

Regional Early Action Planning Grants of 2021 (REAP 2.0) Higher Impact Transformative Annual Report Template



Bay Area Rapid Transit District

For the reporting period of:

April 1 2024 to April 1 2025

Instructions

This form is to be used for satisfying the reporting requirements of California Health and Safety Code section 50515.10. The report must be submitted to the California Department of Housing and Community Development (HCD) via email at reap2021@hcd.ca.gov in Microsoft Word format by April 1 of the year following award of funding, and annually thereafter by April 1 until all funds are expended.

Details about the REAP 2.0 program can be found at:

<https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2021>

Note: This Microsoft Word form uses cross-references and formulas to autofill some fields using information inputted by the user. Cross-references and calculations may not update immediately upon input. The user may force updates to cross-references by entering and exiting the Print Preview of Word (*shortcut: Ctrl+P, Esc*), or by saving, closing, and then reopening the document. Formulas may be updated by right-clicking the field and selecting *Update Field*.

Refer to the following instructions to complete each part of the report.

Part I – Overall Context

In 500 words or less, provide a brief overview regarding the current status of each Proposed Use and Subtask(s)¹.

- **Overview:** A general description of the overall Proposed Use(s) and Subtask(s).
- **Current Status:** A short summary of the information requested in Part III – Status of Activities on progress made by each Proposed Use to meet the REAP 2.0 objectives:
 - Accelerating infill development that facilitates housing supply, choice, and affordability,
 - Affirmatively Furthering Fair Housing (AFFH), and
 - Reducing Vehicles Miles Traveled (VMT).

¹ If one or more Proposed Uses includes suballocations, please provide additional context for each suballocated award.

Part II – Highlights, Challenges, Opportunities, and Accomplishments

In a paragraph or two per Proposed Use², discuss the highlights, challenges, opportunities, and accomplishments realized at regional, subregional, or local levels to date. This part may include updates about:

- Engaging stakeholders
- Building support for housing and transportation
- Developing strategies for reducing VMT
- Adopting policy reforms to remove barriers to housing production
- Completing project deliverables
- Fostering subregional collaboration on housing and transportation planning
- Administering technical assistance
- Best practices
- Exemplary highlights and program outcomes

Part III – Activity Status and Funding Summary

Utilize the project timeline and budget from the approved grant application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Activity No.** – Should correspond with Activity Number in Proposed Use Timeline and Budget in full application.
- **Activity Title** – Should correspond with Activity Title in Proposed Use Timeline and Budget in full application.
- **Eligible Uses** – Indicate which eligible uses are being achieved through the activity as listed in 50515.08 (c)(1)(E)(i-iv) (reference section [50515.08 \(d\)\(4-7\)](#) for additional information):
 - (i) Accelerating infill development, including housing;
 - (ii) Supporting residents through realizing Multimodal Communities,
 - (iii) Shifting travel behavior through reducing driving, and/or
 - (iv) Increasing transit ridership.
- **Suballocation (Sub)** – Check the box for each activity that utilizes suballocated funds.
- **Timeline** – Approximate start and completion dates of work performed.

² For Proposed Uses that are suballocated, please provide this detail for each suballocation award.

- **Amount Allocated & Amount Expended** – Specify the grant amounts allocated and expended for each approved Proposed Use and Subtask.
- **Status** – Select a status from the dropdown menu (not started, in progress, complete).

Part IV – Measurable Outcomes by Proposed Use

Provide information in the tables provided related to accelerating infill housing, reducing VMT, and Affirmatively Furthering Fair Housing resulting from the performance of activities as of the end of the reporting period.

Part V – Web Report

Provide the URL(s) on the grantee’s public website containing existing maps that illustrate VMT generation patterns in their region. A grantee may submit maps produced in the development of the grantee’s adopted sustainable community strategies. If public maps are not available on the grantee’s website, a statement confirming that the VMT information in [Site Check \(https://sitecheck.opr.ca.gov\)](https://sitecheck.opr.ca.gov) accurately visualizes VMT patterns in their region is sufficient. Additional maps relevant to the proposed use(s) may also be included.

Part VI – Additional Information

Provide materials produced for REAP 2.0 activities as supplemental documentation to this report. This may include templates, announcements, or other program guidance. Common file formats such as PDF, Word document, JPEG, etc. are sufficient.

The grantee may add any other information as deemed appropriate to demonstrate the status and impacts of the overall REAP 2.0 activities. The grantee may also discuss any anticipated changes and limiting or confounding factors potentially impacting the effectiveness of the activities.

The grantee may also add recent developments to the data inputted in the Annual Report submitted in the previous reporting period, if applicable. Self-reported data by cities and counties is available on [HCD's Housing Element and Implementation and APR Data Dashboard \(https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard\)](https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard) (note that HCD cannot independently verify most project-level data). HCD recognizes REAP 2.0 funds may not immediately impact production indicators for projects completed in 2023 and 2024, but that these numbers may be used as a baseline or context for indicating housing production at a regional scale.

Report

Part I – Overall Context

Overview of Proposed Use(s) and Subtask(s):

Use #1: Revolving Loan Fund for Predevelopment Needs on BART-Owned Land

Smaller scale affordable housing developers working with BART have reported difficulties advancing projects due to the scale of financing needed to complete predevelopment activities for multiphase projects. BART is using the HIT grant to set up and operate a revolving loan fund specifically for predevelopment costs at affordable housing projects. The first loan we proposed making was to our Lake Merritt Senior Housing project, a 97-unit senior housing project on a former park-and-ride lot next to Oakland's Lake Merritt station. Upon repayment at close of construction financing, BART will cycle funds to another affordable housing project in BART's portfolio, creating a perpetual loan fund to address the high predevelopment costs of multi-phase development on BART land. BART's robust TOD pipeline contains ample opportunities to accelerate affordable housing development at transit-rich, infill sites, and as such the HIT funds will have a lasting impact across multiple projects on public land.

Proposed Use	1	Revolving Loan Fund for Predevelopment Needs on BART-Owned Land
Subtask	1.1	Develop predevelopment loan fund with operating partner
Subtask	1.2	Predevelopment for Lake Merritt Senior Housing Project
Subtask	1.3	Predevelopment loan fund investments
Subtask	1.4	Evaluate and Share learnings

Use #2: Revolving fund for pre-solicitation expenses for BART TOD projects

BART requested a grant recode in 9/2024 to use \$200,000 for the predevelopment expenses that BART incurs in preparing for developer solicitations. We identified two new BART TOD projects for these funds: Fremont and Hayward Station TODs. Any remaining or recycled funds will then be dedicated to a third new BART TOD project at El Cerrito Del Norte Station. The funds will be used to pay for due diligence repots and scoing assistance to help accelerate developer selection, including geotechnical analysis, Phase 1 environmental reports, surveys, appraisals, economic analysis, title reports and BART staff engineering expenses

Proposed Use	2	Revolving fund for pre-solicitation expenses for BART TOD projects
Subtask	2.1	Fremont TOD due diligence
Subtask	2.2	Hayward TOD due diligence
Subtask	2.3	El Cerrito Del Norte due diligence

Current Status:

Using the REAP 2.0 grant, BART provided a predevelopment loan to EBALDC for their Lake Merritt Senior Housing Project in May 2024. The loan enabled a construction start in November 2024 on their affordable housing project, located on BART-owned land adjacent to our Lake Merritt station in downtown Oakland, meeting REAP 2.0's goals for accelerating infill development, reducing vehicle miles traveled, and affirmatively furthering fair housing, as demonstrated in our application. The total amount borrowed was \$896,882. After several extensions, EBALDC paid back the loan to BART in March 2025. These funds are now ready to be deployed for our second loan.

BART staff are now working on our second loan, in this case to Related for our West Dublin Pleasanton Phase 2 development. HCD staff approved this loan in February 2025. BART has engaged legal counsel to begin drafting the loan agreement documents. We plan on drawing down grant funds for the loan by May or June 2025.

BART staff are soliciting proposals for due diligence studies at Hayward and Fremont BART station's park and ride lots. These studies include Phase 1 environmental reports and geotechnical analysis. We anticipate contracting for these services in April and May 2025. REAP funds have so far only helped fund some BART engineering staff costs related to reviewing the Fremont park and ride lots.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

We successfully established our revolving predevelopment loan fund this year by making our first loan and having it be repaid. The loan guidelines and the template loan documents we created last year will enable us to efficiently move forward on our second loan. We also received buy in from internal stakeholders to continue making loans and operating the program internally. Our current challenge is to make the loan program more attractive to our affordable housing partners, while at the same time ensuring that the loans are secured and will be paid back. When we solicited proposals for a second loan, many developers declined to participate because they could not provide a guaranty that their parent corporation would back stop the loan. We are currently considering other means of securing loans, such as collateralizing design and engineering work products.

Additionally, we very much appreciate the opportunity to use REAP 2.0 funds to pay for pre-solicitation expenses at our new TOD projects. We had no alternative source of funds to pay for these studies. We are optimistic that these funds will help us develop informative RFPs and attract competitive developer proposals and ultimately accelerate the development of our newest TOD projects. We also continue to plan to ask for developers to reimburse us for the studies so that the funds can rollover to other new TOD projects and further accelerate them.

Part III – Activity Status and Funding Summary

Insert data in the tables below regarding the status of activities, and funding allocations and expenditures for each Proposed Use.

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Revolving Loan Fund for Predevelopment Needs on BART-Owned Land	ex: (i), (iii)	☐	1/1/2023-1/1/2026	3,387,525.00	0.00	In Progress
1 .1	Develop predevelopment loan fund with operating partner	(i), (ii), (iii), (iv)	☐	1/1/2024-1/1/2025	0.00	0.00	Not Started
1 .2	Predevelopment for Lake Merritt Senior Housing Project	(i), (ii), (iii), (iv)	☐	1/1/2024-7/1/2024	0.00	0.00	Complete
1 .3	Predevelopment loan fund investments	(i), (ii), (iii), (iv)	☐	7/1/2024-indefinite	3,287,525.00	896,882.69	In Progress
1 .4	Evaluate and share learnings	(i), (ii), (iii), (iv)	☐	1/1/2026-6/1/2026	100,000.00	0.00	Not Started
2 .0	Revolving fund for pre-solicitation expenses for BAT TOD projects	(i), (ii), (iii), (iv)	☐	1/1/2024-1/1/2026	200,000.00		-Select-
2 .1	Predevelopment expenses for Fremont Station TOD	(i), (ii), (iii), (iv)	☐	10/1/2024-9/1/2025	100,000.00	654.39	In Progress
2 .2	Predevelopment expenses for Hayward Station TOD	(i), (ii), (iii), (iv)	☐	1/1/2025-12/1/2025	100,000.00	0.00	In Progress
2 .3	Use replenished or unused funds for El Cerrito Del Norte TOD	(i), (ii), (iii), (iv)	☐	1/1/2026-6/1/26			Not Started
- -			☐				-Select-
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Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
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Total	N/A	N/A	N/A	N/A	\$7,175,050.00	\$897,537.08	N/A

Part IV – Measurable Outcomes by Proposed Use

Input estimates in the tables below resulting from the performance of each REAP 2.0 activity. Please complete to the best of your ability regardless of whether the activity has been fully implemented or not.

Accelerating Infill Development

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	The number of affordable units produced	0 affordable units existing	97 units (1 st loan) + 78 units (2 nd loan)	97 units are under construction
2	The number of affordable units and market rate units produced	0 units existing	Unknown- Fremont and Hayward TOD in early stages	N/A
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8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	The number of affordable units produced	0 affordable units existing	97 units (1st loan) + 78 units (2 nd loan)	97 units are under construction
2	The number of affordable units and market rate produced	0 units existing	Unknown- Fremont and Hayward TOD in early stages	N/A
3				
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Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Increased in BART ridership, mix of housing units, limited off-street parking, reduction in VMT per household	Existing surface parking	97 units (1st loan) + 78 units (2 nd loan)	97 units under construction; park and ride lot decommissioned
2	Increased in BART ridership, mix of housing units, limited off-street parking, reduction in VMT per household	Existing surface parking	Unknown- Fremont and Hayward TOD in early stages	N/A
3				
4				
5				
6				
7				
8				

Part V – Web Report

URL(s): N/A

Part VI – Additional Information

Provide any additional indicators, outcomes, and anticipated changes, if applicable. ☒ Not Applicable