



Date: September 25, 2013
To: Regional Planning Committee
From: Miriam Chion, Planning & Research Director
Subject: **Guidelines for Adding, Removing, or Changing a PDA**

Background

During the final stages of developing Plan Bay Area, ABAG staff imposed a moratorium on adding or revising Priority Development Areas (PDAs). This was done to ensure that there was a consistent set of PDAs to incorporate into the final jobs and housing forecasts and to establish eligibility for the One Bay Area Grant (OBAG) funds.

This memo details the approach that staff proposes to use for adding, removing, or making a change to a PDA, and the impact that changes will have on Plan Bay Area and OBAG.

Opportunity to Add, Remove, or Modify a PDA

Now that Plan Bay Area has been adopted, staff would like to establish a period in which local jurisdictions can add, remove, or modify PDAs prior to the start of work on the next Sustainable Communities Strategy (SCS). We propose that requests for changes be accepted from December 1, 2013 to June 30, 2015.

Consistent with our approach in the past, staff would present requests for designation of a PDA to the ABAG Regional Planning Committee (RPC) and their recommendations would be forwarded to the ABAG Executive Board for a final decision. Requests for removal of a PDA would be sent to the Executive Board for approval. Modifications to an existing PDA (described in more detail below) would be administered by staff.

From December 2013 to June 2015, requests to add a new PDA or remove an existing PDA will be presented at the next meeting of the RPC and Executive Board following receipt of the request. Thus, these requests will be considered on a rolling basis and jurisdictions will not have to wait until June 2015 for action. Similarly, modifications to a PDA that are administered by staff will be handled as they are received.

Impact of PDA Changes

The changes to the existing set of PDAs that are adopted by the Executive Board during this period will not affect the adopted Plan Bay Area, but will be incorporated into the land use analysis for the next SCS, to be adopted in 2017.

After a City Council or Board of Supervisors adopts a resolution to remove a PDA designation, the PDA will no longer be eligible for PDA-specific funding, including the current cycle of OBAG funds for fiscal years 2012/2013 through 2015/2016 and PDA planning funds.

Once a new PDA is adopted by the Executive Board, it will be eligible for regional resources for PDAs, such as planning grant funds; planning and capital funds administered by the county Congestion Management Agencies (CMAs); future rounds of OBAG funding, and any other funding sources that depend on PDA designation.

Process for Adding, Removing, or Changing a PDA

The following describes the specific approach that staff proposes to use when adding, removing, or making a change to a PDA.

Adding a New PDA

To establish a new PDA, a jurisdiction must submit:

- PDA application
- Resolution from the City Council or Board of Supervisors supporting the request for PDA designation.

Staff recommendations will be presented to the RPC, and the RPC's recommendations will be forwarded to the Executive Board for regional adoption.

Removing a PDA

To remove an existing PDA, a jurisdiction must submit a resolution from the City Council or Board of Supervisors supporting the request for PDA removal. As noted above, removal of a PDA will not impact the adopted Plan Bay Area, but will be incorporated into the next SCS. Removed PDAs will not be eligible for PDA-specific funds. Removal of a PDA will occur once the jurisdiction's request has been confirmed by an action of the Executive Board.

Changes to an Existing PDA

ABAG staff has identified several situations where a jurisdiction might want to modify an existing PDA, including changing the:

- Boundaries
- Designated Place Type
- Local growth forecast
- Status (i.e., moving from Potential to Planned)

To request a change to an existing PDA, the jurisdiction must submit a revised PDA application that notes the purpose of the revision and provides updated information about the modified PDA. A new resolution is not required, unless ABAG staff determines that the revision constitutes a major overhaul of the PDA. Staff will review the proposed change to ensure that the new PDA would remain consistent with the PDA eligibility criteria.

To change the status of a PDA from Potential to Planned, a jurisdiction must adopt a plan for the area. Anything less than adoption by the City Council or Board of Supervisors is not sufficient to meet this requirement.

These types of changes will be accepted by the ABAG Planning and Research Director and do not need to be approved by the RPC or Executive Board.