

# Regional Early Action Planning 2.0: Combating Climate Change and Building Affordable Housing

The 2021-22 state budget made a one-time \$600 million investment in REAP 2.0, an innovative program to help the Bay Area and other regions address some of our most pressing housing, transportation and climate challenges. REAP 2.0 supports regions to implement state-mandated sustainable communities strategies by:



Building affordable homes in infill locations and near transit



Improving low carbon mobility options

REAP 2.0 is the **only state program** that provides regional agencies flexible funds to move our sustainable communities strategies from plan to reality.

**Plan Bay Area 2050:**  
Our Sustainable Communities Strategy

*If fully implemented, the strategy will achieve a 19% GHG reduction over 2005 levels and support 400,000 new affordable homes (many in high opportunity locations). Our unique Implementation Plan outlines concrete actions needed to move from plan to reality. New resources like REAP 2.0 are essential for this vision to come to fruition.*

## January Budget Proposal Jeopardizes Work Underway

The budget proposes to cut REAP 2.0 by 50%, to \$300 million. Bay Area communities would lose more than \$50 million — despite being well underway in implementing projects **already approved** by the Department of Housing and Community Development:

<p><b>Housing Affordability</b> (\$68 million)</p> <p>Repurpose aging malls, office parks and public lands for housing</p> <p>Preserving affordable housing near high-quality transit</p> <p>Technical Assistance for cities and counties</p>	<p><b>Regional Transit Fare Coordination</b> (\$26 million)</p> <p>Piloting no- and low-cost transfers</p> <p>Mapping updates to make it easier to navigate Bay Area transit</p>
	<p><b>Equity Priority Community-Driven Projects</b> (\$8 million)</p> <p>Develop and fund community-driven projects in Equity Priority Communities, from Complete Streets to transit ambassadors</p>

# Bay Area's REAP 2.0 Investment Strategy

## Housing Affordability (\$68 million)

Half our grant is dedicated to filling significant gaps in the current housing finance landscape:

- **Priority Sites Program, \$32 million:** Predevelopment funding to convert aging malls, office parks, and other high-capacity sites into affordable housing. Designed to accelerate reuse of land in transit-rich areas and showcase precedent-setting projects.
- **Housing Preservation Program, \$19 million:** Loans to acquire and rehabilitate apartments occupied by income qualified residents in disinvested communities where such investments are scarce. Preservation is a key strategy to establish long-term affordability and expand housing security by protecting residents from displacement.

### Regional Housing Technical Assistance, \$17 million:

Tools to support localities in changing their policies to achieve local and regionwide housing goals, including streamlining permitting, promoting fair housing, and implementing housing elements.



### Anticipated Benefits

- ✓ Increase affordable housing supply by 800 – 1,600 homes
- ✓ House up to 14,400 households over long term
- ✓ Model new approaches to adaptive reuse of large sites

### Anticipated Benefits

- ✓ 30,000 more transit trips/day
- ✓ Increased accessibility for all riders, including people with disabilities, non-English speaking residents and new users

## Rider-Focused Transit Improvements (\$26 million)

### Regional Transit Fare Coordination & Integration, \$24 million:

Two-year pilot for free and reduced-cost transfers between transit systems. By allowing users to make seamless transfers at discounted rates, an integrated fare structure would reduce the cost and challenges of navigating between bus, rail and ferry systems.

**Mapping and Wayfinding, \$2 million:** Consistent maps, signage, and screens will make it easier to ride transit across the Bay Area. REAP 2.0 funds support deployment of prototypes to inform future regionwide implementation.

## Equity Priority Community Projects (\$8 million)

- **Participatory Budgeting, \$5 million:** Community-led process to identify, develop, and vote on priorities to deliver neighborhood-scale transportation and housing improvements.
- **Community Power Building and Engagement, \$2 million:** Grants to advance multi-sector climate initiatives that improve mobility. Support for community leaders to work effectively in challenging contexts.
- **Implementing Community Based Transportation Plans, \$1 million:** Grants to move larger-scale community-identified priorities from the concept phase into fundable and viable projects. REAP 2.0 funds offer design support, engineering studies and other technical assistance.



### Anticipated Benefits

- ✓ Increased civic engagement
- ✓ Neighborhood improvements