Date: May 22, 2024
W.I.: 1615
Referred by: PAC
Revised: 07/24/24-C 09/25/24-C
11/20/24-C 12/18/24-C
02/26/25-C 04/23/25-C

ABSTRACT

Resolution No. 4650, Revised

This resolution authorizes project selection and programming of Regional Early Action Planning Grant 2 (REAP 2) proceeds issued through a formula allocation to MTC by the California Department of Housing and Community Development (HCD). By Resolution No. 4548, dated November 16, 2022, MTC authorized the request to HCD for its allocation of funds in an amount not to exceed $102,842,103.03, which includes the program expenditure plan specified in Attachment A to this resolution.

This resolution includes the following attachment:

- Attachment A – REAP 2 Expenditure Plan and Project List

This resolution was revised by Commission Action on July 24, 2024 to update Attachment A to program $1 million to MTC for Community Power Building and Engagement (CPBE) technical assistance within the Community Action Resource and Empowerment (CARE) program and $200,000 to MTC for legal services to support Regional Housing Technical Assistance (RHTA) activities; and to reflect approved programming actions of $28 million awarded by BAHFA for Priority Sites Predevelopment Pilot, $1 million awarded by ABAG for subregional Planning Collaboratives, and $250,000 awarded by MTC for Accessory Dwelling Unit (ADU) technical assistance.

This resolution was revised by Commission Action on September 25, 2024 to revise Attachment A to reduce the overall program budget by $6,049,535 to reflect a reduced State grant award.

This resolution was revised by Commission Action on November 20, 2024 to update Attachment A to deprogram $3,480,097 from ABAG's Regional Housing Technical Assistance (RHTA) program and $4,675,060 MTC's Participatory Budgeting Project Implementation, redirect $6,399,102 of those deprogrammed balances to various existing projects, and program the remaining $1,756,056 to BAHFA for REAP 2 Program Implementation. Attachment A was also

revised to reprogram $1,250,000 in Priority Sites Technical Assistance funds between various projects as part of a fund source change, program $1,000,000 to BAHFA's Doorway Housing Portal, and program $3,288,020 within MTC's Regional Housing Technical Assistance (RHTA) program for various projects, leaving a $1,135,020 unprogrammed balance in MTC's RHTA program.

This resolution was revised by the Commission Action on December 18, 2024 to update Attachment A to redirect $174,000 from two Priority Sites Technical Assistance projects to MTC for Regionwide Priority Sites Technical Assistance activities, and program $800,000 to MTC for Sonoma County Airport Specific Plan, $200,000 to MTC for Marin County Objective Design Standards, and $135,020 to MTC for RHTA Program Activities Legal Services Support.

This resolution was revised by the Commission Action on February 26, 2025 to update Attachment A to reduce MTC's Transit Oriented Communities Policy Implementation by $400,000, increase Regional Housing Technical Assistance (RHTA) Program Implementation by $385,000, and increase RHTA Program Activities Legal Services Support by $15,000.

This resolution was revised by Commission Action on April 23, 2025 to update Attachment A to redirect $3,000,000 of Priority Sites Predevelopment funding from Orbisonia Village to Amador Station, reduce MTC's Regional Housing Technical Assistance (RHTA) Program Implementation project by $100,000, and increase the Marin County: Objective Design and Development Standards (ODDS) project by $100,000.

Further discussion of the REAP 2 project selection and programming is contained in a memorandum to the Programming and Allocations Committee dated May 8, 2024, July 10, 2024, September 11, 2024, November 13, 2024, December 11, 2024, February 12, 2025, and April 9, 2025.

Date: May 22, 2024
W.I.: 1615
Referred by: PAC

RE: REAP 2 Project Selection and Programming

METROPOLITAN TRANSPORTATION COMMISSION
RESOLUTION NO. 4650

WHEREAS, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to Government Code Section 66500 *et seq.*; and

WHEREAS, MTC is the designated Metropolitan Planning Organization (MPO) for the nine-county San Francisco Bay Area region; and

WHEREAS, the California Department of Housing and Community Development (HCD) 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), as detailed in Health and Safety Code Section 50515.08-10; and

WHEREAS, HCD issued a Notice of Funding Availability on July 26, 2022, for REAP 2 grants available to MPOs and Councils of Government; and

WHEREAS, MTC authorized application for an allocation of REAP 2 funds in an amount not to exceed $102,842,103.03 by Resolution 4548 on November 16, 2022; and

WHEREAS, MTC further agreed by Resolution 4548 to use all such REAP 2 funds only for eligible activities as set forth in California Health and Safety Code section 50515.08(c)(1) and in accordance with REAP 2 requirements and guidelines; and

WHEREAS, MTC will develop a program of projects to be funded with these funds, using project selection policies and procedures consistent with REAP 2 requirements and guidelines, as set forth in Attachment A of this Resolution, incorporated herein as though set forth at length; and

RESOLVED that MTC approves the REAP 2 Project Selection and Programming for projects to be funded with REAP 2 funds as set forth in Attachment A of this Resolution, contingent upon MTC receiving the REAP 2 funds by HCD as requested by MTC Resolution No. 4548 and subject to applicable terms and conditions of the grant agreement executed between MTC and HCD for the REAP 2 funds; and be it further

RESOLVED that the Executive Director or designee is authorized to negotiate and enter into agreements with the county or developer (including any single purpose entity formed by the developer) as may be identified by the county of the applicable Priority Site identified in Attachment A to this Resolution in an amount not to exceed the applicable amount as identified in Attachment A, subject to receipt of the REAP 2 funds from HCD for this purpose, and to make technical adjustments and other non-substantive revisions to Attachment A of this Resolution.

METROPOLITAN TRANSPORTATION COMMISSION

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Alfredo Pedroza, Chair

The above resolution was entered into by the
Metropolitan Transportation Commission
at a regular meeting of the Commission held
in San Francisco, California, on May 22, 2024.

Attachment A
MTC Resolution No. 4650

Regional Early Action Planning Grant (REAP 2) Expenditure Plan and Project List

April 2025

MTC Res. No. 4650 Attachment A
Adopted: 05/22/24-C
Revised: 07/24/24-C 09/25/24-C 11/20/24-C
12/18/24-C 02/26/25-C 04/23/25-C

Proposed Activities and Project Titles	Sponsor	REAP 2
1. Plan Bay Area 2050 Growth Framework Implementation		**$58,473,040**
Housing Preservation Pilot (*projects to be selected by BAHFA*)		$17,800,000
SF Community Land Trust	*BAHFA*	*$4,250,000*
South Bay Community Land Trust	*BAHFA*	*$4,500,000*
Housing Preservation Pilot balance	*TBD*	*$9,050,000*
Priority Sites Predevelopment Pilot *(projects to be selected by BAHFA)*		$28,000,000
Berkeley: North Berkeley BART	*BAHFA*	*$3,000,000*
~~*Contra Costa County: Orbisonia Village*~~ ***(Revision approved by BAHFA Res. No. 0035)***	~~*BAHFA*~~	~~*$3,000,000*~~
Dublin: Amador Station ***(Revision approved by BAHFA Res. No. 0035)***	*BAHFA*	*$3,000,000*
Daly City: Midway Village	*BAHFA*	*$2,500,000*
El Cerrito: El Cerrito Plaza	*BAHFA*	*$2,400,000*
Oakland: Lake Merritt BART	*BAHFA*	*$3,000,000*
Oakland: Mandela Station	*BAHFA*	*$3,000,000*
San Francisco: Treasure Island	*BAHFA*	*$3,000,000*
San Jose: Blossom Hill	*BAHFA*	*$3,000,000*
San Jose: Capitol Station	*BAHFA*	*$3,000,000*
South San Francissco: SSF Public Utility Commission	*BAHFA*	*$2,100,000*
Priority Sites Technical Assistance		$2,800,000
Regionwide Priority Sites Technical Assistance	MTC	$174,000
Berkeley: North Berkeley BART	MTC	$100,000
Concord: Downtown Parcels	MTC	$125,000
Concord: Monument Boulevard BART Property	MTC	$145,000
Contra Costa County Unincorporated: Las Deltas	MTC	$146,000
Corte Madera: Fifer & Nellen	MTC	$75,000
Marin County: St. Vincent's	MTC	$45,000
Milpitas: Capitol Metro Site	MTC	$20,000
Palo Alto: Dedicated Affordable Housing Site	MTC	$200,000
Piedmont: Moraga Canyon	MTC	$165,000
Pittsburg: Bliss Avenue	MTC	$250,000
Rohnert Park: Downtown at Rohnert Park	MTC	$250,000
San Leandro: Bay Fair	MTC	$250,000
South San Francisco: 245 South Airport Boulevard	MTC	$150,000
VTA: Milpitas Great Mall Station	MTC	$210,000
VTA: San Jose Branham Station	MTC	$75,000
VTA: San Jose Hostetter Station	MTC	$210,000
VTA: River Oaks Campus (San Jose)	MTC	$210,000
Regional Housing Technical Assistance Program		$9,873,040
ABAG: Regional Housing Technical Assistance Program *(specific projects to be selected by ABAG)*		
Alameda County Planning Collaborative	*ABAG*	*$493,000*
Contra Costa County Planning Collaborative	*ABAG*	*$657,000*
Marin County Planning Collaborative	*ABAG*	*$490,000*
Napa/Sonoma Counties Planning Collaborative	*ABAG*	*$526,000*
San Francisco Planning Collaborative	*ABAG*	*$128,000*
San Mateo County Planning Collaborative	*ABAG*	*$690,000*

Attachment A
MTC Resolution No. 4650

MTC Res. No. 4650 Attachment A
Adopted: 05/22/24-C
Revised: 07/24/24-C 09/25/24-C 11/20/24-C
12/18/24-C 02/26/25-C 04/23/25-C

Regional Early Action Planning Grant (REAP 2) Expenditure Plan and Project List

April 2025

Proposed Activities and Project Titles	Sponsor	REAP 2
Santa Clara County Planning Collaborative	*ABAG*	*$526,000*
Solano County Planning Collaborative	*ABAG*	*$490,000*
MTC: Regional Housing Technical Assistance Program		
Accessory Dwelling Units (ADU) Technical Assistance	MTC	$250,000
TOC Policy Implementation	MTC	$600,000
RHTA Program Implementation **(Revised)**	MTC	**$1,885,000**
RHTA Program Activities Legal Services Support	MTC	$350,020
Marin County: Objective Design and Development Standards (**Revised**)	MTC	**$300,000**
Milpitas: Main St. Specific Plan	MTC	$225,020
Cotati: Santero Way Specific Plan	MTC	$463,000
Sonoma County: Airport Specific Plan	MTC	$800,000
BAHFA: Regional Housing Technical Assistance Program		
Doorway Housing Portal	BAHFA	$1,000,000
2. Transit Transformation Action Plan Implementation		**$23,808,462**
Regional Transit Fare Coordination & Integration	MTC	$22,000,000
Regional Transit Mapping & Wayfinding	MTC	$1,808,462
3. Community Action Resource and Empowerment (CARE) Program		**$3,000,000**
Community-Based Transportation Project (CBTP) Implementation	TBD	$1,000,000
Community Power Building and Engagement (CPBE) Development and Technical Assistance	MTC	$1,000,000
Community Power Building and Engagement (CPBE) balance	TBD	$1,000,000
4. Program Administration		**$11,511,066**
Program Administration, Implementation, & Outreach	MTC	$9,755,010
BAHFA Program Implementation	BAHFA	$1,756,056
	REAP 2 Expenditure Plan Total:	**$96,792,568.00**

Note: Proposed MTC programming actions include a notation in the project title of "revised," "added," or "removed." All other highlighted revisions reflect actions recently approved by BAHFA or ABAG.