

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, 2024) to (December 31, 2024)

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.

1.1 Housing Preservation Pilot provides loans to non-profit affordable housing developers, community land trusts, or a joint venture partnership that includes these organizations to acquire and rehabilitate housing occupied by low- and moderate-income residents.

1.2 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.

1.3 Priority Sites Technical Assistance (TA) is accelerating reuse of publicly-owned land and aging commercial centers for affordable housing production by providing tailored technical assistance to local partners.

1.4 Through Regional Housing Technical Assistance (RHTA), ABAG facilitates the Planning Collaboratives, county-based groups of jurisdictions that share consulting resources to address housing priorities.

1.5 MTC's Regional Housing Technical Assistance (RHTA) program delivers 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. Additionally, the Doorway Housing Portal is a regional platform and one-stop shop for housing seekers, allowing seekers to determine eligibility upfront, apply for multiple listings, and get up-to-date lottery and waitlist information.

Proposed Use 2: Transit Transformation Action Plan (TAP) lays out near-term strategies to transform the public transit ridership experience, increase ridership, and reduce vehicle miles traveled (VMT).

2.1 Regional Transit Fare Coordination implements a two-year pilot among 22 transit agencies across the region for free and reduced-cost transfers between transit systems.

2.2 Regional Mapping and Wayfinding seeks to retain and attract new riders by making transit journeys easier to navigate. This includes creating dependable, predictable, and familiar navigation information for customers via new standard transit sign and map guidelines that will simplify operations for all Bay Area transit agencies.

2.3 Transit Transformation Action Plan Implementation provides staffing resources to support planning activities for the near-term Transit Transformation Action Plan.

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.

3.1 Community-Based Transportation Plan (CBTP) project implementation provides grants to move community-identified priorities from the concept phase to fundable and viable projects.

3.3 Community Power Building and Engagement (CPBE) provides grants to improve capacity and ongoing relationships between jurisdictions, Community Based Organizations (CBOs), and residents of Equity Priority Communities (EPCs).

Current Status:

1.1: MTC/BAHFA received four applications for preservation loans in the first round of funding in June 2024. The first two loans have closed, allocating a total of \$8.75 million, with additional loans in progress. The second round of funding will be released April 2025.

1.2: In January 2024, MTC/BAHFA received 25 letters of interest for the Priority Sites program, awarding 10 projects \$28 million in predevelopment funding, advancing the construction of more than 1,600 new affordable homes. The first two loans have closed, with the remaining loans in progress.

1.3: In May 2024, MTC awarded \$2.8 million in priority sites technical assistance grants for 19 sites.

1.4: In 2024, ABAG facilitated the Planning Collaboratives, which included regular regional meetings of consultants and/or staff, sharing strategies and challenges of working across jurisdictional boundaries.

1.5: In 2024, MTC facilitated several regional technical assistance programs, including an Accessory Dwelling Unit (ADU) work group, webinars and information sessions, and providing technical assistance on new housing legislation and requirements. MTC/BAHFA integrated both online and paper applications for the Doorway Housing Portal in Spring 2024. In December 2024, lottery functionality was launched, which handles the lottery process for all listings online.

2.1: In 2024, MTC drafted the terms of the Memorandum of Understanding (MOU) between MTC and each transit operator and hired staff in preparation for the pilot launch in 2025.

2.2 In 2024, MTC implemented the first prototype installation of new wayfinding maps and signs at El Cerrito del Norte BART station and began public evaluation of these new materials. The installation capped off a year's worth of intense

design collaboration with transit agency staff to ensure the prototypes reflected the various needs of the agencies involved.

2.3: In 2024, staff played an integral role in the delivery of the Clipper BayPass and Clipper START free and reduced transit fare programs.

3.1: A call for projects for the Community Based Transportation Plan (CBTP) project is planned for Spring 2025.

3.3: In 2024, Community Power Building and Engagement have identified a network of Community-Based Organizations (CBO) and, working with a consultant, staff interviewed over a dozen key CBOs. A call for projects is planned for Spring 2025.

Part II –Highlights, Challenges, Opportunities, and Accomplishments

Overall: One ongoing challenge for MTC's REAP 2 program has been the REAP 2 program's short statutory expenditure deadlines coupled with program implementation delays. For the Priority Sites and Preservation loans, BAHFA is requiring all Priority Sites and Preservation loans close by June 1, 2025 to allow sufficient time for subrecipients to spend down finds by the June 1, 2026 expenditure deadline. This creates a compressed timeline to close a high volume of loans within a short few months and narrows the eligible costs for which borrowers can request disbursement. Additionally, the six month state budget freeze through June 2024 further compressed an already tight timeline for many projects and programs. As a result, in Fall 2024, MTC updated the scope of its REAP 2 program to remove two activities that were no longer feasible to implement by the statutory deadline, RHTA's local housing policy implementation grants and CARE program's Participatory Budgeting project implementation.

Other Highlights and Challenges, by Proposed Use Subtask:

1.1

- The Housing Preservation Pilot received four applications in the first round of funding availability. The first two loans have now closed, preserving 16 affordable homes in San Francisco's Mission District and 18 homes in San Jose's Mayfair neighborhood — areas greatly impacted by rising rents and displacement of longtime residents.
- The ongoing financial feasibility of projects remains a challenge. Due to a general lack of preservation funding sources for borrowers to leverage against REAP 2 dollars, project applications received in the first round of funding struggled to demonstrate financial feasibility. The two loans that were ultimately awarded were able to access unique local funding sources that are not available to most preservation projects throughout the region/state. Due to delays on projects funded by the first round of funding, BAHFA's ability to request a second advance and release a second round of funding to additional borrowers was delayed.
- The demand for preservation funding greatly exceeds the available funding provided through the REAP 2 program. Moving forward, a long-term source of funding after the REAP 2 grant period would increase opportunities to support a higher volume of preservation projects in the future.
- Additionally, a number of prospective preservation projects in rural and agricultural areas have emerged that do not meet the REAP 2 definition for infill development but still forward the State's equity and climate goals. HCD has expressed an openness to approving an alternative infill definition to be more inclusive of such projects and we look forward to working with State staff to potentially extend funding opportunities to these projects in the second round of funding.

1.2

- Within the Priority Sites Pilot, BAHFA awarded \$28 million in predevelopment funding to ten sites, advancing the construction of more than 1,600 new affordable homes. Of these awards, BAHFA has closed the first two loans — Chinatown Senior Transit-Oriented Development, which will help fund 97 new homes for seniors in Oakland’s Chinatown; the South San Francisco Public Utility Commission Site, which will support the development of 800 homes, 158 of which are affordable.

- REAP 2 funds have expanded BAHFA’s ability to make a limited number of loans to support new construction projects in the Bay Area, but the demand greatly exceeds available funding. A long-term source of funding after the REAP 2 grant period would increase opportunities to support a higher volume of new construction projects in the future.

1.3

- In the highly competitive and challenging financial environment for affordable housing, Priority Sites Technical Assistance addresses pre-development gaps, helping local jurisdictions assess the most viable strategies to advance projects while maximizing affordable housing on public land.

- MTC awarded \$2.8 million in technical assistance grants to 19 sites. Located across all nine Bay Area counties, these sites have the capacity to add 7,500 housing units, including approximately 3,300 affordable housing units. Notably, 95% of these sites are designated as Housing Element sites, supporting local jurisdictions in achieving their Regional Housing Needs Assessment (RHNA) goals.

- The Priority Sites Technical Assistance program has delivered technical assistance efficiently and effectively to meet time-sensitive needs, through a robust on-call consultant team with diverse multi-disciplinary expertise. This includes assisting with due diligence, preliminary site evaluations, physical and financial feasibility analyses, and developer solicitation to advance sites in early development stage and enabling local partner agencies to envision and entitle future projects. The program alleviates the contracting and invoicing burden for jurisdictions, allowing them to focus on project priorities and deliverables, and has been instrumental in facilitating multi-jurisdictional coordination and effective communication to elected officials.

- The work also includes collaborating with regional transit agencies including BART and VTA to streamline due diligence, predevelopment, site assessment, and developer solicitation processes for their transit-oriented development (TOD) portfolio. This collaboration aims to establish standardized best practices through specific project initiatives.

- Limited statewide funding for affordable housing continues to complicate the structuring and release of developer solicitations.

1.4

- ABAG re-started facilitation of the Regional Housing Technical Assistance (RHTA) Program's subregional Planning Collaboratives, a county-based groups of jurisdictions that share consulting resources as they work together to address their housing priorities.
- Each Collaborative includes a steering committee that consists of local planning staff who work with the REAP-funded consultant to identify TA products that are tailored to the needs of the jurisdictions in their county(ies). Each Collaborative holds regular meetings for all planning staff in the respective county(ies) who are working on drafting and/or implementing housing elements. The meetings are a place for peer-to-peer networking at the staff level, announcements of new regional TA, and delivery of the locally scoped TA.
- Once a month, ABAG also convenes a regional meeting of the consultants (and/or lead staff) who run the Collaboratives to share strategies and challenges of working across jurisdictional boundaries.
- While MTC and ABAG continue to pursue opportunities for permanent funds to continue RHTA and the other important programs launched with REAP 1 and 2 funding, no other funding sources have been identified to support continuation of MTC and ABAG's RHTA work.

1.5

- MTC convened a regional ADU Work Group to help jurisdictions encourage ADU development and meet housing goals; hosted the fourth annual New State Housing Laws Webinar in December 2024, including an overview of some of the most significant legislation and what it means for jurisdictions; hosted two information sessions on AB 1332: Pre-approved ADU Plans and produced TA including templates for staff and an overview of the legislation, and started the process of reviewing TA on AB 2011/SB 6, SB 9, SB 35 and other laws that were updated in the 2024 legislative session.
- Even with the vast technical assistance provided by the RHTA Program, many jurisdictions have very limited capacity (both time and expertise) to keep up with annual changes to state housing laws and requirements while also leading local planning and action work. The RHTA program was designed to address this challenge by making technical assistance, including recordings of over 35 webinars, available on its website, however, local staff still reported not having the time to absorb all the material.
- In Spring 2024, the Doorway Housing Portal integrated both online and paper applications. In December, online lottery functionality to handle the lottery process for all listings was launched. Initial results show that partner accounts have increased 40% between 2023 and 2024 and new users have grown from 14,000 (Fall of 2024), up to 45,000 new users (Winter of 2024).
- By standardizing the process and streamlining practices, Doorway has become an invaluable regional resource for affordable housing placement, particularly with regards to best practice placement methods, demographic collection, housing preferences, application questions, and leveraging data to support policy and investment decisions.

- As Doorway Housing Portal transitions from a pilot to an ongoing program, the team is working with MTC and partners with regards to ongoing funding.

2.1

- In 2024, MTC drafted the terms of the Memorandum of Understanding (MOU) between MTC and each transit operator and hired staff for the Regional Free and Reduced Transfer Fares Pilot. The pilot is planned to launch Spring of 2025.

2.2

- In 2024, MTC implemented the first prototype installation of new wayfinding maps and signs at El Cerrito del Norte BART station and began public evaluation of these new materials. The installation capped off a year's worth of intense design collaboration with transit agency staff to ensure the prototypes reflected the various needs of the agencies involved.

- Within the past year, MTC also created a project Accessibility Working Group, through which members of the public with disabilities can provide direct input to the project team on designs and engagement. Finally, MTC responded to transit agency feedback by reassigning the next stage of implementation, the Pilot Projects, to nine regional transit hubs and a selection of end-to-end bus routes in Sonoma and Solano Counties.

- Following the completion of the REAP 2 funded development of design standards, prototypes, and planning for the next stage Pilot Projects, significant additional funding will be required to implement the updated mapping and wayfinding standards at transit facilities regionwide.

2.3

- In 2024, staff played an integral role in the delivery of the Clipper BayPass and Clipper START free and reduced transit fare programs, including developing technical data analysis of both fare programs and ensuring MTC meets its contractual obligations to share data with Clipper BayPass customer employers/institutions.

3.1

- Since November 2024, the Community Based Transportation Plan (CBTP) project has employed various strategies to advance community-based transportation priorities including identifying challenges and solutions with the goal of creating mutually beneficial partnerships to advance projects. A call for projects is planned in Spring 2025.

- Community partner engagement for both Subtask 3.1 and 3.3 is summarized below in proposed use 3.3 Community Power-Building and Engagement.

3.3

- Community Power Building and Engagement serves as the foundation of Subtask 3.1 and lays the ground work of establishing meaningful and mutually beneficial multi-sector partnerships.
- A network of Community-Based Organizations (CBO) have been identified and, working with a consultant, staff interviewed over a dozen key CBOs to: 1) expand on the partnership conditions research; 2) conduct outreach for the Community Advisory Working Group (CAWG) working on the call for applications (to be released by Spring 2025), and; 3) expand the CBO network by identifying additional CBOs that will enhance community representation.
- Next steps include membership selection for the CAWG, launching the CAWG to co-design community-local capacity building and technical assistance (Spring - Summer 2025), and prepare for regional information sessions (Summer 2025) to support the call for projects/call for connection this summer (Fall 2025).

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-
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				-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	☐	April 2023 - June 2026	63,852,939.18	7,058,674.58	In Progress
1.1	Housing Preservation Pilot - Suballocated	i	☒	April 2023 - June 2026	17,800,000.00	3,409,745.36	In Progress
1.2	Priority Sites Pilot - Suballocated	i	☒	April 2023 - June 2026	28,000,000.00	2,995,461.38	In Progress
1.3	Priority Sites & Preservation Pilots - Retained	i	☐	April 2023 - June 2026	5,917,194.18	44,000.00	In Progress
1.4	Regional Housing Technical Assistance (TA) Program - Suballocated	i	☒	November 2023 - June 2026	4,000,000.00	149,698.13	In Progress
1.5	Regional Housing TA Program - Retained	i	☐	April 2023 - June 2026	8,135,745.00	459,769.71	In Progress
2.0	Transit Transformation Action Plan Implementation	ii, iii, iv	☐	July 2023 - June 2026	25,000,000.00	492,232.95	In Progress
2.1	Regional Transit Fare Coordination & Integration - Retained	ii, iii, iv	☐	January 2025 - June 2026	22,000,000.00	0.00	In Progress
2.2	Regional Transit Mapping & Wayfinding - Retained	ii, iii, iv	☐	July 2023 - June 2026	1,808,462.00	238,799.25	In Progress
2.3	Transit Transformation Action Plan Implementation - Retained	ii, iii, iv	☐	July 2023 - June 2026	1,191,538.00	253,433.70	In Progress
3.0	Community Action Resource and	ii, iii, iv	☒	April 2024 - June 2026	3,000,000.00	0.00	In Progress

Activity No.	Activity Title	Eligible Uses	Sub	Timeline	Amount Allocated	Amount Expended	Status
	Empowerment (CARE) Program						
3 .1	Community Based Transportation Plan Project Implementation - Retained	ii, iii, iv	☐	April 2024 - June 2026	1,000,000.00	0.00	In Progress
3 .3	Community Power Building and Engagement - Suballocated	ii, iii, iv	☒	April 2024 - June 2026	2,000,000.00	0.00	In Progress
4 .0	Program Administration and Outreach - Retained	i, ii, iii, iv	☐	January 2023 - June 2026	4,939,628.38	1,276,439.33	In Progress
4 .1	Program Administration & Implementation Staffing - Retained	i, ii, iii, iv	☐	January 2023 - June 2026	4,839,628.38	1,256,799.33	In Progress
4 .2	Program Outreach & Engagement - Retained	i, ii, iii, iv	☐	June 2024 - June 2026	100,000.00	19,640.00	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	\$193,585,135.12	\$17,654,693.72	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 - Projects still in progress
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 - Projects still in progress
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 - Projects still in progress
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 - Projects still in progress
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 - Projects still in progress
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 - Projects still in progress
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				

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 - Projects still in progress
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 - Projects still in progress
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 - Projects still in progress
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				

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

Additional web links:

REAP 2 Program landing page: <https://mtc.ca.gov/funding/state-funding/regional-early-action-planning-grant-program-reap-2>

Housing Preservation Pilot landing page: <https://mtc.ca.gov/about-mtc/authorities/bay-area-housing-finance-authority/bahfa-programs/housing-preservation-pilot>

Housing Preservation Pilot Funding application notice: https://mtc.ca.gov/sites/default/files/documents/2024-06/REAP_20_Housing_Preservation_Pilot_Funding_Application_Notice.pdf

Priority Sites landing page: <https://mtc.ca.gov/planning/land-use/priority-sites>

Priority Sites Letter of Interest request:

<https://experience.arcgis.com/experience/751bf1636db142b9a97a100c2d2df582/page/Scrolling-Page/?draft=true&views=Nominate-a-Site>

Priority Sites press releases: <https://mtc.ca.gov/news/bahfa-closes-first-priority-sites-pilot-loan>;
<https://mtc.ca.gov/news/oakland-celebrates-groundbreaking-new-affordable-housing-seniors>

RHTA Program landing page: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance>

2024 New State Housing Laws Webinar: Includes webinar materials, a new laws summary and a checklist for jurisdiction staff: <https://abag.ca.gov/technical-assistance/2024-new-state-housing-laws-webinar>

Information sessions and related material on AB 1332, Pre-approved ADU plans: <https://abag.ca.gov/technical-assistance/ab-1332-pre-approved-adu-plans-information-sessions-resources>

ADU Affordability Survey Tool: <https://abag.ca.gov/technical-assistance/adu-affordability-survey-tool>

ADU Work Group: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/peer-cohorts-work-groups>

Doorway Housing Portal <https://housingbayarea.mtc.ca.gov/>

Doorway Press release: <https://mtc.ca.gov/news/new-affordable-housing-portal-launches-bay-area>

CARE landing page: <https://mtc.ca.gov/planning/transportation/access-equity-mobility/community-action-resource-empowerment-care-program>

Community Based Transportation Plans: <https://mtc.ca.gov/planning/transportation/access-equity-mobility/community-based-transportation-plans-cbtps>

Regional Mapping & Wayfinding landing page: <https://mtc.ca.gov/operations/transit-regional-network-management/regional-mapping-wayfinding>

Transit Fare Coordination & Integration <https://mtc.ca.gov/operations/transit-regional-network-management/transit-fare-coordination-integration>

Media Mentions and other web mentions:

Feb 5, 2025 BAHFA Helps Community Land Trusts Preserve Affordable Homes: <https://mtc.ca.gov/news/bahfa-helps-community-land-trusts-preserve-affordable-homes>

Jan. 13, 2025 The Bay Area Housing Finance Authority: Major Achievements and a Look Ahead: <https://mtc.ca.gov/news/bay-area-housing-finance-authority-major-achievements-and-look-ahead>

December 20, 2024 RHTA Program Highlights First Three Years of Technical Assistance: <https://abag.ca.gov/news/rhta-program-highlights-first-three-years-technical-assistance>

December 12, 2024 MTC, Transit Agencies Debut Bay Area's New Transit Maps and Signs: <https://mtc.ca.gov/news/mtc-transit-agencies-debut-bay-areas-new-transit-maps-and-signs>

October 18, 2024 KTVU coverage of the Oakland groundbreaking:

100 units of affordable housing being built in Oakland's Chinatown: <https://www.ktvu.com/news/100-units-affordable-housing-being-built-oaklands-chinatown>

Affordable housing units break ground in Oakland's Chinatown: <https://www.ktvu.com/video/1534065>

October 17, 2024 Oakland Celebrates Groundbreaking For New Affordable Housing for Seniors: <https://mtc.ca.gov/news/oakland-celebrates-groundbreaking-new-affordable-housing-seniors>