

PRIORITY DEVELOPMENT AREAS (PDAs): TOP 5 FREQUENTLY ASKED QUESTIONS (FAQs)

1. WHAT IS A PRIORITY DEVELOPMENT AREA (PDA)?

PDAs are places with convenient public transit service prioritized by local governments for housing, jobs, and services. PDAs range from downtowns to main streets to aging malls. PDAs are voluntarily nominated by cities and counties, and are included in [Plan Bay Area](#) - the region's long-range strategy for reducing greenhouse gas emissions, meeting the housing needs of every community, and advancing equity, mobility and economic vitality.

2. WHAT ARE THE BENEFITS OF CREATING A PDA?

Jurisdictions with PDAs have access to dedicated funding for plans and infrastructure improvements in PDAs. Since 2012, MTC has invested more than \$630 million in PDA projects that advance community goals, including new sidewalks and bike lanes, downtown plans, and improved transit access. In addition, many competitive state transportation and housing funding programs now prioritize projects in places that implement regional plans such as PDAs.

3. DOES CREATING A PDA REDUCE LOCAL LAND USE CONTROL?

Establishing a PDA has no impact on a jurisdiction's authority over its zoning, development review, or other land use decision. PDAs are voluntary local designations that help ensure regional planning and investment decisions are shaped by community priorities. Under [state law](#), regional plans such as Plan Bay Area cannot supersede local land use authority.

4. HOW DO PDAs AFFECT RHNA?

The [Regional Housing Need Allocation](#) (RHNA) process determines the housing need a local jurisdiction must plan for every 8 years through its Housing Element, taking into account state-mandated factors such as fair housing and jobs/housing balance. This process is different than Plan Bay Area, which uses a 30-year time horizon, forecasts both housing and jobs, and does not require any local action. As part of its 30-year forecast, the Plan must include *at least* the number of units required by RHNA for each jurisdiction.

5. WHAT'S THE DIFFERENCE BETWEEN A PDA, PCA, AND PPA?

In addition to PDAs, Bay Area jurisdictions may nominate Priority Conservation Areas (PCAs) and Priority Production Areas (PPAs). While PDAs are places close to transit envisioned for a mix of housing, services, and jobs, PCAs are areas prioritized for open space conservation and improved community health. PPAs are industrial districts prioritized for more space-intensive activities. More information on PCAs and PPAs is available [here](#).

Letters of Interest for new or modified PDAs are due by September 16, 2019. To apply, click [here](#).