Development of a Regional Housing Trust Fund, 2) Regional Housing Needs Allocation improved methodology, and 3) regional planning and coordination. The remaining funds are suballocated to jurisdictions. SJ COG utilized staffing and consulting for subregional project management, planning and coordination activities, while the majority of their funding was suballocated to jurisdictions.

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 to Date	Amount Expended	Timing	Status	Regional Impact on Housing
Identification of Best Practices	2021 and 2022 Project management, housing trust fund development, planning coordination and staffing at the MPO level.	\$468,150	\$468,150	September 3, 2020 – December 31, 2022	Complete/In Progress	Unknown at this time
Identification of Best Practices	2023 Project management, housing trust fund development, planning coordination and staffing at the MPO level.	\$171,506.57	\$171,506.57	January 1, 2023 - December 31, 2023	Complete/Ongoing	Unknown at this time
Suballocating Monies	2021 and 2022 Jurisdictional suballocations.	\$1,547,733	\$276,499.10	September 3, 2020 - December 31, 2022	Complete	Unknown at this time
Suballocating Monies	2023 Jurisdictional suballocations.	\$0 <i>(carry over allocation from previous yrs.)</i>	\$881,170.78	January 1, 2023 - December 31, 2023	Complete/Ongoing	Unknown at this time
	Totals	\$2,187,389.57	\$1,797,326.45			

Suballocation Summary: the following list highlights San Joaquin County jurisdictional suballocations amounts and activities as of December 31, 2023:

Jurisdiction	Total Allocation to Date	Activity
Stockton	\$621,150	Housing pipeline process improvements, targeted site proformas, pre-approved plans, neighborhood planning, CEQA/Environmental Clearance
Escalon	\$34,723	Housing permitting improvements, planning and design of City's phase 3 sewer line
Lathrop	\$55,980	Update the City's Integrated Water Resources Master Plan
Lodi	\$132,470	Affordable housing ordinance and planning feasibility study; shared equity homeownership feasibility study
Manteca	\$165,369	Housing Element Update
Ripon	\$45,713	Upgrades to City's building permitting and plan check software; Housing Element Update
Tracy	\$187,705	TOD specific plan; Housing Element Update; policy and zoning ordinance amendments
San Joaquin County	\$304,623	Augment existing SB2/LEAP projects, Hire additional plan check staff; Housing Element Update
Subtotal Allocations	\$1,547,733	
SJ COG Planning	\$639,656.57	
TOTAL	\$2,187,389.57	Total MPO staffing and project management, and jurisdictional suballocations.
Total REAP allocation to date	\$1,750,067	

Note, there is a deficit in funds available at this time for SJ COG. SJ COG is awaiting final disbursement of funds from HCD to Valley MPOs. The total to date allocated amount from existing REAP funding to SJ COG is \$1,750,067.14. The final disbursement of \$4,378,246 is needed from HCD to offset this deficit. Funding reallocations from surplus funds in the Valleywide category are also a possibility in 2024.

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 suballocated to jurisdictions.

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 with a minimum funding floor of \$35,000.

Activity Category	General Description	Amount Allocated to Date	Amount Expended	Timing	Status	Regional Impact on Housing
Identification of Best Practices	2021 and 2022 Project management, planning coordination and staffing at the MPO level.	\$129,960	\$129,960	September 3, 2020 – December 31, 2022	Complete	Unknown at this time
Identification of Best Practices	2023 Project management, planning coordination and staffing at the MPO level.	\$187,052	\$0	January 1, 2023 - December 31, 2023	Complete/ Ongoing	Unknown at this time
Suballocating Monies	Total Jurisdictional suballocations.	\$975,691	\$516,966	January 1, 2022 - December 31, 2023	In progress	Unknown at this time
	Totals	\$1,292,703	\$646,926			

Suballocation Summary: the following list highlights Stanislaus County jurisdictional suballocations amounts and activities as of December 31, 2023:

Jurisdiction	Total Allocation to Date	Activity
Ceres	\$83,123.91	Housing Element Update
Hughson	\$22,230.46	Housing Element Update
Modesto	\$381,609.66	Housing related activities for General Plan Update
Oakdale	\$39,471.42	F St. Corridor residential planning and infrastructure analysis
Newman	\$22,230.46	
Patterson	\$39,603.58	TBD housing planning project
Riverbank	\$42,960.80	EJ policies for Housing Element and General Plan Updates
Turlock	\$127,521.32	TBD housing planning project
Waterford	\$22,230.46	Sewer and Water Infrastructure project planning
Stanislaus County	\$194,708.72	Housing Element Update
Subtotal Allocations	\$975,690.77	
StanCOG Planning	\$317,012.21	
TOTAL	\$1,292,702.98	Total MPO staffing and project management, and jurisdictional suballocations.

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 to Date	Amount Expended	Timing	Status	Regional Impact on Housing
Identification of Best Practices	2021 and 2022 Project management, planning coordination and staffing at the MPO level.	\$142,122	\$142,122	September 3, 2020 – December 31, 2022	Complete	Unknown at this time
Identification of Best Practices	2023 Project management, planning coordination and staffing at the MPO level.	\$109,907.40	\$109,907.40	January 1, 2023 - December 31, 2023	Complete/ Ongoing	Unknown at this time
Suballocating Monies	2023 Multi-jurisdictional housing element.	\$950,000	\$446,045	January 1, 2023 - December 31, 2023	In progress	Unknown at this time
Suballocating Monies	2023 Jurisdictional allocations	\$414,607	\$207,850	January 1, 2023 - December 31, 2023	In progress	Unknown at this time
	Totals	\$1,616,636.40	\$905,924.40			

Suballocation Summary: the following list highlights Tulare County amounts and activities as of December 31, 2023 for jurisdictional suballocations to the City of Visalia and the County of Tulare who are not participating in the MJHE.

Jurisdiction	Total Allocation to Date	Activity
Visalia	\$205,090.00	Housing Element Update
County of Tulare	\$209,517.00	Housing Element Update

Subtotal Allocations	\$414,607	
TCAG Planning	\$252,029	
MJHE	\$950,000	
TOTAL	\$1,616,363	Total MPO staffing and project management, and MJHE and jurisdictional suballocations.
Total REAP allocation to date	\$1,130,974	

Note, there is a deficit in funds available at this time for TCAG. TCAG is awaiting final disbursement of funds from HCD to Valley MPOs. The total to date allocated amount from existing REAP funding to TCAG is \$1,130,974. The final disbursement of \$4,378,246 is needed from HCD to offset this deficit. Funding reallocations from surplus funds in the Valleywide category are also a possibility in 2024.

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 San Joaquin Valley REAP Committee for Housing. This was based on the AB 101 statute which designated funding for regional collaboration and planning.

Below are the major Valleywide REAP activities to date:

Activity	Total Allocation/Expenditures to Date	Status
Comprehensive Housing Report	\$500,000	Completed 2022
Housing Element Data Sets	\$50,000	Completes 2022
Household Travel Survey	\$500,000	Completed 2022
Technical Assistance/Consultant Bench	\$500,000	Ongoing
Workshop Series	\$90,000	Ongoing
AFFH Technical Assistance	\$400,000	Ongoing
Valleywide ADU Program	\$100,000	Ongoing TA
SJV Planning Guide to New Housing Laws	\$75,000	Completed 2022
GIS (Urban Footprint) Housing Capacity Analysis for the SJV	\$325,000	Completed 2023
Condo Construction Policy Report	\$75,000	Completed 2023
Inclusionary Housing Options report for the SJV	\$75,000	Completed 2023
Water Capacity/SMGA Report on Housing Production	\$80,000	Completed 2023
SJV Annual Policy Conference (2023 & 2024)	\$60,000	Ongoing
Outreach/Marketing	\$100,000	Ongoing
Project Management/Administration	\$500,000	Ongoing
Additional anticipated work efforts	\$200,000	Pending
Total	\$3,630,000.00	

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

Amount Expended/Encumbered: \$3,630,000

Timing: September 3, 2020 – December 31, 2024

Status: Complete and In Progress

NOTE: Remaining funds in the Valleywide category may be reallocated to MPOs in calendar year 2024 to offset higher than anticipated cost for multijurisdictional housing elements and other housing planning activities at the subregional level. These adjustments will be noted in the 2024 annual report.

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.

The Valleywide REAP program was the recipient of the Central California American Planning Association's 2023 Best Practices Award.

Summary of Housing Production Indicators

The following is a summary housing production data for 2023 obtained from the HCD Annual Progress Report dashboard.

	Housing Production Indicator (2023)		
	Building Permits	Certificates of Occupancy	Completed Entitlements
Fresno County	2,026	1,797	2,615
Kern County	103	96	982
Kings County	No data avail.	No data avail.	No data avail.
Madera County	No data avail.	No data avail.	No data avail.
Merced County	No data avail.	No data avail.	No data avail.
San Joaquin County	No data avail.	No data avail.	No data avail.
Stanislaus County	No data avail.	No data avail.	No data avail.
Tulare County	351	761	2,768
San Joaquin Valley Total	2,480	2,654	6,365