

# Priority Sites

Joint MTC Planning Committee with the  
ABAG Administrative Committee

November 3, 2023



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION



(Photo: MTC Photo Library)



(Photo: MTC Photo Library)

# What are Priority Sites?

## Priority Sites:

- **Are locally-identified** high-capacity sites that will deliver housing at the scale needed to ensure every Bay Area resident has access to a safe, affordable home
- **Implement Plan Bay Area 2050** by accelerating the major reuse projects on public land and aging commercial sites critical to meeting its climate, equity, and housing targets
- **Will be supported by an initial ~\$30M regional investment** to move projects toward completion and provide regionwide TA
- **Will be integrated into Plan Bay Area 2050+** and
- **Will be advanced collaboratively** by BAHFA, local partners, and MTC/ABAG

## Priority Sites Timeline



# Refresher: Priority Sites Criteria

Approved by ABAG<sup>1</sup> and MTC<sup>2</sup> in March 2023:

- **Location:** Within a 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
- **Site Type & Capacity:**
  - **Regionally Significant:** 500+ homes
  - **Community Anchor:** 100+ homes and 10,000+ square feet of community facilities
  - **Public Sites Portfolio:** 2+ publicly-owned sites with total capacity for 200+ homes

<sup>1</sup>ABAG Resolution 10-2023

<sup>2</sup>MTC Resolution 4567

## Priority Site Types

### Regionally Significant



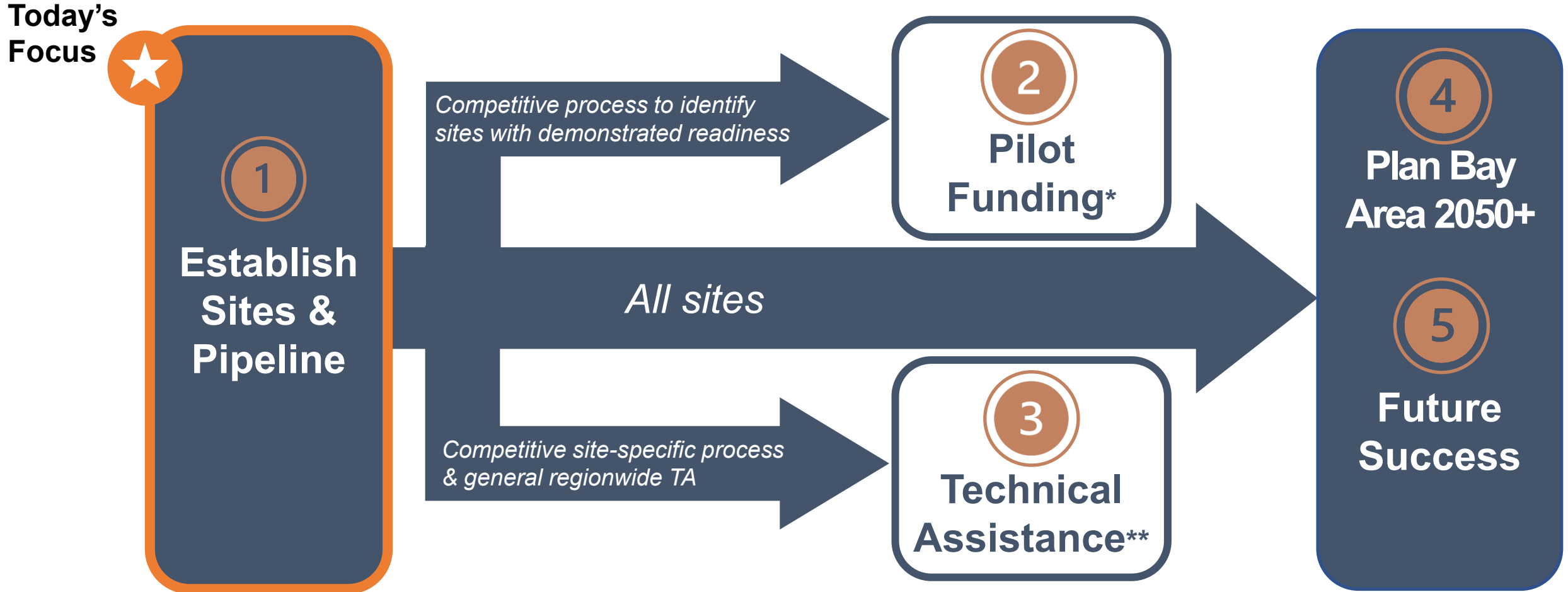
### Community Anchor



### Public Sites Portfolio



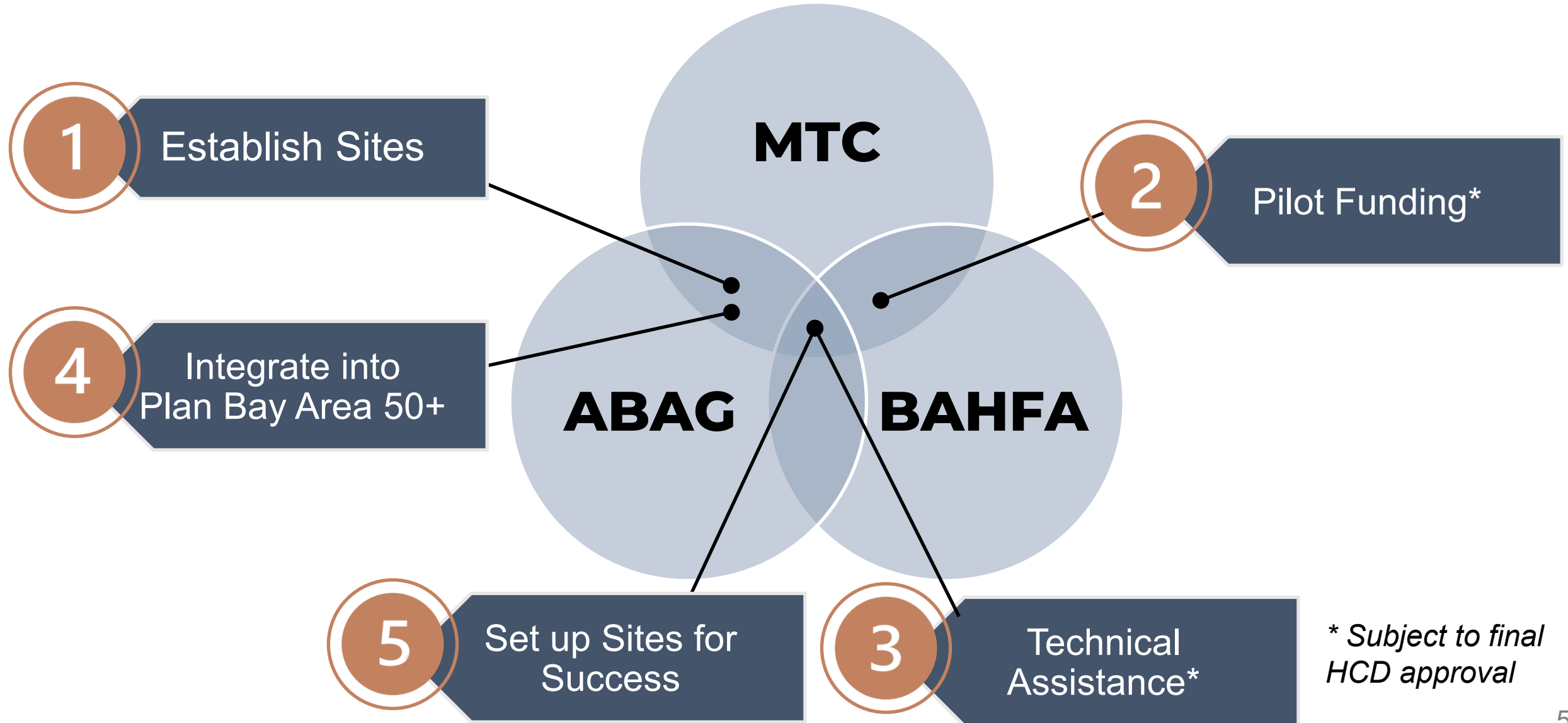
# Refresher: Priority Sites Program



*\*Approximately \$28M anticipated in 2024*

*\*\*Approximately \$3M anticipated in 2024*

# Agency Roles



# 2023 Nomination Window

February

April 1

September 30

**Priority Sites  
Criteria Adopted**

**Nomination Period Opened**

**Nominations Due**



Multiple presentations to local planning directors in all 9 counties and housing developers

**211**

211 eligible sites submitted from nominees in all 9 counties



Recorded webinars providing step-by-step guidance for completing nominations

**171K**

Together, nominated sites have capacity for 171,000 homes (37% affordable)



Weekly virtual office hours and other 1-on-1 support to local staff



Simple nomination portal



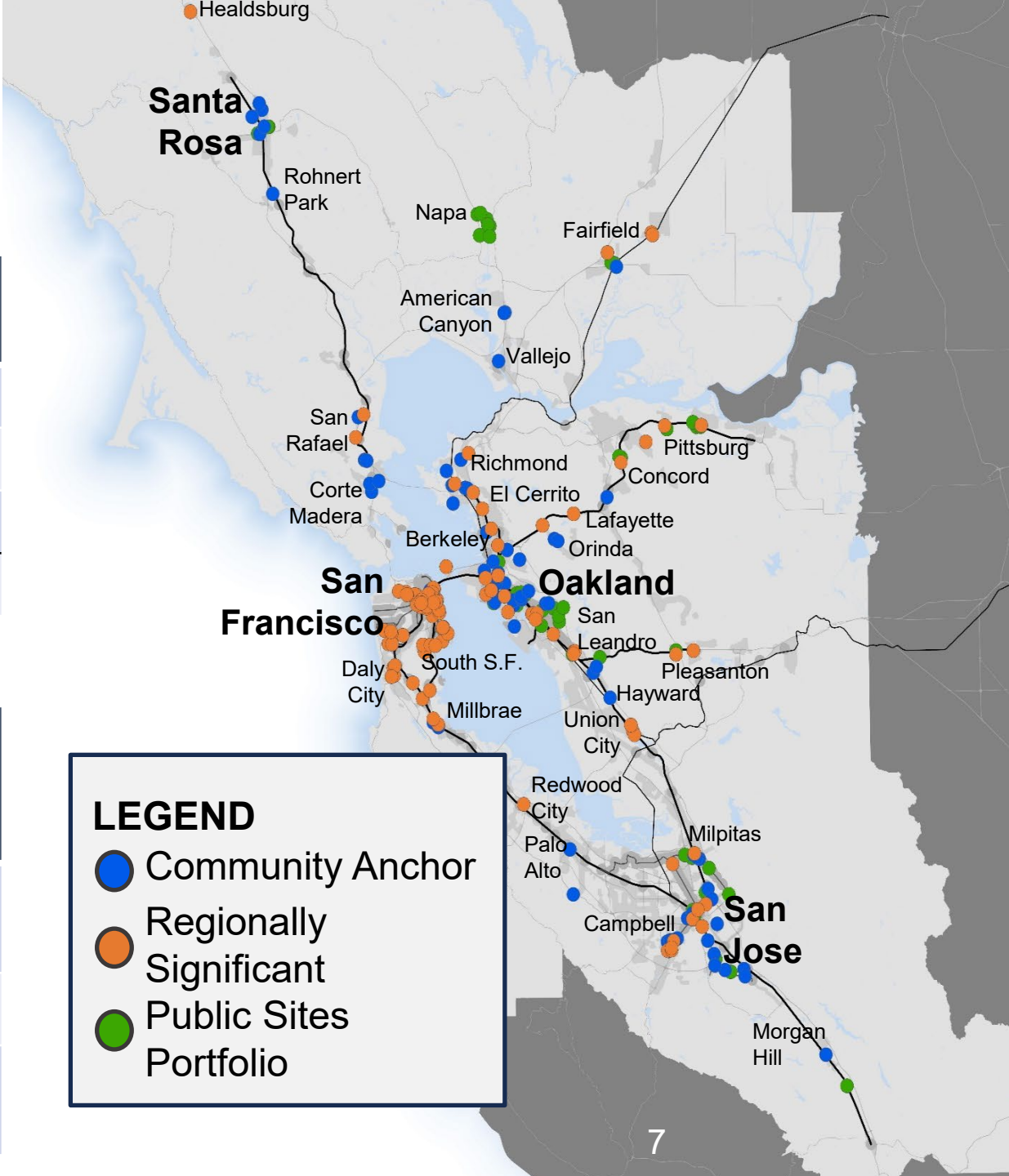
# Summary of Nominations

## Total Nominations by Designation

Designation	Sites	Capacity (homes)
Regionally Significant	106	145,000
Community Anchor	81	19,400
Public Sites Portfolio	24	7,000
<b>Total</b>	<b>211</b>	<b>171,400</b>

## Share of Nominations by Geography

Designation	TOC+ PDA	PDA Only	TOC Only	Other Growth Geography
Regionally Significant	82%	9%	6%	3%
Community Anchor	68%	14%	7%	11%
Public Sites Portfolio	79%	17%	0%	4%



# Nomination Highlights

- **Regionally Significant Sites**

- Major public reuse projects
- Aging malls and office parks
- Transit-oriented development at key nodes in regional transit network

- **Community Anchors**

- Local retail centers/“strip malls”
- Educational campuses and land owned by religious institutions

- **Public Sites Portfolio**

- City-owned parking lots in historic downtowns
- Collections of surplus parcels



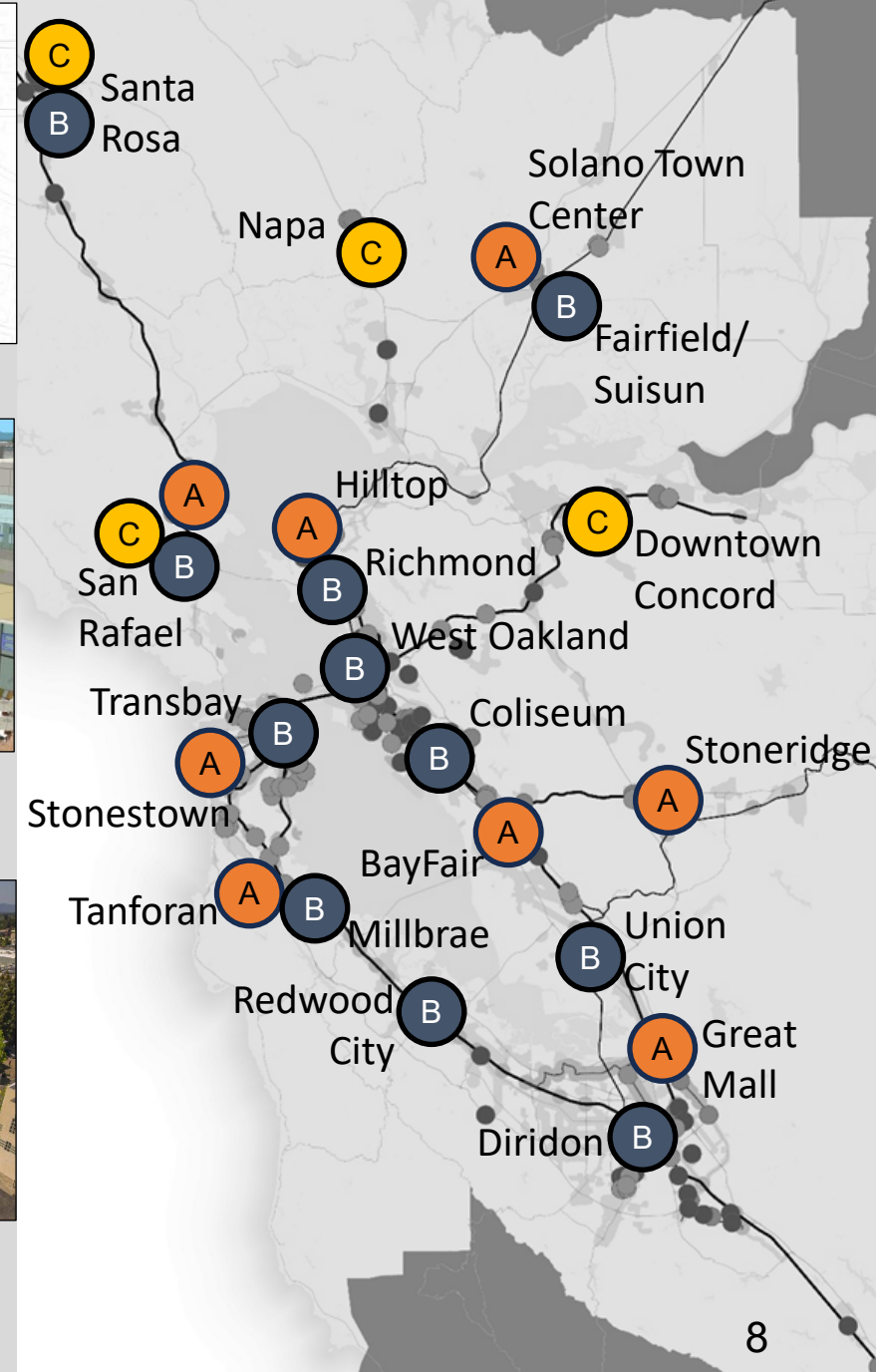
(Photo: City of San Bruno)  
*Aging mall sites*



(Photo: BART)  
*TOD at Transit50+ Nodes*



(Photo: City of Santa Rosa)  
*City-owned downtown sites*





# Top Needs Identified by Nominees

- **Affordable Housing Finance:**
  - Predevelopment loans and grants
  - Gap funding
  - Innovative financing options
- **Infrastructure Funding:**
  - On-site utilities, streets, and public spaces
  - Off-site access and utility improvements
- **Technical Assistance:**
  - Feasibility and environmental assessments
  - Preliminary engineering and design
  - RFQs and development agreements
- **Planning:**
  - Engagement and visioning
  - Precise plans with CEQA clearance



(Photo: MTC Photo Library)



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# Next Steps

- **Today:** Refer MTC Resolution No. 4618 to the Commission and ABAG Resolution No. 15-2023 to the ABAG Executive Board for approval, respectively
- **Late 2023:** Release Notice of Funding Availability (NOFA) for Priority Sites Pilot funding\*
- **Early 2024:** Award Funding to Pilot Projects; Solicit Letters of Interest for Technical Assistance
- **Mid 2024- Onwards:** Integrate Sites into Plan Bay Area 2050+; Advance Pilot projects and deliver Technical Assistance; Update Committees on progress and lessons learned; Additional nomination windows and funding opportunities (as available), and requested action on program refinements or expansion, if applicable

\*Contingent on final HCD approval

# Requested Action

- **ABAG Administrative Committee:** Refer ABAG Resolution No. 15-2023, Priority Sites Adoption, to the ABAG Executive Board for approval.
- **MTC Planning Committee:** Refer MTC Resolution No. 4618, Priority Sites Adoption, to the Commission for approval.

# Thank You

**Staff Contact**

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