

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

### ABSTRACT

#### Resolution No. 4650

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.

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, and September 11, 2024.

Date: May 22, 2024  
W.I.: 1615  
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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.

**Attachment A**  
**MTC Resolution No. 4650**  
**Regional Early Action Planning Grant (REAP 2)**  
**Expenditure Plan and Project List**

MTC Res. No. 4650 Attachment A  
 Adopted: 05/22/24-C  
 Revised: 07/24/24-C 09/25/24-C

**September 2024**

Proposed Activities and Project Titles	Sponsor	REAP 2
<b>1. Plan Bay Area 2050 Growth Framework Implementation</b>		<b>\$57,296,261</b>
Housing Preservation Pilot		\$16,643,215
BAHFA: Housing Preservation Pilot (specific projects to be selected by BAHFA)	TBD	\$15,000,000
Housing Preservation Pilot balance (revised)	TBD	<b>\$1,643,215</b>
Priority Sites Predevelopment Pilot (revised)*		<b>\$25,063,586</b> *
Phase One		
Berkeley: North Berkeley BART	BAHFA	\$3,000,000
Oakland: Lake Merritt BART	BAHFA	\$3,000,000
Oakland: Mandela Station	BAHFA	\$3,000,000
South San Francisco: SSF Public Utility Commission	BAHFA	\$2,100,000
Phase Two		
San Jose: Blossom Hill	BAHFA	\$3,000,000
Phase Three		
Contra Costa County: Orbisonia Village	BAHFA	\$3,000,000
El Cerrito: El Cerrito Plaza	BAHFA	\$2,400,000
San Francisco: Treasure Island	BAHFA	\$3,000,000
Daly City: Midway Village	BAHFA	\$2,500,000
San Jose: Capitol Station	BAHFA	\$3,000,000
Priority Sites Technical Assistance (revised)*		<b>\$2,618,000</b> *
Berkeley: North Berkeley BART	MTC	\$100,000
Piedmont: Grand Avenue and Moraga Canyon	MTC	\$75,000
Piedmont: Moraga Canyon	MTC	\$90,000
Pleasanton: Pleasanton Side of Dublin/Pleasanton BART Station	MTC	\$250,000
Concord: Monument Boulevard BART Property	MTC	\$145,000
Orinda: St. John the Evangelist Orthodox Church (removed)	MTC	\$150,000
Pittsburg: Bliss Avenue	MTC	\$250,000
Corte Madera: Fifer & Nellen	MTC	\$75,000
Marin County: St. Vincent's (removed)	MTC	\$45,000
American Canyon: Adobe Lumber	MTC	\$150,000
South San Francisco: 245 South Airport Boulevard	MTC	\$150,000
Campbell: City Corporation Yard	MTC	\$250,000
Los Altos Hills: Foothill College	MTC	\$150,000
Milpitas: Capitol Metro Site	MTC	\$20,000
Palo Alto: Dedicated Affordable Housing Site	MTC	\$200,000
San Jose: VTA Branham Station	MTC	\$75,000
San Jose: VTA Hostetter Station	MTC	\$125,000
Rohnert Park: Downtown at Rohnert Park	MTC	\$250,000
Santa Rosa: Land Drive and Guerneville Road	MTC	\$250,000
Regional Housing Technical Assistance Program (revised)*		<b>\$12,971,460</b> *
ABAG: Regional Housing Technical Assistance Program (specific projects to be selected by ABAG)		
Planning Collaboratives		
Alameda County	ABAG	\$123,250
Contra Costa County	ABAG	\$164,250

**Attachment A**  
**MTC Resolution No. 4650**  
**Regional Early Action Planning Grant (REAP 2)**  
**Expenditure Plan and Project List**

MTC Res. No. 4650 Attachment A  
 Adopted: 05/22/24-C  
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**September 2024**

<b>Proposed Activities and Project Titles</b>	<b>Sponsor</b>	<b>REAP 2</b>
<i>Marin County</i>	ABAG	\$122,500
<i>Napa/Sonoma Counties</i>	ABAG	\$131,500
<i>San Francisco</i>	ABAG	\$32,000
<i>San Mateo County</i>	ABAG	\$172,500
<i>Santa Clara County</i>	ABAG	\$131,500
<i>Solano County</i>	ABAG	\$122,500
<i>Planning Collaboratives balance</i>	ABAG	\$3,000,000
<b>Policy Grants and Technical Assistance</b>		
<i>Policy Grants and Technical Assistance balance</i>	ABAG	\$4,000,000
<b>MTC: Regional Housing Technical Assistance Program</b>		
Accessory Dwelling Units (ADU) Technical Assistance	MTC	\$250,000
RHTA Program Activities Legal Services Support	MTC	\$200,000
RHTA balance	MTC	\$5,423,040
<b>2. Transit Transformation Action Plan Implementation</b>		<b>\$22,261,200</b>
Regional Transit Fare Coordination & Integration ( <b>revised</b> )	MTC	<b>\$20,570,266</b>
Regional Transit Mapping & Wayfinding ( <b>revised</b> )	MTC	<b>\$1,690,934</b>
<b>3. Community Action Resource and Empowerment (CARE) Program</b>		<b>\$7,480,097</b>
Community-Based Transportation Project (CBTP) Implementation ( <b>revised</b> )	TBD	<b>\$935,012</b>
Participatory Budgeting (PB) Project Implementation ( <b>revised</b> )	TBD	<b>\$4,675,061</b>
Community Power Building and Engagement (CPBE) Development and Technical Assistance	MTC	\$1,000,000
Community Power Building and Engagement (CPBE) balance ( <b>revised</b> )	TBD	<b>\$870,024</b>
<b>4. Program Administration</b>		<b>\$9,755,010</b>
Program Administration, Implementation, & Outreach	MTC	\$9,755,010
<b>REAP 2 Expenditure Plan Total:</b>		<b>\$96,792,568.03</b>

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.

**\* Revision requires an additional action by MTC, ABAG, or BAHFA to identify project(s) subject to a reduced grant award.**