

# Priority Sites

Joint MTC Planning Committee with the  
ABAG Administrative Committee

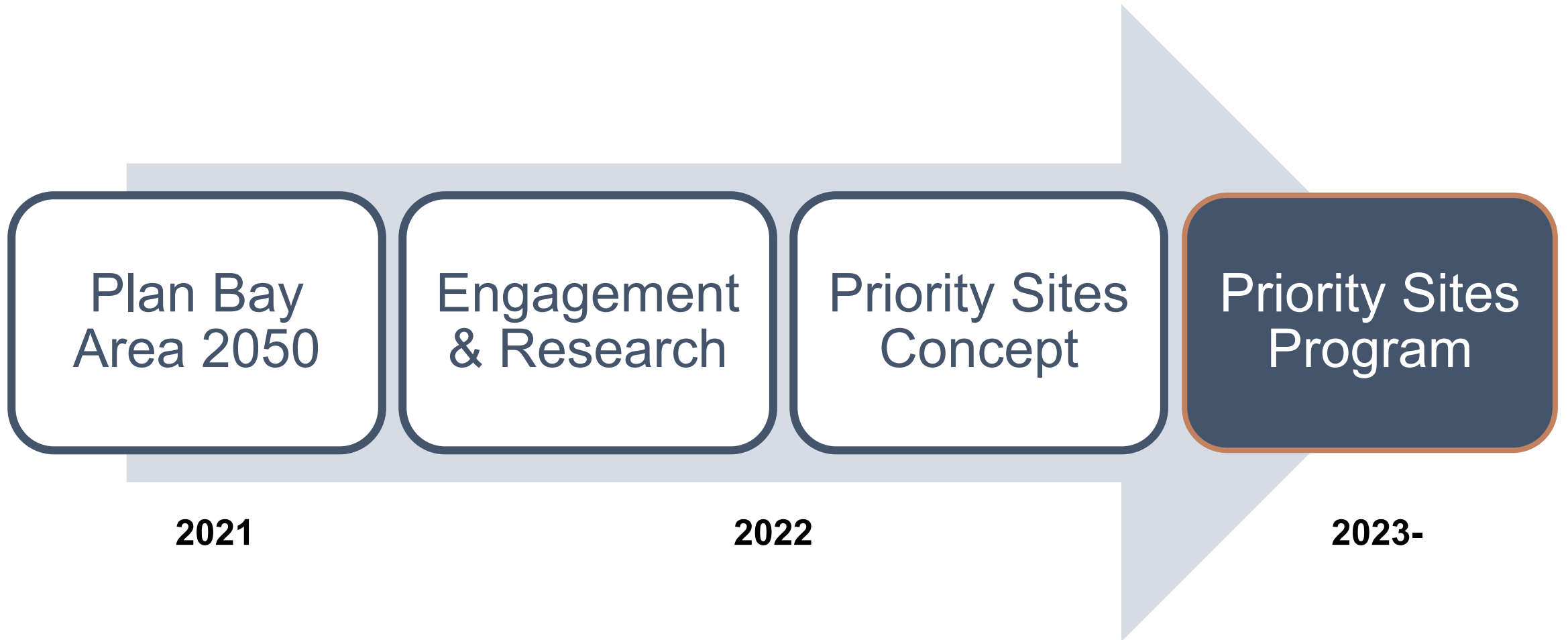
March 10, 2023



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION



# Background: How we got here



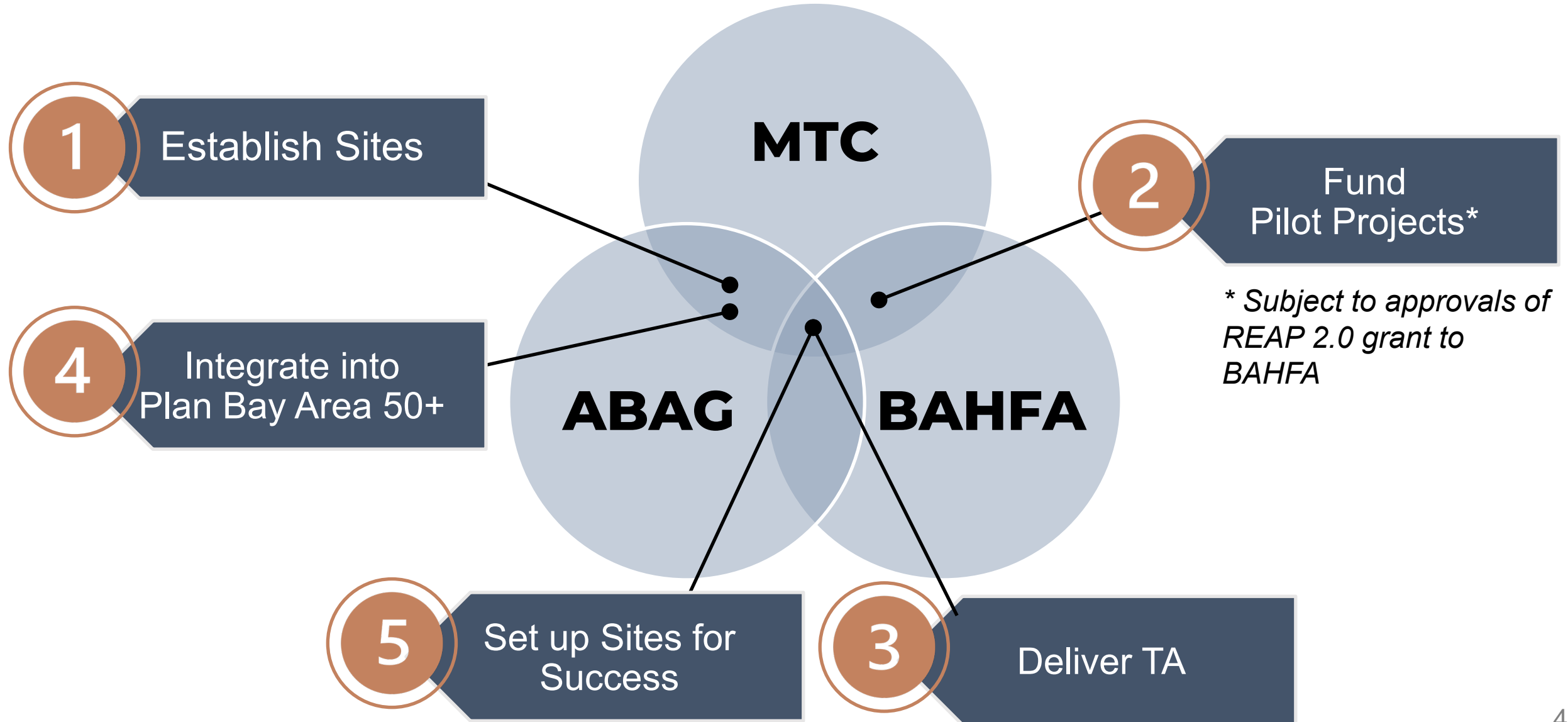
# Priority Sites Program

- 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



# 1

# 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
- and At least 10,000 square feet of community facilities

### Public Sites Portfolio

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

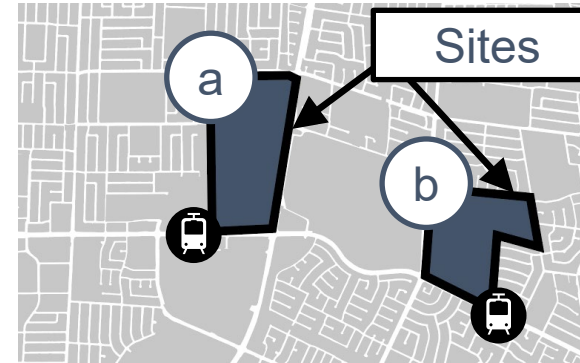


# Establish Sites: Site Type Examples

*Maps and images are for illustrative purposes only*

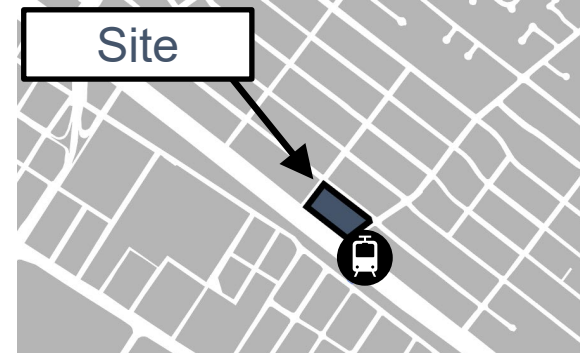
## Regionally Significant

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



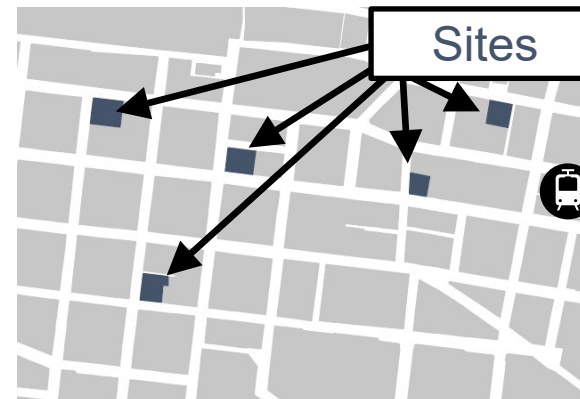
## Community Anchor

Site planned for cultural center and 120 affordable homes

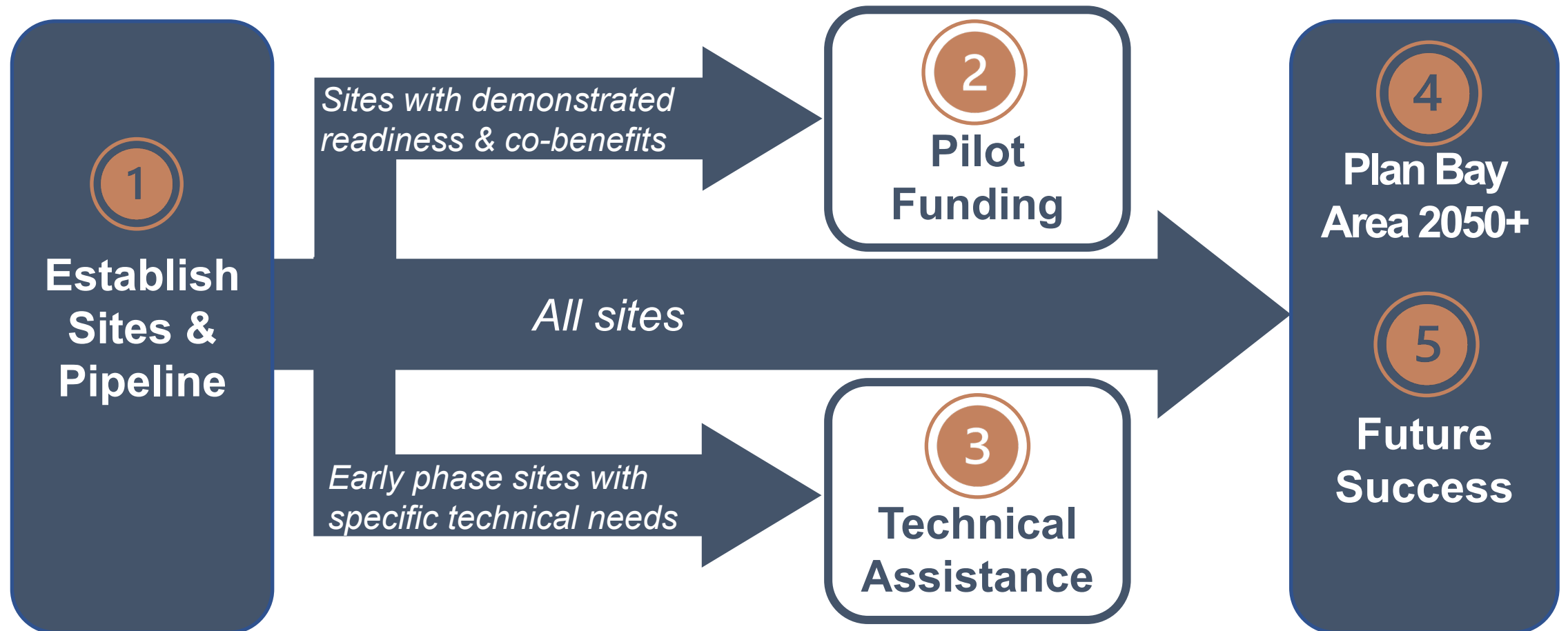


## Public Sites Portfolio

Downtown parking lots identified in Housing Element



# How the Priority Sites Program will work





- **\$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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