



## **PRIORITY SITES PILOT PROGRAM FREQUENTLY ASKED QUESTIONS**

This document is intended to respond to frequently asked questions about predevelopment funding administered by the Bay Area Housing Finance Authority through the Priority Sites Pilot program. Prior to submitting a Letter of Interest (LOI) using the [Priority Sites application portal](#), please review the full [Funding Application Notice](#)

### **1. Who can apply?**

Public agencies or project sponsors with ownership or site control of the portion of the Priority Site where the project will be located.

*Exceptions:* Project sponsors that have not secured site control by the LOI due date, January 17, 2024, at 5:00 p.m., but expect to have it in place by March 1, 2024, the anticipated due date for full applications, may submit an LOI for BAHFA's consideration. Note that sponsors must secure site control by the application deadline to submit a full application.

### **2. Which projects are eligible?**

Affordable or mixed-income projects with 100 or more homes—at least 25% of which must be deed-restricted affordable to households at or below 80% of area median income (AMI) for at least 55 years. Mixed-income projects must include a non-profit partner able to secure a welfare tax exemption, or demonstrate sufficient cross-subsidy of affordable units by market-rate units to eliminate the need for the property tax exemption.

### **3. Can projects that are not entitled apply?**

Entitled projects will likely receive higher scores under the program's "Readiness" criteria, but a project that has not secured entitlements may still be eligible for funding if it demonstrates both: a) eligibility for, and local government commitment to, using streamlining legislation; and b) conformance with local zoning or eligibility to secure desired zoning variances under either local or state legislation.

To demonstrate eligibility for and a commitment to using streamlining legislation, sponsors should submit a letter signed by an appropriate local government planning official from the project's jurisdiction that describes the required land use approvals process and the intended streamlining path for the project.

### **4. How do projects in Public Site portfolios apply?**

Projects on sites that are part of a Public Site Portfolio can apply for predevelopment funding individually, or as part of a proposal involving multiple sites. In both cases, the application must meet all eligibility requirements and will be subject to the \$3 million maximum per award.



**5. My Priority Site isn't ready to apply for predevelopment funding.  
Are additional resources available?**

Yes. A separate request for letters of interest for Technical Assistance will be released at a later date. Contingent upon BAHFA's access to new resources, additional predevelopment funding may be offered through this program.

**For more information, contact:**

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