

Action Plan

**Grantee: Metropolitan Transportation Commission,
CA**

Grant: B-23-PH-06-0005

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 5,000,000.00

Funding Sources

Funding Source	Funding Type
Infill Infrastructure Grant - Catalyst (IIGC)	Other Local Government Funds

Narratives

Action Plan Summary:

The San Francisco Bay Area continues to face one of the nation's most severe housing affordability crises. Despite decades of regional and local efforts to remove barriers to housing production, the region remains significantly behind in meeting its housing needs, particularly for lower-income households. The current Regional Housing Needs Allocation (RHNA) identifies a need for more than 441,000 new homes by 2031, including approximately 180,000 affordable homes. While many jurisdictions have adopted pro-housing policies, increased zoning capacity, and streamlined development approvals, affordable housing projects continue to face significant financing challenges. One of the most persistent barriers is the cost of constructing the public infrastructure necessary to support new housing. Without funding for streets, utilities, public spaces, pedestrian and bicycle connections, and other site improvements, otherwise entitled and financially viable housing developments cannot move forward.

The Metropolitan Transportation Commission (MTC) will use its \$5 million FY 2023 PRO Housing award to remove this barrier by funding critical housing-supportive infrastructure improvements at two regionally significant transit-oriented development sites: El Cerrito Plaza and Blossom Hill. At El Cerrito Plaza, the grant will support construction of Fairmount Plaza and related public improvements that are necessary to serve the adjacent mixed-income housing development. At Blossom Hill, the grant will fund engineering, permitting, and site preparation activities needed to construct the public infrastructure that will support the housing development. These investments close critical infrastructure funding gaps that would otherwise delay or prevent construction, enabling nearly 1,100 new homes—including approximately 440 affordable homes—to move forward while improving transportation access, public amenities, and neighborhood connectivity.

The Metropolitan Transportation Commission (MTC) will administer the PRO Housing grant on behalf of the region. MTC is the federally designated Metropolitan Planning Organization (MPO) for the nine-county San Francisco Bay Area and is responsible for regional transportation planning and programming. MTC shares staff and governance with the Association of Bay Area Governments (ABAG), the region's council of governments responsible for regional land use planning, housing planning, and administration of the Regional Housing Needs Allocation (RHNA). MTC also staffs the Bay Area Housing Finance Authority (BAHFA), a regional housing finance authority created to expand affordable housing production, preservation, and financing throughout the Bay Area. Together, these affiliated agencies coordinate regional transportation, housing, and land use initiatives to support implementation of the region's housing goals. MTC will be responsible for grant administration, financial management, HUD reporting, environmental review coordination, and oversight of project implementation in partnership with the Bay Area Rapid Transit District (BART), the Santa Clara Valley Transportation Authority (VTA), and the respective development partners.

Questions regarding this Action Plan may be directed to:
Metropolitan Transportation Commission
375 Beale Street, Suite 800
San Francisco, CA 94105



Housing Section
(415) 778-6700

This Action Plan is prepared pursuant to the FY 2023 Preservation and Reinvestment Initiative for Community Enhancement (PRO Housing) program authorized under the Consolidated Appropriations Act, 2023 (Public Law 117-328, approved December 29, 2022). FY 2023 PRO Housing program requirements are set forth in the FY 2023 PRO Housing Notice of Funding Opportunity (NOFO) (FR-6700-N-98, issued November 6, 2023).

Resources and Budget:

Line	Description	Amount	Source
1	PRO Housing	1,000,000	HUD
2	PRO Housing	1,000,000	HUD
3	PRO Housing	1,000,000	HUD
4	PRO Housing	1,000,000	HUD
5	PRO Housing	1,000,000	HUD
6	PRO Housing	1,000,000	HUD
7	PRO Housing	1,000,000	HUD
8	PRO Housing	1,000,000	HUD
9	PRO Housing	1,000,000	HUD
10	PRO Housing	1,000,000	HUD
11	PRO Housing	1,000,000	HUD
12	PRO Housing	1,000,000	HUD
13	PRO Housing	1,000,000	HUD
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100	PRO Housing	1,000,000	HUD

Need:

- Prior Efforts to Identify, Address, Mitigate or Remove Barriers to Affordable Housing Production and Preservation:** MTC has worked for decades to remove barriers to affordable housing production through regional planning, transportation investments, technical assistance, and housing policy initiatives. These efforts include adoption of the Transit-Oriented Communities (TOC) Policy, which links regional transportation funding to local implementation of pro-housing policies; the Priority Development Area Program, which has supported planning, zoning updates, environmental review, and technical assistance for transit-oriented development; and regional housing incentive and financing programs that have expanded affordable housing production and preservation. MTC also partnered with local governments to support Housing Element implementation, Plan Bay Area 2050, and the Regional Housing Needs Allocation (RHNA), while transit agencies such as BART and VTA have advanced transit-oriented development by making publicly owned land available for housing. At the local level, El Cerrito has received a State Prohousing Designation and San Jose has adopted long-range planning and financing strategies that support higher-density, transit-oriented housing.

- Acute Demand and Remaining Need for Affordable Housing:** The Bay Area continues to face a significant housing shortage. Through the state Housing Element process, local jurisdictions identified a need for approximately 441,000 additional housing units by 2031, including approximately 180,000 units affordable to lower-income households. Housing production remains constrained by limited land availability, infrastructure requirements, financing challenges, regulatory requirements, and construction costs. Housing prices throughout the region continue to exceed affordability levels for many households, creating demand for additional housing options across a range of income levels. The El Cerrito Plaza and Blossom Hill projects will help address these needs by supporting housing construction on publicly owned land served by existing transportation infrastructure.

- Barriers to Affordable Housing that Still Exist:** Several barriers continue to limit housing production throughout the Bay Area. These include: 1) limited funding availability; 2) high land and development costs; 3) infrastructure constraints; 4) lengthy permitting and regulatory processes; 5) elevated labor and material costs; and 6) financing challenges associated with current economic conditions. The El Cerrito Plaza and Blossom Hill projects directly address infrastructure and development barriers by funding improvements necessary to support housing construction on publicly owned land.

Use of Funds - Soundness of Approach:

El Cerrito Plaza

Vision

Overview: The El Cerrito Plaza project is part of a larger redevelopment effort that will transform approximately 6.5 acres of underutilized BART-owned property into a mixed-use development supporting approximately 743 housing units, public facilities, transportation improvements, and public open space. HUD PRO Housing



funds will support construction of critical public infrastructure improvements that enable housing development, improve access to transit, and enhance public amenities. These investments will reduce infrastructure barriers that currently limit residential development and facilitate construction of both affordable and market-rate housing on publicly owned land.

Expected Performance Outcomes: The project will remove infrastructure barriers delaying housing construction, support timely development of affordable and mixed-income housing, improve access to transit and public amenities, increase development readiness on publicly owned land, and advance implementation of adopted local and regional housing plans.

How Funds Remove Barriers: The proposed infrastructure improvements directly address barriers identified in the Needs Assessment by providing the public improvements necessary to support planned housing construction. Without these improvements, development of multiple affordable housing phases cannot proceed as planned. By investing in enabling infrastructure on publicly owned property, the project accelerates housing production while supporting efficient use of existing transportation infrastructure and public services.

Long-Term Housing Production: Upon full buildout, the redevelopment will provide approximately 743 housing units, including multiple affordable housing developments, while supporting sustained housing production through phased implementation over several years. The project advances regional housing goals by increasing housing supply in an established transit-served area and creating long-term development capacity.

Planning Alignment: The project builds upon the City's adopted transit-oriented development planning efforts, BART's transit-oriented development program, and regional housing and transportation strategies that encourage redevelopment of publicly owned land near major transit investments.

Total Budget: The El Cerrito Plaza infrastructure improvements have an estimated total project cost of approximately \$7.5 million, including \$2,350,000 in HUD PRO Housing funding and approximately \$5 million in California Department of Housing and Community Development (HCD) funding for construction of the public open space plaza. Together, these funding sources advance redevelopment of the site and support phased construction of both affordable housing developments.

Schedule: The approximately one-half acre public plaza will be constructed in two phases concurrent with the adjacent affordable housing developments. The initial phase will be completed with Parcel C East, an 84-unit affordable mixed-use building, followed by the remaining plaza improvements with Parcel C West, a 79-unit affordable housing development that may include a new public library. See Part 2 for activity milestones and completion dates.

Geographic Scope

The El Cerrito Plaza project serves the City of El Cerrito and the broader East Bay by redeveloping publicly owned land adjacent to a regional BART station. The project expands housing opportunities within an established transit corridor while improving pedestrian access, transportation infrastructure, public amenities, and community connectivity for existing and future residents.

Fair Housing

The El Cerrito Plaza Station TOD Action Plan contributes toward the City's Regional Housing Needs Allocation by expanding housing opportunities on publicly owned land served by existing transportation infrastructure, employment centers, schools,

public services, and community amenities. The affordable housing component is located within a High Opportunity Area identified in the HCD/TCAC 2025 Opportunity Maps. The project will be implemented consistent with all applicable federal, state, and local fair housing requirements.

Blossom Hill

Vision

Overview: The Blossom Hill project is part of a larger redevelopment effort on approximately five acres of underutilized VTA-owned property adjacent to an existing light rail station. The broader redevelopment will include 328 housing units, commercial space, transportation improvements, and public amenities. HUD PRO Housing funding will construct the public infrastructure necessary to enable development of the project's 89-unit affordable housing phase, including an access road, signalized intersection, sidewalks, bicycle facilities, transit improvements, utility connections, and required public right-of-way improvements.

Expected Performance Outcomes: The project will remove infrastructure barriers that currently prevent affordable housing construction, improve multimodal transportation access, enable timely development of affordable housing, and support long-term redevelopment of publicly owned transit-oriented land.

How Funds Remove Barriers: The proposed infrastructure improvements directly address barriers identified in the Needs Assessment by providing the public infrastructure required before construction of the affordable housing development can begin. Completion of these improvements will enable housing construction while improving access for residents, pedestrians, bicyclists, and transit users.

Long-Term Housing Production: By removing critical infrastructure constraints, the project enables construction of the 89-unit affordable housing development while supporting the broader mixed-use redevelopment of the site. These investments establish infrastructure capacity that supports continued housing production in an area already served by transit and existing public services.

Planning Alignment: The project advances local transit-oriented development objectives and regional housing strategies by coordinating transportation investments with residential development and public infrastructure improvements.

Total Budget: The Blossom Hill infrastructure improvements have an estimated total project cost of \$2,350,000 million, funded through the HUD PRO Housing grant. The grant will fund the public infrastructure improvements necessary to enable construction of the 89-unit affordable housing development, including roadway access, intersection improvements, pedestrian and bicycle facilities, utility improvements, and required permitting associated with work in the public right-of-way.

Schedule: See Part 2 for activity milestones, sub-tasks, and planned start and completion dates.

Geographic Scope

The Blossom Hill project serves the City of San José and Santa Clara County through redevelopment of publicly owned land adjacent to an existing light rail station. The project improves transportation access while supporting housing production within an established transit corridor that connects residents to employment centers, public services, and regional transportation networks.

Fair Housing

The Blossom Hill TOD Action Plan expands housing opportunities in an area served by existing transportation infrastructure, employment centers, schools, retail

services, and public amenities. The project supports development on publicly owned land while improving pedestrian, bicycle, and transit access. Implementation will be consistent with all applicable federal, state, and local fair housing requirements.

Grant Administration: \$300,000 of the PRO Housing award will support grant administration by ABAG/MTC staff under the integrated ABAG/MTC/BAHFA governance structure. These funds will provide program management, financial oversight, procurement and contract administration, reimbursement processing, compliance monitoring, environmental review coordination, performance reporting, and coordination with HUD and project partners. This administrative capacity ensures timely implementation of the El Cerrito Plaza and Blossom Hill projects, responsible stewardship of federal funds, and compliance with all applicable HUD requirements, including 2 CFR Part 200, throughout the grant period.

Use of Funds - Method of Distribution (State grantees only):

Not Applicable

Grantee and Partner Capacity:

Grantee and Partner Capacity

The Association of Bay Area Governments (ABAG) is the recipient of the FY 2023 PRO Housing grant. ABAG and the Metropolitan Transportation Commission (MTC) operate as affiliated regional agencies under a shared governing board and integrated professional staff. Under this structure, MTC staff administer ABAG's federal grant programs and are responsible for overall grant administration, financial management, procurement, contract administration, compliance monitoring, environmental review coordination, performance reporting, and oversight of all grant activities in accordance with applicable federal requirements, including 2 CFR Part 200 and HUD grant management standards.

The Bay Area Housing Finance Authority (BAHFA) is a regional housing finance authority office governed by the same board and staffed by professional staff under ABAG and MTC. BAHFA is not a recipient of PRO Housing funds but provides the housing program expertise supporting implementation of the grant. Together, ABAG, MTC, and BAHFA function as an integrated regional organization that coordinates transportation planning, housing planning, housing finance, and grant administration to advance regional housing objectives.

The PRO Housing grant will be implemented through partnerships with the public agencies responsible for the project sites and the project development teams responsible for delivering the associated housing developments.

El Cerrito Plaza

The El Cerrito Plaza project is being implemented through a partnership among ABAG/MTC, the San Francisco Bay Area Rapid Transit District (BART), the City of El Cerrito, and the project development team.

- ABAG/MTC is responsible for grant administration, financial oversight, compliance monitoring, reimbursement of eligible costs, HUD reporting, and overall project oversight.
- BART, as the property owner, is responsible for implementation of its Transit-Oriented Development Program, coordination of the infrastructure improvements, and interagency coordination.
- The City of El Cerrito is responsible for local planning, permitting, engineering coordination, and development review.
- The project development team is responsible for design, financing, construction, and long-term operation of the mixed-income housing development that will be supported by the infrastructure improvements funded through this grant.

Blossom Hill

The Blossom Hill project is being implemented through a partnership among ABAG/MTC, the Santa Clara Valley Transportation Authority (VTA), and the project development team.

- ABAG/MTC is responsible for grant administration, financial oversight, compliance monitoring, reimbursement of eligible costs, HUD reporting, and overall project oversight.
- VTA, as the property owner, is responsible for implementation of its Transit-Oriented Development Program, coordination of public infrastructure improvements, and interagency coordination.
- The project development team is responsible for design, permitting, financing, construction, and long-term operation of the mixed-income housing development and associated public improvements funded through this grant.

Grant Oversight and Management

ABAG/MTC, supported by BAHFA staff, will oversee all aspects of grant administration and ensure compliance with HUD requirements. Responsibilities include financial management, procurement, contract administration, monitoring of project milestones and expenditures, compliance review, reporting, and coordination with project partners. Public agency partners will oversee implementation of infrastructure improvements within their respective transit-oriented development programs, while the project development teams will deliver the associated housing developments.

Existing staff, financial management systems, procurement procedures, grant administration policies, and internal controls provide the organizational capacity necessary to successfully administer the PRO Housing grant. There are no identified

staffing gaps, vacancies, or positions contingent upon receipt of PRO Housing funding. All proposed activities will be carried out using existing staff and established management structures. Project performance will be monitored through regular coordination meetings, review of project schedules and expenditures, verification of performance milestones, reimbursement review, and submission of required reports to HUD. These management practices support responsible stewardship of federal funds and the timely delivery of the housing-supportive infrastructure improvements necessary to enable construction of the El Cerrito Plaza and Blossom Hill housing developments. An organizational chart identifying the key management staff and reporting relationships for the proposed PRO Housing activities is included as a separate attachment.

Stakeholder Engagement and Public Participation Summary:

El Cerrito Plaza

1. Narrative:

This proposal is the result of more than five years of planning, coordination, and public outreach conducted by MTC, ABAG, BART, the City of El Cerrito, and project partners. The El Cerrito Plaza site was identified through regional planning efforts that included engagement with residents, local governments, transportation agencies, housing developers, community organizations, property owners, and other interested stakeholders. Following adoption of regional planning strategies, MTC and its partners continued outreach to refine project concepts, identify implementation priorities, and gather feedback on housing, transportation, and public infrastructure improvements. BART's role in the project further expanded public participation. BART's outreach efforts engaged more than 3,500 participants through a combination of in-person and virtual engagement activities. On November 19, 2020, the BART Board selected the development team of Holliday Development, Related California, and Satellite Affordable Housing Associates (SAHA) through a competitive Request for Qualifications process. The project is consistent with the City of El Cerrito's planning and economic development objectives, including the San Pablo Avenue Specific Plan and related local planning efforts. Following selection of the development team, outreach continued through community meetings, open houses, stakeholder briefings, attendance at local events, and engagement with neighborhood organizations, schools, and community groups. Feedback received from residents, transit users, local organizations, and public officials resulted in several refinements to the project design. These changes included increasing the share of family-sized housing units and consolidating open space into a centrally located public plaza that will serve residents, visitors, and transit riders. The public plaza is intended to provide a flexible community gathering space while improving connections between housing, transit facilities, and surrounding neighborhoods.

2. Describe key stakeholders and strategy for continued outreach during the grant's period of performance:

Key stakeholders include residents of El Cerrito, elected and appointed officials, community organizations, property owners, transit riders, and project partners. MTC, BART, the City of El Cerrito, and the development team will continue providing project information through public meetings, project websites, community outreach activities, and local review processes.

The City of El Cerrito is evaluating future civic improvements that may be incorporated into later phases of the broader redevelopment effort. Additional outreach associated with these future components will provide continued opportunities for public input throughout project implementation.

• Describe your strategies to encourage public participation, building support, and engage community members, including those most likely to benefit from your proposed activity(ies).

MTC, BART, the City of El Cerrito, and the development team will continue an active public engagement process throughout project implementation. Building on more than five years of outreach and stakeholder engagement, the project team will provide regular opportunities for residents, property owners, businesses, transit riders, community organizations, and local officials to receive project updates and provide feedback as the project advances through final design, permitting, and construction.

Public participation will occur through a combination of public meetings, City review processes, project websites, community events, stakeholder briefings, and coordination with local organizations. Project information will be shared through multiple channels to ensure stakeholders have timely access to information regarding project milestones, construction activities, public space programming opportunities, and future development phases.

The project team has demonstrated a commitment to incorporating community feedback into project design. Previous outreach efforts resulted in significant modifications to the project, including increasing the share of family-sized housing units and redesigning open space into a centrally located public plaza. As implementation progresses, stakeholder input will continue to inform project refinements, public space activation, and coordination with future civic and community-serving uses adjacent to the plaza.

1. Describe how you will follow public participation requirements for any substantial amendments, including compliance with web posting requirements.

MTC will evaluate any proposed changes to the Action Plan in consultation with HUD to determine whether they constitute a substantial amendment. For any substantial amendment, MTC will follow all applicable PRO Housing public participation requirements, including public notice, web posting, stakeholder outreach, and opportunities for public review and comment.

MTC has extensive experience administering federally funded programs and conducting public engagement for regional planning and capital projects. Consistent with these practices, amendment materials will be made publicly available through MTC's website and other appropriate communication channels. MTC will coordinate with BART, the City of El Cerrito, the development team, and other affected stakeholders to ensure transparency throughout the amendment process. Public comments will be reviewed and considered prior to final submission to HUD.

Blossom Hill

1. Overview:

This proposal reflects several years of planning, coordination, and public outreach conducted by MTC, ABAG, VTA, the City of San Jose, and project partners. The Blossom Hill site was identified through regional planning efforts that included engagement with residents, local governments, transportation agencies, housing developers, community organizations, property owners, and other interested stakeholders. Following adoption of regional planning strategies, MTC and its partners continued outreach to refine project concepts, identify implementation priorities, and gather feedback on housing, transportation, and public infrastructure improvements.

More specifically, outreach for the Blossom Hill project began in 2018 and included public meetings, neighborhood events, multilingual notices, public hearings, and opportunities for public comment throughout the environmental review and project approval process. Stakeholder feedback was incorporated throughout project development and influenced several aspects of the final project design. One of the most significant outcomes was inclusion of the public trail connection that links surrounding neighborhoods, commercial areas, the transit station, and nearby regional park facilities. Additional feedback supported incorporation of larger family-sized housing units within the affordable housing component of the project.

The Blossom Hill project is part of a broader redevelopment effort on approximately five acres of underutilized VTA-owned property adjacent to an existing light rail station. The project will provide affordable and market-rate housing, commercial space, transportation improvements, and public amenities while supporting redevelopment of publicly owned land served by existing transit infrastructure.

2. Describe key stakeholders and strategy for continued outreach during the grant's period of performance.

Key stakeholders include residents of the surrounding Blossom Hill neighborhoods, City of San Jose elected and appointed officials, adjacent property owners, local businesses, transit riders, community organizations, regional park users, and project partners including

MTA, Republic Urban Properties, and EAH Housing. Particular attention will be given to stakeholders with an interest in transportation access, trail connectivity, construction activities, and future housing opportunities at the site.

MTA, MTC, the City of San Jose, and the development team will continue coordinating outreach throughout project implementation. Stakeholders will receive updates regarding infrastructure construction, permitting activities, traffic management, trail improvements, housing development milestones, and anticipated construction schedules. Project information will be shared through public meetings, community briefings, project websites, local review processes, and direct coordination with affected property owners and neighborhood groups.

As infrastructure improvements advance, the project team will continue engaging stakeholders regarding construction timing, access considerations, transportation improvements, and implementation of the public trail connection that was identified as a community priority during the planning process. This ongoing outreach will help ensure transparency, maintain community awareness of project progress, and provide opportunities for stakeholder input throughout implementation.

• Describe your strategies to encourage public participation, building support, and engage community members, including those most likely to benefit from your proposed activity(ies).

MTA, MTC, and the development team will continue a proactive public engagement effort throughout project implementation. Building on several years of planning and community outreach, the project team will provide regular opportunities for residents, businesses, community organizations, transit riders, adjacent property owners, and park users to receive project updates and provide feedback as infrastructure improvements and housing development move forward.

Outreach efforts will focus on topics most relevant to the community, including construction schedules, traffic and access changes, trail implementation, transit access, infrastructure improvements, and housing development milestones. Project information will be shared through public meetings, community briefings, project websites, local review processes, and direct coordination with affected stakeholders. Updates will be provided at key project milestones, including permitting, commencement of infrastructure work, major construction activities, and completion of public improvements.

The project team has demonstrated a commitment to incorporating stakeholder feedback into project design. Community input directly influenced inclusion of the public trail connection and family-sized housing units in the approved project. As implementation progresses, stakeholder input will continue to inform construction coordination, public access considerations, and delivery of community-serving improvements associated with the broader redevelopment effort.

1. Describe how you will follow public participation requirements for any substantial amendments, including compliance with web posting requirements.

MTA will review any proposed modification to the Action Plan in consultation with HUD to determine whether it constitutes a substantial amendment under applicable PRO Housing requirements. If a substantial amendment is required, MTC will implement all applicable public participation procedures, including public notice, web posting, opportunities for public review and comment, and coordination with project partners and affected jurisdictions.

MTA maintains established public engagement and transparency procedures for regional planning and federally funded programs and will utilize these processes to ensure stakeholders have timely access to information regarding any proposed amendment. Amendment materials, supporting documentation, and public notices will be posted on MTC's website and shared with MTA, the City of San Jose, the development team, and other affected stakeholders, as appropriate.

Any public comments received during the review period will be documented and considered prior to submission of a substantial amendment to HUD. MTC will maintain records of public notices, comments received, and responses provided in accordance with

applicable federal requirements.

Long-Term Effect:

El Cerrito Plaza

PRO Housing funds will support public infrastructure improvements that facilitate redevelopment of underutilized BART-owned property into a mixed-use development supporting approximately 743 housing units. The project will improve access to transit, public facilities, open space, and community amenities while creating the infrastructure necessary for long-term residential development.

The public plaza funded through this grant will serve as a permanent community gathering space that connects housing, transit facilities, and surrounding neighborhood destinations. These improvements will provide lasting public benefits for residents, visitors, and transit users while supporting continued economic activity and investment.

The project will permanently remove infrastructure barriers that have limited redevelopment of publicly owned land by funding improvements necessary to support housing construction. The grant will leverage substantial public and private investment, enabling long-term housing production in a transit-served location. Beyond the grant period, the completed infrastructure will continue supporting residential development, improved mobility, and community amenities while advancing local and regional housing goals.

Blossom Hill

PRO Housing funds will support infrastructure improvements necessary to facilitate redevelopment of underutilized VTA-owned property adjacent to an existing light rail station. These improvements will enable development of 328 housing units, including 89 affordable units, along with transportation improvements, commercial space, and public amenities.

The infrastructure investments funded through this grant will provide permanent public benefits by improving access, connectivity, safety, and site readiness for future development. Completion of these improvements will remove infrastructure barriers that currently prevent construction of the affordable housing development and support efficient use of publicly owned land served by existing transit infrastructure.

Beyond the grant period, the completed infrastructure will continue supporting housing production, transit-oriented development, and long-term economic activity while improving access to housing, transportation, and community amenities for future residents.

Substantial and Non-substantial Amendments (if applicable):

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
1	El Cerrito Plaza Station TOD -	ECP 1	Predevelopment - Design and Community Outreach	
		ECP 2	Permitting, Utility Coordination, Environmental Review, and Contractor Bidding	
		ECP 3	Construction and Construction Administration	
2	Blossom Hill Infrastructure	BH 1	Plan Check, Permitting, Utility Fees	
		BH 2	Construction and Construction Administration	
3	MTC Staffing	MTC 1	Priority Sites Loan Administration	
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / 1 / El Cerrito Plaza Station TOD - Fairmount Plaza

Grantee Activity Number: ECP 1

Activity Title: Predevelopment - Design and Community Outreach

Activity Type:

PRO - Planning

Project Number:

1

Projected Start Date:

07/01/2026

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Planned

Project Title:

El Cerrito Plaza Station TOD - Fairmount

Projected End Date:

03/31/2027

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 750,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 3,650,000.00

Total Funds: \$ 4,400,000.00

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

Total

of zoning code amendments adopted

of pre-approved housing plans created

of land use amendments adopted

of parcels with expanded by-right zoning

of parcels with reduced parking minimum

of parcels up-zoned

of diversity and equity plan completed

of infrastructure study plans completed

of parking study plans completed



of transit study plans completed

of housing study plans completed

of zoning studies completed

of affordable housing development plans completed

of plans created 1

of plans adopted

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Transportation Commission, CA	Unknown	\$ 750,000.00
Funding Source Name	Matching Funds	Funding Amount
Infill Infrastructure Grant - Catalyst (IIGC)	No	\$ 3,650,000.00

Location Description:

Activity Description:

Procure architecture and engineering design team and initiate schematic design and design development phase to manage consultant team toward assembling construction documents towards permitting package(s) for authorities having jurisdiction. Accept advisory community and stakeholder feedback on design and programmatic elements of Fairmount Plaza, including relationship and interface with future housing phases and potential future city-funded public library.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: ECP 2

Activity Title: Permitting, Utility Coordination, Environmental Review, and Contractor Bidding

Activity Type:

PRO - Planning

Project Number:

1

Projected Start Date:

04/01/2027

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

El Cerrito Plaza Station TOD - Fairmount

Projected End Date:

12/01/2027

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 600,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 3,650,000.00

Total Funds: \$ 4,250,000.00

Ancillary Activities

None

Projected Accomplishments

of zoning code amendments adopted

of pre-approved housing plans created

of land use amendments adopted

of parcels with expanded by-right zoning

of parcels with reduced parking minimum

of parcels up-zoned

of diversity and equity plan completed

of infrastructure study plans completed

of parking study plans completed

of transit study plans completed

of housing study plans completed

of zoning studies completed

of affordable housing development plans completed

Total

1

of plans created

of plans adopted

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Transportation Commission, CA	Unknown	\$ 600,000.00
Funding Source Name	Matching Funds	Funding Amount
Infill Infrastructure Grant - Catalyst (IIGC)	No	\$ 3,650,000.00

Location Description:

Activity Description:

Following stakeholder engagement and preliminary design, commission technical studies and finalizing construction documents including but not limited to geotechnical investigations, Phase 1/2 environmental site assessments and soil classifications, and NEPA analyses and mitigation measures, if required and applicable, prior construction.

Continue advanced design refinement and submit building permit applications for plan review to the City of El Cerrito, potentially impacted transit agencies such as the San Francisco Bay Area Rapid Transit District (BART) and Alameda-Contra Costa Transit (AC Transit), and related utility agencies for power, water, sewer, etc.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: ECP 3

Activity Title: Construction and Construction Administration

Activity Type:

PRO - Parks, Recreational Facility Improvements

Project Number:

1

Projected Start Date:

12/01/2027

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod: Benefit to low- and moderate-income persons/families

Activity Status:

Planned

Project Title:

El Cerrito Plaza Station TOD - Fairmount

Projected End Date:

09/30/2029

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,000,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 3,650,000.00

Total Funds: \$ 4,650,000.00

Benefit Report Type:

Area Benefit (Census)

Ancillary Activities

None

Projected Accomplishments

Total

of Singlefamily Units

of Multifamily Units

70

of Housing Units

70

of Persons with New Access to Facility/Infrastructure Improvement

1775

of Persons with access to Public Facility/Infrastructure that is no longer

25962

of Persons with Improved Access to Facility/Infrastructure Improvement

25962

of Targeted Section 3 Labor Hours

600

of Section 3 Labor Hours

3000

of Total Labor Hours

12000

of Properties

4

LMI%:



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Metropolitan Transportation Commission, CA	Unknown	\$ 1,000,000.00
Funding Source Name	Matching Funds	Funding Amount
Infill Infrastructure Grant - Catalyst (IIGC)	No	\$ 3,650,000.00

Location Description:

Activity Description:

Execute Guaranteed Maximum Price (GMP) contract with General Contractor and issue Notice to Proceed for the work on the Fairmount Plaza. The GMP contract for Fairmount Plaza will be separate from the GMP contract for the two (2) immediately abutting affordable housing phases, referred to as "Parcel C East" [100% affordable 84-unit mixed-use building] and "Parcel C West" [100% affordable 79-unit building], but may be constructed in tandem with the phasing of the housing phases. BABA requirements for material procurement will be adhered to for the scope of its respective GMP contract for Fairmount Plaza.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2 / Blossom Hill Infrastructure

Grantee Activity Number: BH 1

Activity Title: Plan Check, Permitting, Utility Fees

Activity Type:

PRO - Planning

Project Number:

2

Projected Start Date:

11/17/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Blossom Hill Infrastructure

Projected End Date:

05/01/2026

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 250,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 250,000.00

Ancillary Activities

None

Projected Accomplishments

of zoning code amendments adopted

of pre-approved housing plans created

of land use amendments adopted

of parcels with expanded by-right zoning

of parcels with reduced parking minimum

of parcels up-zoned

of diversity and equity plan completed

of infrastructure study plans completed

of parking study plans completed

of transit study plans completed

of housing study plans completed

of zoning studies completed

of affordable housing development plans completed

of plans created

Total

1



of plans adopted

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Metropolitan Transportation Commission, CA

Organization Type

Unknown

Proposed Budget

\$ 250,000.00

Location Description:

Activity Description:

Submit for local and VTA approval of public open space to confirm compliance with building and zoning code requirements

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: BH 2

Activity Title: Construction and Construction Administration

Activity Type:

PRO - Street Improvements

Project Number:

2

Projected Start Date:

01/02/2027

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod: Benefit to low- and moderate-income persons/families

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Planned

Project Title:

Blossom Hill Infrastructure

Projected End Date:

07/01/2027

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,100,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,100,000.00

Ancillary Activities

None

Projected Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Properties

Total

89

89

900

9000

30000

1

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Metropolitan Transportation Commission, CA

Organization Type

Unknown

Proposed Budget

\$ 2,100,000.00



Location Description:**Activity Description:**

Execute Guaranteed Maximum Price (GMP) contract with General Contractor and issue Notice to Proceed for the Blossom Hill infrastructure project. While constructed in in tandem with the adjacent affordable housing, the GMP contract for the infrastructure project will be separate from the GMP contract for the affordable housing. BABA requirements for material procurement will be adhered to for the scope of its respective GMP contract.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / **3 / MTC Staffing**

Grantee Activity Number: MTC 1

Activity Title: Priority Sites Loan Administration

Activity Type:

Administration

Project Number:

3

Projected Start Date:

05/30/2026

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

MTC Staffing

Projected End Date:

09/30/2029

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 300,000.00

Ancillary Activities

None

Projected Accomplishments

of Organizations benefitting

Total

4

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Metropolitan Transportation Commission, CA

Organization Type

Unknown

Proposed Budget

\$ 300,000.00

Location Description:

Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105

Activity Description:

MTC staff to draft, execute, and administer loan agreements with developers for El Cerrito Plaza and Blossom Hill projects

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents:

Document MTC Org Chart for HUD Pro Grant.docx

Action Plan History

Version	Date
B-23-PH-06-0005 AP#1	09/02/2026