



EXECUTIVE DECISION DOCUMENT

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| GENERAL MANAGER APPROVAL: | | DocuSigned by: <i>Michael Jones</i> 47000790F2D7463... | GENERAL MANAGER ACTION REQ'D: N/A | | |
| DATE: 4/8/2026 | | 4/16/2026 | BOARD INITIATED ITEM: No | | |
| Originator/Prepared by: Matt Lewis Dept: Transit Oriented Development | General Counsel | Chief Financial Officer | District Secretary | BARC | |
| Signature/Date: DocuSigned by: <i>Matt Lewis</i> E17FE8E80783458 4/15/2026 | DocuSigned by: <i>Amelia Sandoval-Smith</i> 2528C067C44147D... 4/15/2026 [] | Signed by: <i>Joseph Beach</i> 7D9A7C6E7348456... 4/15/2026 [] | DocuSigned by: <i>Robert Franklin</i> AFF4529E1F0D45C... 4/16/2026 [] | Signed by: <i>Boris Lipkin</i> 2DFBAED027824E9... 4/15/2026 [] | |

Affordable Housing & Sustainable Communities Applications Agreements- Round 10

PURPOSE:

To obtain authorization to enter into agreements required to apply for and receive funds for traction power improvements from Round 10 of the Affordable Housing and Sustainable Communities (AHSC) grant program.

DISCUSSION:

The State of California Strategic Growth Council (SGC) and Housing and Community Development Department (HCD) have issued a Notice of Funding Availability for Round 10 of the Affordable Housing and Sustainable Communities (AHSC) Grant Program, funded by the Greenhouse Gas Reduction Fund (“Cap-and-Invest”) auction proceeds. This program combines affordable housing funding with low-carbon transportation investments.

BART's Transit-Oriented Development (TOD) Policy sets a goal of "Partner(ing) to ensure BART contributes to neighborhood/district vitality, creating places offering a mix of uses and incomes." BART has successfully partnered with private developers both on and off BART property, using the AHSC program to secure funding that will both build affordable housing and enhance stations as well as station access. For this round of funding, BART has been working with developers at the North Berkeley, El Cerrito, and West Dublin TODs on three applications, set forth in Attachment 1, all for projects on BART-owned land adjacent to BART stations. Developers seeking AHSC funds to subsidize the construction of affordable housing projects are more competitive if their funding requests include projects that improve pedestrian, bicycle, and transit access on or around the development site. In addition, 30% of the score for AHSC applications is based on the estimated reduction in



greenhouse gas emissions, which comes in part from a strong transit component that serves the development site.

BART's application components include funding requests for improvements to BART's traction power system, including new 34.5 kV AC cable in Berkeley and an upgraded traction power substation at Coliseum station. The developer at West Dublin Pleasanton is also planning to apply for AHSC funds to build and maintain a solar installation on top of either or both of the BART garages for the station. BART does not intend to be the off-taker of the energy these arrays produce, and the TOD team will arrange for any required site access logistics.

AHSC is a highly competitive funding program, and BART's transportation components would greatly boost the competitiveness of these affordable housing projects near the stations. The program does not require BART to be a direct applicant for these funds, and typically the lead applicant is the affordable housing developer, sometimes jointly with the local jurisdiction or other public entity. BART would be a subrecipient to the affordable housing developer or public entity, and under the terms of the funding application, must enter into agreements in advance of the application deadline to confirm BART's role. The State of California requires AHSC-related agreements to be executed in advance of the AHSC grant application deadline on May 4th, 2026.

Similar to Board actions on this program during the past several years, this Board action is requested to authorize staff to enter into these required agreements, and to authorize the pass-through of funds from the awardees to BART if the applications are successful.

Staff is seeking Board approval to enter into agreements with various parties as described in Attachment 1. The agreements would:

- Describe BART's previous experience with at least two similar projects within the last 10 years;
- Stipulate the terms of the agreement between the developer (and the city where applicable) and BART for completion of the application components including roles and responsibilities for making the BART-related improvements;
- Stipulate the terms for funding and reimbursement of transportation improvements;
- Confirm that BART has site control and any environmental approvals or other rights needed to construct the transportation improvements;
- Confirm that BART will work in good faith and in a timely manner with the developer to provide any necessary permits to enter BART-owned property, as appropriate; and
- Enable awardees to pass-through funds to BART for the transportation improvements.

SGC and HCD are expected to announce grant awards in December 2026. All agreements will be approved as to form by the Office of the General Counsel.

FISCAL IMPACT:

Depending on which applications are awarded, the AHSC program could provide as much as \$14.75 million in contributions to BART capital improvements as described in Attachment 1. These contributions would support planned projects in the traction power system, leveraging BART's own funds which have already been allocated to these projects.

ALTERNATIVES:

Do not authorize staff to enter into these agreements. BART would not apply for funds from AHSC as a subrecipient. The related affordable housing projects could be negatively impacted as the BART portion of the applications significantly contributes to the competitiveness of these projects for AHSC.

RECOMMENDATION:

Adopt the following Motion.

MOTION:

Authorize the General Manager or his designee to enter into agreements required to apply for Round 10 of the Affordable Housing and Sustainable Communities grant program, including Memoranda of Understanding to receive funds. Agreements will be with some or all of the following parties:

- East Bay Asian Local Development Corporation (EBALDC);
- The Related Companies of California LLC & the City of El Cerrito; and
- The Related Companies of California LLC & Affordable Housing Access.