

Letter of Interest: Regional Early Action Program (REAP) and Priority Development Area (PDA) Planning & Technical Assistance

PDA PLANNING GRANTS & TECHNICAL ASSISTANCE: ELIGIBLE ACTIVITIES & PROGRAM PRIORITIES

Local jurisdictions with PDAs included in Plan Bay Area 2050 may apply for planning grants (maximum \$800,000) or technical assistance (\$150,000) to advance equitable development, particularly affordable housing, in locations that reduce Vehicle Miles Travelled and increase transit ridership. Eligible activities and program priorities are shown below:

- **Eligible Activities - PDA Planning Grants*:**

- Specific Plans, Precise Plans, or equivalent plans for PDAs.
- Updates to adopted PDA Plans, including Programmatic Environmental Impact Reports (EIRs) and Zoning Code or other policy amendments

Note: Plans may consider, or lead to, modifications of the existing boundaries of a PDA.

*All PDA planning grant recipients must complete or have completed all of the Planning elements in the list below for the PDA. Assessments and Policies can be combined or completed as a plan chapter.

- Specific Plan, Precise Plan, or equivalent
 - Equity Assessment and Policies
 - Affordable Housing Protection, Preservation and Production Assessment and Policies
 - Active Transportation Assessment and Policies
 - Vehicle Miles Traveled Assessment and Reduction Policies
 - Resilience and Climate Adaptation Assessment and Policies
 - Infrastructure and Community Facilities Need and Funding Strategy
 - Programmatic Environmental Impact Report
 - Zoning and General Plan Amendment
- **Eligible Activities - PDA Technical Assistance:** Discrete projects that overcome implementation obstacles in one or more PDA with an adopted plan(s). Eligible projects include, but are not limited to:
 - Engagement and Outreach: Tasks that meaningfully and authentically engage diverse stakeholders in planning and community development processes.
 - Housing Policy and Planning: Plans, Policies and Programs.
 - Process Improvements: Improvements to permitting and approval processes.
 - Economic & Real Estate Analysis: Economic and Real Estate modeling on a regional, county, city or site-specific scale.
 - Transportation Policy and Implementation: Policies and Programs focused on increasing mobility options and reducing vehicle miles traveled.
 - Transportation Program Development and Administration: Development and Administration of Transportation Programs.
 - Environment and Resilience: Plans, Policies and Tools related to resilience and environmental protection and safety elements.

- **Priorities - PDA Planning Grants and TA:** Prospective applicants are encouraged to submit Letters of Interest for any of the eligible activities listed above. Specific funding priorities for this round of PDA Planning Grants and Technical Assistance include, but are not limited to:
 - Plans and Technical Assistance that significantly increase the development capacity for, and feasibility of, deed-restricted affordable housing and housing affordable to moderate-income households.
 - Specific Plans for PDAs without an adopted Plan.
 - Zoning amendments and programmatic EIRs for PDAs with an adopted Plan that is not yet reflected in local zoning and/or is not supported by a programmatic EIR.
 - Technical Assistance that leads to the implementation of policies and projects that:
 - Update transportation impact review standards to assess Vehicle Miles Travelled (VMT) rather than Level of Service (LOS), as required by Senate Bill 743
 - Increase pedestrian and bicyclist safety through Vision Zero or a similar set of policies
 - Accelerate the protection, preservation, and production of deed-restricted affordable housing
 - Increase racial equity
 - Advance large-scale reuse projects of publicly owned land or malls and office parks, with a high degree of affordable housing
 - Plans and Technical Assistance that advance Plan Bay Area 2050 Strategies. For a full list of strategies, [click here](#). Key strategies include:
 - Accelerating Re-Use of Public and Community-Owned Land for Mixed Income Housing and Essential Services
 - Advancing Regional Vision Zero Policy through Street Design and Reduced Speeds.
 - Allowing a Greater Mix of Densities and Types in Growth in Areas
 - Allowing greater densities for new commercial development in select Priority Development Areas and select Transit-Rich Areas to encourage more jobs to locate near public transit.
 - Building Adequate Affordable Housing to Ensure Homes for All
 - Expanding Transportation Demand Management Initiatives.
 - Further Strengthening Renter Protections Beyond State Legislation
 - Integrating Affordable Housing into All Major Housing Projects
 - Preserving Existing Affordable Housing
 - Protecting shoreline communities affected by sea level rise, prioritizing areas of low costs and high benefits and providing additional support to vulnerable populations.
 - Providing Targeted Mortgage, Rental and Small Business Assistance to Communities of Concern

Transforming Aging Malls and Office Parks into Neighborhoods