

STAFF REPORT



MEETING DATE:	June 25, 2025
SUBJECT:	Receive Update on Regional Early Action Planning 2.0 Program
AGENDA ITEM:	7-12
STAFF CONTACT:	Michael Kuker, CNU-A, Senior Transportation Planner

SUMMARY:

Regional Early Action Planning (REAP) 2.0 projects continue to move forward and the program's expenditure deadline is anticipated to be extended through June 2027.

STAFF RECOMMENDATION:

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

DISCUSSION:

Background – SRTA received REAP 2.0 program grant funds in the amount of \$2,111,914 to support infill development, housing, and supportive infrastructure in the region. REAP 2.0 funds were provided primarily to metropolitan planning organizations, like SRTA, to support implementation of the agency's Regional Transportation Plan. The State Department of Housing and Community Development (HCD) and SRTA Board of Directors approved use of REAP funds to support housing projects in the cities of Redding and Shasta Lake. See Attachment A for a history of related items.

State Budget Negotiations and Impact – REAP 2.0 funds were made available in 2021. State guidelines were developed and initial program activities were completed in 2022, including SRTA's approval of initial projects for review by HCD. Projects received state approval and SRTA finalized agreement with the awardees. However, halfway through fiscal year (FY) 2023/24 activities were halted due to potential program cuts during state budget discussions. The program survived with only minor cuts, but a lengthy State approval process of regional projects and fiscal uncertainty delayed much REAP 2.0 work statewide, resulting in regional agencies requesting an extension for the use of funds. The extension is currently being reviewed as part of the State FY 2025/26 budget approval process, which would extend the expenditure deadline from June 30, 2026, through at least June 30, 2027.

Project Updates – The approved REAP 2.0 projects (see attachment for project descriptions) continue at a steady pace:

- City of Shasta Lake – In the preliminary development phase, working on the plans, specifications, and cost estimate. An invoice is expected by the end of the fiscal year.
- City of Redding – Contracted with Nichols, Melburg, and Rosetto for architectural and engineering services. The preconstruction phase is nearly complete, and a contractor has been selected. The City of Redding is currently spending down other funds set to expire earlier than REAP 2.0 funds and has not submitted any invoices to SRTA yet.

- Emergent 3D – Currently in the site development stage and working with the city of Redding. SRTA has received a single request for reimbursement totaling \$25,395.17 for schematic design plans and preconstruction review so far.

As the projects move forward, staff will continue to provide 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, the Strategic Growth Council, and California Air Resources Board. */// The Technical Advisory Committee (TAC) met on June 11, 2025, to receive an update. ///*

FISCAL IMPACT:

The Shasta Region received approximately \$2,111,914 in REAP 2.0 funds. SRTA may use five percent of REAP funds for administrative activities which are included in the 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 SRTA 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. SRTA 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. SRTA 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

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

Following SRTA's initial REAP 2.0 allocation was reduced by approximately \$131,995 following a state budget cut. This will require some minor changes to two of the three previously approved projects.

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			

Update only, no motion made.