

REAP 2.0 Housing Pilots

MTC Administration Committee

March 8, 2023



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION



How did we get here?

Plan Bay Area 2050

Adopted in Fall 2021

Regional Housing Needs Allocation 6th Cycle

Adopted in Winter 2021

Regional Housing TA Program

\$24M REAP 1.0 Grant in 2020

Bay Area Housing Finance Authority

Established in 2019
Staffed in 2022

Implementation Opportunity: REAP 2.0 Affordable Housing Pilots

1. Housing Preservation Pilot
2. Priority Sites Pilot

Previous REAP 2.0 Committee Discussion:

- **January 2022** - MTC Programming and Allocations Committee
- **March 2022** - MTC Programming and Allocations Committee
- **April 2022** - Joint MTC Planning/ABAG Administrative Committee
- **November 2022** - MTC Programming and Allocations Committee and Commission

What is the Regional Early Action Planning Grant (REAP) 2.0?

- \$600M statewide grant program to MPOs
- \$103M formula allocation to MTC
- Goal: accelerate progress towards housing, equity, and climate goals
- Uses: planning efforts and capital projects that implement Sustainable Communities Strategies
- Administered by HCD in collaboration with OPR, SGC, CARB

REAP 2.0 Objectives

All program uses must:

1. Accelerate infill development that facilitates housing supply, choice, and affordability
2. Affirmatively further fair housing
3. Reduce vehicle miles traveled (VMT)

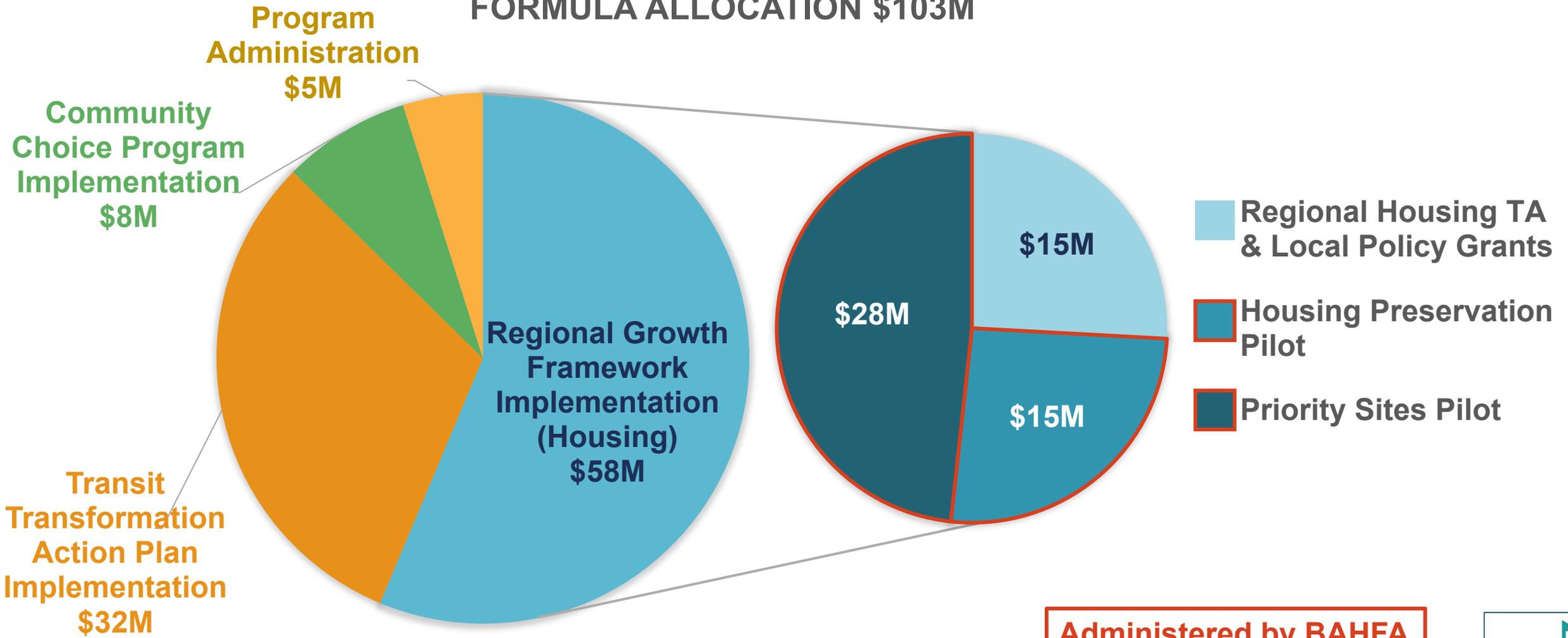


REAP 2.0 Timeline



REAP 2.0 Proposed Uses

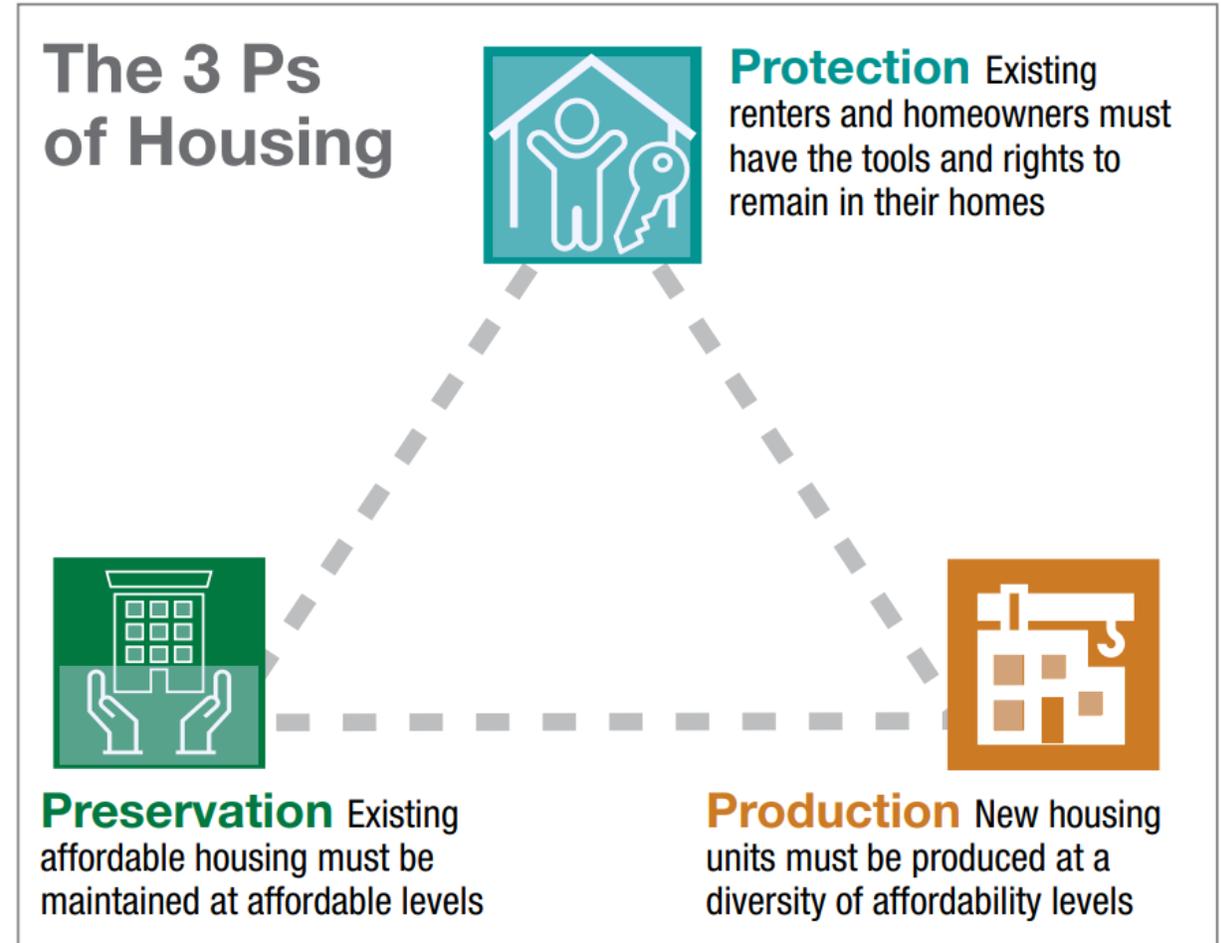
FORMULA ALLOCATION \$103M



Administered by BAHFA

BAHFA's Role in REAP 2.0

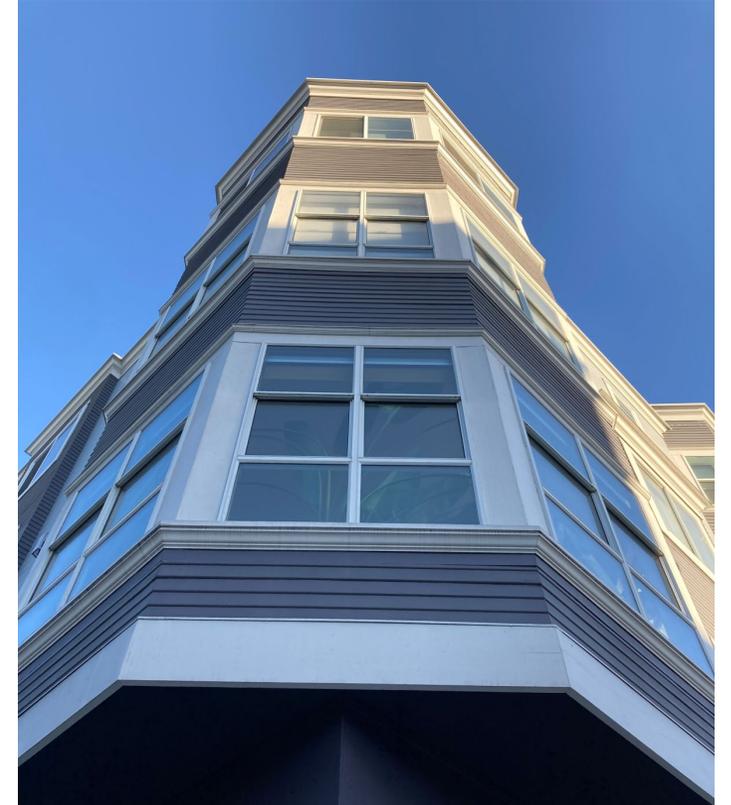
- The Bay Area Housing Finance Authority (BAHFA) was created by Assembly Bill 1487 in 2019
- Purpose is to raise, administer, and allocate regional funding for tenant protection, affordable housing preservation, and new affordable housing production
- Launched in 2022, BAHFA brings a new set of relevant skills and development expertise to execute REAP 2.0 affordable housing pilots



REAP 2.0 Housing Pilots

1) *Housing Preservation Pilot - \$15M*

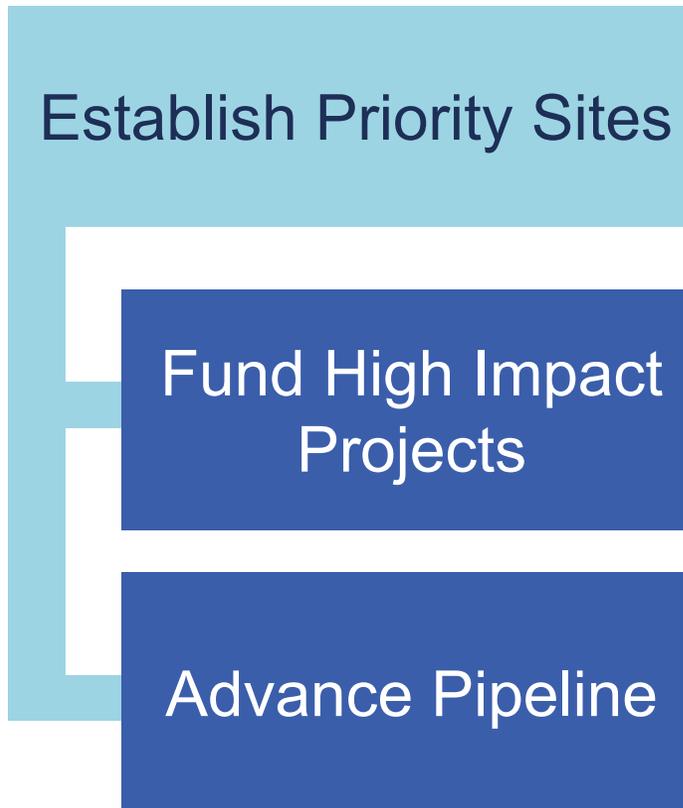
- Provide over-the-counter capital financing to non-profit developers and community land trusts for acquisition-rehab
- Prevent displacement of at least 60 families by converting unrestricted, occupied residential properties into permanently affordable housing
- Begin to fulfill PBA 2050 commitment to take lead on preservation
- Build upon existing Bay Area Preservation Pilot (BAPP)
- Strike a balance between achieving scale and helping historically disadvantaged households build equity



REAP 2.0 Housing Pilots

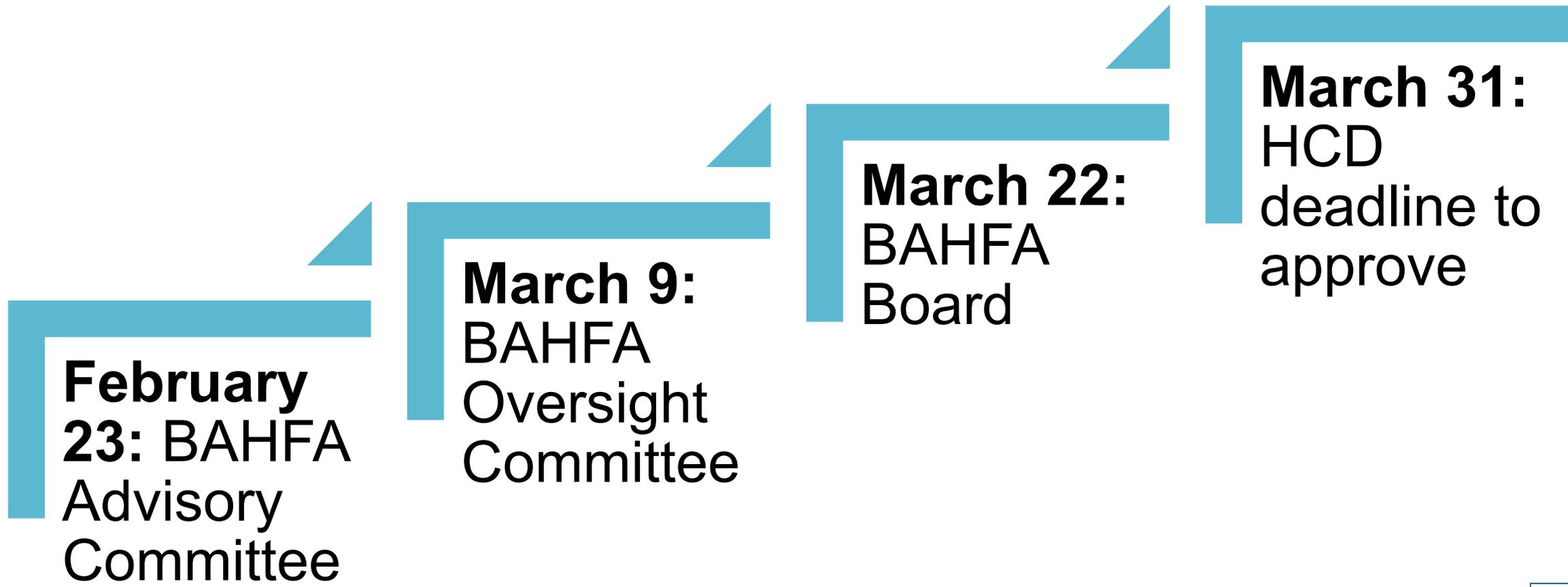
2) *Priority Sites Pilot - \$28M*

- Following a Priority Sites nomination and selection process, launch projects resulting in 750 - 3,000 affordable homes, bringing up to \$2 billion into the region, leveraging BAHFA expertise
- Establish network of regionally-significant, locally-nominated priority development sites
- Transform surplus public land and aging malls and offices into vibrant neighborhoods
- Make scarce local funding go farther and create pipeline for potential future BAHFA funding



REAP 2.0 Housing Pilots

Program Guidelines Approval



MTC Resolution 4565

MTC authorizes a grant for \$43 million in REAP 2.0 proceeds to BAHFA to administer Housing Preservation and Priority Sites Pilots



Thank you.

