

Priority Sites

Joint MTC Planning Committee with the
ABAG Administrative Committee

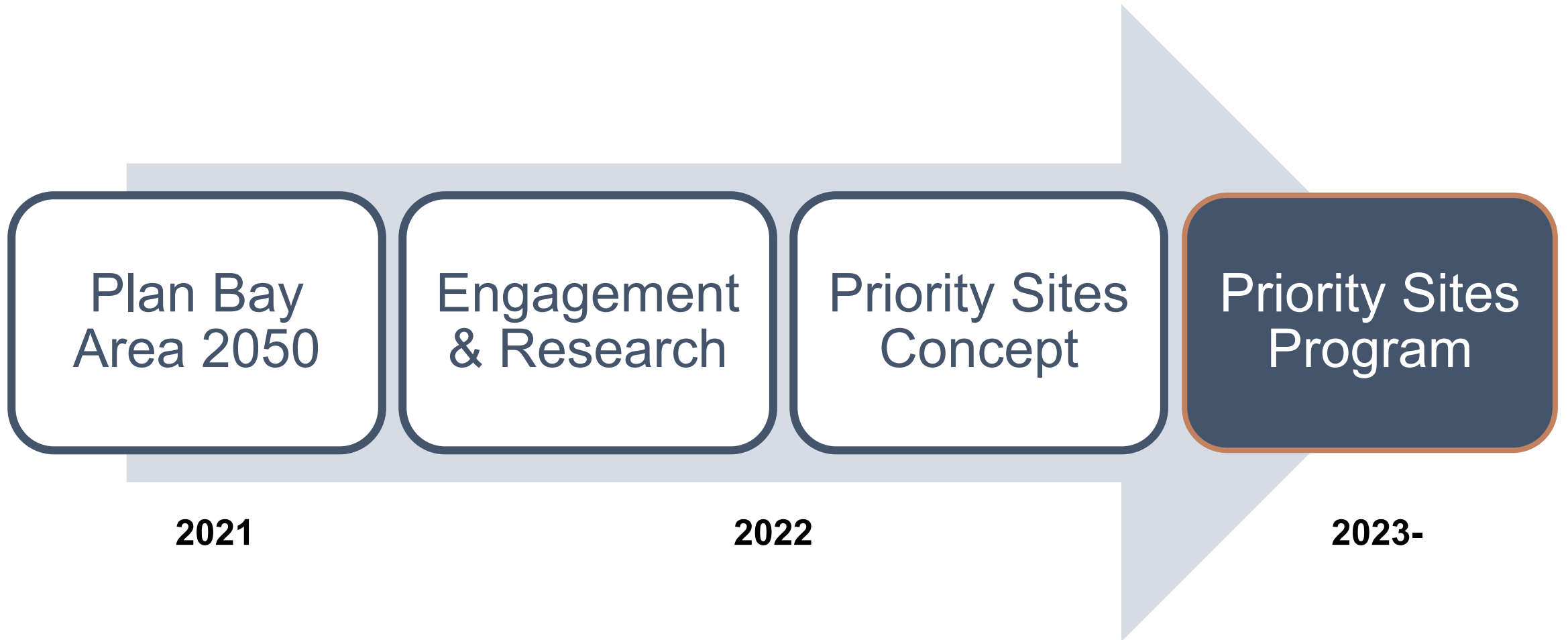
March 10, 2023



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION



Background: How we got here



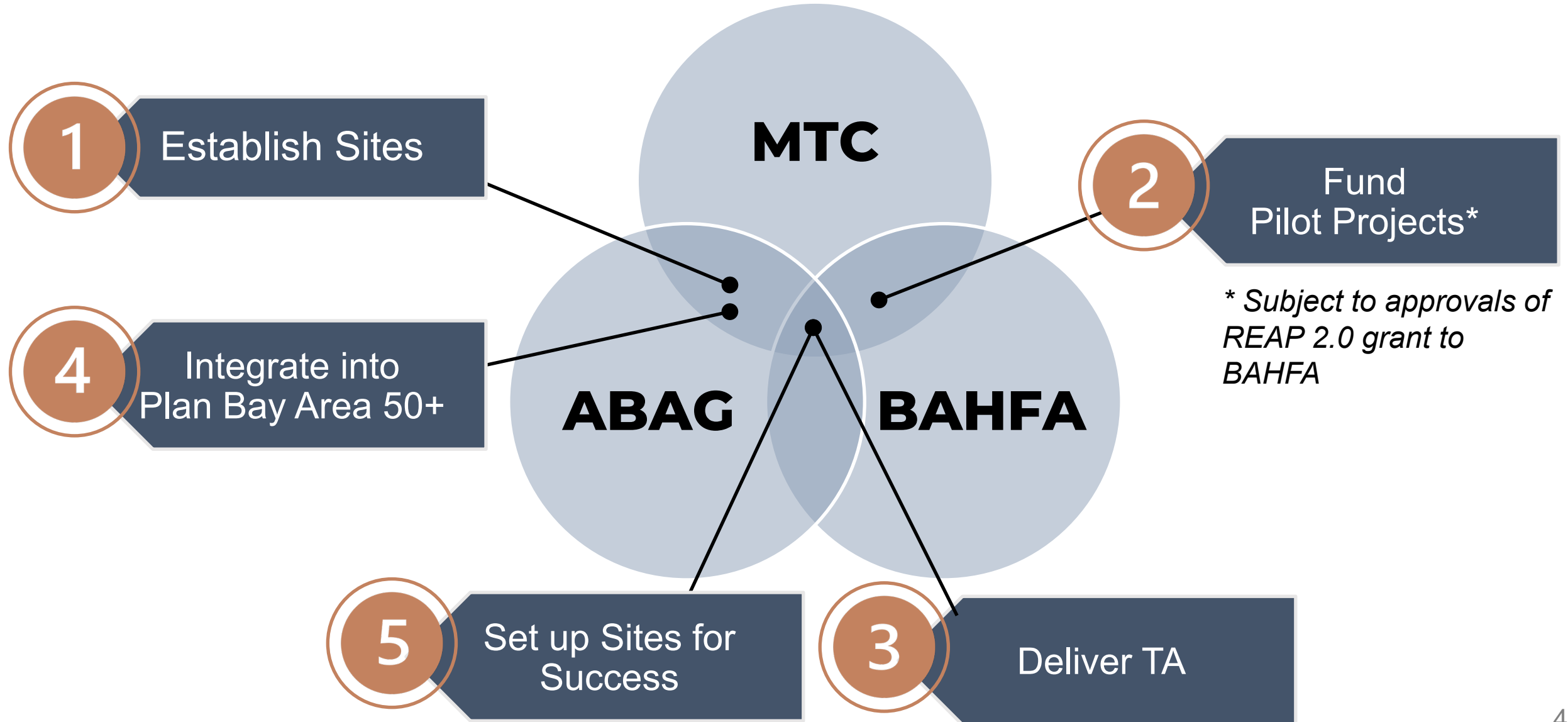
Priority Sites Program

- 1 Establish Sites & Pipeline
- 2 Fund Pilot Projects
- 3 Deliver Technical Assistance
- 4 Integrate into Plan Bay Area 2050+
- 5 Set up sites for future success



Focus of today's presentation

Agency Roles



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Establish Sites: Eligibility Criteria



Applicant

- Local Government, or
- Developer of entitled project



Location

- Plan Bay Area 2050 Growth Geography, or
- Transit Priority Area (includes areas covered by MTC's Transit Oriented Communities Policy)



Affordability

- Commitment to maximize share of affordable units, exceeding local inclusionary requirement*

*Funding and technical assistance will prioritize projects on eligible sites with highest levels of affordability, supported by measures to address displacement risk

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Establish Sites: Eligibility Criteria

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Site Type & Capacity

Regionally Significant

- At least 500 homes

Community Anchor

- At least 100 homes, or at least 25% of jurisdiction's very low- or low-income RHNA
- At least 10,000 square feet of community facilities and

Public Sites Portfolio

- Two or more publicly-owned sites to be developed in concert with total capacity for at least 200 homes



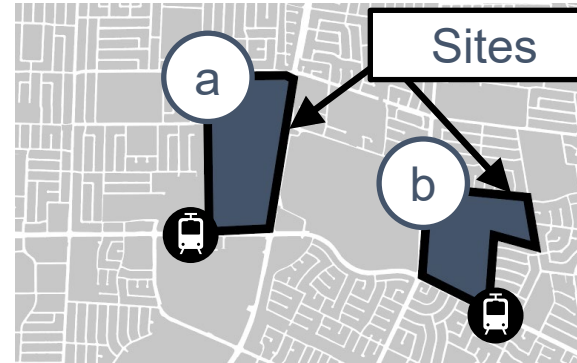
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Establish Sites: Site Type Examples

Maps and images are for illustrative purposes only

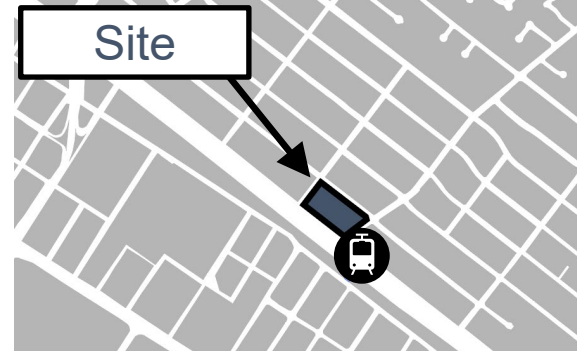
Regionally Significant

- a. County airport planned for closure
- b. Aging shopping center



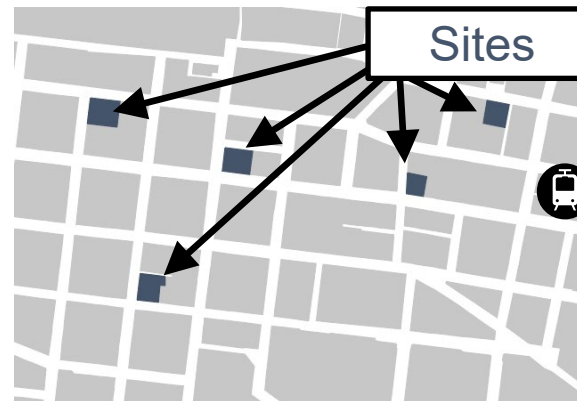
Community Anchor

Site planned for cultural center and 120 affordable homes

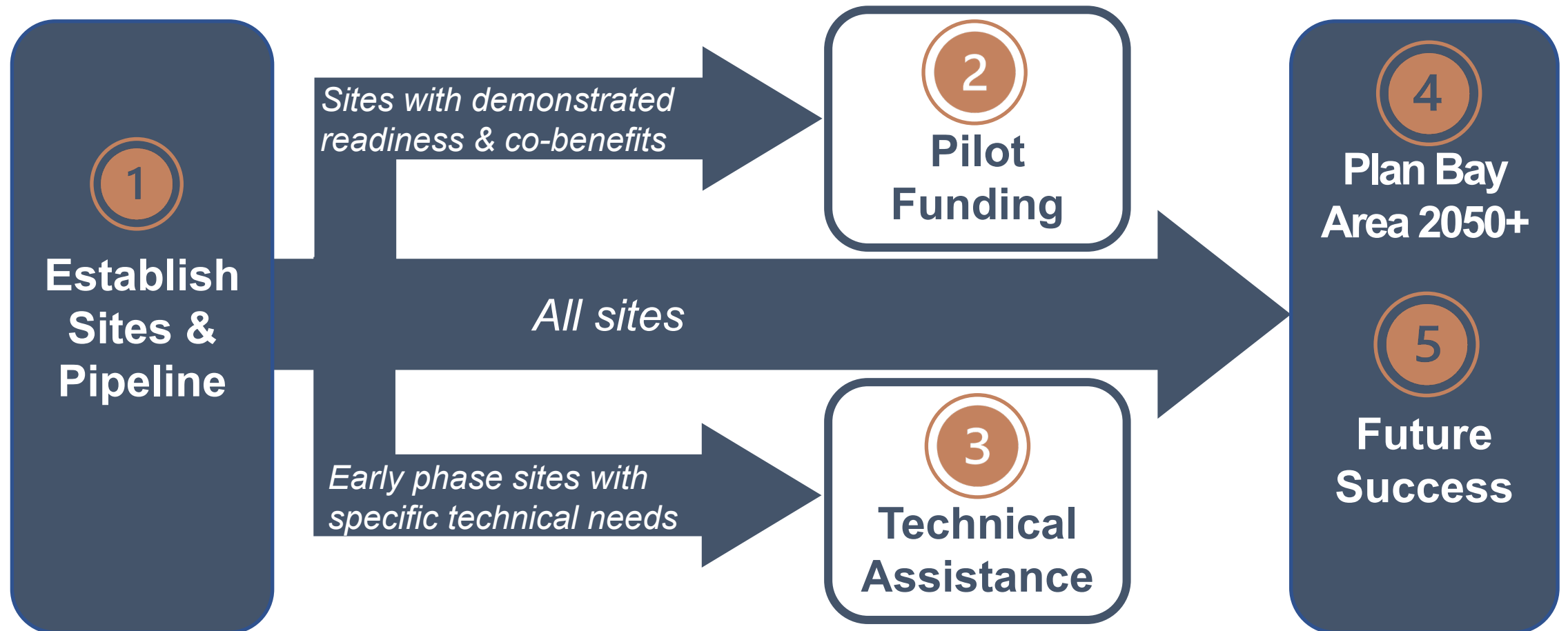


Public Sites Portfolio

Downtown parking lots identified in Housing Element



How the Priority Sites Program will work



Fund Pilot Projects: Near-Term Action

- **\$28 million to accelerate Pilot Projects** on select Priority Sites through the predevelopment phase toward groundbreaking
- **BAHFA administers funds**, in coordination with MTC staff (subject to approvals listed below)
- **Outcome:** precedent-setting projects that leverage BAHFA expertise, implement Plan Bay Area and local Housing Elements, and offer proof of concept for potential 2024 regional bond measure.
- **Other related requested approvals this month:**
 - **March 8:** MTC Administrative Committee recommends granting \$28 million pilot funding from REAP 2.0 to BAHFA
 - **March 9:** BAHFA Oversight Committee recommends accepting REAP 2.0 grant; recommends approval of Term Sheet for pilot program funding
 - **March 22:** Commission and BAHFA Board finalize REAP 2.0 grant to BAHFA; BAHFA Board approves Term Sheet for pilot program funding



Next Steps

- **Today:** Refer Reso. 4567 to the Commission and Reso. 10-2023 to the ABAG Executive Board for approval
- **April 2023:** Call for Priority Site Nominations
*(Concurrent action: BAHFA NOFA for Pilot Program)**
- **July 2023:** Adopt first set of Priority Sites, Identify Technical Assistance Needs
*(Concurrent action: BAHFA awards Pilot Program funding)**
- **September 2023:** Adopt additional Priority Sites
- **Fall-Winter 2023-4:** Launch Pilot Projects & refine technical assistance
- **2024 Onwards:** Program evaluation and updates to Committees; additional nomination windows and funding opportunities (as available), and requested action on program refinements or expansion, if applicable

Requested Action

ABAG Administrative Committee: Refer ABAG Resolution No. 10-2023, Priority Sites Criteria, to the Executive Board for approval.

MTC Planning Committee: Refer MTC Resolution No.4567, Priority Sites Criteria, to the Commission for approval.

Thank You

Staff Contact

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