

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Planning Committee with the ABAG Administrative Committee**

November 3, 2023

Agenda Item 7a

MTC Resolution No. 4618 and ABAG Resolution No. 15-2023: Priority Sites Approval

Subject:

Background information on the Priority Sites program and request that the Committee refer MTC Resolution No. 4618 to the Commission for approval and ABAG Resolution No. 15-2023 to the Executive Board for approval. Following approval, projects on adopted Priority Sites will be eligible for current and potential future funding and technical assistance and will be integrated into relevant Plan Bay Area 2050+ strategies.

Background:

In March 2023, the Commission and ABAG Executive Board approved Resolutions 4367 and 10-2023, respectively, establishing eligibility criteria for Priority Sites, and directed staff to solicit nominations. Also in March, MTC approved \$28 million for the Priority Sites Program, including program development and predevelopment funding for pilot projects, in its application to the California Department of Housing and Community Development (HCD) for the second Regional Early Action Program (REAP 2.0). The criteria and approved funding grew out of a Plan Bay Area 2050 Implementation Plan initiative to advance two of the Plan's highest-impact housing strategies—*Accelerate the Reuse of Publicly Owned Land for Mixed-Income Housing and Essential Services* and *Transform Aging Malls & Office Parks into Neighborhoods*. The adopted criteria provide flexibility to enable nominations from cities of all sizes while also creating minimum standards to ensure that sites deliver regional housing, climate, and equity benefits. The criteria established three Priority Site designations: *Regionally Significant* sites with capacity for 500 or more homes, *Community Anchors* with capacity for more than 100 homes accompanied by at least 10,000 square feet of community-serving space, and *Public Sites Portfolio*—two or more sites owned by a public agency with combined capacity for 200 or more homes. All sites must be within a Plan Bay Area 2050 Growth Geography or Transit Priority Area (which includes all areas subject to the Transit-Oriented Communities (TOC) Policy). Finally, nominees must commit to maximizing the share of affordable homes on each site.

Priority Sites Nomination Window

As directed by the Commission and ABAG Executive Board, beginning in April 2023, staff engaged extensively with local jurisdictions, developers, County Transportation Authorities, community-based organizations and other stakeholders to solicit nominations. This included multiple presentations to gatherings of planning directors in each County, weekly “office hours” to guide prospective nominees through the application process, direct outreach to individual cities, and recorded webinars providing step-by-step guidance for identifying and nominating eligible sites. Nominations were due September 30, 2023. Staff received nominations for 211 sites, and staff recommends approving all nominations, which includes one site contingent on the completion of necessary transit improvements. With multiple nominations from every Bay Area county, this first set of Priority Sites ranges from large-scale mall reuse projects (e.g., Solano Town Center in Fairfield and the Great Mall in Milpitas), clusters of sites surrounding rail stations expected to act as catalysts in connecting the region’s transit network (e.g. Millbrae, Union City), underutilized city-owned parking lots in historic downtowns (Santa Rosa and San Rafael), and military base reuse projects (Alameda Point, Concord Community Reuse Project). In addition to documenting consistency with location, development capacity, and affordability criteria, site nominees identified funding and technical assistance needs reflecting the various site planning and development phases. For example, sites recently identified in a Housing Element often need technical assistance to conduct early-stage analysis, engagement, and conceptual design. In contrast, sites with entitled projects typically require predevelopment funding and a source of permanent financing. In many cases, sites need infrastructure improvements—either as part of an entitled project or to prime a site for reuse.

MTC, ABAG, and BAHFA anticipate meeting some of these needs through the predevelopment funding approved by MTC in spring 2023 with REAP 2.0 funds, prioritizing projects with sufficient readiness, alignment with Plan Bay Area 2050, and that advance the three REAP 2.0 goals (accelerating infill development, affirmatively furthering fair housing, and reducing vehicle miles traveled). This predevelopment funding would support an anticipated 6-10 projects that could yield 750 to 3,000 affordable homes. Staff is exploring potential additional REAP 2.0 funds for targeted technical assistance, which could include supporting local governments to issue requests for proposals for public parcels, conceptual studies, or environmental or other site

preparation work. All such assistance provided with REAP 2.0 funds is contingent upon state approval of MTC’s application and is expected to be made available in spring 2024. Moreover, MTC has submitted a proposal to a new grant program offered by the U.S. Department of Housing and Urban Development that could support additional technical assistance. However, the timing of the award and potential timing for the availability of funds is still to be determined. In addition, regionwide technical assistance resources produced by MTC and ABAG, such as the Public Lands Playbook and Mall and Office Reuse Guide, will continue to offer guidance and templates to assist local staff and project sponsors—particularly those with early-phase projects. However, given the volume of nominations, additional resources will be needed to design, entitle, and complete the majority of nominated sites. This will likely require additional state and federal advocacy, coupled with new Bay Area sources, such as the potential 2024 regional housing bond measure that BAHFA is authorized to place on the ballot.

Next Steps:

Pending approval by MTC and ABAG, eligible activities on the Priority Sites listed in Attachment A of each resolution will be eligible for ongoing technical assistance, funding opportunities, and targeted grants. In addition, these sites will be reflected in relevant Plan Bay Area 2050+ strategies and in the Plan’s growth framework.

Issues:

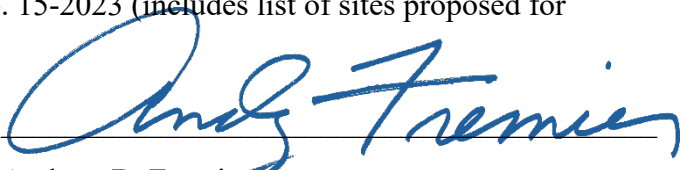
None.

Recommendations:

Refer MTC Resolution No. 4618 to the Commission and ABAG Resolution No. 15-2023 to the ABAG Executive Board for approval, respectively.

Attachments:

- Attachment A: Presentation
- Attachment B: MTC Resolution No. 4618 (includes list of sites proposed for approval)
- Attachment C: ABAG Resolution No. 15-2023 (includes list of sites proposed for approval)


Andrew B. Fremier

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



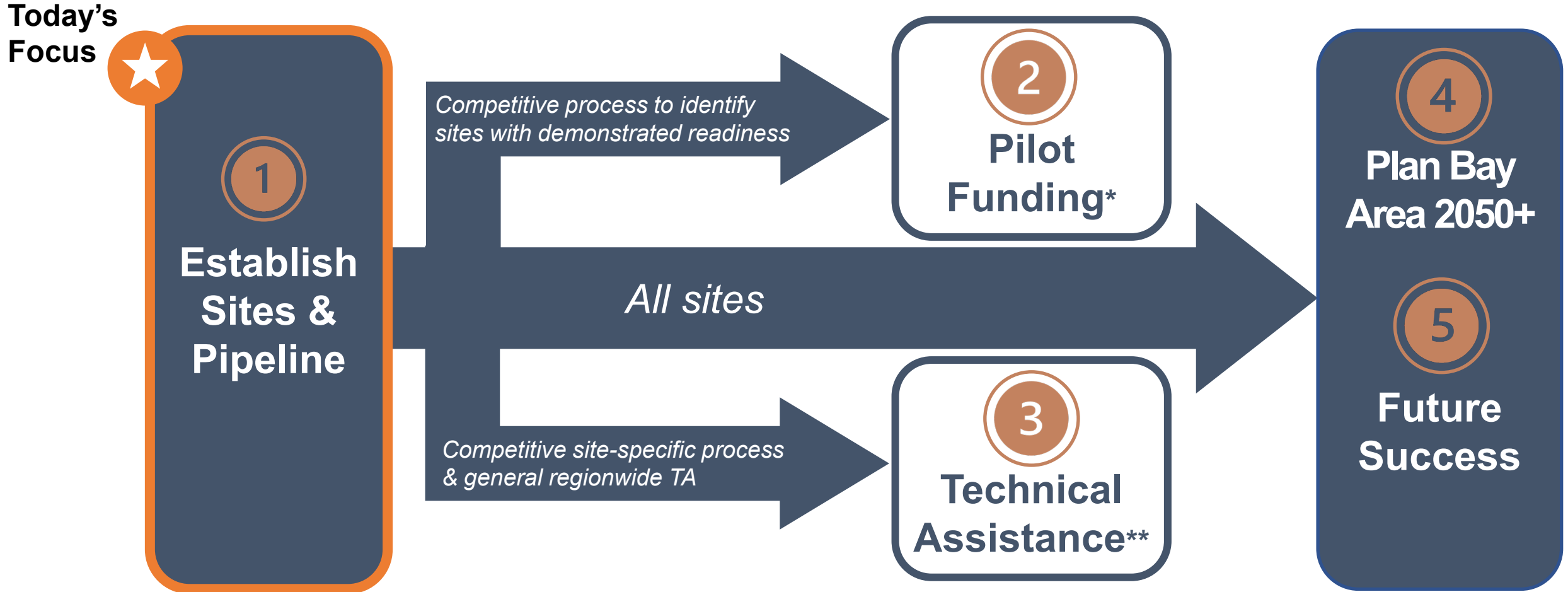
Community Anchor



Public Sites Portfolio



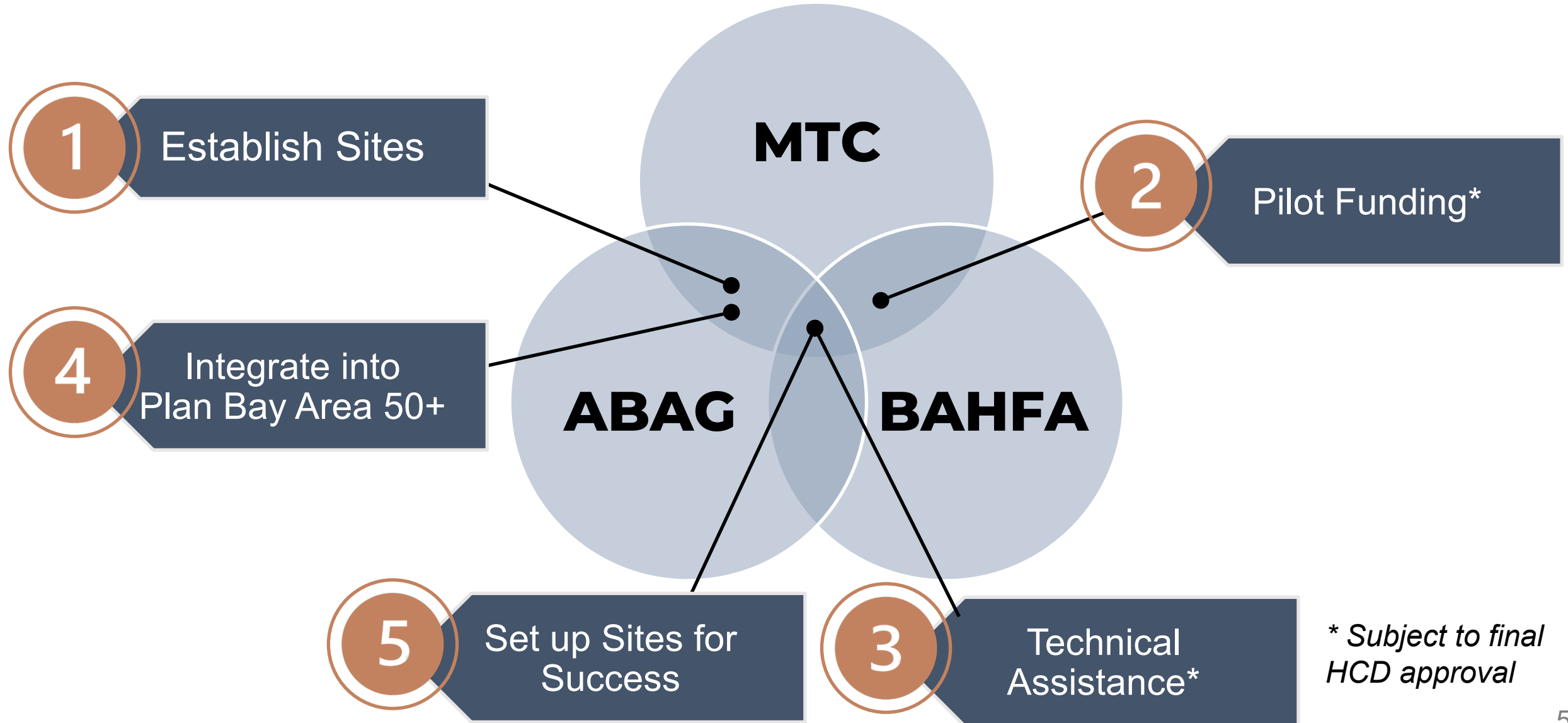
Refresher: Priority Sites Program



*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



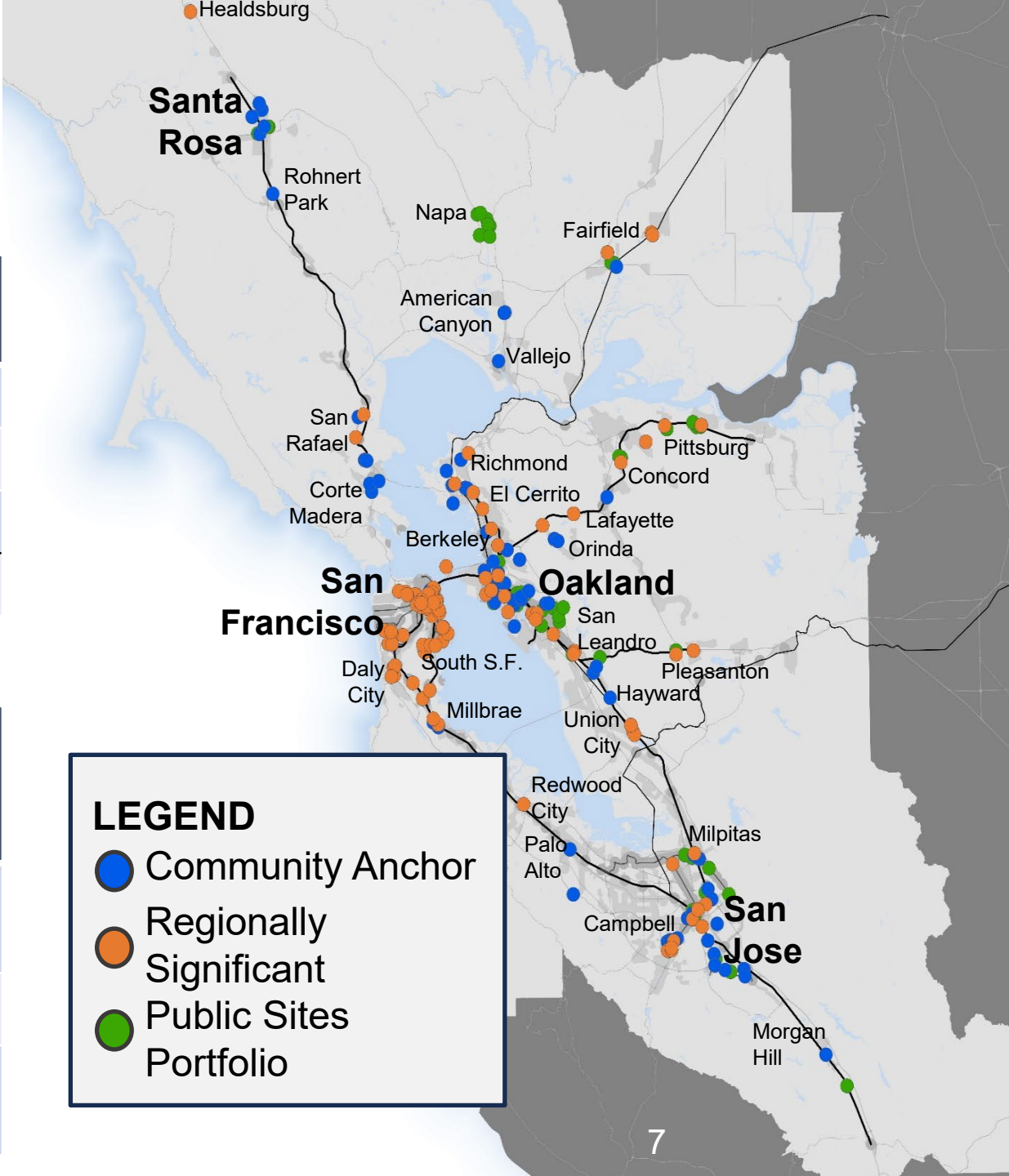
Summary of Nominations

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



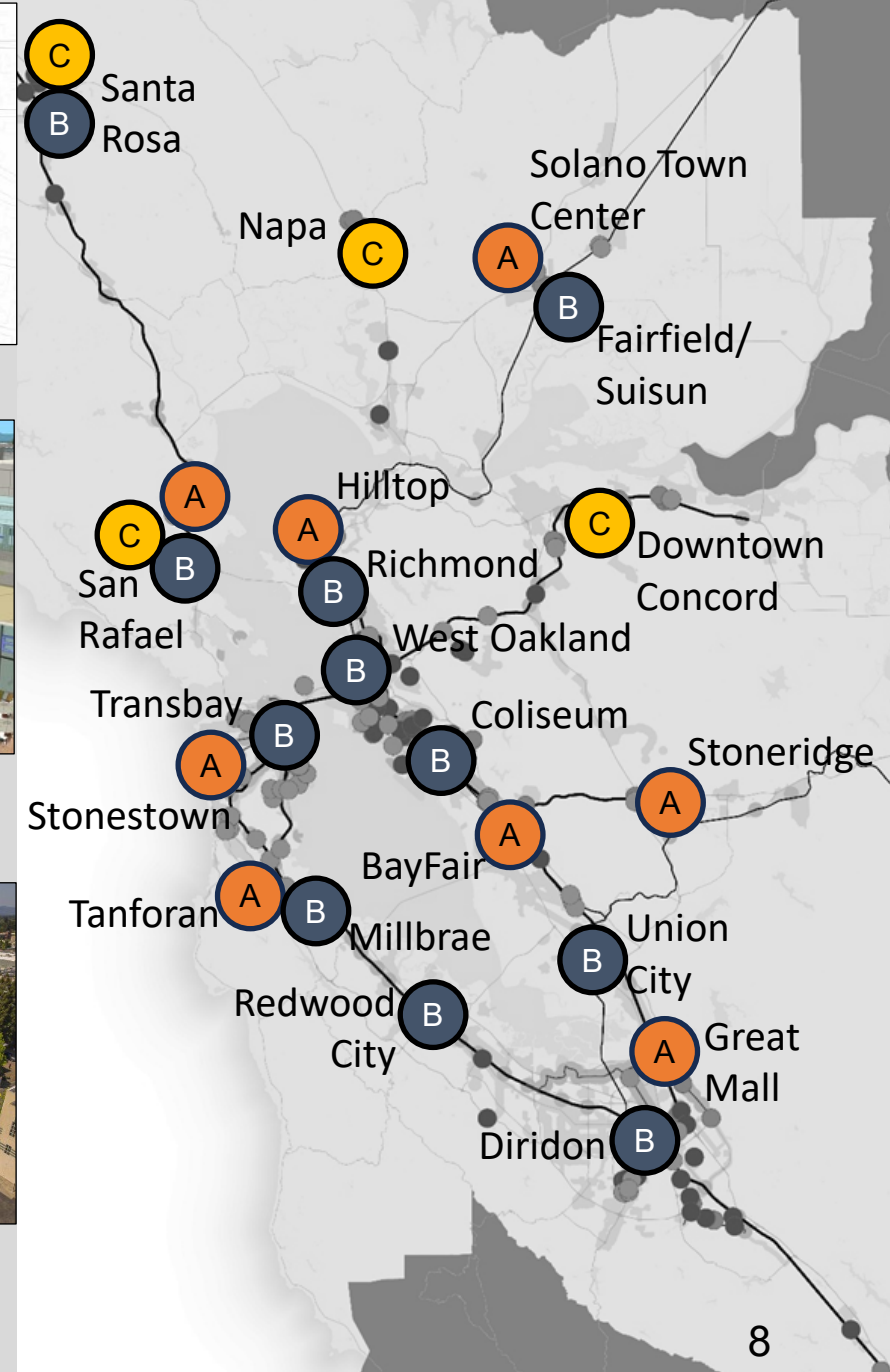
(Photo: City of San Bruno)
Aging mall sites



(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)



(Photo: MTC Photo Library)



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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ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD RESOLUTION NO. 15-2023

ABSTRACT

This Resolution approves the Priority Sites included in Attachment A. These sites meet the Priority Sites criteria established through ABAG Resolution No. 10-2023. Priority Sites are places planned for mixed-income and affordable housing, complemented by on-site or nearby essential services and served by frequent transit. The Priority Sites program is rooted in Plan Bay Area 2050 and enhances the ability of MTC and ABAG to partner with local governments to complete the projects that are central to realizing Plan Bay Area 2050 and achieving the visions embodied in local plans for Priority Development Areas. Further discussion of the sites proposed for approval and broader Priority Sites program is contained in the Joint MTC Planning with the ABAG Administrative Committee summary sheet dated November 3, 2023.

ASSOCIATION OF BAY AREA GOVERNMENTS

EXECUTIVE BOARD

RESOLUTION NO. 15-2023

PRIORITY SITES APPROVAL

WHEREAS, the Association of Bay Area Governments (ABAG) is the council of government (COG) for the San Francisco Bay Area pursuant to Government Code Section 66500 et seq.; and

WHEREAS, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to Government Code Section 66500 et seq.; and

WHEREAS, in 2021, ABAG and MTC unanimously adopted Plan Bay Area 2050, the region's long-range plan, which meets a large share of the region's future housing need through two key strategies, public land reuse (Strategy H6) and aging mall and office park reuse (Strategy H8), which would produce mixed-income and affordable housing, supported by local services, in Growth Geographies; and

WHEREAS, in 2022, MTC adopted Resolution 4530, the Transit Oriented Communities (TOC) Policy, updating the prior Transit Oriented Development Policy to align with Plan Bay Area 2050, encompass a broader range of regional policy objectives, and promote transit-supportive development around all of the region's fixed guideway transit stops; and

WHEREAS, in 2021 and 2022, MTC and ABAG completed initiatives identified in the Plan Bay Area 2050 Implementation Plan to advance the public land reuse and aging mall and office park reuse strategies, which included surveys and interviews of local staff, developers, community-based organizations, and other stakeholders throughout the Bay Area, as well as analysis of best practice guides, plans and peer-reviewed literature; and

WHEREAS, in 2022, MTC, ABAG, and Bay Area Housing Finance Authority (BAHFA) staff presented the findings and recommendations emerging from this initiative, which included a Priority Sites Program to implement the public land reuse and mall and office reuse strategies, strengthen the ability of regional programs to deliver affordable housing, and enhance the connection between regional and local priorities in future iterations of Plan Bay Area, to MTC, ABAG, and BAHFA committees, local jurisdiction staff, developers, community-based organizations, and other stakeholders; and

ASSOCIATION OF BAY AREA GOVERNMENTS

RESOLUTION NO. 15-2023

WHEREAS, MTC, ABAG, and BAHFA staff responded to feedback received during presentations and outreach and incorporated that feedback into a detailed program design, including criteria for Priority Site nominations; and

WHEREAS, in November 2022, MTC approved the inclusion of \$28 million for the Priority Sites Program, including program development and funding for pilot projects, in its application to the California Department of Housing and Community Development for the second Regional Early Action Planning Grant (REAP 2.0), that included preliminary criteria aligned with Plan Bay Area 2050, supporting the region's transit investments, implementing the Transit-Oriented Communities Policy, and reducing GHG emissions; and

WHEREAS, in March 2023, ABAG approved Resolution No. 10-2023 establishing eligibility criteria for Priority Sites and directed staff to solicit nominations for Priority Sites; and

WHEREAS, MTC, ABAG, and BAHFA staff conducted extensive engagement to eligible applicants throughout the nomination period from April 1, 2023 to September 30, 2023, including multiple presentations to gatherings of planning directors in all nine Bay Area counties, two recorded guidance webinars, weekly virtual office hours, and one-on-one meetings; and

WHEREAS, MTC, ABAG, and BAHFA staff received nominations for 210 eligible Priority Sites, which pending adoption will be able to apply for existing and potential future funding and technical assistance, and will be integrated into Plan Bay Area 2050+, as well as one site that is eligible contingent on the provision of transit improvements necessary to meet location criteria; and

WHEREAS, incentivizing planning and partnerships to accelerate the completion of large-scale projects delivering affordable and mixed-income housing, supported by essential services and other amenities, in Regional Growth Geographies and Transit Priority Areas, including all areas subject to the Transit-Oriented Communities Policy, supports the region's transit investments, advances its Equity Platform, and implements key climate and housing strategies from Plan Bay Area 2050; now, therefore, be it

NOW, THEREFORE, BE IT RESOLVED, that the Executive Board of the Association of Bay Area Governments adopts the Priority Sites detailed in Attachment A, attached hereto and incorporated herein as though set forth at length, contingent upon satisfaction of additional action where noted.

ASSOCIATION OF BAY AREA GOVERNMENTS

RESOLUTION NO. 15-2023

The foregoing was adopted by the ABAG Executive Board this 16th day of November, 2023.

Jesse Arreguin
President

CERTIFICATION OF EXECUTIVE BOARD APPROVAL

I, the undersigned, the appointed and qualified Clerk of the Board of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board at a duly called and noticed meeting held in San Francisco, California, and at other remote locations, on the 16th day of November, 2023.

Frederick Castro
Clerk of the Boar

ASSOCIATION OF BAY AREA GOVERNMENTS

RESOLUTION NO. 15-2023

ATTACHMENT A

PRIORITY SITES

The table that begins on the following page presents priority sites recommended for adoption. These sites are fully consistent with the eligibility requirements set forth in ABAG Resolution No. 10-2023 unless otherwise noted.

Attachment A: ABAG Resolution No. 15-2023 (Priority Sites Approval)

Location		Site information			Regional Geographies(1)		
County	Local Jurisdiction	Site	Primary Designation	Dwelling Units (Max)	PDA	TOC	Other G.G.
Alameda	Alameda	1618 Park Street	Community Anchor	100	✓	✓	✓
Alameda	Alameda	2199 Clement Avenue	Community Anchor	130	✓		✓
Alameda	Alameda	Alameda Point	Regionally Significant	1,280	✓	✓	✓
Alameda	Alameda	Alameda Public Sites	Public Sites Portfolio	260	✓	✓	✓
Alameda	Alameda	Boatworks	Community Anchor	180	✓	✓	✓
Alameda	Alameda	Encinal Terminals	Regionally Significant	590	✓	✓	✓
Alameda	Alameda	Harbor Bay Shopping	Community Anchor	300			✓
Alameda	Alameda	Neptune Plaza	Community Anchor	150		✓	✓
Alameda	Alameda	North Housing	Regionally Significant	590	✓		✓
Alameda	Alameda	South Shore	Regionally Significant	800			✓
Alameda	Alameda	Webster Square	Community Anchor	100		✓	✓
Alameda	Alameda County	Bay Fair BART (unincorporated)	Public Sites Portfolio	300	✓	✓	✓
Alameda	Alameda County	Castro Valley BART	Public Sites Portfolio	420	✓	✓	✓
Alameda	Berkeley	Ashby BART	Regionally Significant	600	✓	✓	✓
Alameda	Berkeley	North Berkeley BART	Regionally Significant	770	✓	✓	✓
Alameda	Dublin	Amador Station	Public Sites Portfolio	300	✓	✓	✓
Alameda	Emeryville	Adeline Emery Homes	Community Anchor	110	✓	✓	✓
Alameda	Hayward	City Center, Hayward	Public Sites Portfolio	410	✓		✓
Alameda	Hayward	Hayward BART	Public Sites Portfolio	320	✓	✓	✓
Alameda	Hayward	South Hayward BART	Community Anchor	440	✓	✓	✓
Alameda	Oakland	121 E. 12th Street	Community Anchor	180	✓	✓	✓
Alameda	Oakland	1701 Wood Street	Community Anchor	170	✓		✓
Alameda	Oakland	1800 San Pablo Ave	Community Anchor	490	✓	✓	✓
Alameda	Oakland	1911 Telegraph Ave	Regionally Significant	500	✓	✓	✓
Alameda	Oakland	19th Street BART	Community Anchor	440	✓	✓	✓
Alameda	Oakland	3050 International	Community Anchor	120	✓	✓	✓
Alameda	Oakland	430 Broadway	Community Anchor	200	✓	✓	✓
Alameda	Oakland	633 Hegenberger	Regionally Significant	3,925	✓	✓	✓
Alameda	Oakland	73rd & Foothill	Community Anchor	140	✓	✓	✓
Alameda	Oakland	7001 Snell	Community Anchor	210	✓	✓	✓
Alameda	Oakland	Clay Street Garage	Community Anchor	320	✓	✓	✓
Alameda	Oakland	Coliseum BART	Regionally Significant	2,380	✓	✓	✓
Alameda	Oakland	Coliseum City Sites	Regionally Significant	5,650	✓	✓	✓
Alameda	Oakland	Edward Shands Teacher Housing	Community Anchor	110	✓	✓	✓
Alameda	Oakland	Fruitvale BART	Regionally Significant	630	✓	✓	✓
Alameda	Oakland	Lake Merritt BART	Regionally Significant	560	✓	✓	✓
Alameda	Oakland	Liberation Park	Community Anchor	120	✓	✓	✓
Alameda	Oakland	West Oakland BART	Regionally Significant	760	✓	✓	✓
Alameda	Oakland	Mark Twain Homes	Community Anchor	110	✓	✓	✓

1. PDA = Priority Development Area; TOC = Transit-Oriented Communities Policy Area; Other GG = Other Growth Geography

Attachment A: ABAG Resolution No. 15-2023 (Priority Sites Approval)

Location		Site information			Regional Geographies(1)		
County	Local Jurisdiction	Site	Primary Designation	Dwelling Units (Max)	PDA	TOC	Other G.G.
Alameda	Oakland	Oakland Public Sites	Public Sites Portfolio	480	✓	✓	✓
Alameda	Oakland	Rockridge BART	Community Anchor	270	✓	✓	✓
Alameda	Oakland	San Pablo & University	Community Anchor	290	✓	✓	✓
Alameda	Piedmont	Moraga Canyon	Community Anchor	130			✓
Alameda	Pleasanton	Pleasanton BART	Regionally Significant	560	✓	✓	✓
Alameda	Pleasanton	Stoneridge Mall	Regionally Significant	900		✓	✓
Alameda	San Leandro	Alvarado/Antonio	Regionally Significant	690	✓	✓	✓
Alameda	San Leandro	Bay Fair BART (San Leandro)	Regionally Significant	580	✓	✓	✓
Alameda	San Leandro	Bayfair Center	Regionally Significant	3,220	✓	✓	✓
Alameda	San Leandro	King Parcels	Regionally Significant	500	✓	✓	✓
Alameda	Union City	Gateway Site	Regionally Significant	540	✓	✓	✓
Alameda	Union City	Restoration Site	Regionally Significant	500	✓	✓	✓
Alameda	Union City	Station East	Regionally Significant	890	✓	✓	✓
Contra Costa	Concord	Concord Downtown Parcels	Public Sites Portfolio	410	✓	✓	✓
Contra Costa	Concord	Concord Naval Weapons Station	Regionally Significant	13,100	✓	✓	✓
Contra Costa	Concord	Concord Town Center II	Public Sites Portfolio	310	✓	✓	✓
Contra Costa	Concord	Monument Blvd BART Property	Regionally Significant	780	✓	✓	✓
Contra Costa	Contra Costa Cty.	Contra Costa Centre Transit Village Block D	Community Anchor	250	✓	✓	✓
Contra Costa	Contra Costa Cty.	Las Deltas	Public Sites Portfolio	360	✓		✓
Contra Costa	Contra Costa Cty.	Orbisonia Village	Public Sites Portfolio	380			✓
Contra Costa	El Cerrito	El Cerrito Del Norte BART	Regionally Significant	670	✓	✓	✓
Contra Costa	El Cerrito	El Cerrito Plaza BART	Regionally Significant	740	✓	✓	✓
Contra Costa	Lafayette	Lafayette BART	Regionally Significant	800	✓	✓	✓
Contra Costa	Orinda	Orinda BART	Regionally Significant	3,080	✓	✓	✓
Contra Costa	Orinda	St. John the Evangelist & St. Mark's	Community Anchor	80			✓
Contra Costa	Pittsburg	Bliss TOD/Pittsburg Center	Public Sites Portfolio	300	✓	✓	✓
Contra Costa	Pittsburg	Civic Center	Public Sites Portfolio	200	✓	✓	✓
Contra Costa	Pittsburg	Former Preschool/El Pueblo Public Housing	Regionally Significant	750	✓		✓
Contra Costa	Pittsburg	Pittsburg Public Sites	Public Sites Portfolio	280	✓		✓
Contra Costa	Pittsburg	Pittsburg-Bay Pt BART	Regionally Significant	2,040	✓	✓	✓

1. PDA = Priority Development Area; TOC = Transit-Oriented Communities Policy Area; Other GG = Other Growth Geography

Attachment A: ABAG Resolution No. 15-2023 (Priority Sites Approval)

Location		Site information			Regional Geographies(1)		
County	Local Jurisdiction	Site	Primary Designation	Dwelling Units (Max)	PDA	TOC	Other G.G.
Contra Costa	Richmond	100 38th Street (Richmond Health Center)	Community Anchor	140	✓		✓
Contra Costa	Richmond	12th and MacDonald	Community Anchor	280	✓	✓	✓
Contra Costa	Richmond	FM Parcel	Community Anchor	100	✓	✓	✓
Contra Costa	Richmond	Hilltop	Regionally Significant	1,400	✓	✓	✓
Contra Costa	Richmond	Marina Bay	Community Anchor	200	✓	✓	✓
Contra Costa	Richmond	MetroWalk	Regionally Significant	520	✓	✓	✓
Contra Costa	Richmond	Miraflores	Community Anchor	190		✓	✓
Contra Costa	San Pablo	Kidd Manor Senior/Vista Del Camino Housing	Community Anchor	430		✓	✓
Marin	Corte Madera	Fifer & Nellen	Community Anchor	120			✓
Marin	Corte Madera	Macy's Site	Community Anchor	300			✓
Marin	Marin County	Marinwood Plaza	Community Anchor	130			✓
Marin	Marin County	Oak Hill	Community Anchor	250			✓
Marin	Marin County	St. Vincent's	Regionally Significant	680			*
Marin	San Rafael	Block Project: 4th St/A St /3rd St/ Lootens Pl	Community Anchor	200	✓	✓	✓
Marin	San Rafael	Northgate Mall Redevelopment	Regionally Significant	1,420	✓	✓	✓
Marin	San Rafael	San Rafael Public Sites	Public Sites Portfolio	200	✓	✓	✓
Marin	San Rafael	San Rafael Transit Center	Community Anchor	140	✓	✓	✓
Napa	American Canyon	Adobe Lumber	Community Anchor	280	✓		✓
Napa	American Canyon	Rio to POCO Catalyst	Community Anchor	100	✓		✓
Napa	Napa	Napa Public Sites	Public Sites Portfolio	200	✓		✓
San Francisco	San Francisco	10 South Van Ness Av	Regionally Significant	1,010	✓	✓	✓
San Francisco	San Francisco	Hunters Point Power Plant Sites	Regionally Significant	1,100	✓		✓
San Francisco	San Francisco	120 4th St (Mission St Garage)	Regionally Significant	1,100	✓	✓	✓
San Francisco	San Francisco	1335 Webster St	Regionally Significant	1,220	✓	✓	✓
San Francisco	San Francisco	1521-1595 Sloat Blvd	Regionally Significant	690	✓		✓
San Francisco	San Francisco	1540 Market Street	Community Anchor	460	✓	✓	✓
San Francisco	San Francisco	1695 Mission	Regionally Significant	570	✓	✓	✓
San Francisco	San Francisco	170 South Van Ness Ave	Community Anchor	430	✓	✓	✓
San Francisco	San Francisco	1979 Mission Street	Regionally Significant	500	✓	✓	✓
San Francisco	San Francisco	2 Montgomery St	Community Anchor	450	✓	✓	✓
San Francisco	San Francisco	200 Main Street (Transbay Block 4)	Regionally Significant	640	✓	✓	✓

1. PDA = Priority Development Area; TOC = Transit-Oriented Communities Policy Area; Other GG = Other Growth Geography; *Contingent on documentation of committed funding for, or commencement of, transit service necessary for site to meet location criteria.

Attachment A: ABAG Resolution No. 15-2023 (Priority Sites Approval)

Location		Site information			Regional Geographies(1)		
County	Local Jurisdiction	Site	Primary Designation	Dwelling Units (Max)	PDA	TOC	Other G.G.
San Francisco	San Francisco	2020 Market Street	Regionally Significant	780	✓	✓	✓
San Francisco	San Francisco	2300 16th St (Potrero Center Retail Center)	Regionally Significant	2,450	✓	✓	✓
San Francisco	San Francisco	250 Executive Park Blvd (Executive Park SUD)	Regionally Significant	1,100	✓	✓	✓
San Francisco	San Francisco	2620 Geary (Presidio Yard)	Regionally Significant	570	✓	✓	✓
San Francisco	San Francisco	2675 Geary Blvd (City Center)	Regionally Significant	620	✓	✓	✓
San Francisco	San Francisco	300 Lake St (St Anne's)	Regionally Significant	760	✓	✓	✓
San Francisco	San Francisco	33 Gough St (City College Property)	Regionally Significant	580	✓	✓	✓
San Francisco	San Francisco	3333 California Street	Regionally Significant	740	✓	✓	✓
San Francisco	San Francisco	395 3rd St	Regionally Significant	520	✓	✓	✓
San Francisco	San Francisco	400-416 2nd ST	Regionally Significant	500	✓	✓	✓
San Francisco	San Francisco	473 Eucalyptus Dr	Regionally Significant	500	✓	✓	✓
San Francisco	San Francisco	525-559 9Th St	Regionally Significant	530	✓		✓
San Francisco	San Francisco	555 Bryant St	Regionally Significant	500	✓	✓	✓
San Francisco	San Francisco	620 4th St	Regionally Significant	520	✓	✓	✓
San Francisco	San Francisco	620 Folsom St	Regionally Significant	710	✓	✓	✓
San Francisco	San Francisco	655 4th St	Regionally Significant	1,090	✓	✓	✓
San Francisco	San Francisco	655 Brotherhood Way	Regionally Significant	510	✓	✓	✓
San Francisco	San Francisco	77 Beale St, 50 Main St, 215 - 245 Market	Regionally Significant	810	✓	✓	✓
San Francisco	San Francisco	777 Brotherhood Way	Regionally Significant	720	✓	✓	✓
San Francisco	San Francisco	855 Brotherhood Way	Regionally Significant	560	✓		✓
San Francisco	San Francisco	98 Franklin St	Community Anchor	390	✓	✓	✓
San Francisco	San Francisco	999 Brotherhood Way	Regionally Significant	2,060	✓		✓
San Francisco	San Francisco	Balboa Reservoir	Regionally Significant	1,100	✓	✓	✓
San Francisco	San Francisco	Candlestick Point/Hunters Point Phase II	Regionally Significant	10,670	✓		✓
San Francisco	San Francisco	Freedom West	Regionally Significant	2,390	✓	✓	✓
San Francisco	San Francisco	Hunters Point Shipyard Phase 1	Regionally Significant	1,430	✓	✓	✓
San Francisco	San Francisco	Hunters View HOPE SF	Regionally Significant	800	✓	✓	✓
San Francisco	San Francisco	India Basin	Regionally Significant	1,580	✓		✓
San Francisco	San Francisco	Mission Bay Block 12	Community Anchor	440	✓	✓	✓
San Francisco	San Francisco	Mission Bay Block 4E	Regionally Significant	540	✓	✓	✓
San Francisco	San Francisco	Mission Rock	Regionally Significant	1,980	✓	✓	✓
San Francisco	San Francisco	One South Van Ness	Regionally Significant	500	✓	✓	✓

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Attachment A: ABAG Resolution No. 15-2023 (Priority Sites Approval)

Location		Site information			Regional Geographies(1)		
County	Local Jurisdiction	Site	Primary Designation	Dwelling Units (Max)	PDA	TOC	Other G.G.
San Francisco	San Francisco	Parkmerced	Regionally Significant	5,680	✓	✓	✓
San Francisco	San Francisco	Pier 70	Regionally Significant	2,150	✓	✓	✓
San Francisco	San Francisco	Plaza East	Regionally Significant	760	✓	✓	✓
San Francisco	San Francisco	Potrero HOPE SF	Regionally Significant	1,700	✓	✓	✓
San Francisco	San Francisco	Potrero Power Station	Regionally Significant	2,600	✓	✓	✓
San Francisco	San Francisco	Potrero Yard	Regionally Significant	510	✓	✓	✓
San Francisco	San Francisco	Schlage Lock	Regionally Significant	1,680	✓	✓	✓
San Francisco	San Francisco	Stonestown	Regionally Significant	2,900	✓	✓	✓
San Francisco	San Francisco	Sunnydale HOPE SF	Regionally Significant	1,770	✓	✓	✓
San Francisco	San Francisco	Treasure Island	Regionally Significant	8,000	✓	✓	✓
San Mateo	Daly City	699 Serramonte Blvd	Regionally Significant	1,270		✓	✓
San Mateo	Daly City	Midway Village	Regionally Significant	560	✓	✓	✓
San Mateo	Daly City	SamTrans Park and Ride	Regionally Significant	500		✓	✓
San Mateo	Daly City	Serramonte Views	Regionally Significant	500	✓	✓	✓
San Mateo	Daly City	Seton Hospital East/West	Regionally Significant	580		✓	✓
San Mateo	Millbrae	95 Murchison (Lucky's)	Community Anchor	390	✓	✓	✓
San Mateo	Millbrae	959 El Camino Real	Community Anchor	280	✓	✓	✓
San Mateo	Millbrae	Millbrae Anton (El Rancho Inn)	Regionally Significant	650	✓	✓	✓
San Mateo	Millbrae	Millbrae Serra Station (TOD1)	Regionally Significant	500	✓	✓	✓
San Mateo	Millbrae	Millbrae Square ECR Parking Lot	Community Anchor	290	✓	✓	✓
San Mateo	Millbrae	Millbrae Square West Parking Lots	Community Anchor	240		✓	
San Mateo	Redwood City	Broadway/Marshall*	Regionally Significant	550	✓	✓	✓
San Mateo	San Bruno	Tanforan San Bruno	Regionally Significant	1,000	✓	✓	✓
San Mateo	South S.F.	245 S Airport Blvd	Regionally Significant	1,200		✓	
San Mateo	South S.F.	South San Francisco PUC Site	Regionally Significant	800	✓	✓	✓
Santa Clara	Campbell	Campbell Plaza	Regionally Significant	970		✓	✓
Santa Clara	Campbell	Campbell Technology Park	Regionally Significant	620	✓	✓	✓
Santa Clara	Campbell	City Corporation Yard	Community Anchor	210	✓	✓	✓
Santa Clara	Campbell	Creekside Business Mall	Community Anchor	210	✓	✓	✓
Santa Clara	Campbell	Former Fry's Electronics	Regionally Significant	550	✓	✓	✓
Santa Clara	Campbell	Hamilton Business Park	Community Anchor	210	✓	✓	✓

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Attachment A: ABAG Resolution No. 15-2023 (Priority Sites Approval)

Location		Site information			Regional Geographies(1)		
County	Local Jurisdiction	Site	Primary Designation	Dwelling Units (Max)	PDA	TOC	Other G.G.
Santa Clara	Campbell	Home Church	Community Anchor	330	✓	✓	✓
Santa Clara	Campbell	Staples	Community Anchor	140	✓	✓	✓
Santa Clara	Campbell	Summerwinds	Community Anchor	180	✓	✓	✓
Santa Clara	Los Altos Hills	Foothill College	Community Anchor	420		✓	✓
Santa Clara	Milpitas	Capitol Metro Site	Community Anchor	350			✓
Santa Clara	Milpitas	Great Mall	Regionally Significant	2,200	✓	✓	✓
Santa Clara	Milpitas	Great Mall VTA Station	Community Anchor	230	✓	✓	✓
Santa Clara	Milpitas	Milpitas Public Sites	Public Sites Portfolio	210	✓	✓	✓
Santa Clara	Milpitas	Milpitas Transit Center	Community Anchor	150	✓	✓	✓
Santa Clara	Morgan Hill	Morgan Hill Caltrain Station	Community Anchor	250	✓	✓	✓
Santa Clara	Multiple cities	VTA Public Sites	Public Sites Portfolio	250	✓	✓	✓
Santa Clara	Palo Alto	Dedicated Affordable Housing and Park Site	Community Anchor	150	✓	✓	✓
Santa Clara	San Jose	1870 & 1888 Senter Road	Community Anchor	300	✓	✓	✓
Santa Clara	San Jose	28th St./Little Portugal	Community Anchor	420	✓	✓	✓
Santa Clara	San Jose	Alum Rock Transit Center	Community Anchor	170	✓	✓	✓
Santa Clara	San Jose	Autumn/Montgomery (Google)	Public Sites Portfolio	170	✓	✓	✓
Santa Clara	San Jose	Bellarmino Place	Community Anchor	210	✓	✓	✓
Santa Clara	San Jose	Berryessa/North San José Transit Center	Community Anchor	390	✓	✓	✓
Santa Clara	San Jose	Blossom Hill Station	Community Anchor	330	✓	✓	✓
Santa Clara	San Jose	Capitol Station	Community Anchor	390	✓	✓	✓
Santa Clara	San Jose	Cottle Station	Community Anchor	260	✓	✓	✓
Santa Clara	San Jose	Curtner Station	Community Anchor	310	✓	✓	✓
Santa Clara	San Jose	Cypress Comm. Center	Community Anchor	150	✓	✓	✓
Santa Clara	San Jose	Diridon Station Parking Lot	Community Anchor	200	✓	✓	✓
Santa Clara	San Jose	Downtown West (Google H5 & H6)	Regionally Significant	870	✓	✓	✓
Santa Clara	San Jose	East Santa Clara Master Plan	Regionally Significant	870	✓	✓	✓
Santa Clara	San Jose	Enterprise (Google H1)	Regionally Significant	850	✓	✓	✓
Santa Clara	San Jose	Ohlone/Chynoweth Station	Community Anchor	180	✓	✓	✓
Santa Clara	San Jose	River Oaks Campus	Regionally Significant	660	✓	✓	✓
Santa Clara	San Jose	San Jose Public Sites	Public Sites Portfolio	200	✓	✓	✓
Santa Clara	San Jose	Southside Community Center	Public Sites Portfolio	460	✓	✓	✓

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Location		Site information			Regional Geographies(1)		
County	Local Jurisdiction	Site	Primary Designation	Dwelling Units (Max)	PDA	TOC	Other G.G.
Santa Clara	San Jose	Tamien Station	Regionally Significant	560	✓	✓	✓
Santa Clara	San Jose	VTA Block	Regionally Significant	500	✓	✓	✓
Solano	Fairfield	Fairfield Public Sites	Public Sites Portfolio	200	✓	✓	✓
Solano	Fairfield	Sam Yeto Site	Community Anchor	175	✓	✓	✓
Solano	Fairfield	Solano Town Center	Regionally Significant	750	✓		✓
Solano	Fairfield	Train Station Specific Plan Area 1	Regionally Significant	1,050	✓	✓	✓
Solano	Fairfield	Train Station Specific Plan Area 2	Regionally Significant	920	✓	✓	✓
Solano	Suisun City	Almond Gardens	Community Anchor	100	✓	✓	✓
Solano	Vallejo	Waterfront	Community Anchor	180	✓		✓
Sonoma	Healdsburg	South Entry Area	Regionally Significant	500			✓
Sonoma	Rohnert Park	The Downtown at Rohnert Park	Community Anchor	460	✓	✓	✓
Sonoma	Santa Rosa	Caritas Homes	Community Anchor	130	✓	✓	✓
Sonoma	Santa Rosa	Casa Roseland/Tierra de Rosas	Community Anchor	180	✓		✓
Sonoma	Santa Rosa	Lance Drive & Guerneville Road	Community Anchor	200	✓	✓	✓
Sonoma	Santa Rosa	Laurel at Perennial Park	Community Anchor	160	✓		✓
Sonoma	Santa Rosa	Santa Rosa Public Sites	Public Sites Portfolio	200	✓	✓	✓
Sonoma	Santa Rosa	Sonoma County Center	Community Anchor	200	✓		✓

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