

**Metropolitan Transportation Commission
Programming and Allocations Committee**

November 12, 2025

Agenda Item 3a-25-1329

MTC Resolution Nos. 4604, Revised, and 4650, Revised

Subject:

Revisions to the Regional Early Action Planning Grant (REAP 2) and Community Action Resource and Empowerment (CARE) programs, including awarding \$1.5 million in Power Building and Engagement program (Pb+E) grants and reprogramming of \$1.7 million within the REAP 2 expenditure plan to ensure all REAP 2 funds can be spent by the statewide expenditure deadline.

Background:

The Regional Early Action Planning Grant (REAP 2) program is a state investment to advance implementation of adopted regional plans by funding transformative planning and implementation activities that accelerate infill housing development, reduce per capita vehicle miles traveled (VMT), and affirmatively further fair housing.

This month, staff are bringing the following program and expenditure plan updates:

Power-Building and Engagement (Pb+E)

The Community Action Resource and Empowerment (CARE) Power-building and Engagement (Pb+E) Program seeks to engage diverse community groups from across the Bay Area to strengthen community capacity and engagement as well as foster partnerships and networks that broaden and deepen support for the REAP 2 goals. Pb+E grants, which range from \$50,000 to \$250,000, provide direct project implementation funding, training opportunities, peer learning, expert coaching, technical assistance and connection to tools and informational materials. During the call for projects, MTC implemented a mix of outreach and applicant support strategies informed by the Pb+E Community Advisory Working Group. They include information sessions, tools, office hours and technical assistance supported by expert consultants. **Attachment A** provides additional information on the Pb+E program design and the call for projects and evaluation processes.

MTC received 143 applications requesting \$18.9 million in funding. A screening and evaluation process was conducted by a panel of external agency staff with similar grant programs and MTC staff. Sixteen (16) projects totaling \$1.5 million are recommended for award as detailed in **Attachment B**. Due to the very high demand for these competitive funds, MTC staff anticipates recommending up to an additional \$1 million be programmed to fund more projects. MTC staff will return in the coming months to request approval for additional projects. Total grants awarded will be up to \$2.5 million.

Other REAP 2 Expenditure Plan Updates:

Staff recommend deprogramming \$1,000,000 from the Community Based Transportation Plan Project (CBTP) implementation project within the Community Action Resource and Empowerment (CARE) program, as the current implementation timeline for this program no longer aligns with the REAP 2 grant expenditure deadline. Additionally, staff recommend deprogramming \$730,000 in

staff costs, as actual staff expenses have come in lower than originally budgeted. This change will not affect staff capacity for REAP 2 program and administrative support.

Staff recommend redirecting the \$1,730,000 in deprogrammed REAP 2 funds as follows:

- \$1,530,000 to BAHFA's Doorway Housing Portal, an existing REAP 2 project. The additional REAP 2 funding for the program will fund new functionality, repair, and some ongoing maintenance of the Doorway Housing Portal through our software vendor, Exygy. It will also enable BAHFA to fund a consultant firm, Housing Inc, to assist with housing seeker and housing search technical support, and the consultant, PowerApps911, to improve the process for digitizing paper applications received for Doorway Housing Portal listings.
- \$200,000 to the Marin County Housing Collaborative, in partnership with a disability-forward affordable housing developer, The Kelsey, to review, adapt, and integrate Inclusive Design Standards to support Marin's efforts in advancing inclusive housing policy and practice. Incorporated within the existing Regional Housing Technical Assistance (RHTA) program, deliverables will include integrating inclusive design elements into existing standards, identify incentives for inclusive design within affordable housing, an economic analysis of the cost of accessible features, develop a model visibility ordinance for regional use, and an accessibility forward housing regional webinar.

In addition to the programming actions described above, staff recommend the following minor revisions to the REAP 2 resolution to reflect Bay Area Housing Finance Authority (BAHFA) actions for the Housing Preservation and Priority Sites Predevelopment Pilots and to further define MTC's Mapping and Wayfinding program:

- **BAHFA's Housing Preservation Pilot:** As a reminder, MTC programmed \$17.8 million in REAP 2 funds to BAHFA in May 2024 as part of the overall REAP 2 expenditure plan. This action updates the REAP 2 resolution to reflect that BAHFA has awarded two additional loans as part of that program.
 - Burbank Housing received a \$4,500,000 loan to acquire and rehabilitate two properties at 673 First Street West and 270 First Street East in Sonoma. The project will ensure housing stability for low-income seniors and families across 18 housing units. The project also received a \$250,000 grant from the City of Sonoma and permanent loan from the San Francisco Housing Accelerator Fund.
 - Just Homes received a \$1,000,000 loan to acquire a 4-unit property in the Highland Terrace neighborhood of Oakland. The project also received a technical assistance grant from BAHFA to cover consulting support from MidPen Housing Corporation. The property will house formerly unhoused households and households at risk of homelessness through a referral partnership with Abode Services. The San Francisco

Housing Accelerator fund has provided a bridge loan for the acquisition, and the City of Oakland will provide permanent financing.

With the addition of these two projects, the remaining balance of BAHFA's Housing Preservation Pilot program is \$3,550,000. MTC staff will continue to revise the REAP 2 resolution to reflect future loan allocations as BAHFA finalizes their final preservation projects.

- **BAHFA's Priority Sites Predevelopment Pilot:**

- Revise the existing North Berkeley BART project to reflect an additional developer. The project's \$3,000,000 award is divided between two developers, with \$2,750,000 for East Bay Asian Local Development Corporation (EBALDC) and \$250,000 for Insight Housing.
- Change name of existing Priority Site Predevelopment Pilot project from Lake Merritt BART to Oakland: Chinatown TOD.

- **MTC's Mapping and Wayfinding:**

- Further define the \$1.8 million REAP 2 programming to reflect the specific scopes of work, with \$800,000 programmed for Standards Design and Planning and \$1,008,462 for Fabrication and Installation.

Issues:

None.

Recommendations:

Refer to MTC Resolution Nos. 4604, Revised and 4650, Revised to the Commission for approval.

Attachments:

- Attachment A: Pb+E Program Update and Project Selection
- Attachment B: Pb+E Proposed Program of Projects
- Attachment C: Pb+E List of Applicants
- MTC Resolution 4604, Revised
 - Attachment A
- MTC Resolution 4650, Revised
 - Attachment A
- Presentation



Andrew B. Fremier