

# BayArea Plan

## Role of PDAs & Investment Areas in Plan Bay Area

ABAG RPC  
October 3, 2012

### Outline

- **FOCUS overview**
- **PDAs & Investment Areas**
- **Role in Plan Bay Area planning components**
  - Jobs-Housing Connection Strategy
  - Regional Housing Needs Allocation
- **Role in Plan Bay Area implementation**
  - Local planning
  - Regional funding

## FOCUS Program, PDAs, & Investment Areas



### FOCUS Overview

- Launched in 2007
- Incentive-based program
- Complete community development with focus on housing, linked to open space preservation
- Voluntary participation – locally-identified infill areas with transit



## Priority Development Areas (PDAs)

- **166 PDAs**
  - 73 jurisdictions
  - All nine counties
- **PDA Status:** Planned vs. Potential



## Priority Development Areas (PDAs)

- **Place Type**
  - Tool for local elected officials and staff
  - Guidelines for type, scale and character of planned growth
  - Range of Place Types – high density to moderate density



## Investment Areas

- Established in 2012 as counterparts to housing-focused PDAs
- 14 Rural Community Investment Areas
- 9 Employment Investment Areas



## Rural Community Investment Areas

Centers of economic & community activity surrounded by agricultural, resource, or protected conservation lands that can be strengthened by connectivity and public realm improvements & diversity of land uses.



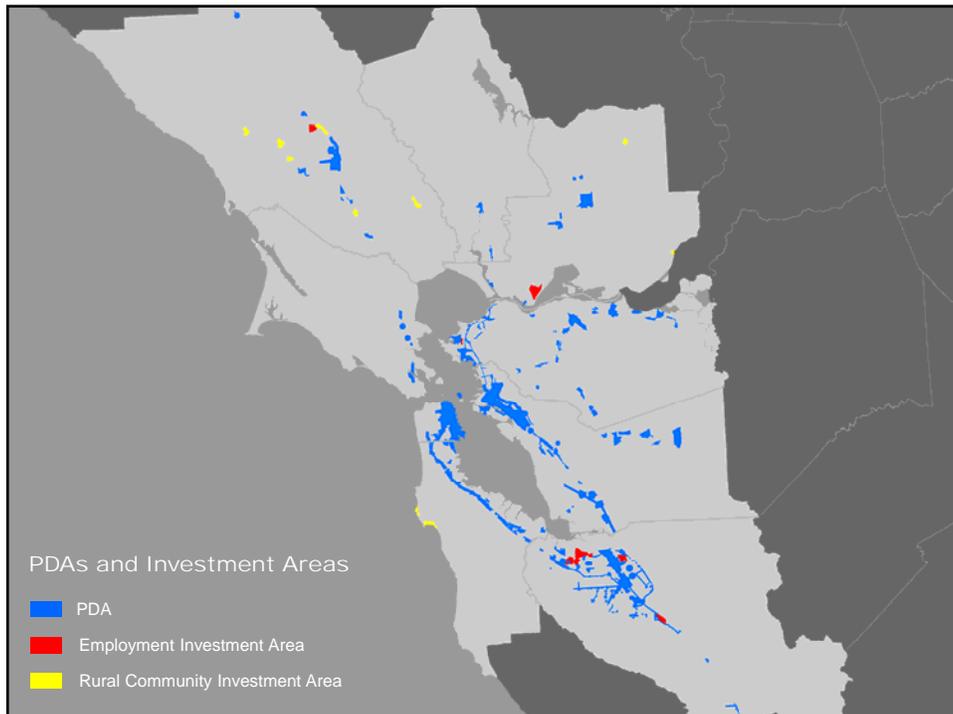
Photo: Ed Walsh

## Employment Investment Areas

Significant centers of economic activity that can be enhanced by local-serving retail, pedestrian and bike access improvements, focused growth, and “last mile” transportation solutions.



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# PDA & Investment Area Designation

## Criteria for Designation

	PDA	Employment Investment Area	Rural Comm. Investment Area
Location	Existing community near transit	Existing or planned office, R&D area	Existing community, within urban footprint and growth boundary
Size	100 acres min.	n/a	20-160 acres
Transit	Fixed rail; bus w/20 min. headway	Fixed rail w/in ½ mile; bus/shuttle to fixed rail w/20 min headways	n/a
Housing	Planned to average minimum Place Type density	Residential okay, but not required	Moderate-density residential okay, but not required
Other	Mix of local serving land uses	Commercial FAR target of 1.5 (1.0 required for \$)	Mix of local serving land uses
	Connectivity improvements	Mix of local serving land uses Connectivity improvements	Connectivity improvements

## PDA's in Plan Bay Area

*Jobs Housing Connection Strategy & RHNA*

## PDAs in Plan Bay Area

*Jobs-Housing Connection Strategy*

- **Growth based on:**

- Local plans
- Transit
- Jobs
- Employment trends



- **PDAs key focus of employment and housing distribution**

- 80% of housing growth
- 66% of job growth



## PDAs in Plan Bay Area

*RHNA 2014-2007*

- **Consistent with SCS land use pattern**

- **Sustainability component**

- 70% of allocation within PDAs

- **Fair Share component**

- Ensures cities with large amount of growth in PDAs not overburdened



## PDA in Implementation Efforts

*Local Planning & Regional Funding*



## PDA in Plan Bay Area implementation

*Local Planning*

- **SB 375:** Regional agencies have no legal authority to supersede local land use control
- **RHNA:** Jurisdictions need not plan for housing in 2014 Housing Elements consistent with PDA geographies
- **However,** jurisdictions may choose to conform to Plan Bay Area and prioritize PDAs, Investment Areas:
  - Improve quality of life of their neighborhoods
  - Benefit from regional funding incentives



## PDA in Plan Bay Area implementation *Regional Funding Programs*

	PDA Planning	Technical Assistance	TLC
Funding Type	Neighborhood planning for PDAs, station areas	Planning for PDAs: implementation focus	Capital: complete streets, accessibility projects in/near PDAs
# Grants	53	12	104
Total Funded	\$19 M	\$579 K	\$117 M



## PDA in Plan Bay Area implementation *OneBayArea Grant (OBAG)*

- Cycle 1 (FY 2012/13 – 2015/16) – \$320 M
- Shift from regional to local management (CMAs)
- Increased flexibility
- 70% / 50% to PDAs



## PDA in Plan Bay Area implementation *OneBayArea Grant (OBAG)*

### County Distribution

County	4-Year Total	PDA %
Alameda	\$63	70%
Contra Costa	\$44	70%
Marin	\$10	50%
Napa	\$6	50%
San Francisco	\$38	70%
San Mateo	\$26	70%
Santa Clara	\$87	70%
Solano	\$18	50%
Sonoma	\$23	50%

## PDA in Plan Bay Area implementation *PDA Investment & Growth Strategies*

- **Key component of implementation**
- **Developed by CMAs in consultation with jurisdictions**
- **ABAG & MTC support**
- **Ensure CMAs have funding framework supportive of PDAs**
  - On-going planning efforts
  - Local infrastructure needs
  - Housing element progress – production & policies

OBAG, PDA Investment & Growth Strategy Process		
MTC/ABAG Staff	Timeline	CMAs
Neighborhood planning for PDAs, station areas	<b>September/October</b>	Call for Projects
Assessment of Development Readiness/Needs for selected PDAs	<b>December 2012</b>	
Provide data, analysis and comments	<b>January-April 2013</b>	Review Draft Strategies with Regional Staff; Request Additional Data & Support
	<b>May 2013</b>	Short Term PDA Strategy Reports Due
	<b>June 30, 2012</b>	Project List Due
	<b>Summer/Fall 2013</b>	Short Term PDA Strategy Presentations to Reg. Boards
Provide data, analysis and comments	<b>May 2014</b>	Long Term PDA Strategy Reports Due

## Next Steps

- On-going engagement with local officials
- Assist CMAs with PDA Investment & Growth Strategies
- Identify funding for Investment Areas
- Continue administering PDA Planning & Technical Assistance grants
- Future PDA & Investment Area applications

Questions?



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