Priority Sites

Program Update and Amendment to Approved Award List

Predevelopment Loan Pilot Funding

BAHFA Oversight Committee
Feb 12, 2025

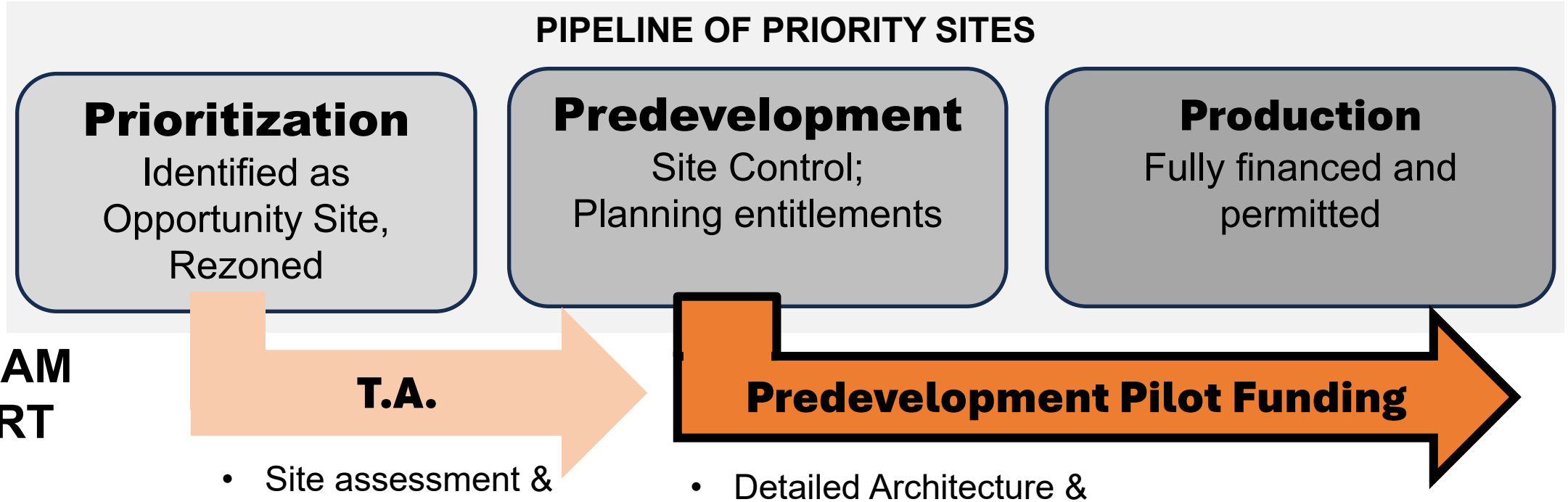
ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

What are Priority Sites?

- Locally-identified, regionally significant sites for affordable and mixed-income housing
- Sites are close to transit, services, and amenities, and/or will provide new transportation infrastructure upgrades, services and amenities upon redevelopment
- In November 2023, MTC and the Association of Bay Area Governments (ABAG) approved 211 sites across all 9 counties
- Once approved, Priority Sites can access Predevelopment Funding or Technical Assistance

Timeline: Priority Sites Program

Priority Sites Pipeline:
Where does Priority Sites Pilot Funding Fit In?



Setting the Context

- **Fall 2023:** REAP 2.0 funding for Priority Sites approved by Commission and HCD
  - $28 million for **Predevelopment Pilot** capital funding
- **January 2024:** BAHFA Received 24 Letters of Interest
  - $77.5 million in **Predevelopment Pilot project** requests submitted *(2.75x oversubscribed)*
- **May 2024:** BAHFA Oversight and BAHFA Board Approved 10 **Predevelopment Pilot** Projects
- **August 2024:** Closed First Priority Sites Predevelopment Loan
- **February 2025:** Program update and recommending amendment to replace project that no longer needs funding with new project

Approved Predevelopment Pilot Funding Awards (with amendment)

List of Awards

1) Lake Merritt BART
2) South San Francisco PUC
3) Mandela Station
4) North Berkeley BART
5) Blossom Hill VTA
6) Midway Village
7) Treasure Island
8) El Cerrito Plaza BART
9) Capitol Station VTA
10) **Amador Station** ~~**Orbisonia Village**~~

Total Funding Amount: $28M

Type of Loan Application	Total Funding Requested	Total Recommended Awards
Predevelopment	$35M (11)	$11.1M (4) ~~$14.1M (5)~~
Permanent	$42.5M (12)	$16.9M (6) ~~$13.9M (5)~~
Total	**$77.5M (24)**	**$28M (10)**

See Attachment B for additional detail on specific awards

Predevelopment Loan Program Update

Project Name	City	Award Amount	Funding Type	Loan Status
Lake Merritt BART	Oakland	$3M	Permanent	Closed August 2024
South San Francisco PUC	South San Francisco	$2.1M	Predevelopment	Closed December 2024
Midway Village	Daly City	$2.5M	Permanent	Closing Date Expected March 2025
North Berkeley BART	Berkeley	$3M	Predevelopment	2nd Round of Loan Comments Resolved
Mandela Station	Oakland	$3M	Permanent	Reviewing 1st Round of Loan Comments
Treasure Island	San Francisco	$3M	Predevelopment	Reviewing 1st Round of Loan Comments
Blossom Hill	San Jose	$3M	Predevelopment	Awaiting 1st Round of Loan Comments
El Cerrito Plaza BART	El Cerrito	$2.4M	Permanent	Awaiting 1st Round of Loan Comments
Capitol Station	San Jose	$3M	Permanent	Awaiting 1st Round of Loan Comments
Amador Station	Dublin	$3M	Permanent	Start engagement after approval

Predevelopment Loan Program Highlights

Lake Merritt BART

- Chinatown Senior TOD
  - 96 affordable units, 44 reserved for homeless households
  - Closed August 2024, started construction mid-October 2024
  - Construction completion will yield ~85% of public open space and infrastructure improvements for BART plaza
- Lake Merritt BART Station Area Plan funded by MTC/ABAG PDA Grant

South San Francisco PUC

- Designing and permitting of horizontal infrastructure for vertical development
  - Infrastructure improvements along Mission Road, new pedestrian and vehicular bridge over Colma Creek
- Phase 1 will bring 158 units of affordable housing and 375 market rate units

Next Steps

- **June 2025**: Staff will continue working with all approved funding awardees on final due diligence requirements and proceed to loan execution.
  - June 2025: First draw of funds required
  - June 2026: Full expenditure deadline
- **Longer Term**: Projects awarded predevelopment loans are expected to repay those funds in 24-36 months, and BAHFA will reinvest them in additional Priority Sites projects.

Image: Milpitas Transit Station Area
Credit: MTC Photo Library

Image: Modular housing project in San Leandro
Credit: MTC Photo Library

Thank you.

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Bay Area Housing Finance Authority