

Association of Bay Area Governments

ABAG Housing Committee

Bay Area Housing Finance Authority

Oversight Committee

May 8, 2024

Agenda Item 7.a.

Attachment C List of Priority Sites Technical Assistance Proposals and Awards

TABLE 1. Priority Sites Technical Assistance: Funding Requests and Award Recommendations

Name of Site(s)	Jurisdiction	County	TA Request: Summary	Estimated Request ¹	Recc'd Award
Phase One: 7 projects, \$1.62 million					
12th and Macdonald	Richmond	Contra Costa	Concept Plan, informed by financial feasibility study and community engagement	\$ 100,000	\$ 100,000
Ashby BART Station Area	Berkeley	Alameda	1) Enhanced Infrastructure Finance District (EIFD) Financing Plan; 2) Site design; 3) Financing strategies for affordable homeownership; 4) Targeted community engagement	\$ 250,000	\$ 250,000
Bay Fair BART Parking Lot	Unincorporated Alameda County	Alameda	1) Overall guidance on development process/roadmap 2) Staff augmentation for BayFair project; 3) Parking study; 4) Financing guidance, including EIFD potential	\$ 500,000	\$ 250,000
Bay Fair San Leandro Sites (BART, BayFair Center, King Parcels)	San Leandro	Alameda	1) Staff augmentation (i.e. transportation planning/engineering expertise; grant application and administration) 2) Parking and TDM program design and implementation 3) Legal and entitlement support 4) Enhanced Infrastructure Finance District (EIFD) implementation 5) District operations and maintenance support 6) Final design for critical infrastructure improvements (i.e. new	\$ 3,000,000 ²	\$ 250,000

¹ In some cases, estimated costs were adjusted to reflect independent cost estimate of TA activities included in request.

² Total figure reflects multi-year funding needs across three Priority Sites in vicinity of BayFair BART Station and shopping center. Proposed award will support highest-priority near-term activities to ensure ability to fund wide range of requested TA regionwide.

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			pedestrian access points/paths to BART station); 7) Public infrastructure preliminary engineering & cost estimates.		
Downtown Parcels	Concord	Contra Costa	1) Street closure study 2) Appraisal 3) Developer selection	\$ 125,000	\$ 125,000
VTa Great Mall Station	Milpitas	Santa Clara	1) "Site fit" test/design analysis 2) Community engagement 3) Developer selection support	\$ 250,000	\$ 250,000
Las Deltas	Unincorporated Contra Costa	Contra Costa	1) Technical studies/due diligence 2) Developer selection support	\$ 250,000	\$ 146,000 ³
VTa River Oaks Campus	San Jose	Santa Clara	1) "Site fit" test/design analysis 2) Parking Study 3) Community engagement 4) Developer selection support	\$ 250,000	\$ 250,000

³ Reduced due to project timing: portions of project for which TA were requested will have been completed before TA delivery is possible.

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Name of Site(s)	Jurisdiction	County	TA Request: Summary	Estimated Request ¹	Recc'd Award
Phase Two: \$2.8M to advance eligible remaining projects, contingent on available funding					
245 South Airport Boulevard	South San Francisco	San Mateo	1) Technical studies 2) Local policy evaluation/updates 3) Coordination with infrastructure providers 4) RFQ support	\$ 500,000	\$ 150,000
Adobe Lumber	American Canyon	Napa	1) Technical studies/due diligence 2) Coordination with adjacent projects and stakeholders	\$ 150,000	\$ 150,000
Bliss Avenue	Pittsburg	Contra Costa	1) Concept plan 2) Environmental Site Assessments 3) CEQA analysis	\$ 250,000	\$ 250,000
VTB Branham Station	San Jose	Santa Clara	1) Technical studies/due diligence 2) Affordable housing 3) Architectural site planning and presentation to community members 4) Preliminary subdivision map submittal	\$ 75,000	\$ 75,000
Capitol Metro Site	Milpitas	Santa Clara	Massing study and site phasing plan	\$ 20,000	\$ 20,000
City Corporation Yard	Campbell	Santa Clara	1) Technical studies/due diligence 2) Conceptual design/massing and cost estimates 3) Real estate/legal support	\$ 250,000	\$ 250,000
Dedicated Affordable Housing Site	Palo Alto	Santa Clara	1) Massing/architectural studies, 2) Financial feasibility analyses 3) Engagement	\$ 200,000	\$ 200,000

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Downtown at Rohnert Park	Rohnert Park	Sonoma	1) Local policy evaluation/updates 2) Parking study 3) Retail analysis and recommendations 4) Market study	\$ 250,000	\$ 250,000
Fifer & Nellen	Corte Madera	Marin	1) Site plan and circulation analysis 2) Cost study and geotechnical investigation	\$ 75,000	\$ 75,000
Foothill College	Los Altos Hills	Santa Clara	1) Technical studies/due diligence 2) Site analysis and concept planning	\$ 150,000	\$ 150,000
Grand Avenue/Moraga Canyon	Piedmont	Alameda	1) Local policy evaluation/updates 2) Market study	\$ 150,000	\$ 75,000
VT A Hostetter Station	San Jose	Santa Clara	1) "Site fit" test/design analysis 2) Community engagement 3) Developer selection support	\$ 125,000	\$ 125,000
Lance Drive X Guerneville Road	Santa Rosa	Sonoma	1) Technical studies/due diligence 2) Project financing assistance 3) Coordination with City and County on parcel annexation	\$ 500,000	\$ 250,000
Monument Blvd BART Property	Concord	Contra Costa	1) Technical studies/due diligence 2) Coordination with special districts and utilities regarding constraints	\$ 145,000	\$ 145,000
Moraga Canyon	Piedmont	Alameda	1) Affordable housing finance assistance 2) Coordination with potential funders	\$ 150,000	\$ 90,000

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North Berkeley BART	Berkeley	Alameda	1) Housing finance assistance 2) Assistance identifying and applying for affordable housing funding and financing sources aligned with Supportive Housing component of project	\$ 100,000	\$ 100,000
Pleasanton side of Dublin/Pleasanton BART Station	Pleasanton	Alameda	1) Policy Review and Technical Studies 2) Conceptual Plan 3) Outreach 4) CEQA document 5) Guidance on financing for site infrastructure and other improvements	\$ 500,000	\$ 250,000
St John the Evangelist Orthodox Church	Orinda	Contra Costa	1) Concept plan and development program options; 2) Guidance on developer engagement and partnership	\$ 150,000	\$ 150,000
St. Vincent's	Unincorporated Marin	Marin	Technical studies/due diligence	\$ 45,000	\$ 45,000
Not recommended for funding					
Macy's Site		Marin	Traffic study/circulation analysis <i>Note: use is ineligible because it is inconsistent with REAP 2.0 program's objectives and is expected to replicate a prior study that proposed lane expansions.</i>	\$ 100,000	\$0
				\$8,610,000	\$4,421,000