

Regional Early Action Planning Grants of 2021 (REAP 2.0) Annual Report Template for Metropolitan Planning Organizations



(Metropolitan Transportation Commission)

For the reporting period of:
(January 1, 2023) to (December 31, 2023)

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

Provide details of each Proposed Use. Utilize the project timeline and budget from the approved advance allocation and full application to complete the tables for each Proposed Use according to the columns provided as follows:

- **Advance Allocation Application – Proposed Activities:**
 - **Activity Title** – Input Proposed Activity title.
 - **Timeline** – Approximate start and completion dates of work performed.
 - **Amount Proposed & Amount Expended** – Specify the grant amounts proposed and expended for each approved Activity.
 - **Status** – Select whether activity is not started, in progress, or completed as of the end of the reporting period.

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

- **Full Application – Proposed Uses & Subtasks:**

- **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.
- **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.

Part I – Overall Context

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

Proposed Use 1: Plan Bay Area (PBA) 2050 Growth Framework Implementation is a suite of complementary activities that will set several of MTC/ABAG's PBA 2050 housing strategies into motion. The subtasks include pilots for affordable housing preservation and priority sites predevelopment, as well as the continuation of ABAG's Regional Housing Technical Assistance (RHTA) program.

Proposed Use 2: Transit Transformation Action Plan (TAP) lays out a near-term action plan to deliver a seamless mobility experience and reform regional existing transit fare policy to transform the public transit ridership experience, increase ridership, and reduce vehicle miles traveled (VMT). The subtasks include a regionwide transit fare coordination and integration pilot, standardization of transit mapping and wayfinding throughout the Bay Area's 20+ transit operators, and additional planning activities for TAP implementation.

Proposed Use 3: Community Action Resource and Empowerment (CARE) program will implement community-based transportation programs that will improve transportation mobility and access throughout the Bay Area. The subtasks include design and implementation of projects identified in community-based transportation plans and participatory budgeting processes, as well as dedicated resources to build lasting relationships, engagement, and capacity for communities to advocate for the projects and programs that they need to transform access and mobility in disadvantaged and underserved neighborhoods.

Current Status:

1.1 Housing Preservation Pilot provides loans to affordable developers and community land trusts to acquire and rehabilitate housing occupied by low- and moderate-income residents. MTC/BAHFA have developed all the necessary infrastructure and are in the final stages of recruiting staff. The Notice of Funding Availability (NOFA) for the first \$8.9M will be released upon the receipt of advanced funds from HCD.

1.2, 1.3a Priority Sites Pilot provides predevelopment funding to locally prioritized, regionally significant sites in transit-rich areas, with an emphasis on larger scale commercial reuse and public land reuse projects. MTC/BAHFA have developed the infrastructure, hired staff, released a NOFA and have awarded the first \$11.1M in awards upon the receipt of advance funds from HCD.

1.3a, 1.4, 1.5 Regional Housing Technical Assistance (RHTA) will deliver innovative technical assistance that leverages state resources to reduce duplicative costs, support local governments in complying with rapidly evolving laws, and

streamline HCD's review of housing elements. A continuation of REAP 1, this ongoing work is a crucial resource for jurisdictions to meet their housing goals.

2.1 Regional Transit Fare Coordination and Integration will implement a two-year pilot among 22 transit agencies across the region for free and reduced-cost transfers between transit systems. MTC has drafted the terms of the Memorandum of Understanding (MOU) between MTC and each transit operator and hired staff. The pilot is planned to launch in Summer 2024 pending the receipt of advanced funds from HCD.

2.2 Mapping and Wayfinding will develop standardized wayfinding, mapping, and transit information for operators throughout the Bay Area. In Summer 2022, MTC brought on staff and approved a consultant contract to develop standards transit maps, signs, and digital displays. In 2023, MTC held four collaborative workshops to better understand transit experiences and challenges faced by communities most impacted by inequitable transit access. Feedback from these workshops, as well as an accessibility consultant, will be reflected in the prototype wayfinding materials that will be installed at two regional transit hubs this summer.

2.3 Transit Transformation Action Plan Implementation will provide staffing resources to support numerous transit transformation planning activities in the near-term Transit Transformation Action Plan. MTC are recruiting staff for this subtask.

3.1 Community Based Transportation Plan (CBTP) project implementation will provide grants to move larger-scale community-identified priorities from the concept phase to fundable and viable projects. MTC has engaged community partners around this work in preparation for launching the call for projects in mid-2024.

3.2 Participatory Budgeting Project Implementation includes a community-led process to identify, develop, and vote on neighborhood-scale transportation and housing projects. MTC has engaged community partners around this work in preparation for launching the call for projects in mid-2024.

3.3 Community Power Building and Engagement will provide grants to advance multi-sector climate initiatives that improve mobility, resulting in ongoing relationships and engagement between jurisdictions, Community Based Organizations (CBOs), and residents of Equity Priority Communities (EPCs). MTC has engaged community partners around this work in preparation for launching the call for projects in mid-2024.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

In preparation for all REAP 2 proposed uses, MTC has spent the time after submitting its REAP 2 application to HCD in December 2022 on building critical internal infrastructure and developing external relationships necessary to successfully implement the REAP 2 program of projects. Some examples of this development work include: community and stakeholder outreach, hiring and training key staff, creating and launching webpages that discuss the projects, and developing important formal documents (NOFA, MOUs, funding agreements, etc.).

Over the past year, it has been clear how important the REAP 2 program is to implementing PBA 2050's climate and affordable housing strategies. This is evidenced by the interest and enthusiasm for the Priority Sites (over-subscribed NOFA) and Preservation Pilots, and the three CARE programs. Additionally, community partners reiterated the importance of the transit fare coordination and mapping & wayfinding work, reinforcing for MTC the value in these projects.

- As the REAP 2-funded project that is the furthest along in its development, additional highlights are available from the Mapping and Wayfinding subtask (2.2). The team launched four “co-creation” workshops in the spring of 2023, focusing on Equity Priority Communities including people with disabilities, seniors, people of color, low-income riders and individuals with low proficiency in English. Key needs that were identified include: better path directions to help riders find stops and nearby destinations, more prominent bus route numbers and braille/tactile information at stops, information on available services such as bathrooms and elevators, and that digital information should not replace print information. Furthermore, the team identified the prototype regional network identity, including a color palette, the transit model icons, and signage structure, including the hierarchy of the information. Additionally, the team launched a webpage specific to this project, including all project updates, definition of terminology, timelines, and more, ensuring transparency and an opportunity for interested residents to learn more. Link: <https://mtc.ca.gov/operations/transit-regional-network-management/regional-mapping-wayfinding>

In terms of implementation challenges, MTC's most significant challenges in 2023 were tied to delays in application approval (September 2023) and execution of the Standard Agreement with HCD (January 2024). These delays presented challenges for internal budget management as well as external communications and engagement.

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 Activity/Use.

Advance Allocation Application – Proposed Activities

If the grantee did not submit the REAP 2.0 advance allocation application, check the following box and proceed to Full Application – Proposed Uses & Subtasks: ☒ Not Applicable

Activity Title	Timeline	Amount Proposed	Amount Expended	Status
Note: MTC did not submit an advance allocation application				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
				-Select-
Total	N/A	\$ 0.00	\$ 0.00	N/A

Full Application – Proposed Uses & Subtasks

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
1.0	Plan Bay Area 2050 Growth Framework Implementation	i	☐	January 2024 - June 2026			In Progress
1.1	Housing Preservation Pilot - Suballocated	i	☒	NOFA pending receipt of advance allocation from HCD January 2024 through June 2026	17,800,000.00		In Progress
1.2	Priority Sites Pilot - Suballocated	i	☒	NOFA complete; Awards pending receipt of advance allocation from HCD January 2024 - June 2026	26,805,591.00		In Progress
1.3	Priority Sites - Retained	i	☐	NOFA complete; Awards pending receipt of advance allocation from HCD	3,994,409.00		In Progress

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
				January 2024 - June 2026			
1 .4	Regional Housing Technical Assistance (RHTA) - Suballocated	i	☒	January 2024 - June 2026	8,000,000.00		In Progress
1 .5	RHTA - Retained	i	☐	January 2024 - June 2026	8,000,000.00		In Progress
2 .0	Transit Transformation Action Plan Implementation	ii, iii, iv	☐	July 2022 - June 2026			In Progress
2 .1	Regional Transit Fare Coordination and Integration - Retained	ii, iii, iv	☐	Summer 2024 - June 2026	22,000,000.00		In Progress
2 .2	Regional Transit Mapping and Wayfinding - Retained (Note: Amount Expended is estimate, amount will be confirmed in future reimbursement request)	ii, iii, iv	☐	March 2023 - June 2026	1,808,462.00	973,682.85	In Progress
2 .3	Transit Transformation Action Plan Implementation - Retained	ii, iii, iv	☐	January 2024 - June 2026	1,191,538.00		In Progress
3 .0	Community Action Resource and Empowerment Program	ii,iii, iv	☐	January 2024 - June 2026			In Progress
3 .1	Community Based Transportation Plan Project Implementation - Retained	ii, iii, iv	☐	January 2024 - June 2026	1,000,000.00		In Progress

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
3 .2	Participatory Budgeting Project Implementation - Suballocated	ii, iii, iv	☒	January 2024 - June 2026	5,000,000.00		In Progress
3 .3	Community Power Building and Engagement - Suballocated	ii, iii, iv	☒	January 2024 - June 2026	2,000,000.00		In Progress
4 -	Program Administration and Outreach - Retained	i, ii, iii, iv	☐	September 2023 - June 2026			In Progress
4 .1	Staffing - Retained (Note: Amount Expended is estimate, amount will be confirmed in future reimbursement request)	i, ii, iii, iv	☐	Spring 2023 - June 2026	5,142,103.03	1,527,739.00	In Progress
4 .2	Outreach Activities - Retained	i, ii, iii, iv	☐	January 2024 - June 2026	100,000.00		In Progress
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Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
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- -			☐				-Select-
Total	N/A	N/A	N/A	N/A	\$102,842,103.03	\$2,501,421.85	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	Percentage of new homes in Plan Bay Area 2050 Growth Geographies or Transit Priority Areas	70% (2018-2021 Housing Permits)	Exceeds regional average during project timeframe (e.g. 88% of permits if period was 2018-2021)	Pending
2	Number of new housing units by affordability level in MTC's Transit Oriented Communities (TOC) policy geographies	outcome will be compared to new units by affordability located outside of TOC geographies	Number of new units at all levels of affordability in TOC geographies will exceed the new units in areas outside of TOC geographies.	Pending
3	Number of new housing units in MTC's Equity Priority Communities (EPCs) by affordability	Compare to new housing units by affordability outside of EPCs	Increased number of new units at all levels of affordability within EPCs, as compared to areas outside of EPCs	Pending
4	Administrative staff and outreach support measurables above	Administrative staff and outreach support measurables above	Administrative staff and outreach support measurables above	N/A
5				
6				
7				
8				

Affirmatively Furthering Fair Housing

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Percentage of new deed-restricted affordable housing units in Moderate, High, and Highest Resource Areas	46% (2018-21 Housing Permits)	Exceeds regional average during project timeframe (e.g. 58% of permits if period was 2018-2021)	Pending
2	Changes in enrollment in Clipper START, the Bay Area's means-based transit fare. Changes in Clipper START users inter-agency transfer rates	Existing Clipper START enrollment numbers. Existing Clipper START inter-agency transfer rates.	Clipper START enrollment will increase compared to existing enrollment. Clipper START interagency transfer rates will increase compared to existing rates.	Pending
3	Housing + Transportation Cost index in Equity Priority Communities	Compare to Housing + Transportation Cost index outside of EPCs	Decreased Housing + Transportation Cost index within EPCs, as compared to outside EPCs	Pending
4	Administrative staff and outreach support measurables above	Administrative staff and outreach support measurables above	Administrative staff and outreach support measurables above	N/A
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6				
7				
8				

Reducing Vehicle Miles Traveled

Proposed Use	Measurable Outcome	Baseline	Target	Results
1	Comparison of activities included in this use to regional average: Percentage of new housing units in low VMT TAZs (defined as 15% below regional average, per OPR guidance)	54% (2018-2021 Housing Permits)	Exceeds regional average during project timeframe (e.g. 68% of permits if period was 2018-2021)	Pending
2	Changes in transit ridership, mode share, and in inter-agency transit transfers	Existing transit ridership levels, mode share, and inter-agency transfers.	Increased ridership levels, transit mode share, and inter-agency transfers compared to baseline.	Pending
3	Number of low-income individuals benefitting from CARE projects. Number of CARE projects advanced	we will only measure low-income individuals benefitting from projects funded with REAP 2.0 CARE funds	Construct and implement projects that benefit low-income individuals in EPCs. Construct and implement CCI projects in EPCs	Pending
4	Administrative staff and outreach support measurables above	Administrative staff and outreach support measurables above	Administrative staff and outreach support measurables above	N/A
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Part V – Web Report

URL(s): <https://mtc.maps.arcgis.com/home/item.html?id=3f694c37681943eea49562ebd8d41e06>

Part VI – Additional Information

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