

**METROPLITAN  
TRANSPORTATION  
COMMISSION  
BAY AREA, CA**



**ROUND 1 AWARD: \$5,000,000**

**Overview:** To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$5 million to the Metropolitan Transportation Commission (MTC) towards the Bay Area, CA.** This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

**A projected 1.4 million new homes are needed in the Bay Area.** The MTC has taken considerable actions to advance housing supply through incentivized programs, development financing, and strategic planning.

**PRO Housing funding will enable the MTC to support transit-oriented development, develop mixed-income housing, and enhance the capacity of local developers and builders.**

**Availability of Financing / High Cost of Land**

- At least 25,000 permitted affordable units remain stuck in limbo between entitlement and full financing, with a total subsidy gap of \$33 billion. Land acquisition is a large project expense.

**Restrictive Local Policies**

- Local regulations and land use policies restrict both housing and mixed-use projects. Prohibitive building codes and procedural delays increase development costs and prolong timelines

**Infrastructure Constraints**

- Existing infrastructure requires upgrades to accommodate new housing development.

**LOCAL BARRIERS  
TO HOUSING  
IDENTIFIED BY  
BAY AREA MTC**

**RECENT ACTIONS  
TO BOOST  
HOUSING SUPPLY  
LOCALLY**

**Metropolitan Transportation Commission**

- Developed the Plan Bay Area 2050 which lays the groundwork for local governments to accommodate 441,000 new units, including 180,000 affordable units.
- Invested over \$1 billion to municipalities that approve affordable housing projects and adopt housing-supportive local plans with additional flexible federal highway funds.
- Centered equity in planning efforts — incorporating the Bay Area's latest Regional Housing Needs Allocation methodology which advance fair housing and housing opportunity.
- Invested \$10 million through the Bay Area Preservation pilot, and leveraged with \$39 million in private capital to preserve 200 previously unrestricted affordable homes.
- Established a Transit-Oriented Communities Policy which requires land use and policy reform to transit accessible land in 350 station areas.

# ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

## Implement Plan Bay Area 2050

- Receiving PRO Housing funding will enable the MTC to implement Plan Bay Area 2050 by launching the Priority Sites Program and Catalyst Projects.
- These two projects build capacity and incentivize affordable housing development by offering large scale technical assistance (TA) and installing or upgrading utilities and infrastructure.

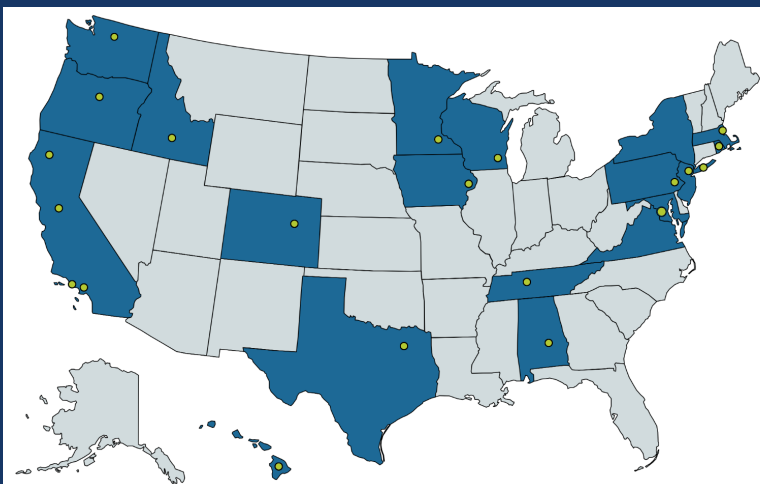
## Launch Priority Sites Program & Technical Assistance

- MTC will support its Priority Sites Program which provides regionwide TA to remove shared barriers to advancing sites, and offers targeted site-specific TA.
- Regionwide TA will offer guidance documents and template policies and programs drawn from best practices region- and nation-wide. Site-specific TA will support predevelopment activities at Priority Sites throughout the region.

## Invest in Transit Oriented Development Projects

- The Priority Sites Catalyst Projects will fund housing-supportive infrastructure starting with mixed-income transit-oriented development projects to create new homes of which a portion will be affordable housing units.
- The pilot projects will serve as replicable models of “investment without displacement.”

# HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.