

# Priority Sites

Proposed Awards & Next Steps  
Technical Assistance

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



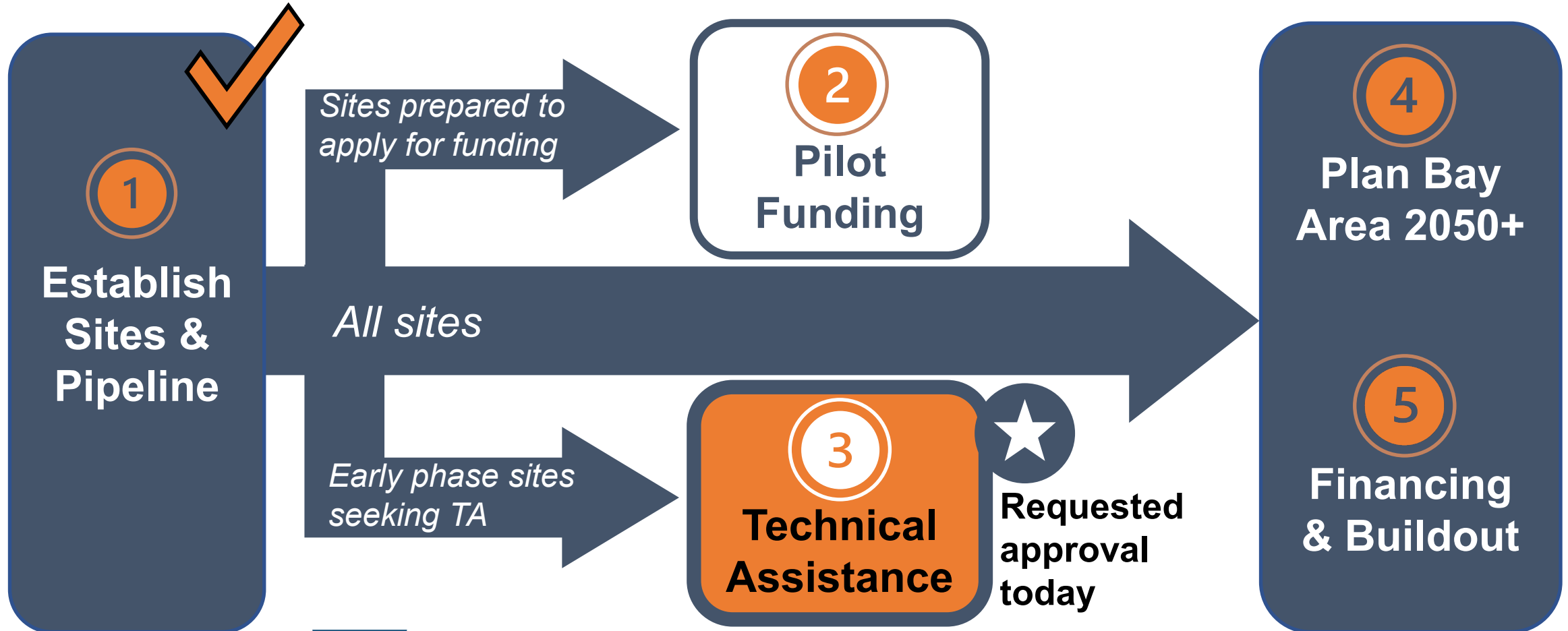
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# Timeline: Priority Sites Program

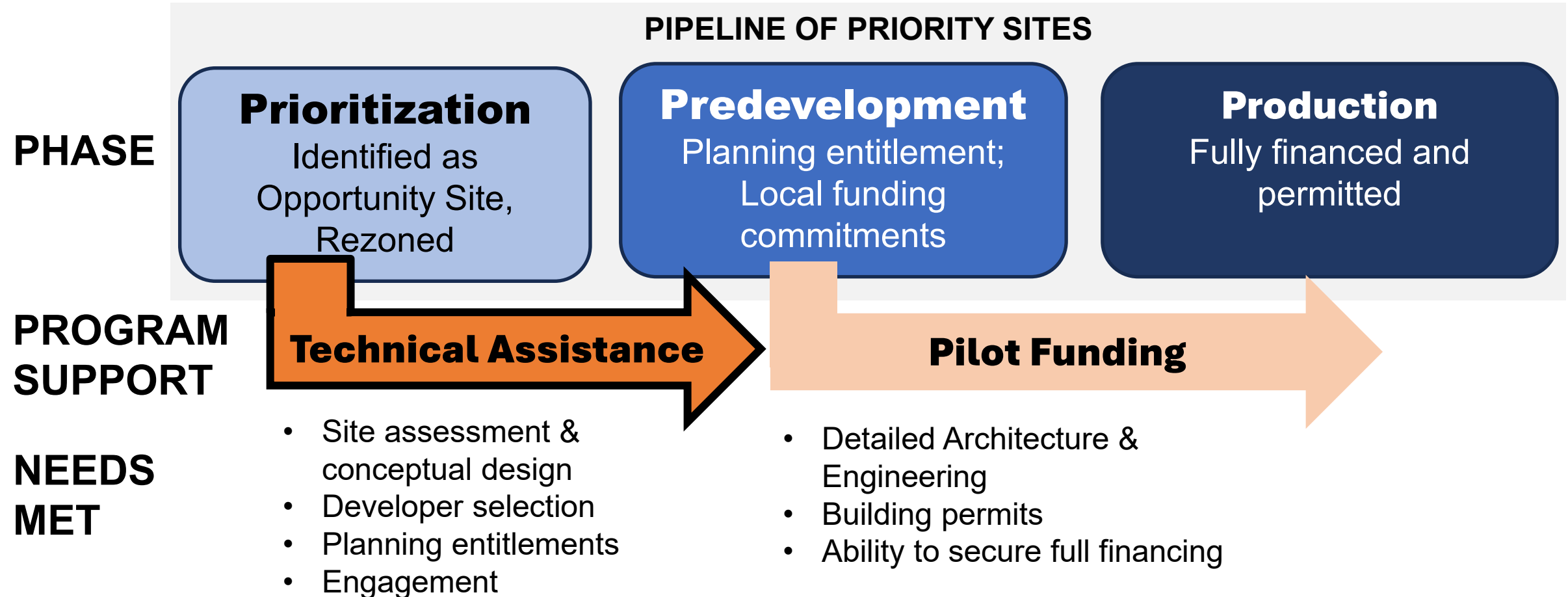


# Approach: Priority Sites Program



# Priority Sites Pipeline:

## Where does TA and Pilot Funding Fit In?



# 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



# 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



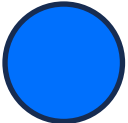





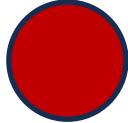
Image: Tamien Station T.O.D.  
Credit: V.T.A.



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# Recommended Awards: Highlights

Type of Site	Action at this meeting		BAHFA Action
	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	



See Attachments B and C for additional detail on specific awards



# All Recommended Awards

## Phase One Awards

Site	Jurisdiction	Award
12 <sup>th</sup> /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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Bay Area Housing  
Finance Authority

# 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

