Priority Sites

Proposed Awards & Next Steps
Technical Assistance

MTC Planning Committee
(Joint meeting with the ABAG Administrative Committee)
May 10, 2024

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METROPOLITAN TRANSPORTATION COMMISSION

Timeline: Priority Sites Program

2021 ☑ **Plan Bay Area 2050**

2022 ☑
Research & Engagement
Priority Sites Concept Paper

2023
☑ *Research & Engagement*
Sites Criteria & REAP 2.0 Funding Approved
Nomination Window
☑ **Sites Approved**
Call for Letters of Interest

2024 ☐ **Award & Launch Technical Assistance, Pilot Projects**

2025- ☐ **Plan Bay Area 2050+**
☐ **Additional TA; Complete Pilot Projects; Potential expanded funding**

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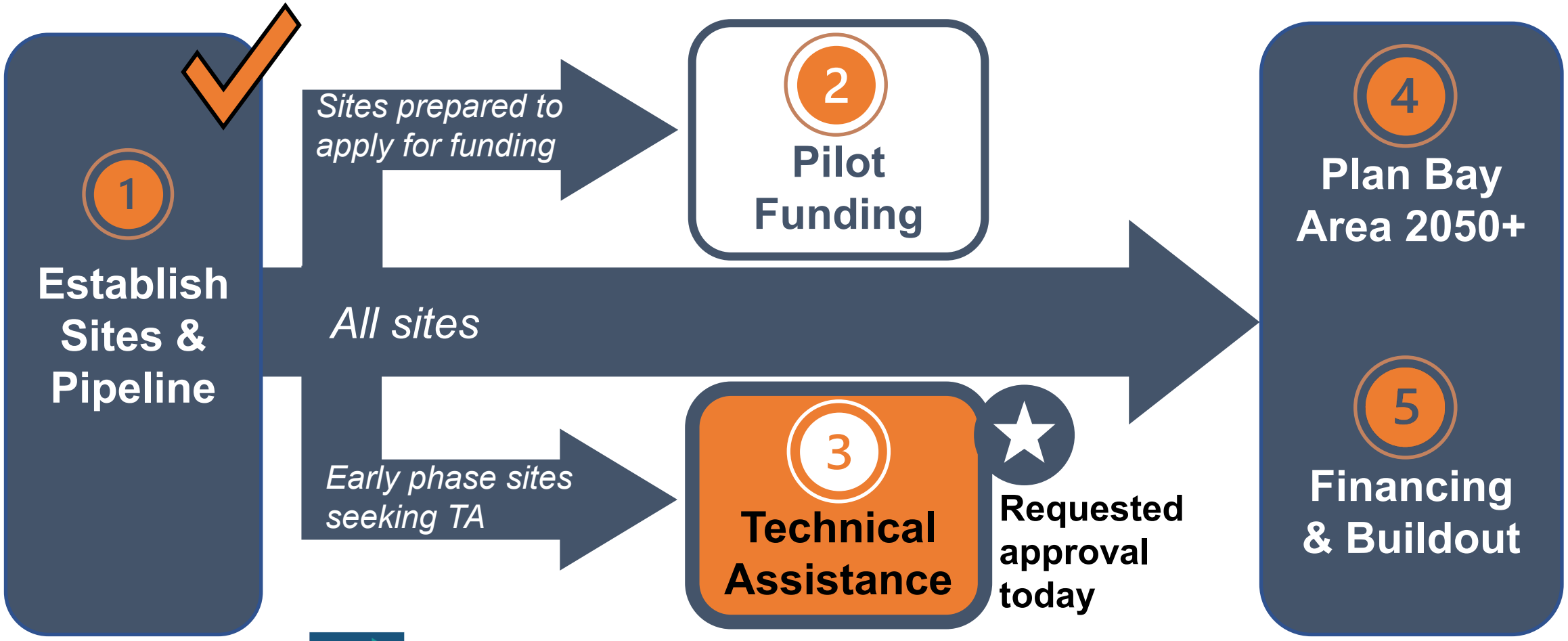
Approach: Priority Sites Program



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Priority Sites Pipeline:
Where does TA and Pilot Funding Fit In?

PIPELINE OF PRIORITY SITES

PHASE

Prioritization
Identified as Opportunity Site, Rezoned

Predevelopment
Planning entitlement; Local funding commitments

Production
Fully financed and permitted

PROGRAM SUPPORT

Technical Assistance

Pilot Funding

NEEDS MET

- Site assessment & conceptual design
- Developer selection
- Planning entitlements
- Engagement

- Detailed Architecture & Engineering
- Building permits
- Ability to secure full financing

Setting the Context

- **REAP 2.0 funding for Priority Sites approved by Commission and HCD in 2023:**
  - $2.8 million for Technical Assistance
  - $28 million for pilot project capital funding
- **Call for Letters of Interest released in November 2023**
  - $8.6 million in Technical Assistance requests received *(3x oversubscribed)*
  - $77.5 million in pilot project requests received *(2.75x oversubscribed)*
- **Following Call for Letters of Interest, REAP 2.0 funding outlook has become increasingly unclear**
  - Governor's January 2024 Budget: 50% cut proposed to REAP 2.0 statewide

Overview: Technical Assistance Requests

- **Categories of Proposals:**
  - Technical studies and due diligence
  - Schematic design/conceptual planning
  - Developer selection
  - Housing and/or infrastructure finance
  - Engagement
- **Types of sites:**
  - VTA and BART T.O.D. sites
  - City and county-owned sites
  - Private or non-profit owned Housing Element sites
- **Characteristics of Top Proposals**
  - Local support
  - Clear path to entitlement and ground-breaking
  - Location: PDA, TOC area, and Housing Element sites

Application Process

Presentations to local staff in all 9 counties and developers as part of site nomination process

Webinar highlighting opportunity and providing step-by-step guidance

1-on-1 support to local staff to craft and submit

Simple application portal

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Recommended Approach

- **Approve funding for all eligible TA requests**
  - **Phase 1:** Meet immediate needs of highest impact, development-ready sites ($1.62M*)
  - **Phase 2:** Contingent on retention of REAP 2.0 funding, meet TA needs of remaining eligible sites ($2.8M**)
- **Ongoing:** Provide regionwide TA to support needs of remaining Priority Sites
  - Build resources and templates to meet shared needs
  - Actively identify additional funding sources
  - Work with potential partners to meet identified local needs

*Source: Unused OBAG2 funding programmed at May Programming & Allocations Committee

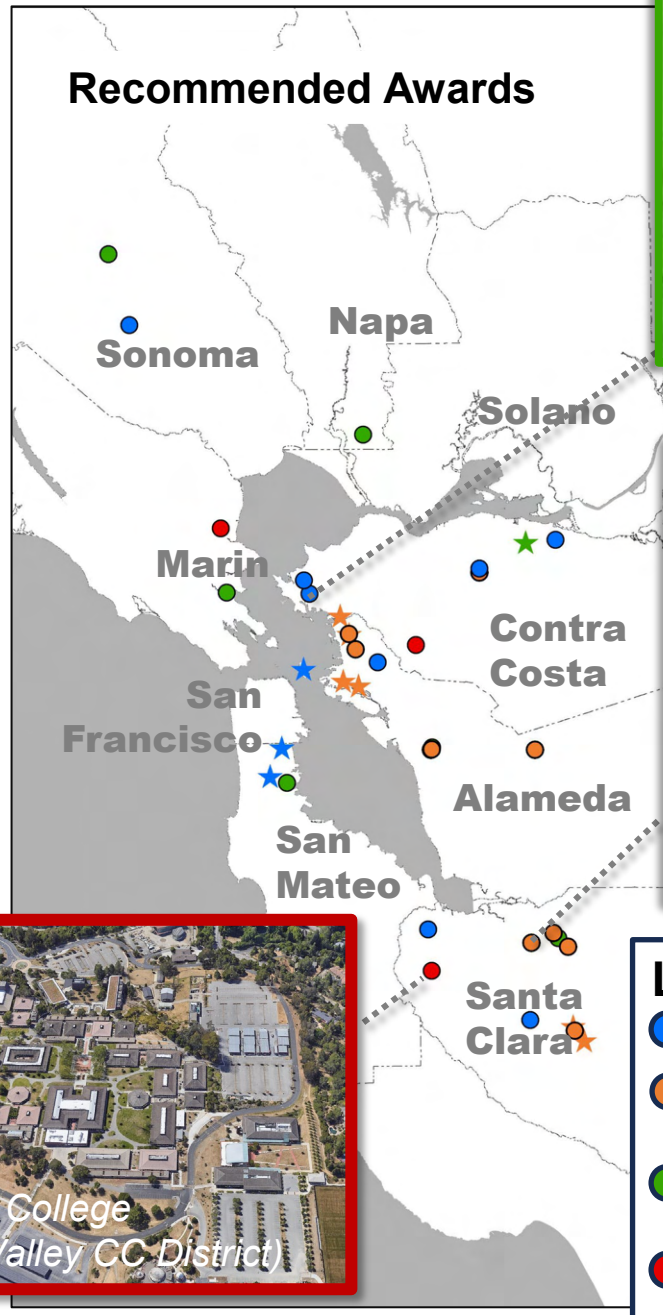
**Approved projects will be advanced based on ranking, consistent with approved REAP 2 criteria

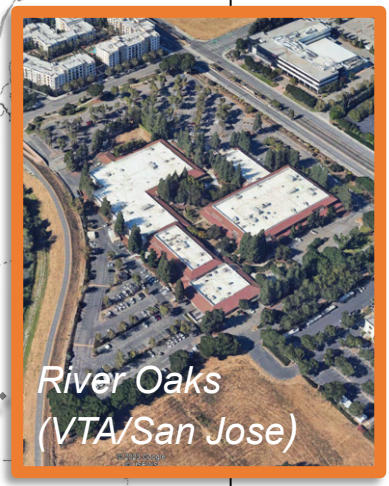
Recommended Awards: Highlights

Type of Site	TA PHASE ONE	TA PHASE TWO	PILOT FUNDING
City & County Sites	3	8	★ 3
Transit Station TOD	4	5	★ 6
Commercial Reuse	1	4	★ 1
Education & Religious		3	

Action at this meeting

BAHFA Action





Legend
- City/County Sites
- Transit Station TOD
- Commercial Reuse
- Education/ Religious

See Attachments B and C for additional detail on specific awards

All Recommended Awards

Phase One Awards

Site	Jurisdiction	Award
12th/ Macdonald	Richmond	$100,000
Ashby BART	Berkeley	$250,000
Bay Fair	San Leandro & Alameda County	$500,000
Downtown Parcels	Concord	$125,000
Las Deltas	Contra Costa	$146,000
VTA Great Mall	Milpitas	$250,000
VTA River Oaks	San Jose	$250,000
	Total	**$1,621,000**

Phase Two Awards

Site	Jurisdiction	Award
245 South Airport Boulevard	South San Francisco	$150,000
Adobe Lumber	American Canyon	$150,000
Bliss Avenue	Pittsburg	$250,000
VTA Branham Station	San Jose	$75,000
Capitol Metro Site	Milpitas	$20,000
City Corporation Yard	Campbell	$250,000
Affordable Housing Site	Palo Alto	$200,000
Downtown	Rohnert Park	$250,000
Fifer & Nellen	Corte Madera	$75,000
Foothill College	Los Altos Hills	$150,000

Phase Two Awards (ct'd)

Site	Jurisdiction	Award
Grand Avenue/Moraga Canyon	Piedmont	$75,000
VTA Hostetter	San Jose	$125,000
Lance Drive	Santa Rosa	$250,000
Monument Blvd	Concord	$145,000
Moraga Canyon	Piedmont	$90,000
North Berkeley BART	Berkeley	$100,000
Pleasanton BART Lot	Pleasanton	$250,000
St John the Evangelist	Orinda	$150,000
St. Vincent's	Marin County	$45,000
	Total	**$2,800,000**

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Next Steps

- **Summer 2024:** Pending approval, launch Technical Assistance and Pilot Projects
- **2024-25:**
  - Following state budget resolution, support additional approved projects and seek expanded funding
  - Complete Technical Assistance and Pilot Projects
  - Deliver regionwide Technical Assistance resources
  - Integrate sites into Plan Bay Area 2050+

Image: Milpitas Transit Station Area
Credit: MTC Photo Library

Image: Modular housing project in San Leandro
Credit: MTC Photo Library

Requested Action

- **Refer the recommended Priority Site Technical Assistance to the Commission for approval.**
- **Direct staff to seek additional resources and identify partnerships to meet shared needs of Priority Sites regionwide.**

Related programming revisions at the May Programming and Allocations Committee:

- **Resolution 4202, Revised (OBAG2):** $1.62 million for Phase 1 Technical Assistance Awards
- **Resolution 4650 (REAP 2):** $2.8 million for Phase 2 Technical Assistance Awards