

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 ABAG¹ and MTC² 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

¹ABAG Resolution 10-2023

²MTC Resolution 4567

Priority Site Types

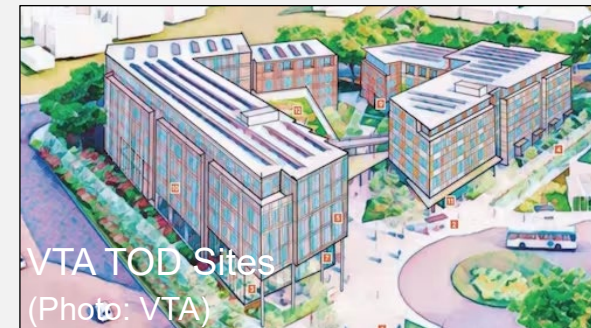
Regionally Significant



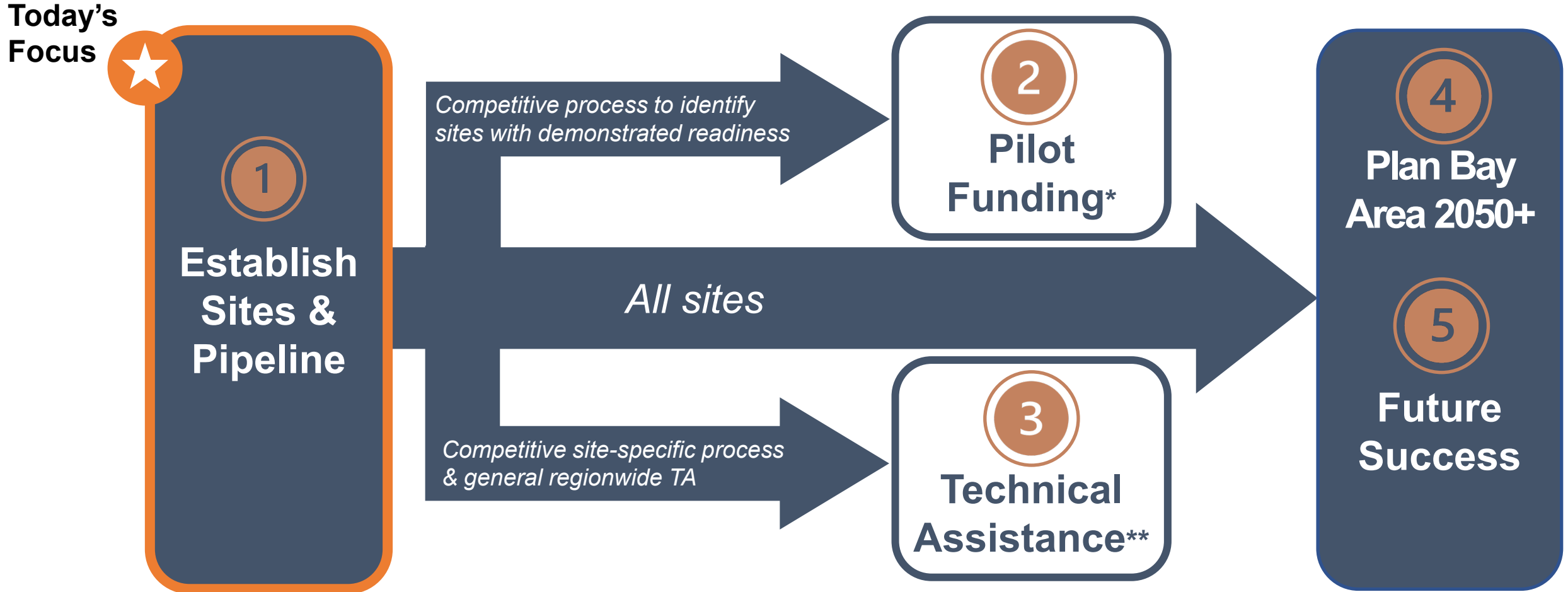
Community Anchor



Public Sites Portfolio



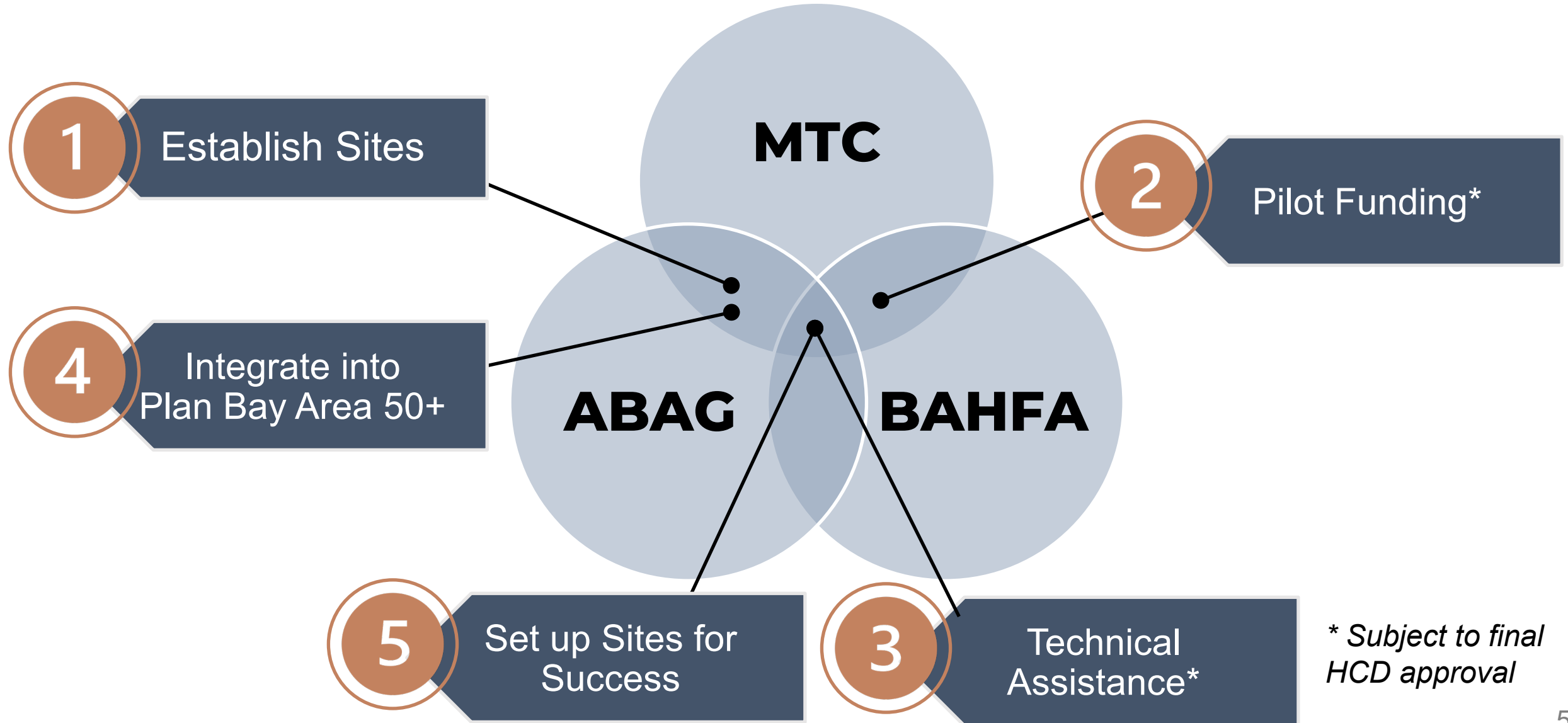
Refresher: Priority Sites Program



*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



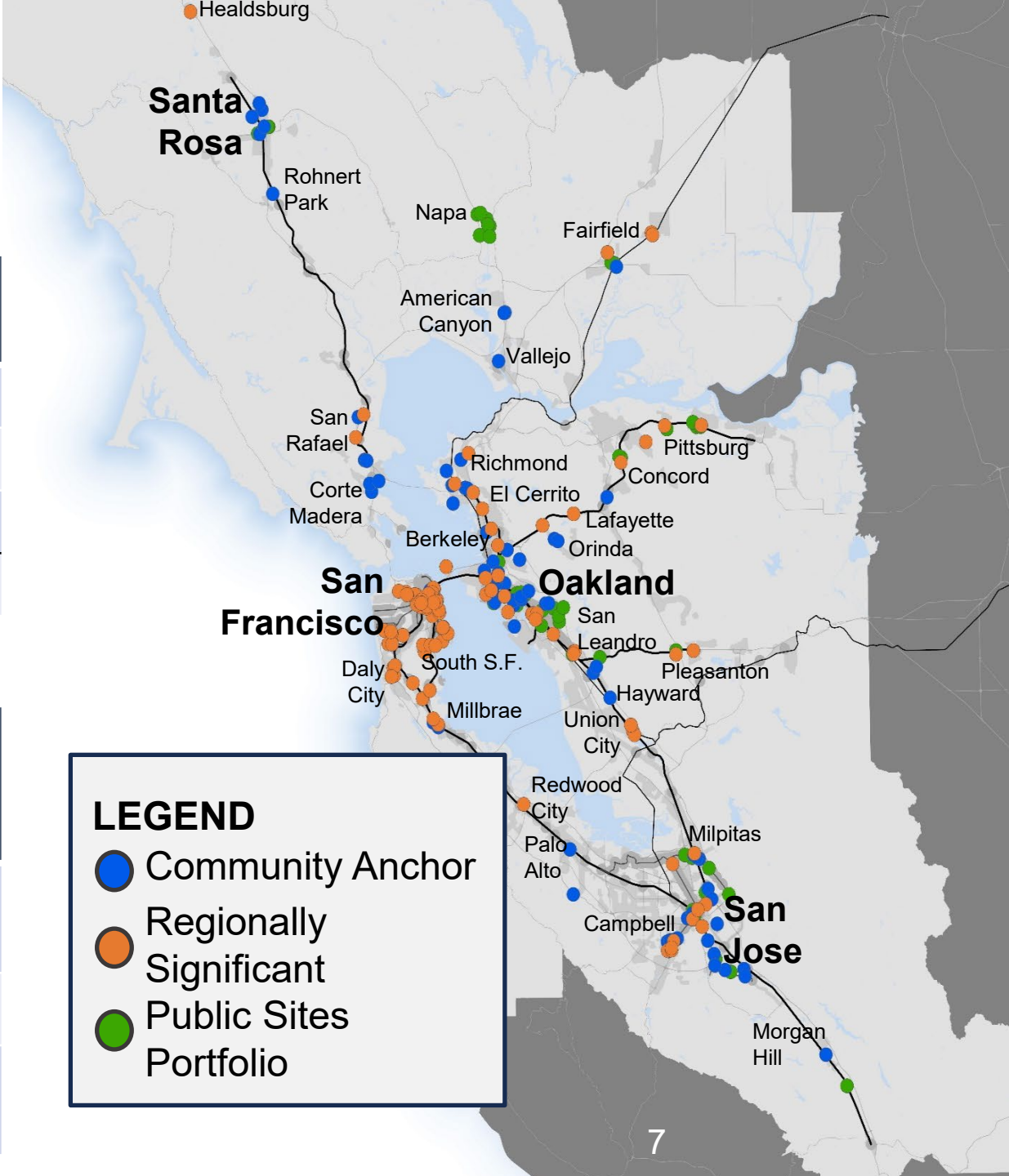
Summary of Nominations

Total Nominations by Designation

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

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



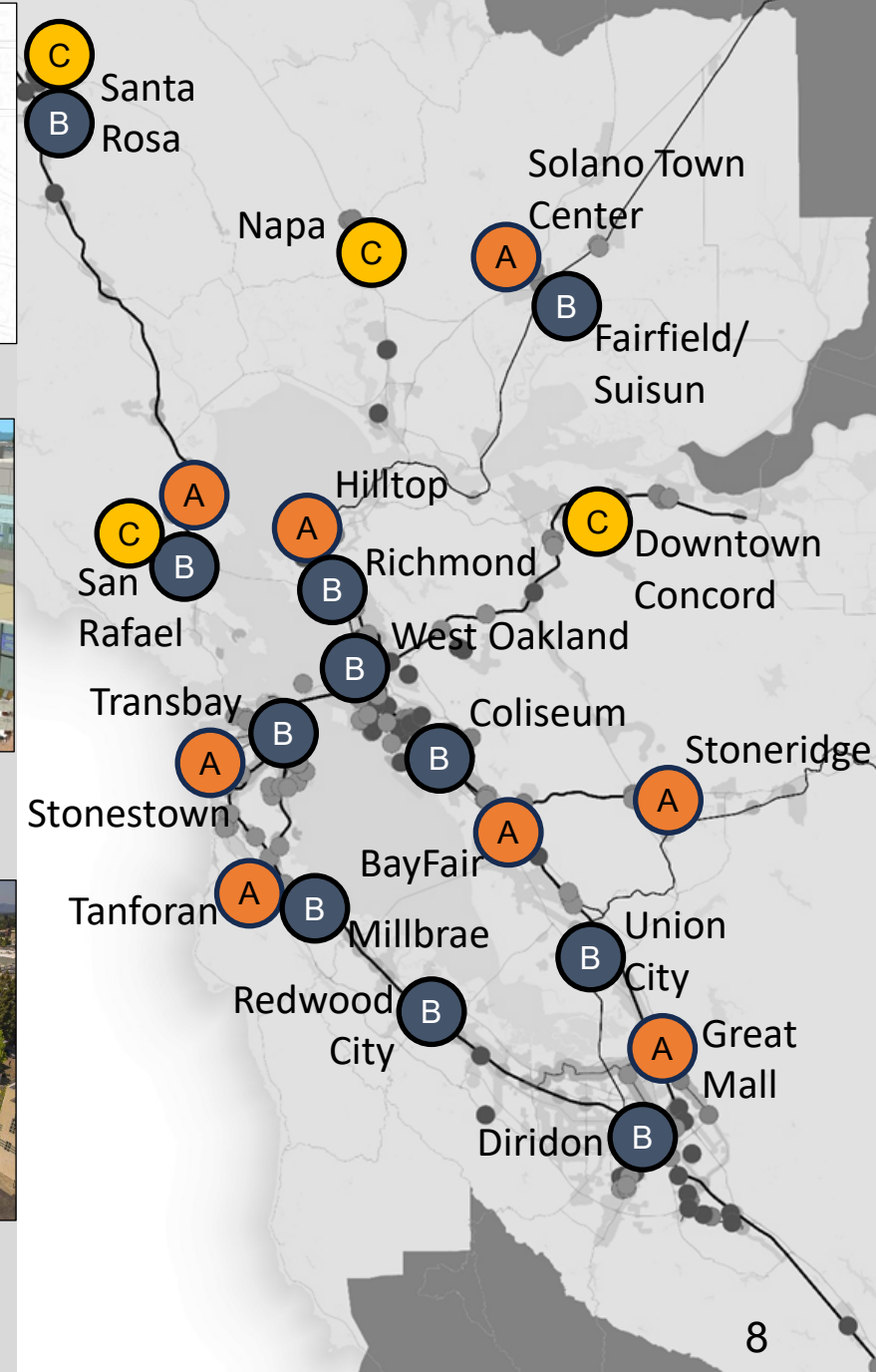
(Photo: City of San Bruno)
Aging mall sites



(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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