

ABAG

PDA TECHNICAL ASSISTANCE PROGRAM

PROGRAM GUIDELINES



MTC and ABAG staff are accepting applications from jurisdictions with Priority Development Areas (PDAs) for the following regional programs - *PDA Planning Grant Program, PDA Technical Assistance and PDA Staffing Assistance*. The ***PDA Technical Assistance Program*** is described below, along with the application process/application.

PDA Technical Assistance Program Description

The objective of the PDA Technical Assistance program is to support discrete projects that will advance implementation of PDA-related plans in support of regional and local goals. Customized consultant assistance will be provided to local jurisdictions seeking to overcome specific policy or planning challenges to the implementation of PDA-related plans.

Projects that will be most competitive will achieve: 1) creative, forward-thinking solutions for addressing common impediments to the development of successful transit-oriented development (TOD); 2) expand support for TOD in the jurisdiction and Bay Area; 3) solutions applicable to an entire PDA (vs. focus on a specific project within a PDA).

Eligible Applicants

Cities and counties with PDAs are eligible for PDA Technical Assistance. Multiple jurisdictions may also submit applications. In the case of multiple jurisdiction applications, each jurisdiction must be a co-applicant.

While all jurisdictions are eligible to apply, priority will be given to the 16 jurisdictions taking on over 70% of the region's housing growth in Plan Bay Area 2040 (See Attachment 1).

Responding to North Bay Fires

Staff will favorably consider applications that support PDAs directly affected by the North Bay Fires. Applicants seeking funding to address recovery from the fire(s) should describe the impact of the fire(s) on the PDA in the Applicant Information section on Page 4.

Eligible Planning Activities

Proposed Technical Assistance projects should support PDAs for which a neighborhood or specific plan has been adopted. Proposed projects must advance implementation of the relevant plan, or serve to initiate a new or updated planning process. Projects for PDAs with an ongoing MTC-funded PDA planning process in progress are not eligible.

Projects that address the following types of planning and development issues are eligible:

- a. **Affordable housing and anti-displacement** policies that address acute housing challenges in PDAs and surrounding transit-accessible neighborhoods; policies must be PDA-applicable but can also apply jurisdiction-wide
- b. **Transportation Demand Management (TDM)** policies and programs, including the development and implementation of trip caps or Transportation Management Associations (TMAs)
- c. **VMT-based transportation impact standards or streamlining procedures** that implement SB743
- d. **Transit station access and circulation** for new and existing development, emphasizing Complete Streets and the needs of pedestrians, persons with disabilities, bicycles, shuttles, transit and local circulation.
- e. **Parking policy and demand management**, with an emphasis on implementation of *MTC's Parking Policies to Support Smart Growth Toolbox/Handbook*.
- f. **Development feasibility analysis** such as development of pro-formas and return on investment analysis
- g. **Financing mechanisms for infrastructure and transit-oriented housing**, such as the establishment of finance districts to address public and private infrastructure, affordable and mixed-income housing, and other related TOD improvements

- h. Neighborhood/PDA-wide **infrastructure planning and design**, emphasizing green infrastructure and low-impact development for energy efficiency, storm-water management, utilities, and transit-accessible community facilities or parks
- i. **TOD-supportive design, zoning and placemaking**, including form-based code, design guidelines or visualization to address building form and scale, connectivity and accessibility
- j. **Multi-jurisdiction initiatives** that produce implementation actions to overcome shared challenges in multiple PDAs along a transit corridor

Projects with a budget of up to \$65,000 for in-kind consultant services are eligible. There is no minimum project size. *Projects must be completed within six months following award and finalized workscope.*

Funding Details

| | |
|----------------------------------|--|
| <u>Administration:</u> | Consultant(s) under contract with MTC will be assigned to work directly with local jurisdictions to complete selected projects. No local match is required. |
| <u>Award minimum:</u> | NA |
| <u>Award maximum:</u> | \$65,000 |
| <u>Required local match:</u> | None |
| <u>Pre-Application workshop:</u> | January 11, 2018, 1-3 PM at MTC/ABAG (375 Beale Street, Yerba Buena Room, San Francisco, CA 94105) January 17, 2018, 2-4 PM at VTA (3331 N 1st St, Auditorium, San Jose CA 95134) |
| <u>Application deadline:</u> | March 5, 2018 @ 4pm |
| <u>Planning timeframe:</u> | Projects must be completed within 6 months following finalized workscope |

EVALUATION CRITERIA & APPLICATION PROCESS

PART ONE: Screening Criteria

- (a) Project is located in a planned or potential PDA
- (b) Application is complete and responsive

PART TWO: Evaluation Criteria (100 TOTAL)

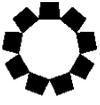
1. **Project area includes a Community of Concern as defined by MTC's Lifeline Transportation Program or is at high risk for displacement (5 points)** (See: *Community of Concern*) or *High Risk for Displacement*)
2. **Location in one of sixteen cities taking on 70% of the region's housing growth in Plan Bay Area 2040 (10 points)** (See Attachment 1 for a list of these cities)
3. **Project Performance and Impact (20 points):** Extent to which adopted PDA plan addresses commercial and residential densities, absolute and percent change in jobs and housing units, standards for affordable housing, as well as other policies that support transit-accessible livable and complete communities.
4. **Existing Policies (15 points):** Extent to which jurisdiction has demonstrated a commitment to provide an increase in housing and transportation choices demonstrated through existing policies, such as innovative parking policies, TOD zoning, transportation demand management strategies, existing citywide affordable housing policies and approved projects, supportive general plan policies, and sustainability practices such as green building and alternative energy policies.

5. **Local Commitment (15 points):** Extent to which applicant demonstrates local commitment to implementation of the PDA plan, community support for the plan (or project is intended to build community support), support from the relevant Congestion Management Agency (CMA) and Transit Agency/agencies, and local financial support by leveraging other funding or current/past planning efforts.
6. **Implementation (35 points):** Extent to which the project: 1) is a critical step or "tipping point" towards implementation or adoption of the relevant PDA plan(s); 2) helps to overcome a specific challenge to successful implementation or initiation of the plan(s); 3) has identified measurable outcomes that will directly advance plan implementation. Applicant has demonstrated a clear sense of implementation timeframe.
7. **Innovation (5 points)** Extent to which project demonstrates innovative and effective planning techniques that could provide useful strategies to be used as a model to advance PDA implementation.

APPLICATION PROCESS/TIMELINE

| | |
|---|---|
| Issue Call for Applications | December 2017 |
| Pre-application Workshops | January 11, 2018, 1-3 PM at MTC/ABAG January 17, 2018, 2-4 PM at VTA |
| Application Due Date | March 5, 2018 |
| Review Process | March 5 – April 4, 2018 |
| Programming & Allocations Committee Meeting | April 11, 2018 |
| Commission Approval | April 25, 2018 |
| Bay Area Metro assign consultant(s) to project | By June 2018 (pending consultant selection approval process) |
| Bay Area Metro, jurisdiction and consultant finalize workscope, begin project | July – September 2018 |
| All work completed | Within 6 months following finalized workscope |

Applications for Technical Assistance must be submitted in electronic format only. E-mail application materials to Mark Shorett, PDA Planning Program Manager, at mshorett@bayareametro.gov



ABAG

PDA TECHNICAL ASSISTANCE PROGRAM Application



*Application Deadline: March 5, 2018, 4:00pm
Submit to ttrivedi@bayareametro.gov*

Please review the *PDA Technical Assistance Program Guidelines* for additional information

Part 1 – APPLICANT INFORMATION

| | |
|--|--|
| a. Lead Applicant (City/County) | |
| Contact information (email/phone): | |
| b. Name of PDA | |
| c. Is the PDA directly affected by the 2017 North Bay Fires? (If so, indicate impact of fire(s) on PDA). | |

Part 2 – TECHNICAL ASSISTANCE SERVICE REQUESTED

| | |
|--|---|
| a. Type of Service: | <input type="checkbox"/> Affordable housing or anti-displacement policies <input type="checkbox"/> Development feasibility analysis <input type="checkbox"/> Transportation Demand Management <input type="checkbox"/> TOD or infrastructure financing mechanisms <input type="checkbox"/> VMT-based impact standards <input type="checkbox"/> Infrastructure planning and design <input type="checkbox"/> Transit station access and circulation <input type="checkbox"/> TOD-supportive design, zoning or placemaking <input type="checkbox"/> Parking policy and demand management <input type="checkbox"/> Multi-jurisdiction initiatives |
| b. Expected Work Product : | <input type="checkbox"/> Adopted policy or standard(s) <input type="checkbox"/> Technical Tool <input type="checkbox"/> Detailed project design <input type="checkbox"/> Establishment of new entity (e.g. TMA) <input type="checkbox"/> Other (specify): _____ <i>Note: All projects will result in a written report in addition to outcome described above</i> |
| c. Date local decision-making body discussed/approved Technical Assistance project for submission: | |
| d. Project Title: | |
| e. Brief Project Description (50 words max.): | |
| f. Estimated Cost of Requested Services/Budget (Program Maximum - \$65,000): | |

Part 3 –PDA GROWTH INFORMATION

| | |
|--|--|
| a. Projected future PDA housing unit growth* | |
| b. Projected future PDA employment growth* | |
| c. Projected Plan Bay Area 2040 citywide household growth** | |
| d. Projected Plan Bay Area 2040 citywide employment growth** | |

| | |
|---|--|
| e. Available Transit Service(s) now and projected in Plan Bay Area 2040 | |
| f. How will the planning effort for which you are applying help to meet or exceed your growth projection for the PDA? | |

If project involves multiple PDAs, please include cumulative growth and all transit services

*Based upon adopted local plans or best staff estimate; specify time period

**See [Final Land Use Modeling Report - PlanBayArea 2040](#)

| Part 4- REGIONAL CONTEXT | | |
|--|--------------------------|--------------------------|
| Is the project area fully or partially in the following: | Yes | No |
| a. Community of Concern or is a high risk for displacement* | <input type="checkbox"/> | <input type="checkbox"/> |
| b. City among the top 16 in housing growth in Plan Bay Area 2040** | <input type="checkbox"/> | <input type="checkbox"/> |

*See [Community of Concern](#)) or [High Risk for Displacement](#)

** See Attachment 1

| Part 5- PROJECT SCOPE |
|--|
| <p>Attach no more than a TWO page (8½ x 11 paper – single spaced, 12 pt. font) narrative that addresses the following and provides any other relevant information.</p> <ul style="list-style-type: none"> The objective of the PDA Technical Assistance Program is to support discrete projects that will advance implementation of PDA-related plans in support of regional goals. How will your proposed project advance implementation of your PDA plan? Describe the scope of the requested technical assistance. Please include information on the expected process, deliverables, outcomes, timeframe and estimated budget for your proposed project (reference supporting documentation as needed). |

| Part 6 – LOCAL PDA PLAN COMMITMENTS | |
|---|--|
| 1. List past and current planning efforts related to the PDA, including completion/adoption dates. | |
| 2. Describe how the local community has been involved in the planning process that has led to the plan associated with the PDA. | |
| 3. Has an implementation and/or financing plan been completed for the PDA? If so, provide a URL for the document, or attach the implementation plan to the application. | |

4. What funding is available or has been committed for implementation? Will the outcome of the requested Technical Assistance project leverage other funding or planning efforts? If so, please describe.

Part 6a – IMPLEMENTATION OUTCOMES

As a result of your proposed project, which implementation outcomes do you anticipate? Check all that apply.

New policies/standards (e.g. transportation impact assessment standard, affordable housing ordinance, zoning code updates, etc.)

Specific policy or ordinance: _____

Planning or applicable Commission adoption? Yes No

City Council/Board of Supervisors adoption? Yes No

Anticipated timeframe for adoption: _____

Advancing development of new infrastructure, public development (commercial, residential), or **improving station access/circulation**

Specific development, infrastructure or access improvements:

Specific action: (e.g. *parcel assembly, land owner negotiation, pro forma development, etc.*)

Anticipated timeframe for completion of the action and improvements: _____

New programs (e.g. TMA)

Specific program to be developed: _____

Planning Commission adoption? Yes No

City Council approval? Yes No

Anticipated timeframe for implementation of new program: _____

Improved civic engagement or partnerships

Specific partnerships to be developed or community groups/segments to be engaged in the implementation process: _____

Anticipated timeframe for partnerships to be developed or community groups to be engaged:

How will you measure success? _____

Other _____

Part 6b – IMPLEMENTATION OUTCOMES

Describe the implementation steps or outcomes from your proposed project that you anticipate will occur in the following timeframes?

Short-term: 1-3 years:

Medium term: 3-5 years:

Long term: 5+ years:

Part 7 –INNOVATION

- Describe how your proposed technical assistance project demonstrates innovative planning and/or provides useful ideas and strategies to inspire other jurisdictions.

Part 8 – SUPPORTING DOCUMENTATION

Please attach the following:

- A map identifying the boundaries of the Priority Development Area(s), future land uses, transit stations, etc.
- Estimated budget/deliverables for requested services
- Any other relevant information, i.e. letters of support, etc.

ATTACHMENT 1

PDA Planning, Technical Assistance and Staffing Assistance Programs

PlanBayArea 2040 Housing Unit Growth (2010-2040)

Ranking by Housing Unit Growth

| Rank | County | City | Housing Unit Growth |
|---|--------|---------------|---------------------|
| 1 | SC | San Jose | 149,900 |
| 2 | SF | San Francisco | 137,800 |
| 3 | Ala | Oakland | 87,700 |
| 4 | SC | Sunnyvale | 30,800 |
| 5 | SC | Mountain View | 26,300 |
| 6 | CC | Concord | 20,100 |
| 7 | Ala | Fremont | 19,200 |
| 8 | CC | Richmond | 18,800 |
| 9 | Son | Santa Rosa | 16,400 |
| 10 | SC | Santa Clara | 14,000 |
| 11 | Ala | Emeryville | 13,200 |
| 12 | SM | San Mateo | 12,600 |
| 13 | Ala | Dublin | 11,600 |
| 14 | SC | Milpitas | 11,200 |
| 15 | Ala | Livermore | 10,600 |
| 16 | SM | Redwood City | 10,100 |
| Total | | | 590,300 |
| Cumulative Share of Regional Growth: 72% (590,300/818,700) (top 16) | | | |

* Source: Plan Bay Area Supplementary Report, Land Use Modeling Report, PlanBayArea 2040 Final Supplemental Report