

M E M O R A N D U M

PLAN BAY AREA 2050

Agenda Item 8a
Attachment B

TO: ABAG Executive Board
FR: Executive Director
RE: Plan Bay Area 2050: Blueprint Growth Geographies - Second Round of Priority Development Area Nominations and Expanded Local Engagement

DATE: February 18, 2020

Summary

At the February 14th joint meeting of MTC Planning and ABAG Administrative Committees, staff presented the recommended Growth Geographies for the Plan Bay Area 2050 Draft Blueprint. Based on feedback from local jurisdictions, staff recommends augmenting the recommendation to study “Option B” in the Draft Blueprint phase with two further commitments: (1) **to enable a second round of submissions of new or expanded Priority Development Areas (PDAs) this spring in advance of the *Final Blueprint* phase**, and (2) **to commit to expanded local engagement** specifically targeted to jurisdictions who have designated less than 50 percent of their PDA-eligible areas as places for future housing growth.

Background

Last year, cities and counties had the opportunity to nominate new and expanded PDAs for consideration as locations for focused housing growth in advance of the Plan Bay Area 2050 Blueprint planning process. As identified in proposed ABAG Resolution 02-2020, 34 new PDAs were nominated in 2019, as well as dozens of PDA boundary modifications. Still, many jurisdictions have still not nominated the majority of their PDA-eligible areas for consideration, creating challenges in advancing critical equity and sustainability goals for the region and the state. To address this issue - as highlighted in **Attachment A** - staff have proposed a set of Growth Geographies for study, fusing locally-nominated Priority Development Areas (PDAs) with additional growth areas in Transit-Rich and High-Resource places that have not nominated at least 50 percent of PDA-eligible areas.

At the meeting, staff heard from several jurisdictions that fell short of that 50 percent threshold, expressing interest in working collaboratively to expand their PDA boundaries or nominate new PDAs in advance of Plan Bay Area 2050. In response, staff is recommending to augment the “Option B” approach with an opportunity for local jurisdictions to submit new PDAs or PDA boundary expansions this spring. If submissions from a given local jurisdiction then exceed the 50 percent threshold set under “Option B”, these new PDAs would be integrated in lieu of relevant Transit-Rich and High-Resource Areas as part of the analysis of the Plan Bay Area 2050 Final Blueprint.

Proposed Path Forward

For local jurisdictions interested in expanding PDA boundaries or nominating new PDAs, staff is proposing a second round of PDA nominations for Plan Bay Area 2050 this spring, in particular to

enable local jurisdictions to increase the share of PDA-eligible lands nominated as places for future housing growth. New PDAs or expanded PDAs would be required to meet the adopted ABAG criteria as updated in May 2019, including a commitment to developing a PDA-specific plan and meeting transit service minimum requirements. Similar to the 2019 call for PDA nominations, new PDAs require adoption by a City Council or Board of Supervisors, whereas PDA boundary expansions simply require approval by a City Manager or Planning Director.

The timeline for this proposed process is listed below:

- **Mid-March:** open window for second round of submissions for new or expanded PDAs
- **March through May:** targeted engagement with local jurisdictions to submit additional PDAs or to expand existing PDAs
- **May 28th:** final deadline for submitting new PDAs or expanded PDAs for consideration in Plan Bay Area 2050 Final Blueprint, including Council or Board resolutions if necessary
- **Summer:** adoption of new and expanded PDAs by ABAG Board; integration into Final Blueprint Growth Geographies

To support our local partners, MTC/ABAG staff will commit to expanded local engagement during this time period, focusing on presentations to city and county planning directors who would be a lead role for submitting new and expanded PDAs. Presentations will also highlight the Growth Geographies framework under study through the Draft Blueprint process and the road to the Final Blueprint later this year. In particular, staff will undertake targeted local engagement for jurisdictions who have nominated less than 50 percent of their PDA-eligible areas, given that these jurisdictions are likely to be the most interested in participating in this second round of PDA nominations in advance of Plan Bay Area 2050.



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