

REAP 2 - Overview

Programming and Allocations Committee

November 9, 2022



What is the Regional Early Action Planning Grant (REAP 2)?

- \$600M statewide to MPOs, with \$103M to MTC
- Expands upon REAP 1 beyond planning to focus on implementation at intersection of climate, housing and equity; fund infrastructure and housing
- Designed to advance Sustainable Communities Strategies (*Plan Bay Area 2050* Growth Framework)
- Emphasis on “transformative” projects and quantifiable outcomes
- Application deadline: December 31, 2022
- Expenditure deadline: June 30, 2026



How is REAP 2 different from REAP 1?

| | REAP 1 | REAP 2 |
|--------------------------------|---|--|
| Recipient | COGs (ABAG) | MPOs (MTC) |
| Amount | \$24 million | \$103 million |
| State Agencies Involved | HCD | HCD, OPR, SGC, CARB |
| Key Planning Documents | RHNA, Local Housing Elements | Sustainable Communities Strategies (SCS), Local Housing Elements |
| Focus for Funding | Technical Assistance to comply with RHNA, adopt pro-housing policies | Direct investment in transformative projects: housing, housing-supportive infrastructure, and planning |
| Required Outcomes | <ul style="list-style-type: none"> - Adopted Housing Elements and pro-housing plans and policies | <ul style="list-style-type: none"> - Completed housing and housing-supportive infrastructure - Quantifiable reduction in Vehicle Miles Traveled and GHG - Quantifiable increase in equity, including fair housing |



REAP 2 Objectives

All Program Uses Must Have a Nexus to:

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
- Affirmatively Furthering Fair Housing
- Reducing Vehicle Miles Traveled



REAP 2 Proposal

Considerations

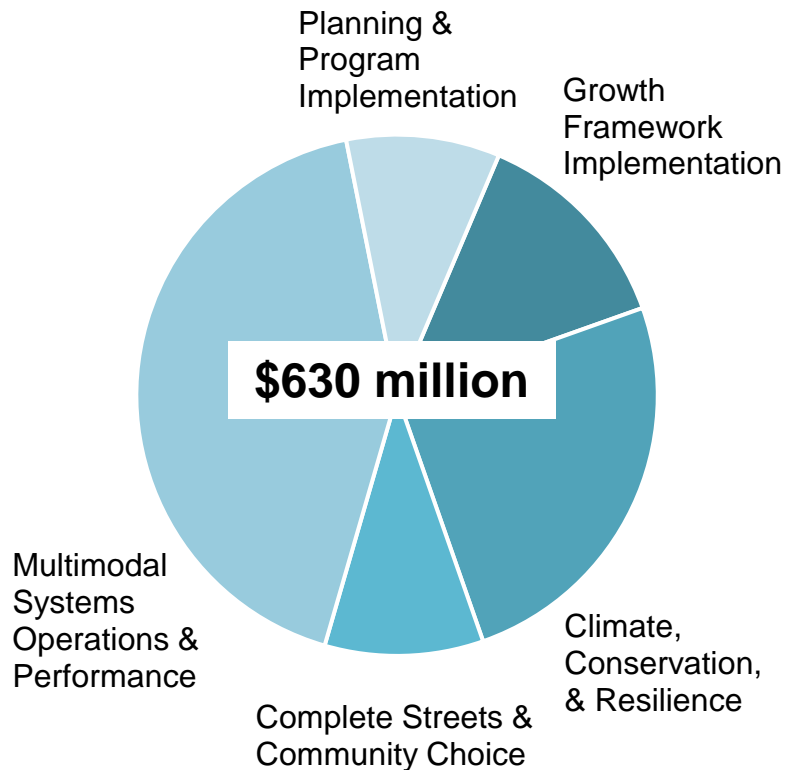
- Clear connection to *Plan Bay Area 2050* goals for growth, affordability, and vehicle miles traveled (VMT) reduction
- Project readiness and deliverability within program deadlines
- Limit administrative burden of implementing one-time funding program
- Leverage complementary fund sources

REAP 2 Proposal

Regional Investment Strategy

\$, in millions

Near-term Regional Investments, Proposed



| Focus Areas | REAP 2 Proposed | OBAG 3 Regional Programs | Blue Ribbon Funds | Carbon Reduction Program | Total |
|---------------------------------------|-----------------|--------------------------|-------------------|--------------------------|--------------|
| Planning & Program Implementation | \$5 | \$50 | \$5 | \$0 | \$60 |
| Growth Framework Implementation | \$58 | \$25 | \$0 | \$0 | \$83 |
| Climate, Conservation, & Resilience | \$0 | \$98 | \$0 | \$60 | \$158 |
| Complete Streets & Community Choice | \$8 | \$54 | \$0 | \$0 | \$62 |
| Multimodal Systems Ops. & Performance | \$32 | \$156 | \$80 | \$0 | \$267 |
| Combined Investment Total | \$103 | \$382 | \$85 | \$60 | \$630 |

Totals may not add due to rounding.

REAP 2 Proposal

Focus Areas

Photo credit: Karl Nielsen

\$, in millions

| Proposed Focus Areas | REAP 2 |
|--|----------------|
| 1. Regional Growth Framework Implementation | \$58 |
| 2. Transit Transformation Action Plan Implementation | \$31.6 |
| 3. Community Choice Program Implementation | \$8 |
| + Program Administration | \$5.2 |
| Proposed Total | \$102.8 |

Funding levels for Focus Areas include resources for term-limited staffing and ongoing outreach and engagement.



REAP 2 Proposal

Focus Areas

1. Regional Growth Framework Implementation

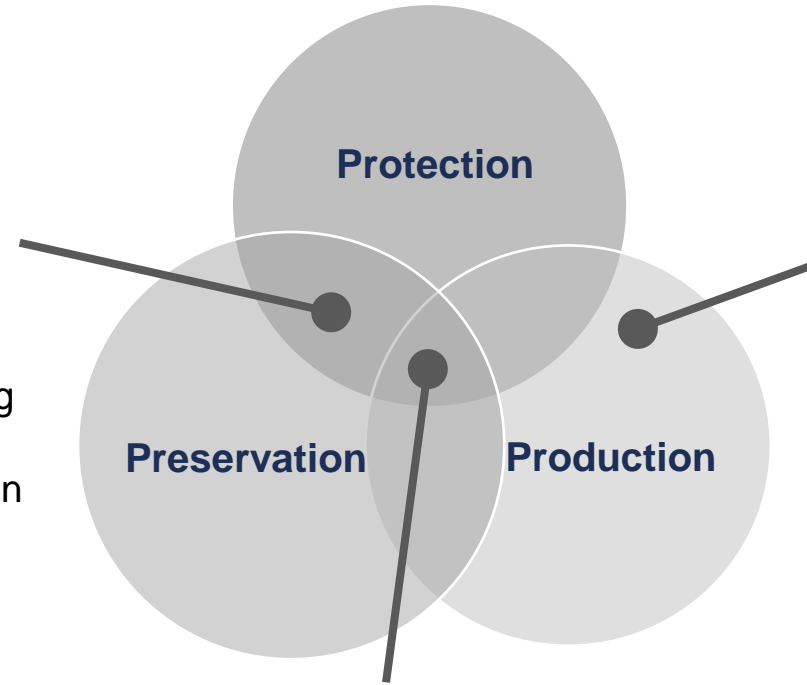
\$58 million



Housing Preservation Pilot

\$15 million

- Capital financing for acquisition and rehabilitation
- Build upon Bay Area Preservation Pilot (BAPP) experience



Priority Sites Pilot

\$28 million

- Fund high impact, regionally-significant affordable housing projects
- Establish pipeline of additional priority sites for future funding

Regional Housing Technical Assistance

\$15 million

- Continued support for county-based planning collaboratives, Housing Element implementation, and development of key housing strategies
- Local housing policy grants



REAP 2 Proposal

Focus Areas

2. Transit Transformation Action Plan Implementation

\$31.6 million

- Support advancement of accelerated initiatives central to the Action Plan
- Implementation progress is already underway for fare integration and mapping & wayfinding, two efforts well-aligned with REAP 2 program goals



Fare Coordination & Integration Pilot
\$22 million

Pilot no-cost and reduced cost transfers



Mapping & Wayfinding
\$9.6 million

Regional standards, subregional pilots

REAP 2 Proposal

Focus Areas

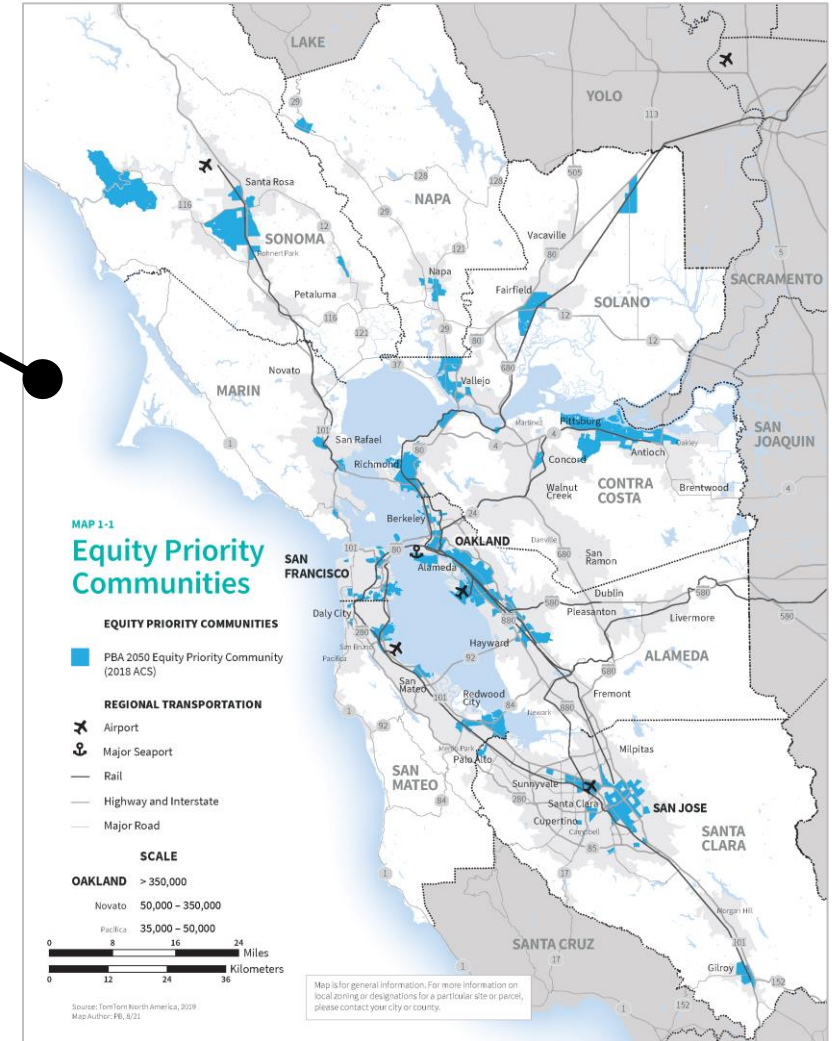
3. Community Choice Program Implementation

\$8 million

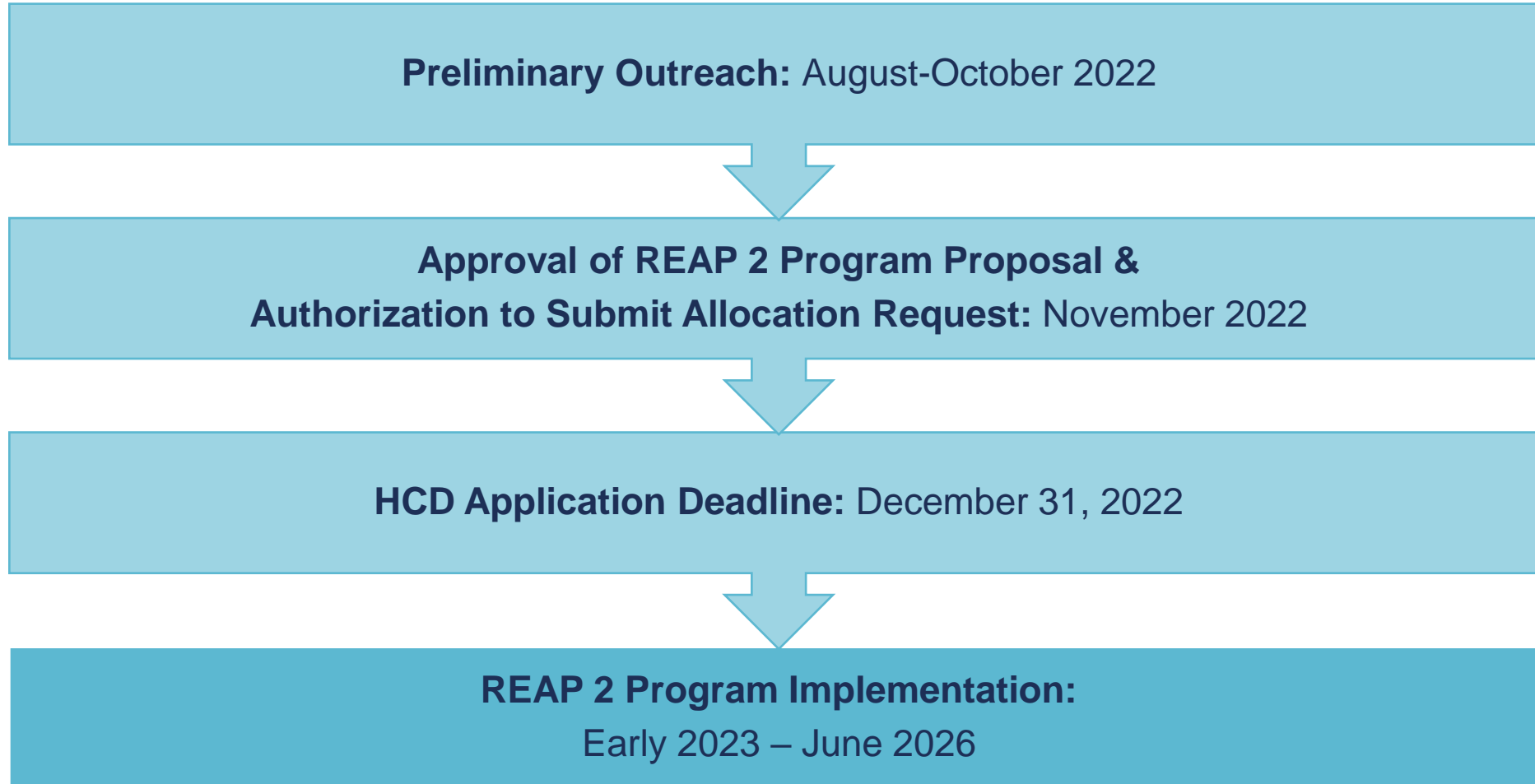
Project Implementation and Technical Assistance

\$8 million

- Implement high-priority projects in Equity Priority Communities (EPCs)
- Participatory Budgeting (PB) project implementation
- Community power-building and engagement technical assistance for Community-Based Organizations (CBOs) and local jurisdictions



Next Steps



Recommendation

- 1) Refer MTC Resolution No. 4548 to the Commission for approval
- 2) Authorize Executive Director or designee to:
 - Submit allocation request and application to HCD for \$102.8 million in REAP 2 funds; and
 - Enter into necessary agreements with HCD for the distribution of allocated funds

