

STAFF REPORT



MEETING DATE:	December 15, 2022
SUBJECT:	Approve Preliminary Projects for Regional Early Action Planning (REAP) 2.0 Program Funding
AGENDA ITEM:	12
STAFF CONTACT:	Mehdi Moeinaddini, Associate Transportation Planner

SUMMARY:

The Shasta Region has the opportunity to apply for up to \$2,243,909.07 in Regional Early Action Planning (REAP) 2.0 funds that will help further housing development opportunities in the region and improve mobility options such as public transit and active transportation. SRTA issued a call for potential projects from eligible entities on October 18, 2022. Recommended projects are presented for the board of directors' consideration. SRTA must submit all REAP 2.0 project applications to the State by December 31, 2022.

STAFF RECOMMENDATION:

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.

DISCUSSION:

Background – REAP 2.0 provides funding for projects that lead to infill development, housing for all incomes, reduction of vehicle miles traveled (VMT), and increased public transit use. An update on the REAP 2.0 program was provided at the October board of directors meeting (see link in attachments).

REAP 2.0 Applications – SRTA issued a call for potential projects on October 18, 2022. Applications were due by November 21, 2022. SRTA received three projects for consideration, which are summarized below. Funding requests ranged from \$750,000 to \$2.2 million. Maps of the project locations are shown in Attachment C.

Proposal #1: Emergent 3D – The project proposes to develop eight affordable housing units in the city of Redding. This project is located at 2955 Leland Avenue and is close to walking, biking, and transit routes, making it easy to access work and other services and activities. This property is currently owned by the city of Redding and would be transferred to Emergent 3D. The housing units will be eligible under the city of Redding's First Time Homebuyer Program and

will include three units designated for families from historically underrepresented communities.

Proposal #2: City of Redding (COR) – The project proposes a mixed-use infill development near the center of Redding on Parkview Avenue. A total of 12 residential units of transitional and permanent housing will be provided for low- and moderate-income homeless individuals and families. The development will include commercial space to provide employment opportunities to local residents and is near a bus stop. Additional infrastructure improvements may include upgrading the nearby school crosswalk to include a rectangular rapid flashing beacon.

Proposal #3: City of Shasta Lake (COSL) – The project is located within the city of Shasta Lake’s Strategic Growth Area and proposes to build: a separated multi-use trail; curb, gutter, and sidewalk at designated locations (see map); traffic calming and pedestrian features, including bulb-outs and crosswalks; and landscaping. The project would be an extension of and connect to the city’s Affordable Housing and Sustainable Communities Downtown Revitalization project, which is a mixed-use development with 49 affordable housing units, and would support the potential development of 38 additional affordable housing units. Project improvements will provide alternative travel options to key destinations including the Civic Center, post office, park facilities, places of worship, food pantries, health services, grocery store, and bus stops.

Project Review, Funding, and Recommendations – Table 1 summarizes funding requests from all three submitted projects. Total minimum funds requested exceeded available funding for the region.

Table 1 – Funding Requests of Submitted Projects

Applicant	Minimum requested funds	Maximum requested funds	Maximum matching funds	Total Project Cost (Max Funds)
City of Shasta Lake (COSL)	\$800,000	\$959,860	\$155,000	\$1,114,860
City of Redding (COR)	\$750,000	\$2,000,000	\$2,557,000	\$3,968,400
Emergent 3D	\$950,000	\$2,200,000	\$4,373,722	\$4,805,440

The projects were evaluated by all SRTA planners and the executive director using the evaluation criteria published in the call for projects, consistent with California Department of Housing and Community Development's (HCD) guidelines. Final evaluation scores were achieved by consensus amongst the reviewers. SRTA reserved the right to ask applicants to adjust award amounts in the interests of regional impact and geographic equity. Staff is requesting the board of directors consider awarding funding to all three projects, subject to HCD approval, based on the amounts shown in Table 2.

Table 2 – Project Funding Recommendations

Applicant	Score (out of 100)	Project Summary	Recommend 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	

ALTERNATIVES:

The board of directors may forgo applying for REAP 2.0 funds, deny funding one or more of the submitted projects, modify the award amounts, or allocate funds towards other potential projects consistent with the REAP 2.0 guidelines.

OTHER AGENCY INVOLVEMENT:

REAP 2.0 is administered by HCD in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB). SRTA conducted outreach with regional, local, private sector, and tribal partners to develop the regional REAP 2.0 application process.

FISCAL IMPACT:

A maximum award of \$2,243,909.07 in REAP 2.0 program grant funds has been budgeted for the Shasta Region, which will be administered by SRTA. SRTA will use five percent of the funds (\$112,195.45) for the administration of the program, while the remaining amount of \$2,131,713.62 will be suballocated to HCD-approved projects. Funds for awarded projects must be encumbered by June 30, 2024, and spent by March 31, 2026. A new work element has been added to SRTA's Overall Work Program and to the comprehensive budget for the administration of the program in anticipation of the HCD's final approval on project awards.



Sean Tiedgen, AICP, Executive Director

Attachments:

A: SRTA Resolution 22-14: Authorizing Resolution for the Regional Early Action Planning (REAP) 2.0

B: October 27, 2022, SRTA Board of Directors REAP 2.0 Agenda item:

https://www.srta.ca.gov/DocumentCenter/View/6057/9_2023_REAP-2_SR

C: Location Maps of the Recommended Projects

RESOLUTION



RESOLUTION NUMBER:	22-14
SUBJECT:	Authorizing Resolution for the Regional Early Action Planning (REAP) 2.0

All, or A necessary quorum and majority of the board of directors of the Shasta Regional Transportation Agency ("Applicant") hereby consents to, adopts, and ratifies the following resolution:

- A. **WHEREAS**, the Department is authorized to provide up to \$510,000,000 to Metropolitan Planning Organizations and Councils of Government ("Applicant") listed in Health and Safety Code Section 50515.08, subdivisions (a)(1)-(6) under the Regional Early Action Planning grants program (REAP 2.0), as detailed in Health and Safety Code Section 50515.08-10.
- B. **WHEREAS**, the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability on July 26, 2022, for REAP 2.0 grants available to Metropolitan Planning Organizations and Councils of Government;
- C. **WHEREAS**, Applicant is a Metropolitan Planning Organization or Council of Government eligible to submit a Request for Funds pursuant to Health and Safety Code Section 50515.08(c) to develop and accelerate the implementation of the requirements described in Health and Safety Code section 50515.08(c)(1).
- D. **WHEREAS**, the Department shall approve the Request for Funds, subject to the terms and conditions of Eligibility, Guidelines, NOFAs, Program requirements, and the Standard Agreement by and between the Department and REAP 2.0 Grant Recipients.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Shasta Regional Transportation Agency is hereby authorized and directed to request an allocation of funds not to exceed \$ 2,243,909.07 (the amount allocated pursuant to Health and Safety Code section 50515.07(a) consistent with the methodology described in 50515.09(a)). If the Shasta Regional Transportation Agency received an advance allocation of REAP 2.0 funds, the Shasta Regional Transportation Agency Request for Funds may not exceed \$ 2,243,909.07 (the difference between the advance allocation amount received and the total amount allocated pursuant to Health and Safety Code section 50515.07(a) consistent with the methodology described in 50515.09(a)).
2. The Executive Director is authorized to execute the Request for Funds, on behalf of the Shasta Regional Transportation Agency as required by the Department for receipt of REAP 2.0 funds.

3. When Shasta Regional Transportation Agency receives an allocation of REAP 2.0 funds in the authorized amount of \$ 2,243,909.07 from the Department pursuant to the above referenced Request for Funds, it represents and certifies that it will use all such funds only for eligible activities as set forth in Health and Safety Code section 50515.08(c)(1), as approved by the Department and in accordance with all REAP 2.0 requirements, guidelines, all applicable state and federal statutes, rules, regulations, and the Standard Agreement executed by and between the Applicant Shasta Regional Transportation Agency and the Department.
4. The Executive Director is authorized to enter into, execute, and deliver a State of California Standard Agreement for the amount of \$2,243,909.07, and any and all other documents required or deemed necessary or appropriate to evidence and secure the REAP 2.0 Allocation, the Shasta Regional Transportation Agency obligations related thereto and all amendments the Department deems necessary and in accordance with REAP 2.0.

PASSED AND ADOPTED at a regular meeting of the Shasta Regional Transportation Agency this 15th day of December 2022, by the following vote:

AYES: _____ ABSTENTIONS: _____ NOES: _____ ABSENT: _____

Signature of Approving Officer
Baron Browning, Chair
Shasta Regional Transportation Agency

ATTEST: _____
Signature of Attesting Officer
Amy Lindsey, Administrative Associate
Shasta Regional Transportation Agency

Maps showing the locations of the recommended projects:

1. City of Shasta Lake



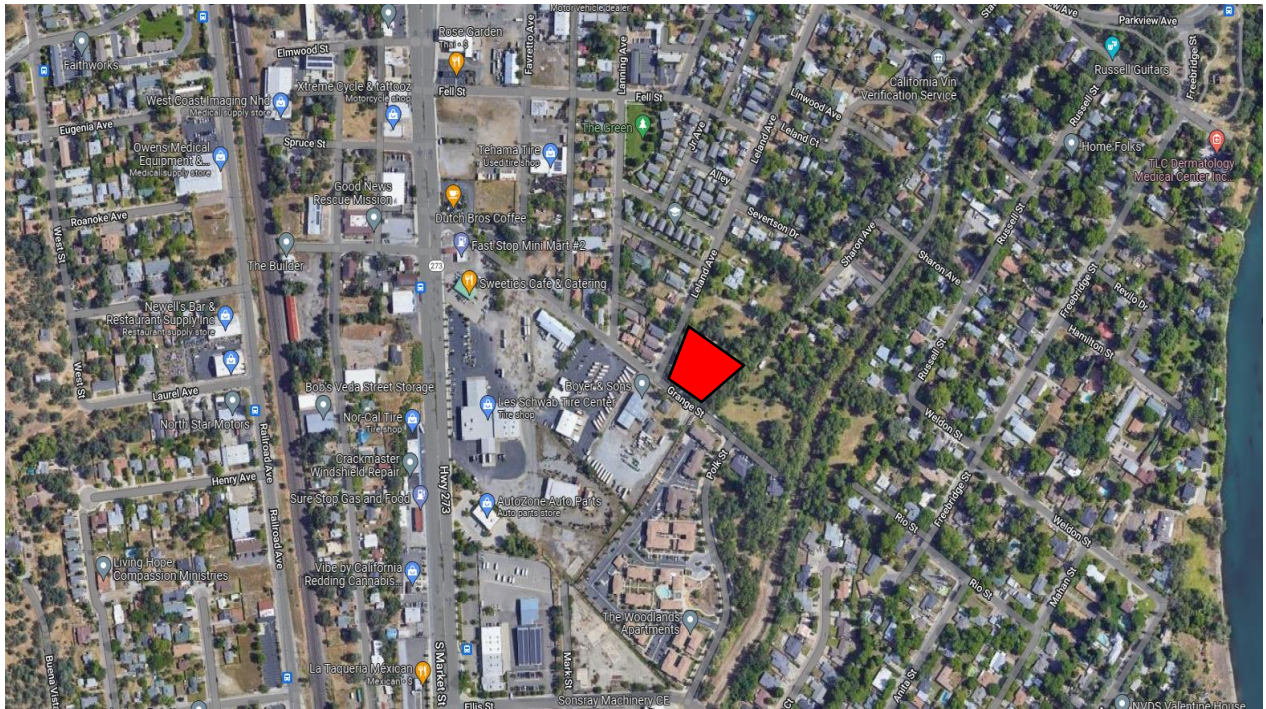
The project is located in the Downtown Shasta Lake area spanning North to South from Red Bluff Avenue to Shasta Dam Boulevard and East to West from Median Avenue to McConnel Avenue.

2. City of Redding



The project is located on a City of Redding-owned property that consists of three adjacent lots on Parkview Avenue, Redding, 96001. The addresses for the parcels are 825 Parkview Avenue, 815 Parkview Avenue and 2520 Leland Avenue. This site sits in a district currently zoned for mixed use properties and is located between residential properties to the South and commercial properties to the North and East and is opposite the Redding City Hall building on Parkview Avenue.

3. Emergent 3D



The project is located at 2955 Leland Ave. Redding, CA. 96001, which is at the northeast corner of Leland and Grange in Redding's downtown district. This property is owned by the City of Redding and will be transferred to Emergent 3D.