

Date: May 22, 2024  
W.I.: 1615  
Referred by: PAC  
Revised: 07/24/24-C 09/25/24-C  
11/20/24-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.

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, and November 13, 2024.

Date: May 22, 2024  
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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.

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

November 2024

| Proposed Activities and Project Titles                                                            | Sponsor    | REAP 2              |
|---------------------------------------------------------------------------------------------------|------------|---------------------|
| <b>1. Plan Bay Area 2050 Growth Framework Implementation</b>                                      |            | <b>\$58,473,040</b> |
| Housing Preservation Pilot <b>(total revised)</b><br>(projects to be selected by BAHFA)           |            | <b>\$17,800,000</b> |
| 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 <b>(total revised)</b><br>(projects to be selected by BAHFA)  |            | <b>\$28,000,000</b> |
| Berkeley: North Berkeley BART                                                                     | BAHFA      | \$3,000,000         |
| Contra Costa County: Orbisonia Village                                                            | 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 Francisco: SSF Public Utility Commission                                                | BAHFA      | \$2,100,000         |
| Priority Sites Technical Assistance <b>(total revised)</b>                                        |            | <b>\$2,800,000</b>  |
| <b>Alameda County: District Finance (added)</b>                                                   | <b>MTC</b> | <b>\$24,000</b>     |
| <b>American Canyon: Adobe Lumber (removed)</b>                                                    | <b>MTC</b> | <b>\$150,000</b>    |
| Berkeley: North Berkeley BART                                                                     | MTC        | \$100,000           |
| <b>Campbell: City Corporation Yard (removed)</b>                                                  | <b>MTC</b> | <b>\$250,000</b>    |
| <b>Concord: Downtown Parcels (added)</b>                                                          | <b>MTC</b> | <b>\$125,000</b>    |
| Concord: Monument Boulevard BART Property                                                         | MTC        | \$145,000           |
| <b>Contra Costa County Unincorporated: Las Deltas (added)</b>                                     | <b>MTC</b> | <b>\$146,000</b>    |
| Corte Madera: Fifer & Nellen                                                                      | MTC        | \$75,000            |
| Los Altos Hills: Foothill College                                                                 | MTC        | \$150,000           |
| Marin County: St. Vincent's                                                                       | MTC        | \$45,000            |
| Milpitas: Capitol Metro Site                                                                      | MTC        | \$20,000            |
| <b>Orinda: St. John the Evangelist Orthodox Church (removed)</b>                                  | <b>MTC</b> | <b>\$150,000</b>    |
| Palo Alto: Dedicated Affordable Housing Site                                                      | MTC        | \$200,000           |
| <b>Piedmont: Grand Avenue and Moraga Canyon (removed)</b>                                         | <b>MTC</b> | <b>\$75,000</b>     |
| Piedmont: Moraga Canyon <b>(revised)</b>                                                          | MTC        | <b>\$165,000</b>    |
| Pittsburg: Bliss Avenue                                                                           | MTC        | \$250,000           |
| <b>Pleasanton: Pleasanton Side of Dublin/Pleasanton BART Station (removed)</b>                    | <b>MTC</b> | <b>\$250,000</b>    |
| Rohnert Park: Downtown at Rohnert Park                                                            | MTC        | \$250,000           |
| <b>San Jose: River Oaks (added)</b>                                                               | <b>MTC</b> | <b>\$210,000</b>    |
| <b>San Leandro: Bay Fair (added)</b>                                                              | <b>MTC</b> | <b>\$250,000</b>    |
| <b>Santa Rosa: Land Drive and Guerneville Road (removed)</b>                                      | <b>MTC</b> | <b>\$250,000</b>    |
| South San Francisco: 245 South Airport Boulevard                                                  | MTC        | \$150,000           |
| <b>VT: Milpitas Great Mall Station (added)</b>                                                    | <b>MTC</b> | <b>\$210,000</b>    |
| VT: San Jose Branham Station                                                                      | MTC        | \$75,000            |
| VT: San Jose Hostetter Station <b>(revised)</b>                                                   | MTC        | <b>\$210,000</b>    |
| Regional Housing Technical Assistance Program <b>(total revised)</b>                              |            | <b>\$9,873,040</b>  |
| ABAG: Regional Housing Technical Assistance Program<br>(specific projects to be selected by ABAG) |            |                     |
| Alameda County Planning Collaborative                                                             | ABAG       | \$493,000           |

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

**November 2024**

| <b>Proposed Activities and Project Titles</b>                                                 | <b>Sponsor</b> | <b>REAP 2</b>       |
|-----------------------------------------------------------------------------------------------|----------------|---------------------|
| <i>Contra Costa County Planning Collaborative</i>                                             | ABAG           | \$657,000           |
| <i>Marin County Planning Collaborative</i>                                                    | ABAG           | \$490,000           |
| <i>Napa/Sonoma Counties Planning Collaborative</i>                                            | ABAG           | \$526,000           |
| <i>San Francisco Planning Collaborative</i>                                                   | ABAG           | \$128,000           |
| <i>San Mateo County Planning Collaborative</i>                                                | ABAG           | \$690,000           |
| <i>Santa Clara County Planning Collaborative</i>                                              | ABAG           | \$526,000           |
| <i>Solano County Planning Collaborative</i>                                                   | ABAG           | \$490,000           |
| <b>Policy Grants and Technical Assistance balance (removed)</b>                               | <b>ABAG</b>    | <b>\$4,000,000</b>  |
| MTC: Regional Housing Technical Assistance Program                                            |                |                     |
| Accessory Dwelling Units (ADU) Technical Assistance                                           | MTC            | \$250,000           |
| <b>TOC Policy Implementation (added)</b>                                                      | <b>MTC</b>     | <b>\$1,000,000</b>  |
| <b>RHTA Program Implementation (added)</b>                                                    | <b>MTC</b>     | <b>\$1,600,000</b>  |
| RHTA Program Activities Legal Services Support                                                | MTC            | \$200,000           |
| <b>Milpitas: Main St. Specific Plan (added)</b>                                               | <b>MTC</b>     | <b>\$225,020</b>    |
| <b>Cotati: Santero Way Specific Plan (added)</b>                                              | <b>MTC</b>     | <b>\$463,000</b>    |
| RHTA Program balance (revised)                                                                | MTC            | <b>\$1,135,020</b>  |
| BAHFA: Regional Housing Technical Assistance Program                                          |                |                     |
| <b>Doorway Housing Portal (added)</b>                                                         | <b>BAHFA</b>   | <b>\$1,000,000</b>  |
| <b>2. Transit Transformation Action Plan Implementation</b>                                   |                | <b>\$23,808,462</b> |
| Regional Transit Fare Coordination & Integration (revised)                                    | MTC            | <b>\$22,000,000</b> |
| Regional Transit Mapping & Wayfinding (revised)                                               | MTC            | <b>\$1,808,462</b>  |
| <b>3. Community Action Resource and Empowerment (CARE) Program</b>                            |                | <b>\$3,000,000</b>  |
| Community-Based Transportation Project (CBTP) Implementation (revised)                        | TBD            | <b>\$1,000,000</b>  |
| <b>Participatory Budgeting (PB) Project Implementation (removed)</b>                          | <b>TBD</b>     | <b>\$4,675,061</b>  |
| Community Power Building and Engagement (CPBE) Development and Technical Assistance (revised) | MTC            | <b>\$1,000,000</b>  |
| Community Power Building and Engagement (CPBE) balance (revised)                              | TBD            | <b>\$1,000,000</b>  |
| <b>4. Program Administration</b>                                                              |                | <b>\$11,511,066</b> |
| Program Administration, Implementation, & Outreach                                            | MTC            | \$9,755,010         |
| <b>BAHFA Program Implementation (added)</b>                                                   | <b>BAHFA</b>   | <b>\$1,756,056</b>  |

**REAP 2 Expenditure Plan Total: \$96,792,568.03**

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.