

**Priority Development Areas: 2023 Application Window**

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**Subject:**

Consistent with previous iterations of Plan Bay Area, staff intends to open an application window for local jurisdictions to nominate new, or modify the boundaries of existing, Priority Development Areas (PDAs). New or modified PDAs consistent with program guidelines will be incorporated into Plan Bay Area 2050+, the long-range regional plan update that will kick off in mid-2023.

**Background:**

Since its inception as the Station Area Planning Program, the PDA program has supported more than 80 plans and 50 technical assistance grants leading to an increase in capacity for over 150,000 new homes and 100 million square feet of commercial floorspace in locally-identified places within walking distance of transit. The program regularly offers grant funding to local governments to establish plans or receive implementation-focused technical assistance for a PDA, with the most recent call for projects released in December 2022 and an additional call anticipated in late 2023. In addition to planning grants and technical assistance opportunities, PDAs are one of the primary Growth Geographies featured in Plan Bay Area 2050, receiving a dedicated pool of funding through the One Bay Area Grant (OBAG) program to support not only planning but transportation improvements such as complete streets.

To date, local governments across the nine-county Bay Area have nominated 217 PDAs. In advance of the first three iterations of Plan Bay Area, local jurisdictions were given the opportunity to nominate new, or to modify the boundaries of existing, PDAs.

**2023 PDA Nomination Window**

To ensure that Plan Bay Area 2050+ reflects local priorities that have emerged since Plan Bay Area 2050, staff will open an application window between April 1, 2023 and July 31, 2023 to enable local jurisdictions to nominate new, or modify existing, PDAs that meet eligibility criteria.<sup>1</sup> Through its regular contact with local staff at monthly county-level planning director

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<sup>1</sup> See [ABAG Resolution 02-19](#)

meetings and other venues, MTC/ABAG staff has received interest from several jurisdictions to nominate a new PDA and requests from others to modify an existing PDA. Staff will publicize the application window to staff in all nine Bay Area counties through a monthly bulletin sent to planning staff in every local jurisdiction, announcements at monthly county-level planning director meetings, and “office hours” for interested local jurisdictions to assist in evaluation of potential nominations or modifications and preparation of applications. Following a successful approach from previous years, staff will “pre-review” applications to ensure consistency with PDA eligibility criteria and offer opportunities to make revisions to achieve eligibility.

At the conclusion of the application window, staff will bring all eligible applications to a fall 2023 Joint MTC Planning Committee with the ABAG Administrative Committee meeting with a recommendation that the ABAG Administrative Committee refer the PDA nominations and updates to the ABAG Executive Board for adoption.

**Next Steps:**

Staff will publicize the 2023 application window for new and modified PDAs, and will bring eligible applications to the Joint MTC Planning Committee with the ABAG Administrative Committee at a fall 2023 meeting to request that the ABAG Administrative Committee refer nominations consistent with program guidelines to the ABAG Executive Board for approval. Upon approval, these new and modified PDAs will be reflected in Plan Bay Area 2050+ and any funding and planning activities related to PDAs.

**Issues:**

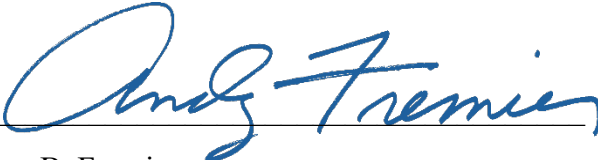
None identified.

**Recommendations:**

Information.

**Attachments:**

None

  
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Andrew B. Fremier