

# Priority Sites

Informational Webinar

August 2023



# What we'll discuss

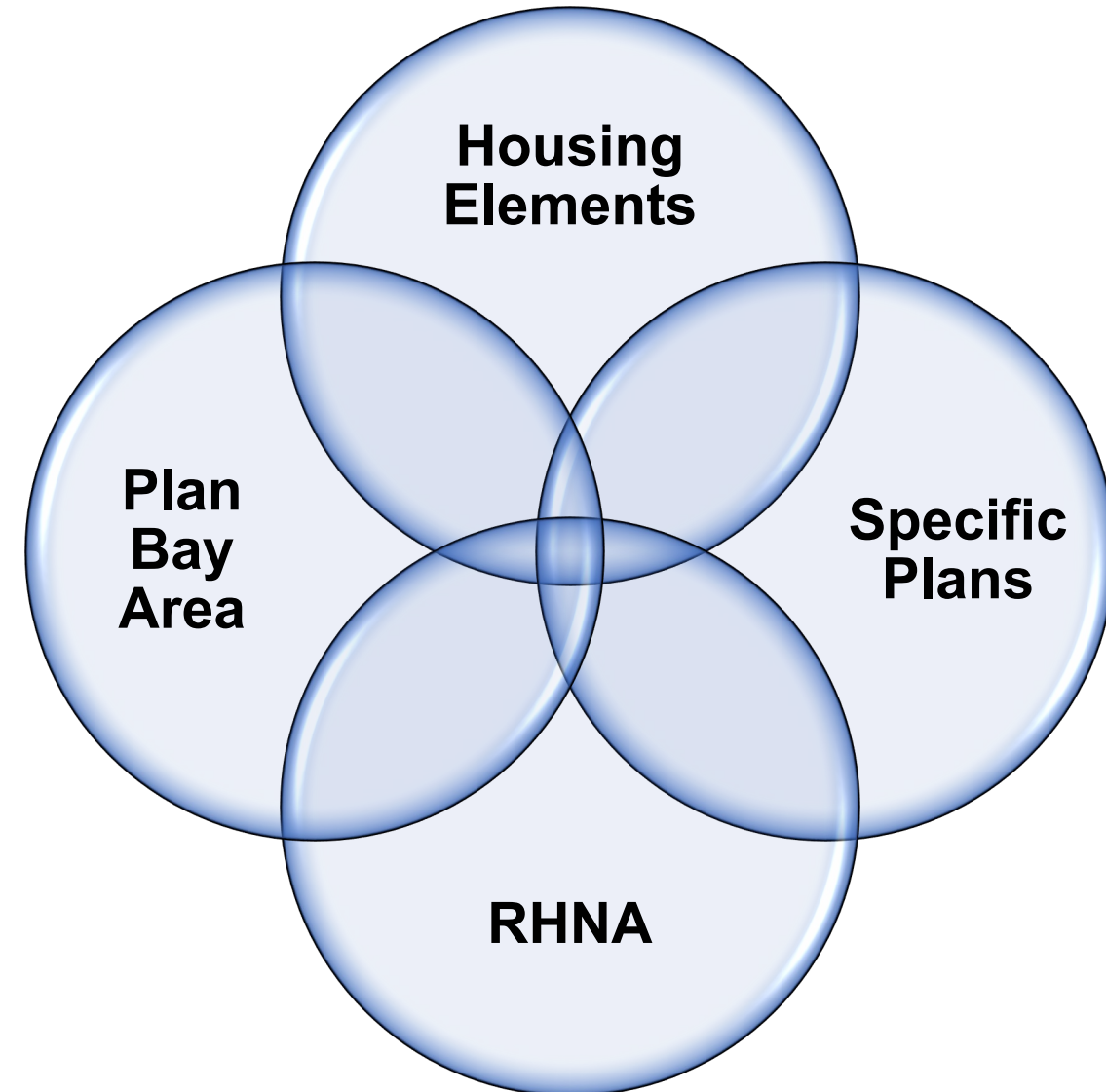
- 1) Background: Purpose of Priority Sites
- 2) Opportunity: Benefits of Site Nomination
- 3) How-to: Site Nominations Step-by-Step
- 4) Upcoming Funding & Technical Assistance
- 5) Questions and Discussion

**Note: This webinar is intended to provide guidance to potential nominees and to answer questions. It will not present *new* information on the program.** If you've already nominated a site or have a good understanding of the program, please feel welcome, but not obligated, to join.



# Background: Purpose of Priority Sites

- New program at ABAG/MTC and BAHFA
- Intended to implement both **local and regional plans** to address shared housing challenges
- Will **connect key locally-identified sites for affordable and mixed-income housing to regional resources**





# Opportunity: Benefits of Site Nomination

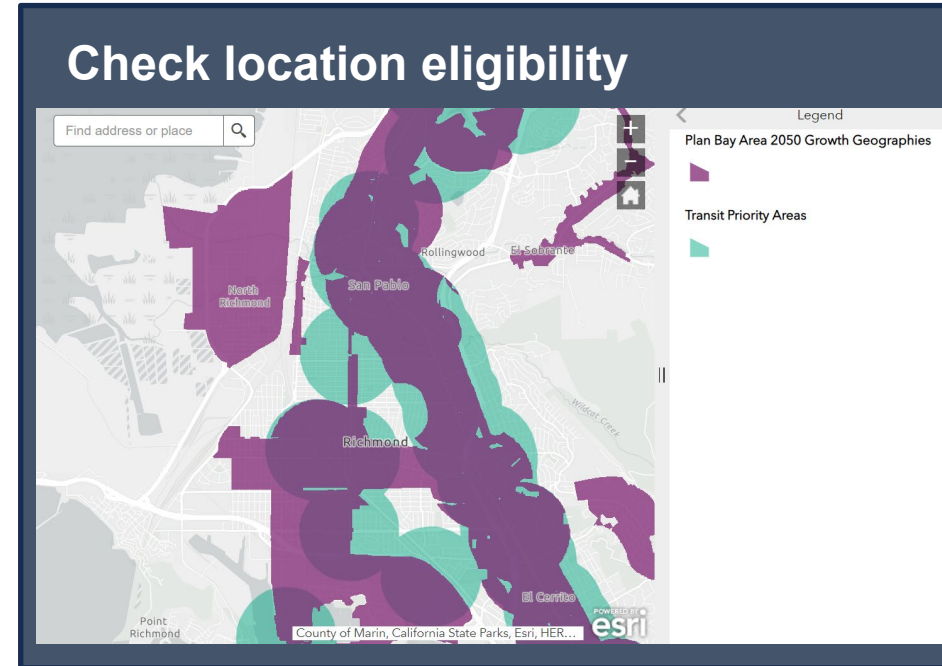
- **Site nominations are the first step**
- **Nominated sites will be eligible for:**
  - Tailored TA
  - Capital financing and funding
  - Potential access to future regional infrastructure, planning, and housing resources, subject to Commission/Board direction
- **Nomination process is simple**, requires no commitment to future action or policy
- Nominations will **make regional plans and programs more responsive to your local priorities**



(MTC/ABAG)



- Visit the [Nomination Portal](#)
- Confirm the site:
  - Is in an [eligible area](#) (see eligibility map)
  - Meets development capacity requirements (more on that in next slide)
- Provide:
  - Entitlement, plan, zoning or other document indicating capacity
  - If no entitlement, plan, or zoning: Signed letter of confirmation by planning official or council resolution
  - Examples of policies and/or investments to support affordability on nominated site



**Note on Housing Elements:**  
A council-adopted Housing Element that is awaiting HCD certification can be used to meet “Plan” requirement, subject to eventual certification

# What Site Type Should I Nominate?

## Site Type

## Capacity Criteria

### Regionally Significant

500+ homes (can be public-, private-, or non-profit-owned).

### Public Sites Portfolio

200+ homes on 2+ publicly-owned sites

### Community Anchor

100+ homes, or at least 25% of jurisdiction's very low- or low-income RHNA

and

10,000+ square feet of community facilities

## What is "Capacity"?

- Maximum under zoning or an adopted plan
- Includes full site, regardless of whether project is expected to be single- or multi-phase.

## What if a site qualifies for multiple "types"?

- If private- or non-profit owned and 500+ units, choose "Regionally significant"
- If publicly owned, choose "Regionally Significant" for sites planned as standalone projects of 500+ units.



- **Letter of Confirmation is not required if:**
  - Site meets criteria under adopted plan or zoning; or
  - Project has been entitled on the site
- **When required, a Letter of Confirmation may be:**
  - Signed by a Planning Official (e.g. Community Development Director, Planning Director); or
  - Replaced by a Council or Board of Supervisors Resolution

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# Upcoming Funding & Technical Assistance

- **\$28 million to accelerate Pilot Projects** on select Priority Sites through the predevelopment phase toward groundbreaking
- **Ongoing technical assistance** tailored to needs of individual sites, bolstered by consultant and staff support
  - **Technical Assistance needs identified in nominations will shape program**
- **Access to potential expanded infrastructure and housing funds** through inclusion in Plan Bay Area 2050+ and pathway to potential permanent financing





## Eligible Projects

- Located on nominated Priority Site
- Predevelopment, land acquisition, and construction of affordable housing
- Site control secured\*
- Entitlements secured\*
- At least 25% of proposed units must be affordable to 80% AMI

## Loan Terms

- Loan Cap: \$3M-\$5M per project
- Loan Term: 3-5 years
- Repayment: due at construction loan closing; affordable housing may convert to permanent financing
- Interest Rate: 3% Annually

# Upcoming Funding: Pilot Program

MTC Approval of REAP 2.0 Proposal: November 2022

HCD Application Deadline: December 31, 2022

Program Design Refinement & Committee Approvals: Winter/Spring 2023

HCD Approval & Standard Agreement: Pending

HCD Encumbrance Deadline: June 30, 2024

HCD Disbursement Deadline: June 30, 2026

Ongoing  
Outreach &  
Engagement

2026



## Potential Opportunity for Permanent Financing:

- BAHFA General Obligation Bond in November 2024 to raise \$10-\$20 billion for the 3 Ps across the nine-county region
- 80% of funding goes back to county of origin; 20% retained by BAHFA to distribute regionally
- At least 52% of local and regional funding must be used for production of affordable housing, with more available from flexible funds

# Questions & Discussion

## **Follow up questions:**

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## **Sign up for office hours:**

<https://calendly.com/mshorett/30min?month=2023-07>