

STAFF REPORT



MEETING DATE:	October 30, 2025
SUBJECT:	Receive Update on Regional Early Action Planning 2.0 Program
AGENDA ITEM:	7-9
STAFF CONTACT:	Michael Kuker, CNU-A, Senior Transportation Planner

SUMMARY:

The Regional Early Action Planning (REAP) 2.0 program's expenditure deadline has been extended through December 2026. Certain challenges have developed with one of the region's projects, while the other two regional projects continue to progress steadily.

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 to support implementation of their 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. In 2022, program guidelines were developed, initial program activities were completed, and SRTA received state approval of proposed projects. In 2023, project agreements were executed and awardees started on projects. However, halfway through fiscal year (FY) 2023/24, activities were halted due to potential program cuts during state budget discussions. Fortunately, the program survived with only minor cuts and an extension was approved as part of the State FY 2025/26 budget approval process, extending the expenditure deadline to complete projects from June 30, 2026, to December 31, 2026.

Project Updates – A summary status of each project is listed below:

- **Emergent 3D** – SRTA received a single request for reimbursement in May 2025, totaling \$25,395.17 for schematic design plans and preconstruction review. In September 2025, SRTA staff were informed by Emergent 3D that they had run into certain challenges with their project at Leland and Grange Streets. Emergent 3D is in the process of identifying an alternate site to construct two homes. After SRTA staff discussed Emergent 3D's project-specific challenges with HCD staff, SRTA requested that Emergent 3D prepare an alternate proposed scope of work for review by SRTA and HCD.

- City of Shasta Lake – Construction on the project began on October 13, 2025, and is anticipated to be completed in advance of the funds' expiration.
- City of Redding – Site work is scheduled to begin March 2026. Factory-built modular buildings are expected to arrive on site in April 2026 and will be joined to create the appearance of traditional stick-built construction. The project is expected to receive a certificate of occupancy in August 2026. The City of Redding is currently spending other funds set to expire earlier than REAP 2.0 funds and has not submitted any finalized invoices to SRTA yet.

Staff anticipates bringing a recommendation to the SRTA Board of Directors at the December 2025 meeting regarding Emergent 3D's alternate proposal once it has been vetted.

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 October 13, 2025, to receive an update.

FISCAL & POLICY COMMITTEE REVIEW:

The Fiscal and Policy Committee met on October 22, 2025, to discuss updates to the REAP 2.0 projects and existing challenges for Emergent 3D. Committee members discussed ideas with staff for alternative approaches if Emergent 3D's project cannot move forward and requested an update at the December Fiscal & Policy Committee meeting.

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.



Keith Williams, AICP, Senior Transportation Planner

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

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.