



Date: 2/25/2014

To: Administrative Committee

From: Miriam Chion, Planning and Research Director
Mark Shorett, Regional Planner

Subject: **Administrative Committee Retreat:
Priority Development Area (PDA) Implementation**

To set the stage for Committee discussion this memo summarizes activities related to Priority Development Area (PDA) Implementation pursued by staff in the past year and highlights ongoing efforts. The activities include: 1) Entitlement Efficiency; 2) Placemaking; 3) Enhanced Infrastructure Financing Districts; 4) PDA Readiness and Feasibility Assessment; and 5) Affordable Housing and Sustainable Communities (Cap & Trade) Funding. Attachments are provided with more detailed information about each activity.

1) Entitlement Efficiency

Over the past year, staff worked with local jurisdiction planners and the state Office of Planning and Research (OPR) to identify obstacles to the development of projects consistent with community plans, and to explore opportunities to overcome these obstacles through the use of recent CEQA streamlining legislation. *Attachment 1* is the staff report presented to the Regional Planning Committee at its February meeting highlighting work to date and next steps to providing regional support to help implement local PDA plans through entitlement efficiency. *Attachment 2* is an advisory memo to help jurisdictions make use of recent CEQA streamlining legislation.

2) Placemaking

Demand for demand for housing and workplaces with access to amenities are driving regional trends toward reinvestment in existing downtowns and neighborhoods. Local plans aim to stimulate infill development and a complementary public realm that is socially vibrant, inclusive and economically robust. Staff engaged a group of topic experts and RPC members in a discussion about approaches to shaping Priority Development Areas in the Bay Area's diverse communities. *Attachment 3* is the staff report on Placemaking presented to the Regional Planning Committee at its November meeting.

3) Enhanced Infrastructure Financing Districts

Senate Bill 628 allows an individual jurisdiction or group of local jurisdictions to establish an Enhanced Infrastructure Financing District (EIFD). The EIFD is a potentially powerful tool to fill the significant financial gap currently preventing the completion of infrastructure needed to support successful PDAs, but requires further investigation. During 2015, staff will work with MTC to oversee a consultant report

on the potential application of EIFDs to Bay Area communities, potentially including case studies of specific PDAs or areas of the region. *Attachment 4* presents an assessment of EIFDs by the California Economic Summit.

4) Feasibility and PDA Readiness and Feasibility Assessment

A consultant team is conducting a study to assess the feasibility of development in PDAs throughout the region, pursuant to MTC/ABAG's legal settlement with the Building Industry Association following adoption of Plan Bay Area. Findings are expected in fall 2015. *Attachment 5* is the consultant's scope of work.

5) Affordable Housing & Sustainable Communities (AHSC) Funding

ABAG worked with senior staff from the Strategic Growth Council (SGC) to ensure that Cap and Trade proceeds allocated to the Affordable Housing & Sustainable Communities supported the implementation of the Plan Bay Area land use pattern and local PDA plans. The program recognizes the diversity of our communities by providing funding for projects in PDAs with high capacity regional transit as well as PDAs with local bus service. Staff was invited by the SGC to work collaboratively with MTC to review the 44 applications submitted by Bay Area jurisdictions and affordable housing developers. After the initial set of applications is narrowed, full applications will be submitted in mid-April and funding will be awarded in June.

Attachments:

- *Attachment 1, Entitlement Efficiency for Land Use Approvals for Development Projects in Priority Development Areas RPC Staff Memo Feb 4, 2015*
- *Attachment 2, Entitlement Efficiency Advisory for Priority Development Areas*
- *Attachment 3, Regional Placemaking Initiative RPC Staff Memo Dec 2, 2014*
- *Attachment 4, Funding Sustainable Communities: A How-To Guide For Using New "Enhanced Infrastructure Financing Districts" (EIFDs)*
- *Attachment 5, Feasibility and PDA Readiness and Feasibility Assessment Scope of Work*