



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda - Final

ABAG Regional Planning Committee

Chair, Karen Mitchoff, Supervisor, County of Contra Costa
Vice Chair, Carlos Romero, Urban Ecology

Wednesday, October 2, 2019

1:00 PM

Yerba Buena - 1st Floor

Association of Bay Area Governments Regional Planning Committee

The ABAG Regional Planning Committee may act on any item on the agenda.

The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <https://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Susan Adams, Jesse Arreguin, Mark Boucher, Monica Brown, Paul Campos, David Canepa, Kathleen Cha, Cindy Chavez, Diane Dillon, Pat Eklund, Martin Engelmann, Neysa Fligor, Scott Haggerty, Russell Hancock, Melissa Jones, Nathan Miley, Karen Mitchoff, Julie Pierce, David Rabbitt, Matt Regan, Katie Rice, Carlos Romero, Mark Ross, Al Savay, Gregory Scharff, Scott Sedgley, James Spering, Lori Wilson, Monica Wilson

1. Call to Order / Pledge of Allegiance / Roll Call / Confirm Quorum

2. Public Comment

Information

3. Committee Announcements

Information

4. Chair's Report

Information

5. Consent Calendar

- 5.a. [19-1130](#) Approval of ABAG Regional Planning Committee Minutes of June 5, 2019

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 05A Minutes 20190605 Draft3.pdf](#)

6. Plan Bay Area 2050 and Regional Housing Need Allocation Update

6.a. [19-1128](#) Plan Bay Area 2050 and the Regional Housing Need Allocation (RHNA):
Update

Staff will provide an update on the relationship between the Regional Housing Need Allocation and Plan Bay Area 2050 including upcoming milestones and other emerging topical priorities.

Action: Information

Presenter: Dave Vautin
 Gillian Adams

Attachments: [Item 06A Summary Sheet PlanBayArea2050_RHNA_October2019Update v3.pr](#)
[Item 06A Attachment Presentation PlanBayArea2050_RHNA_October2019Upd.](#)

7. Horizon: Preview of the Futures Final Report

7.a. [19-1129](#) Horizon-Futures Round 2: Preliminary Findings from Round 2 Analysis

Staff will provide a preview of the Futures Final Report, which explored how 30 potential strategies for transportation, housing, the economy, and the environment could improve outcomes for the Bay Area in an uncertain future, in advance of Plan Bay Area 2050.

Action: Information

Presenter: Michael Germeraad

Attachments: [Item 07A Summary Sheet Horizon_FuturesRound2_PreliminaryFindings v1.pdf](#)
[Item 07A Attachment Presentation Horizon_FuturesRound2 v1.pdf](#)

8. Adjournment / Next Meeting

The next meeting of the ABAG Regional Planning Committee is on December 4, 2019.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者, 請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知, 以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

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File #: 19-1130 **Version:** 1 **Name:**
Type: Minutes **Status:** Committee Approval
File created: 9/24/2019 **In control:** ABAG Regional Planning Committee
On agenda: 10/2/2019 **Final action:**
Title: Approval of ABAG Regional Planning Committee Minutes of June 5, 2019
Sponsors:
Indexes:
Code sections:
Attachments: [Item 05A Minutes 20190605 Draft3.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
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Approval of ABAG Regional Planning Committee Minutes of June 5, 2019

Clerk of the Board

Approval



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Regional Planning Committee

Chair, Karen Mitchoff, Supervisor, County of Contra Costa
Vice Chair, Carlos Romero, Urban Ecology

Wednesday, June 5, 2019

1:00 PM

Yerba Buena - 1st Floor

Association of Bay Area Governments Regional Planning Committee

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The meeting is scheduled to begin at 1:00 p.m.

Agenda, roster, and webcast available at <http://abag.ca.gov>

For information, contact Clerk of the Board at (415) 820-7913.

Roster

Jesse Arreguin, Mark Boucher, Monica Brown, Paul Campos, David Canepa, Kathleen Cha, Tilly Chang, Cindy Chavez, Diane Dillon, Pat Eklund, Martin Engelmann, Scott Haggerty, Russell Hancock, Melissa Jones, Nathan Miley, Karen Mitchoff, Julie Pierce, David Rabbitt, Matt Regan, Katie Rice, Carlos Romero, Mark Ross, Al Savay, Gregory Scharff, Scott Sedgley, James Spering, Lori Wilson, Monica Wilson

1. Call to Order / Roll Call / Confirm Quorum

Vice Chair Mitchoff called the meeting to order at about 1:07 p.m. Quorum was present.

Present: 15 - Boucher, Brown, Campos, Canepa, Cha, Eklund, Haggerty, Hancock, Mitchoff, Pierce, Regan, Rice, Romero, Savay, and Spering

Absent: 13 - Arreguin, Chang, Chavez, Dillon, Engelmann, Jones, Miley, Rabbitt, Ross, Scharff, Sedgley, Wilson L, and Wilson M

2. Public Comment

There was no public comment.

3. Committee Announcements

There were no committee member announcements.

4. Vice Chair's Report

Vice Chair Mitchoff gave the Chair's Report under the Election of Chair and Vice Chair.

5. Election of Chair and Vice Chair

5. [19-0664](#) Election of Chair and Vice Chair

Upon the nomination by Savay and second by Romero, Mitchoff was elected Chair. The nomination passed unanimously by the following vote:

Aye: 15 - Boucher, Brown, Campos, Canepa, Cha, Eklund, Haggerty, Hancock, Mitchoff, Pierce, Regan, Rice, Romero, Savay, and Spering

Absent: 13 - Arreguin, Chang, Chavez, Dillon, Engelmann, Jones, Miley, Rabbitt, Ross, Scharff, Sedgley, Wilson L, and Wilson M

Dillon joined the meeting.

Upon the nomination by Romero and second by Brown, Romero was elected Vice Chair. The nomination passed unanimously by the following vote:

Aye: 16 - Boucher, Brown, Campos, Canepa, Cha, Dillon, Eklund, Haggerty, Hancock, Mitchoff, Pierce, Regan, Rice, Romero, Savay, and Spering

Absent: 12 - Arreguin, Chang, Chavez, Engelmann, Jones, Miley, Rabbitt, Ross, Scharff, Sedgley, Wilson L, and Wilson M

6. Consent Calendar

Upon the motion by Eklund and second by Romero, the Consent Calendar was approved. The motion passed unanimously by the following vote:

Aye: 16 - Boucher, Brown, Campos, Canepa, Cha, Dillon, Eklund, Haggerty, Hancock, Mitchoff, Pierce, Regan, Rice, Romero, Savay, and Spering

Absent: 12 - Arreguin, Chang, Chavez, Engelmann, Jones, Miley, Rabbitt, Ross, Scharff, Sedgley, Wilson L, and Wilson M

6.a. [19-0633](#) Approval of ABAG Regional Planning Committee minutes of April 3, 2019

6.b. [19-0634](#) Approval of ABAG Regional Planning Committee minutes of May 1, 2019

7. Report on Regional Housing Need Allocation: Overview

7. [19-0636](#) Report on Regional Housing Need Allocation

Staff will provide an overview of the upcoming Regional Housing Need Allocation process, focusing on the schedule through 2021, and the nomination process for members to the Housing Methodology Committee when it kicks off this fall.

Gillian Adams gave the staff report.

The following individuals gave public comment: Rodney Nickens, Greg Schmid, Lydia Kou, Suzanne Keehu, Laura Tolkoff.

8. Report on Plan Bay Area 2050 - Regional Growth Framework Adopted Update Overview

8. [19-0637](#) Report on Plan Bay Area 2050 - Regional Growth Framework Adopted Update Overview

Staff will highlight near-term next steps for local jurisdictions and other partner agencies this summer in relation to Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and Priority Production Areas (PPAs).

Mark Shorett gave the staff report.

9. Adjournment / Next Meeting

Chair Mitchoff adjourned the meeting at about 2:15 p.m. The next meeting of the ABAG Regional Planning Committee is on September 4, 2019.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

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| Type: | Report | Status: | | Informational | |
| File created: | 9/24/2019 | In control: | | ABAG Regional Planning Committee | |
| On agenda: | 10/2/2019 | Final action: | | | |
| Title: | Plan Bay Area 2050 and the Regional Housing Need Allocation (RHNA): Update | | | | |
| | Staff will provide an update on the relationship between the Regional Housing Need Allocation and Plan Bay Area 2050 including upcoming milestones and other emerging topical priorities. | | | | |
| Sponsors: | | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | Item 06A Summary Sheet PlanBayArea2050_RHNA_October2019Update v3.pdf | | | | |
| | Item 06A Attachment Presentation PlanBayArea2050_RHNA_October2019Update v2.pdf | | | | |

| Date | Ver. | Action By | Action | Result |
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Plan Bay Area 2050 and the Regional Housing Need Allocation (RHNA): Update

Staff will provide an update on the relationship between the Regional Housing Need Allocation and Plan Bay Area 2050 including upcoming milestones and other emerging topical priorities.

Dave Vautin
Gillian Adams

Information

Association of Bay Area Governments

Regional Planning Committee

October 2, 2019

Agenda Item 6.a.

Plan Bay Area 2050 and the Regional Housing Need Allocation

Subject: Plan Bay Area 2050 and the Regional Housing Need Allocation (RHNA): Update

Summary: This memo provides a high-level overview of the Plan Bay Area 2050 process and the Regional Housing Need Allocation (RHNA) process, both of which are getting underway this fall. While Plan Bay Area 2050 and RHNA are meant to inform each other, it is important to understand that they are distinct processes with differing state and/or federal requirements. Plan Bay Area 2050 is the region's next-generation long-range plan, tackling transportation, housing, the economy, and the environment, while at the same time integrating cross-cutting issues of equity and resilience. RHNA is the state-mandated process to identify the number of housing units (by affordability level) that each jurisdiction must accommodate in the Housing Element of its General Plan. Plan Bay Area 2050 and RHNA must both be finalized and approved by summer 2021.

Issues: Plan Bay Area 2050. Building upon the predecessor Horizon initiative, Plan Bay Area 2050 will serve as the next-generation long-range plan for the San Francisco Bay Area. Under federal and state planning regulations, Plan Bay Area 2050 must meet or exceed key requirements related to climate change, housing, and fiscal constraint, among others. The first phase of the Plan Bay Area 2050 effort – which takes place this fall – will integrate the most resilient and equitable strategies from Horizon as MTC/ABAG works to build the Draft Blueprint. The Blueprint will detail strategies (e.g., public policies and investments) that could be considered by local, regional, and state agencies to address the significant challenges the Bay Area faces, both today and in the future. Additional information on Plan Bay Area 2050 can be found in **Attachment A**, as well as on the project website (planbayarea.org).

RHNA. Focused specifically on needs through year 2030 for housing at all income levels, the RHNA process will advance in parallel with Plan Bay Area 2050. ABAG leads the RHNA allocation process – developing a methodology to identify the share of housing units by income level for each jurisdiction – but importantly the total level of housing need for the Bay Area will be identified by the Department of Housing and Community Development (HCD) in early 2020. The methodology for housing allocations will be developed in collaboration with the Housing

Association of Bay Area Governments

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Plan Bay Area 2050 and the Regional Housing Need Allocation


Methodology Committee (HMC) starting in October. Additional information on RHNA can be found in **Attachment A**.

Process Going Forward. Over the coming months, there will be a significant number of committee items, both for Plan Bay Area 2050 and for RHNA. As such, staff intend to focus the joint MTC Planning and ABAG Administrative Committees on Plan-related items, given that the Plan is a shared work product of both agencies. The ABAG Regional Planning Committee would then focus primarily on RHNA-related items, given that RHNA is a significant and important effort and a work product solely of ABAG. The Regional Planning Committee will also receive updates on Plan Bay Area 2050 focused on housing issues and the forecasted development pattern, given the nexus of that work with RHNA. Items requiring board action for both planning efforts would ultimately be forwarded to the ABAG Executive Board for final approval.

Recommended Action: Information

Attachment: A. Presentation

Reviewed:



Therese W. McMillan

PLAN BAY AREA 2050

Plan Bay Area 2050 & the Regional Housing Need Allocation (RHNA): Update

ABAG Regional Planning Committee

Dave Vautin and Gillian Adams - October 2, 2019

PLAN BAY AREA 2050

Plan Bay Area 2050

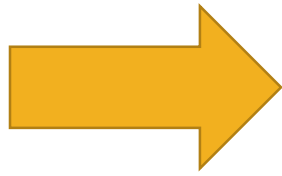
Introduction & Status Update



What is Plan Bay Area?

- The regional plan is a **blueprint for growth and infrastructure** for the next 30 years.
- The regional plan is **updated every four years**, with this major update due in 2021.
- The regional plan is a reflection of **the shared priorities of the diverse nine-county San Francisco Bay Area**.
- The regional plan is **fiscally-constrained**, even as it aspires to tackle the Bay Area's big challenges with specific strategies.
- The regional plan is **not an expenditure plan**; it is focused on setting priorities and over the long term and looking holistically across “silos”.





Similar to *Horizon*, *Plan Bay Area 2050* will address **four core topic areas**, as we work to create a long-range integrated regional vision for the next 30 years.

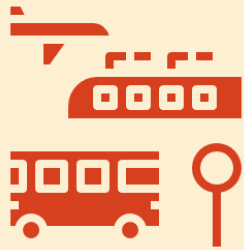
Cross-Cutting Issues



Equity



Resilience



Transportation



Housing



Environment



Economy

Marin County

Source: Marin Community Development



Equity. Strategies included in past versions of *Plan Bay Area* have fallen short of key equity goals, such as addressing regional affordability. Bolder strategies may be required to effectively address this challenge.

Highway 37

Source: NorCal Public Media



Resilience. The package of strategies from *Plan Bay Area 2040* generally struggled to be sufficiently resilient to technological, economic, political, and environmental uncertainties in the region's future.

Central Theme: Partnership



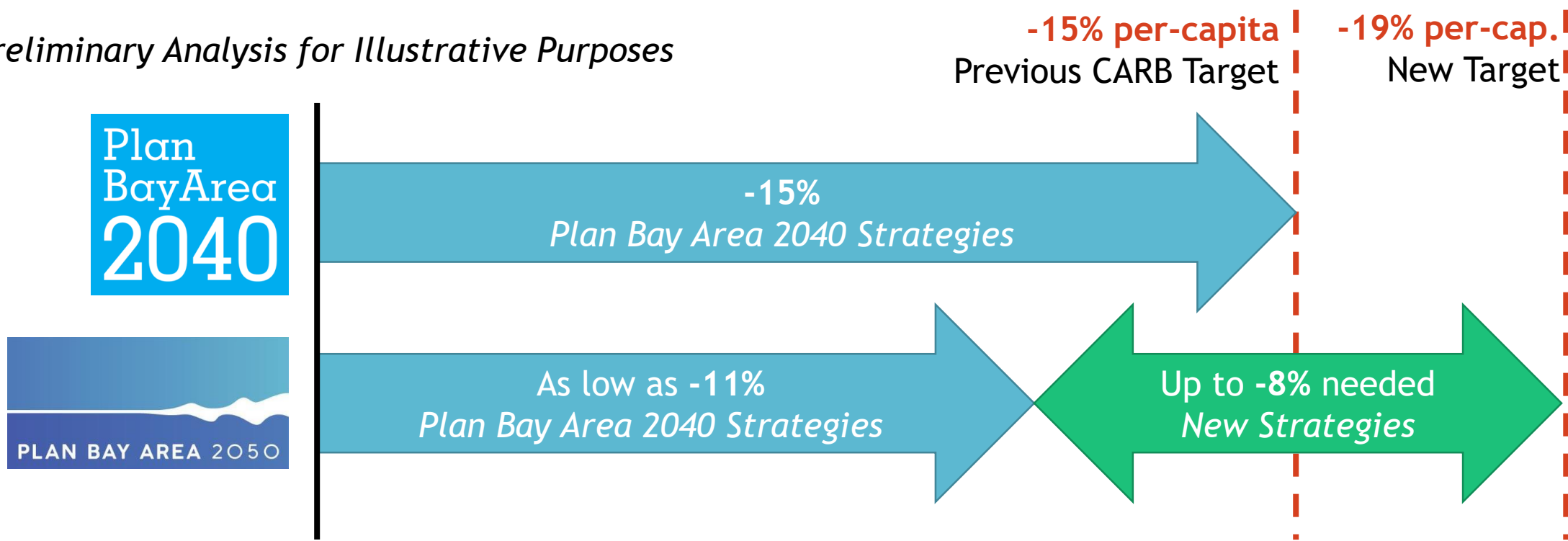
Strategies necessary to address challenges across these topic areas will ultimately require partnership with local, regional, and state governments - as well as the non-profit and private sectors.



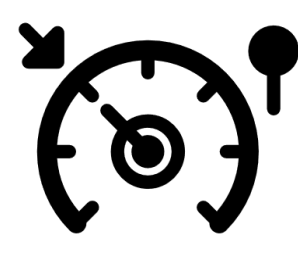


What are the statutory objectives of the Plan?

The most notable: a more ambitious GHG reduction target.

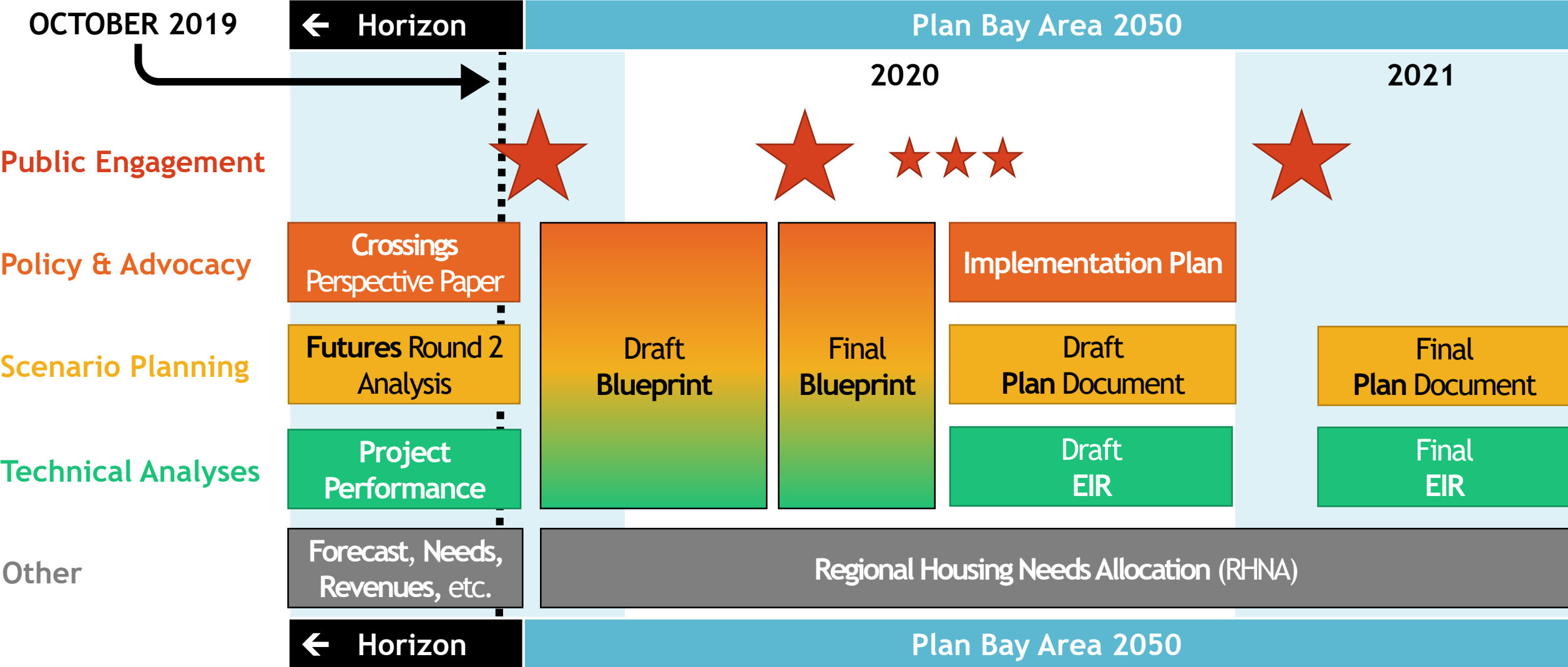
Preliminary Analysis for Illustrative Purposes



What magnitude of strategies would be necessary, if the boards want to close this gap?

-  approx. **-5%**
Reduce freeway speed limits to 55 mph with robust enforcement
-  approx. **-3%**
Fund set of transformative transit megaprojects with new revenues
-  approx. **-5%**
Incorporate strategies to enable nearly all job and housing growth to focus in the region's lowest-VMT areas

Plan Bay Area 2050 Schedule



How will we engage with stakeholders & the public on the Draft Blueprint?



Stakeholder
Meetings
(RAWG, etc.)



Ongoing Local
Engagement



Pop-Up
Workshops



Mayor of Bayville
App, Webinars, etc.



Regional Housing Need Allocation (RHNA)

Introduction & Status Update

What is RHNA?

- **State law requires that all jurisdictions must plan to meet the housing needs of everyone in the community.**
- **State's role:** identify total number of units, across all income groups, for which the region must plan
- **ABAG's role:** allocate a share of housing need, by income, to each jurisdiction
- **Jurisdiction's role:** update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need

What are the statutory objectives of RHNA?

Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner

Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing

Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)

Affirmatively further fair housing

RHNA Process



What's New This Cycle?

- *Higher expected total regional housing need*
- *Expanded HCD oversight on methodology & allocations*
- *Greater emphasis on social equity*
- *More factors to consider in allocations (overpayment; overcrowding; GHG; jobs-housing fit)*
- *New requirements for identifying eligible sites for Housing Elements*

How will we engage with stakeholders & the public on RHNA?



Stakeholder Meetings
(HMC, RPC, etc.)



Meetings with Local Officials & Staff + Assistance with Housing Elements



Spring 2020 Open Houses in All Counties



Media Outreach + Social/Web



Plan Bay Area 2050 & RHNA

How Do These Processes Relate to Each Other?

Which working groups & committees will play a primary role on Plan Bay Area 2050?

Working Groups

- Regional Advisory Working Group
- Regional Equity Working Group
- Policy Advisory Council
- Partnership Working Groups



Committees

- Joint MTC Planning Committee with the ABAG Administrative Committee
- ABAG Regional Planning Committee*



Boards

- Commission
- ABAG Executive Board

Working groups provide input to staff on all items related to the Plan.

The Joint Committees provide input on all items related to the Plan; they can take final action on most items related to the Plan.

When legally required or when the scope of an item merits board approval, the boards must take action.

* = focused on items with a housing and forecasted development pattern nexus

Which working groups & committees will play a primary role on RHNA?

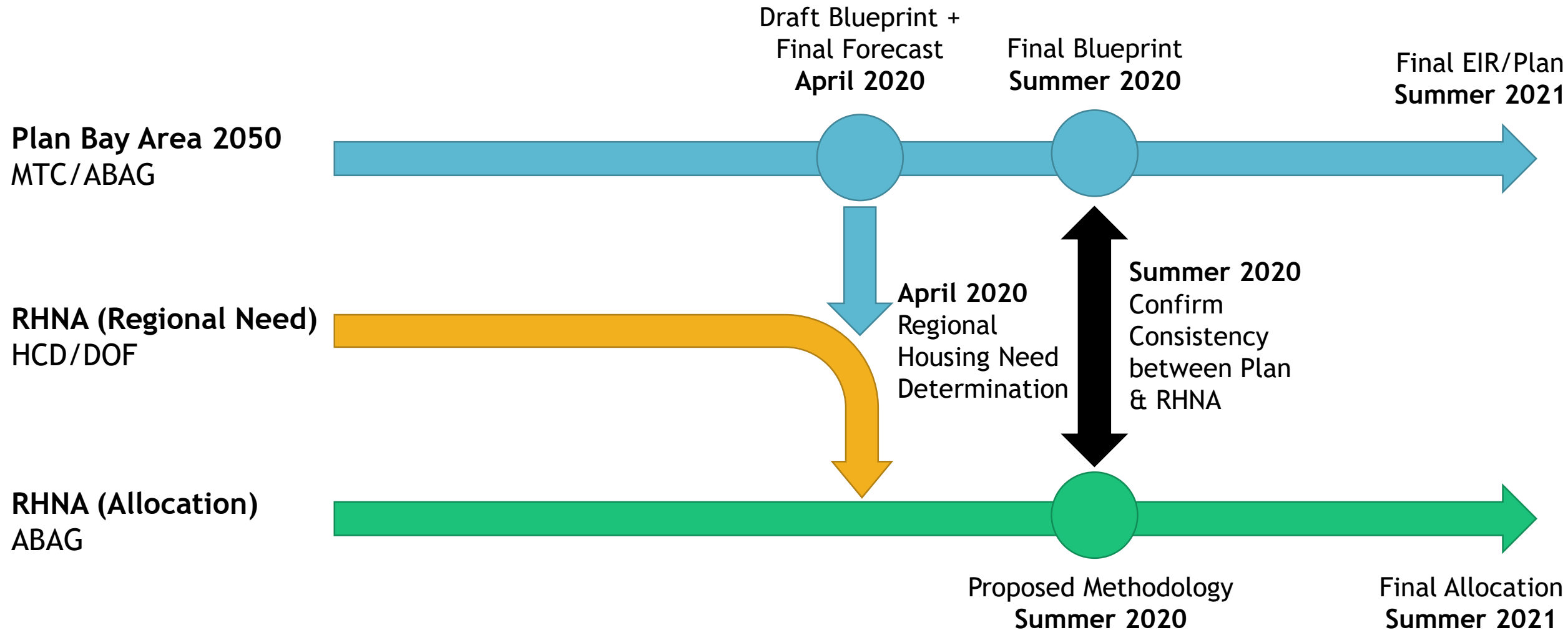


The Housing Methodology Committee provides input to staff on the RHNA methodology. (generally meets monthly)

ABAG Regional Planning Committee will receive regular updates from the HMC process and will make recommendations to the Board. (generally meets bimonthly)

*ABAG Executive Board will **take action on RHNA at legally-required key points in the process.***

What are the key intersection points between RHNA and the Plan?



For simplicity, not all interim milestones are shown on the chart.

Questions?

Plan Bay Area 2050 Project Manager:

Dave Vautin; dvautin@bayareametro.gov

RHNA Project Manager:

Gillian Adams; gadams@bayareametro.gov



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

| | | | | | |
|----------------------|---|----------------------|---|----------------------------------|--|
| File #: | 19-1129 | Version: | 1 | Name: | |
| Type: | Report | Status: | | Informational | |
| File created: | 9/24/2019 | In control: | | ABAG Regional Planning Committee | |
| On agenda: | 10/2/2019 | Final action: | | | |
| Title: | Horizon-Futures Round 2: Preliminary Findings from Round 2 Analysis | | | | |

Staff will provide a preview of the Futures Final Report, which explored how 30 potential strategies for transportation, housing, the economy, and the environment could improve outcomes for the Bay Area in an uncertain future, in advance of Plan Bay Area 2050.

Sponsors:

Indexes:

Code sections:

Attachments: [Item 07A Summary Sheet Horizon_FuturesRound2_PreliminaryFindings v1.pdf](#)
[Item 07A Attachment Presentation Horizon_FuturesRound2 v1.pdf](#)

| Date | Ver. | Action By | Action | Result |
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Horizon-Futures Round 2: Preliminary Findings from Round 2 Analysis

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Michael Germeraad

Information

Association of Bay Area Governments

Regional Planning Committee

October 2, 2019

Agenda Item 7.a.

Horizon—Futures Round 2: Preliminary Findings from Round 2 Analysis

Subject: Horizon—Futures Round 2: Preliminary Findings from Round 2 Analysis

Background: In early 2018, MTC/ABAG launched the Horizon initiative, focused on preparing the Bay Area for an uncertain future. Through four main work elements – Public Engagement, Perspective Papers, Project Performance, and Futures Planning – Horizon sought to identify transformative solutions to make the Bay Area more resilient and equitable in the coming decades. Each element was crafted to help build a stronger foundation for the next-generation regional plan, Plan Bay Area 2050.

Over the past 18 months, the Futures Planning process has advanced from identifying Futures to testing strategies to study in each of the them. Along the way, staff explored how Plan Bay Area 2040 strategies performed under a wide range of divergent external forces. In short, many of the prior Plan's strategies struggled to perform when exposed to a greater variety of political, technological, economic and environmental challenges that could impact the lives of Bay Area residents. These were discussed in detail in the [Futures Interim Report – Opportunities and Challenges](#) (published March 2019).

Most recently, staff held public workshops and stakeholder meetings in spring 2019 to identify a set of roughly 30 strategies to study in the second round of Futures Planning. These strategies were designed to be both resilient and equitable, targeting the specific challenges laid out in the Futures Interim Report. Over summer 2019, staff have been conducting extensive quantitative and qualitative analysis of the strategies, simulating their impacts to provide an informed recommendation about which should be considered for inclusion in Plan Bay Area 2050.

Findings: In advance of the Futures Final Report publication later this month, staff is providing a

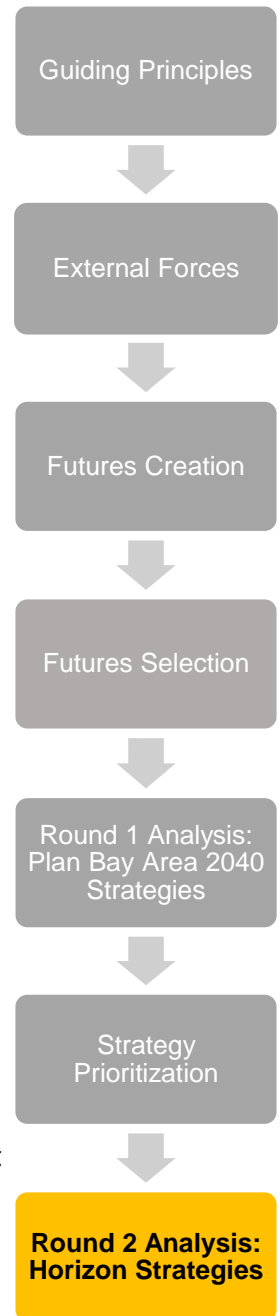


Figure 1: Primary steps of the Futures element of *Horizon*.

Association of Bay Area Governments

Regional Planning Committee

October 2, 2019

Agenda Item 7.a.

Horizon—Futures Round 2: Preliminary Findings from Round 2 Analysis

summary of preliminary findings from the Futures Round 2 analysis. These findings are high-level, focusing on the “top 10” key takeaways from our work so far; the report will delve into the specifics in greater detail, serving as an initial staff recommendation for the Draft Blueprint phase of Plan Bay Area 2050.

As detailed in Attachment A, our work to date has generated ten high-level findings based on the strategies studied in Futures Round 2:

1. New growth areas enable more growth near transit and near opportunity.
2. A mix of strategies to retain and expand affordable housing made progress in addressing the current affordable housing gap.
3. New active transportation strategies proved the most effective in shifting modes.
4. Transit overcrowding was generally alleviated, with new BRT lines as well as a new Transbay Rail Crossing playing a key role. *(based on preliminary data analysis)*
5. Road pricing reduced roadway congestion, but equity concerns need to be addressed before advancing this strategy further. *(based on preliminary data analysis)*
6. Economic development strategies evaluated were insufficient to slow the decline of the middle class.
7. Adaptation and retrofit strategies boosted our region’s resilience.
8. Urban growth boundaries led to minimal greenfield development in both Round 1 and Round 2.
9. A VMT-based fee on office development was effective in focusing office growth, but not in shifting jobs to the East and North Bay.
10. A large tax package focused on higher-income individuals and businesses did not have significant adverse impacts on the economy.

In addition to high-level findings, the final report will provide a breakdown of findings for each individual strategy, focusing on its resilience to a range of uncertain future conditions as well as its implications for social equity.

Next Steps:

The Futures Planning work – in particular, the Futures Final Report – will serve as a helpful foundation for staff, committees,

Association of Bay Area Governments

Regional Planning Committee

October 2, 2019

Agenda Item 7.a.

Horizon—Futures Round 2: Preliminary Findings from Round 2 Analysis

and board members as key Plan Bay Area 2050 decisions must be made over the coming months. Through the Blueprint planning process, the subset of Horizon strategies that proved resilient and equitable under a wide range of future conditions can be refined, improved on, and when needed, supplemented.

Starting this month, staff will hold “pop-up” workshops across the region, highlighting the most effective strategies from the Futures Final Report; this will allow us to better understand which strategies resonate with the public. Staff will also host Plan Bay Area 2050 Blueprint half-day stakeholder workshops focused on the four topical areas of the plan: Transportation, Housing, the Environment, and the Economy. Feedback at these events will inform refinements to the strategies to study in the Blueprint phase. Dates for all these upcoming events will be posted to planbayarea.org on a rolling basis throughout the fall.

Recommended Action: Information

Attachment: A. Presentation

Reviewed:


Therese W. McMillan



H O R I Z O N

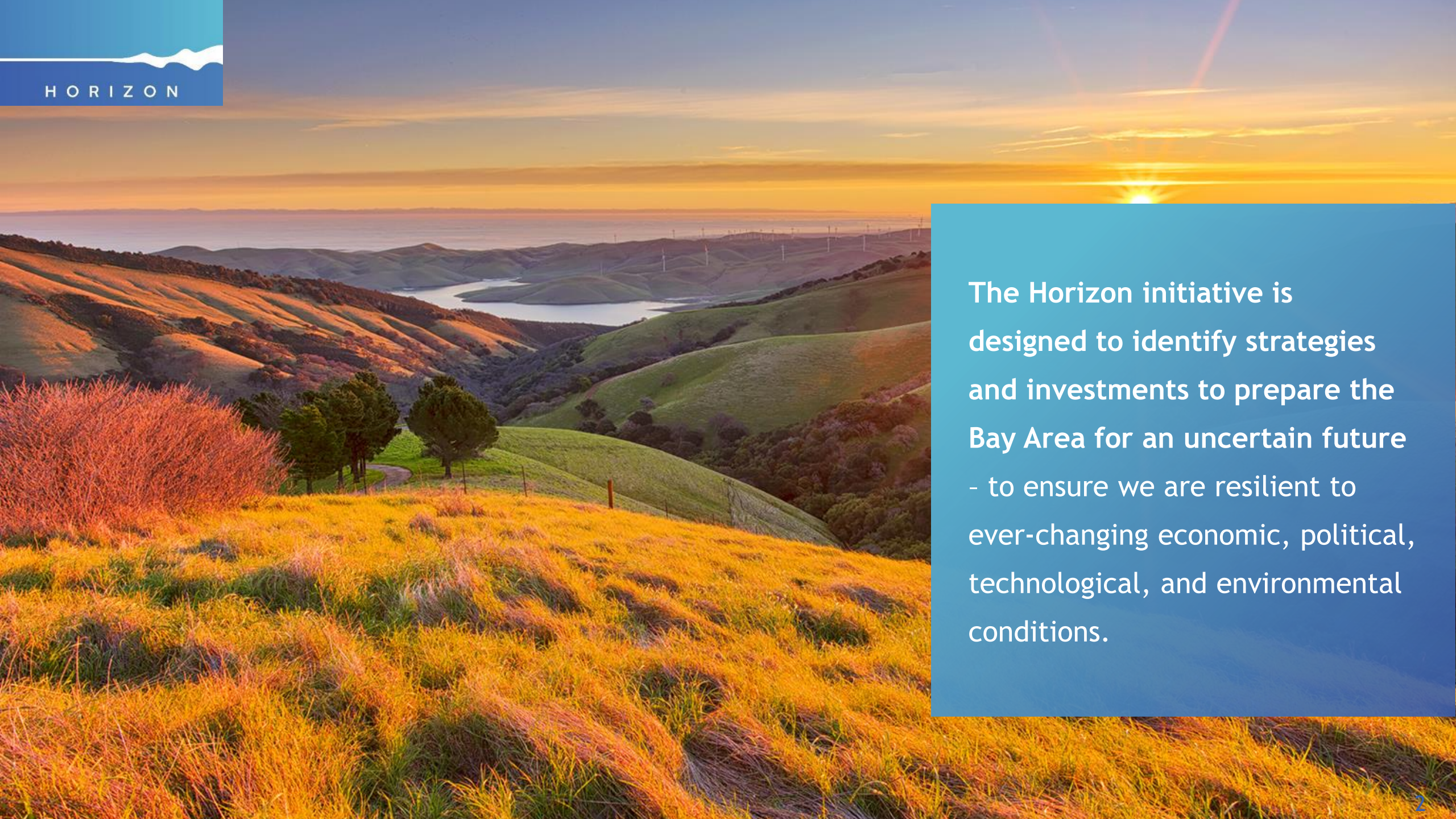


Futures Final Report

Preliminary Findings on Horizon Strategies
in Advance of Plan Bay Area 2050

ABAG Regional Planning Committee

October 2, 2019 - Michael Germeraad

The background image is a landscape photograph taken at sunset. The sky is a gradient of orange, yellow, and blue, with the sun low on the horizon. The landscape features rolling hills with golden-brown grass in the foreground and green hills in the distance. A body of water is visible in the middle ground, and a line of wind turbines is visible on the horizon.

The Horizon initiative is designed to identify strategies and investments to prepare the Bay Area for an uncertain future

- to ensure we are resilient to ever-changing economic, political, technological, and environmental conditions.

Three Futures - “What If?” Scenarios

A



**Rising Tides,
Falling
Fortunes**

What if... the federal government cuts spending and reduces regulations, leaving more policy decisions to states and regions?

B



**Clean
and Green**

What if... new technologies and a national carbon tax enabled greater telecommuting and distributed job centers?

C



**Back to
the Future**

What if... an economic boom and new transportation options spur a new wave of development?

Futures Planning was conducted in two distinct phases to answer two key questions.

Round 1 Futures Analysis

- How does the region's currently-adopted Plan fare in an era of uncertainty?
- Findings are described in the March 2019 *Futures Interim Report*.

Round 2 Futures Analysis

- How might new strategies result in improved outcomes in each Future?
- Findings will be described in the Fall 2019 *Futures Final Report*.



H O R I Z O N

Refresher: Five Challenges from Round 1 Analysis

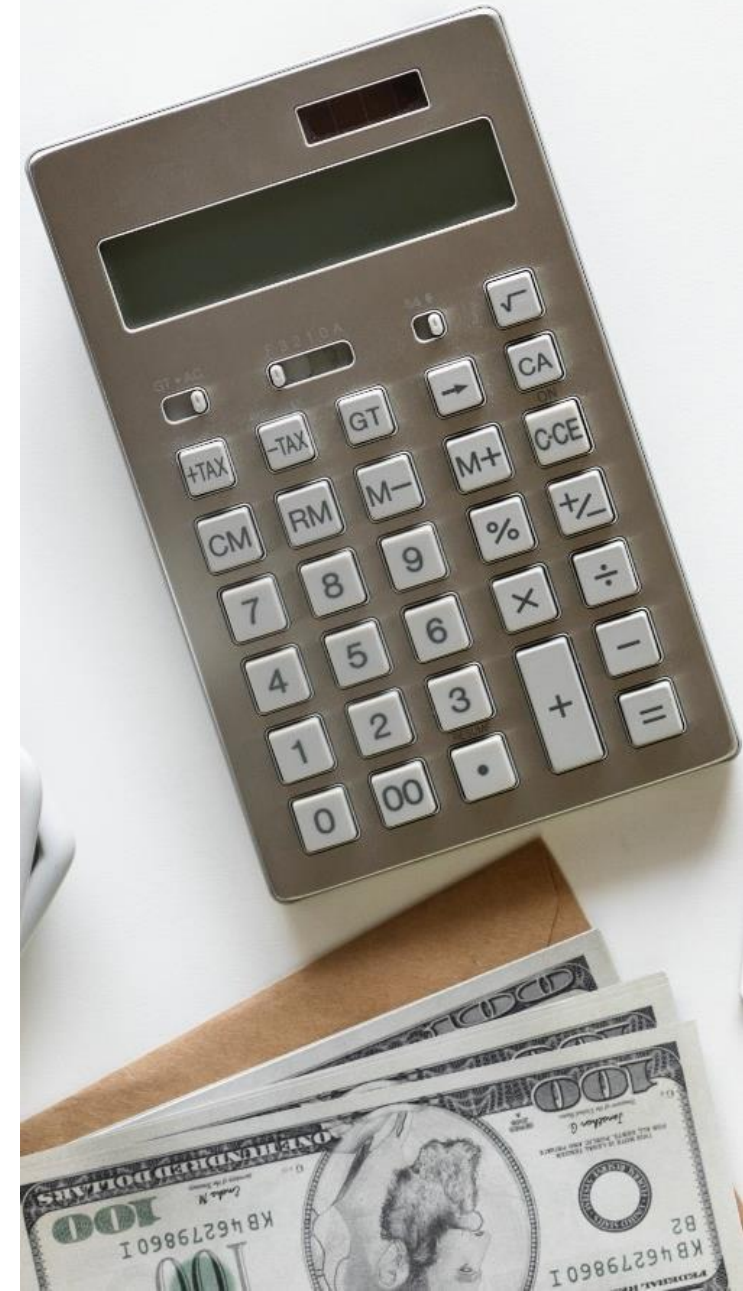
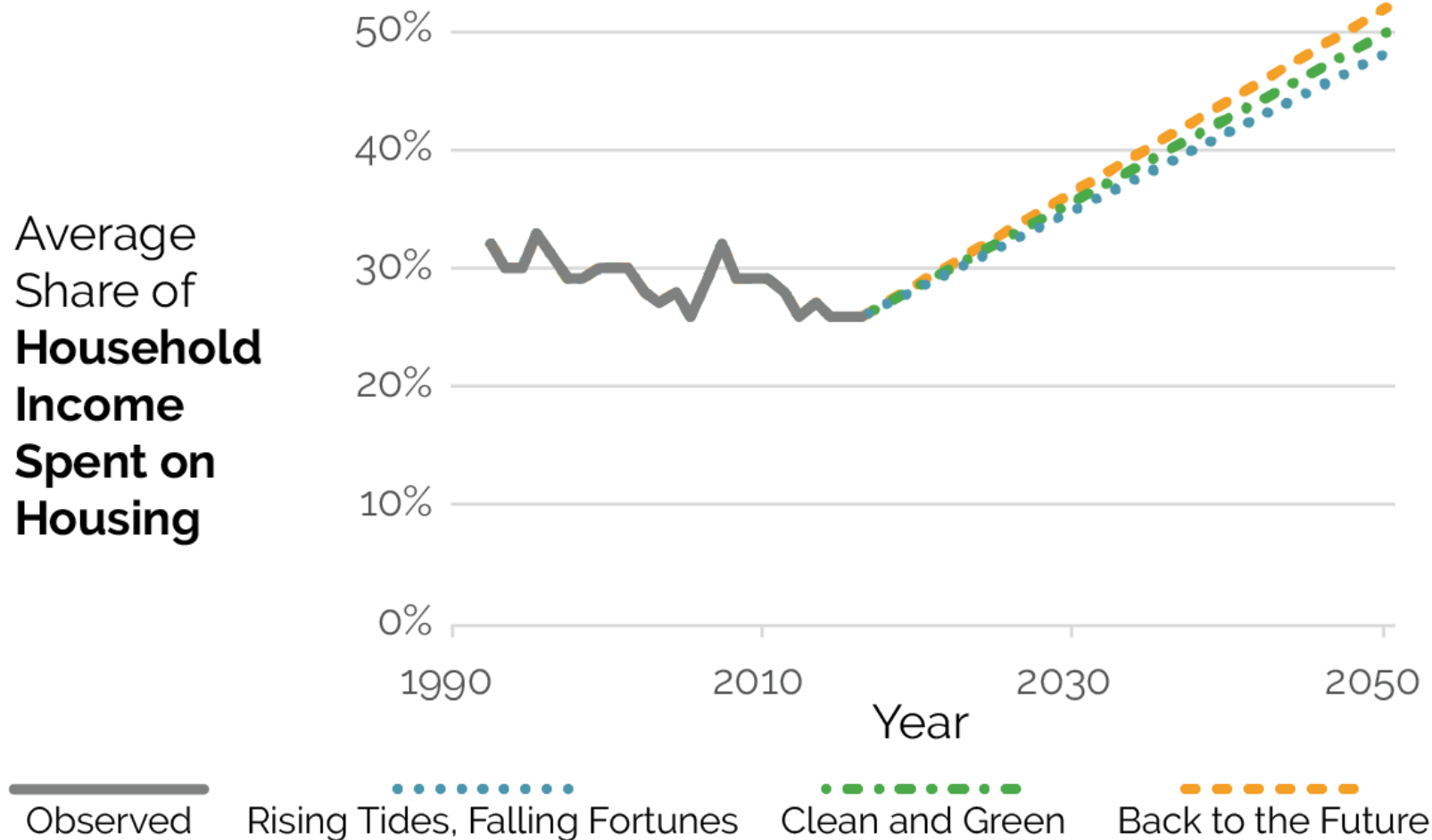
In the Futures Interim Report (March 2019), a set of key challenges were identified. The challenges focused on how Plan Bay Area 2040 strategies might fare under previously-unstudied external forces like sea level rise, autonomous vehicles, and federal policy shifts.

Challenge



AFFORDABLE

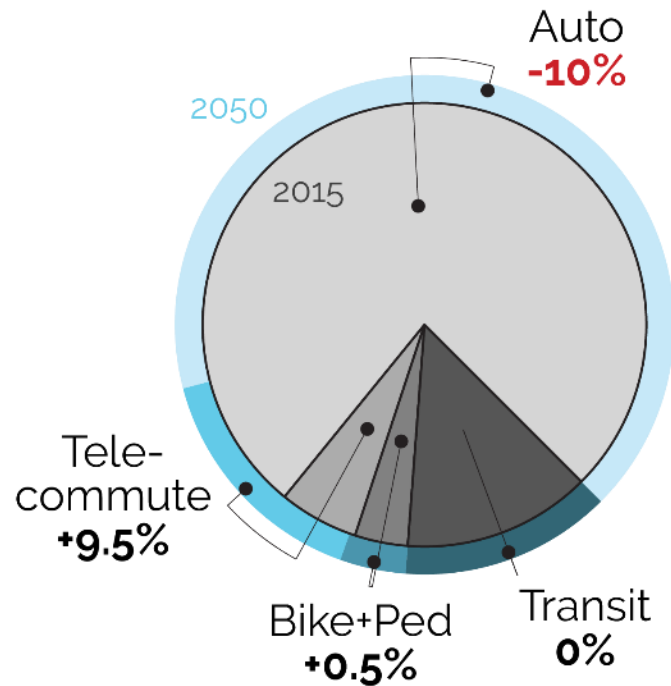
Without new strategies in place, Bay Area housing affordability continued to get worse.



Public transit, walking, and bicycling saw limited gains in mode share compared to 2015 conditions.

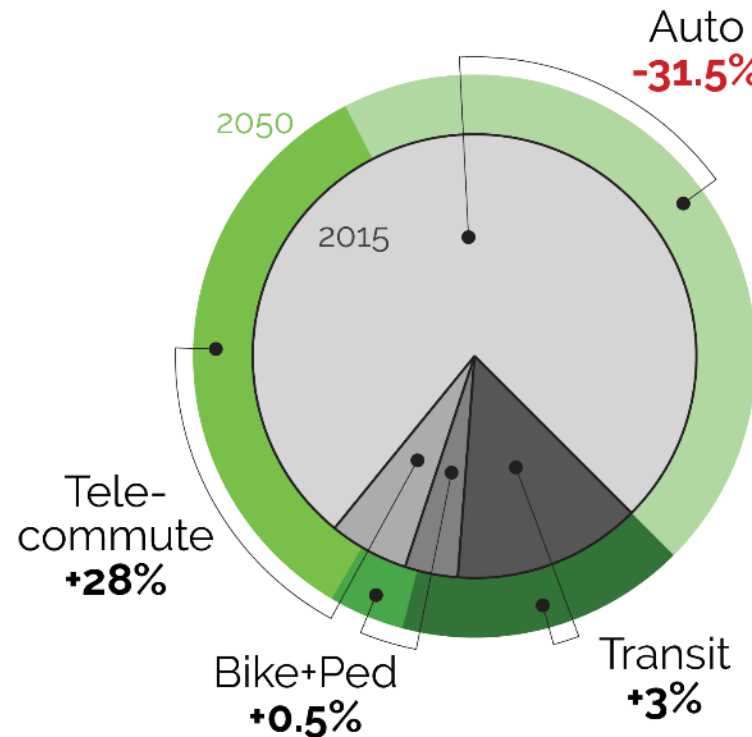
Rising Tides, Falling Fortunes

In 2050, 67% of commuters use autos.



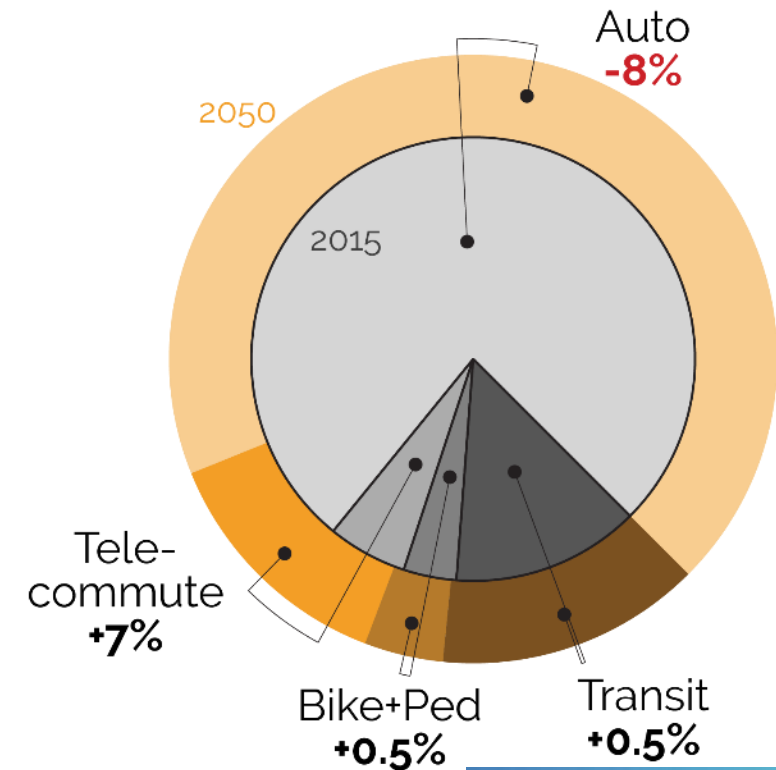
Clean and Green

In 2050, 45% of commuters use autos.



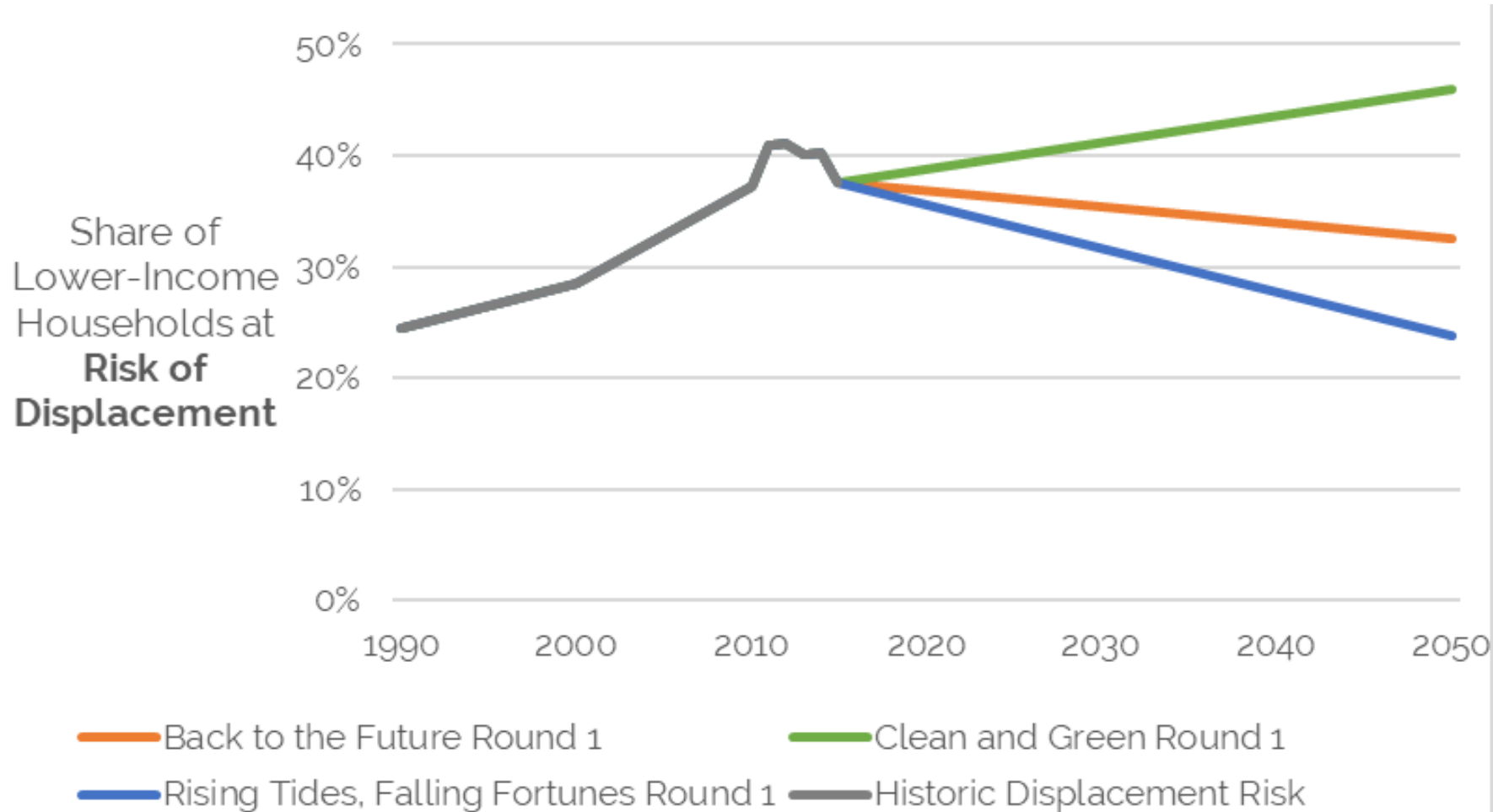
Back to the Future

In 2050, 69% of commuters use autos.



Challenge

A significant share of lower-income households remained at risk of displacement in each Future.



Unmitigated impacts from sea level rise and natural disasters resulted in significant damage across the region.

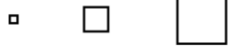
Rising Tides, Falling Fortunes
3 feet of sea level rise

Clean and Green
1 foot of sea level rise

Back to the Future
2 feet of sea level rise

Homes Affected by Hazards





1k 10k 40k

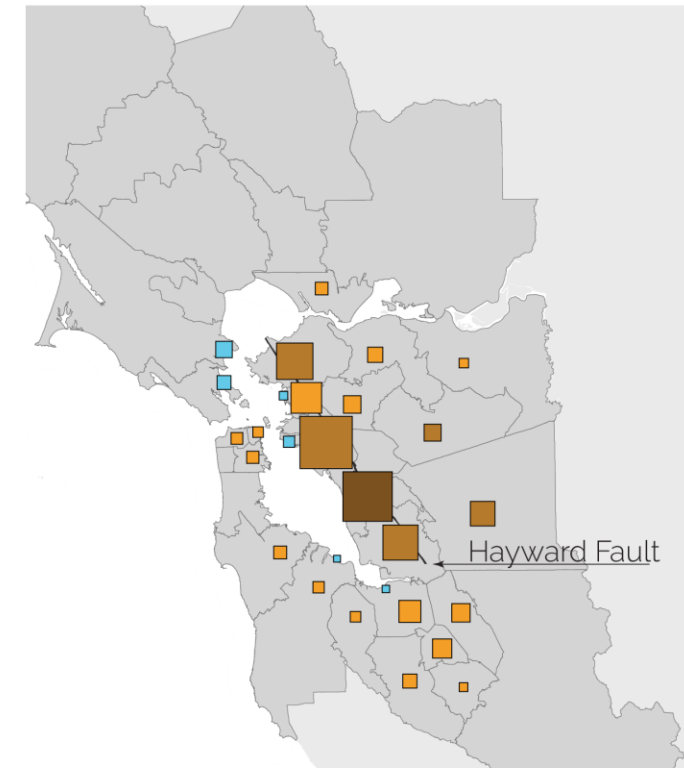
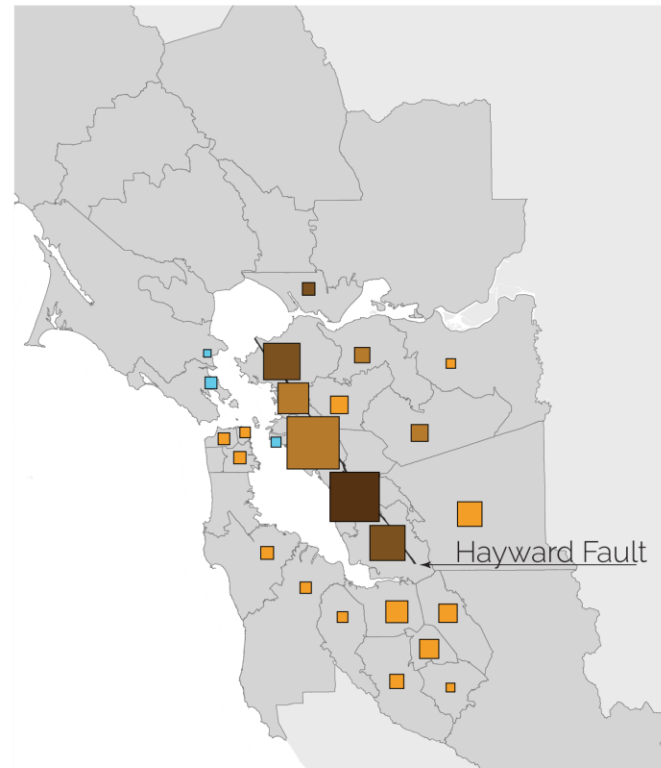
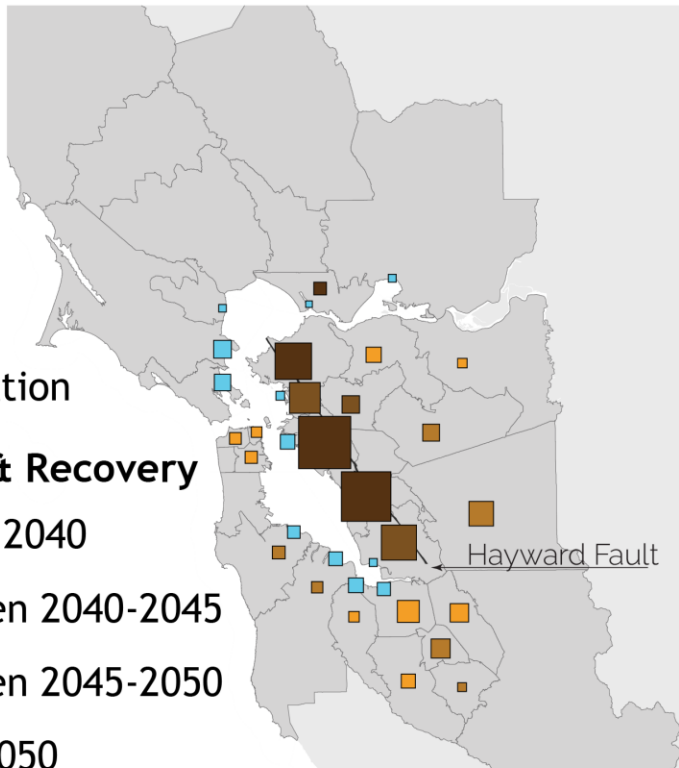


Sea Level Rise

 Permanent Inundation

Earthquake Damage & Recovery

-  Recovered before 2040
-  Recovered between 2040-2045
-  Recovered between 2045-2050
-  Recovered after 2050



Land use strategies included in *Plan Bay Area 2040* were insufficient to address the region's longstanding jobs-housing imbalance.

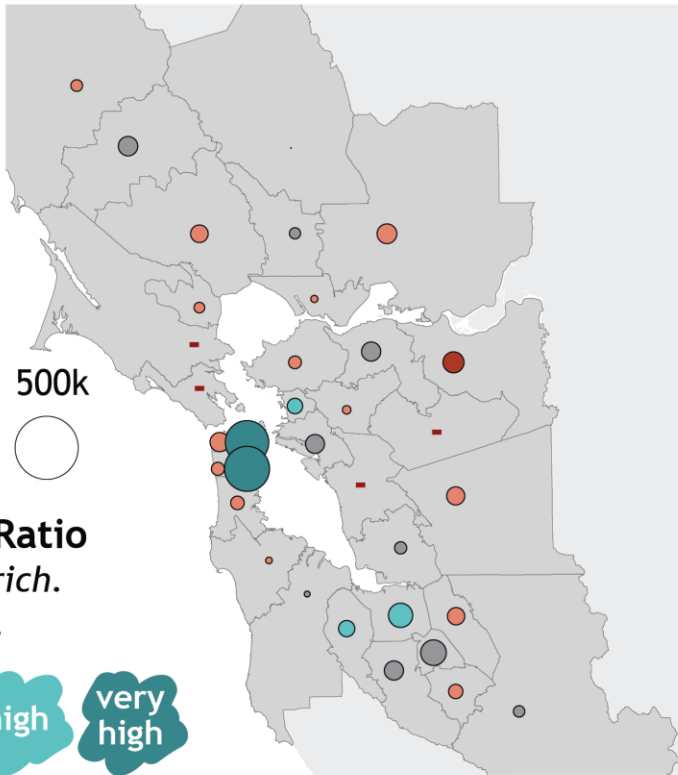
Rising Tides, Falling Fortunes
+0.5M Homes, +0.5M Jobs

Overall Growth
Circle area represents combined job & housing growth from 2015 to 2050.

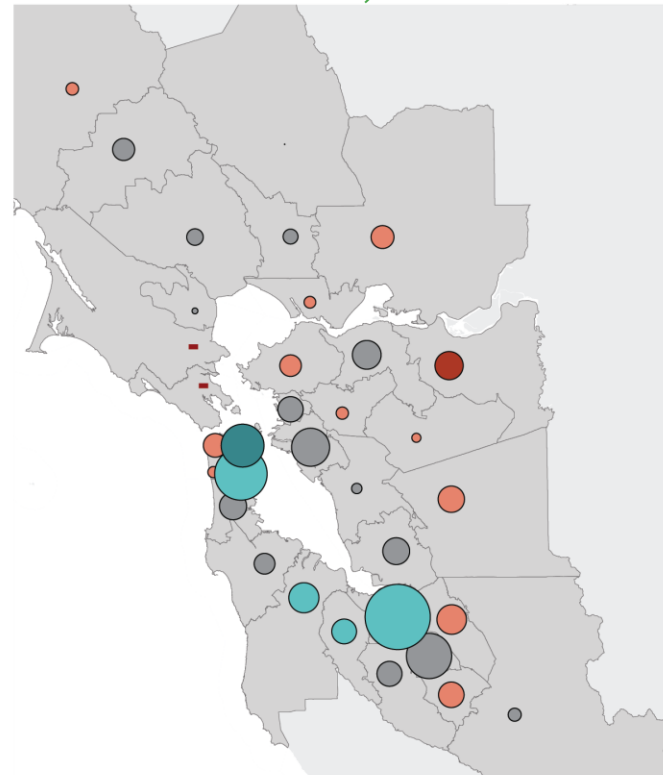
negative growth 10k 100k 500k

2050 Jobs/Housing Ratio
Red areas are housing rich.
Blue areas are job rich.

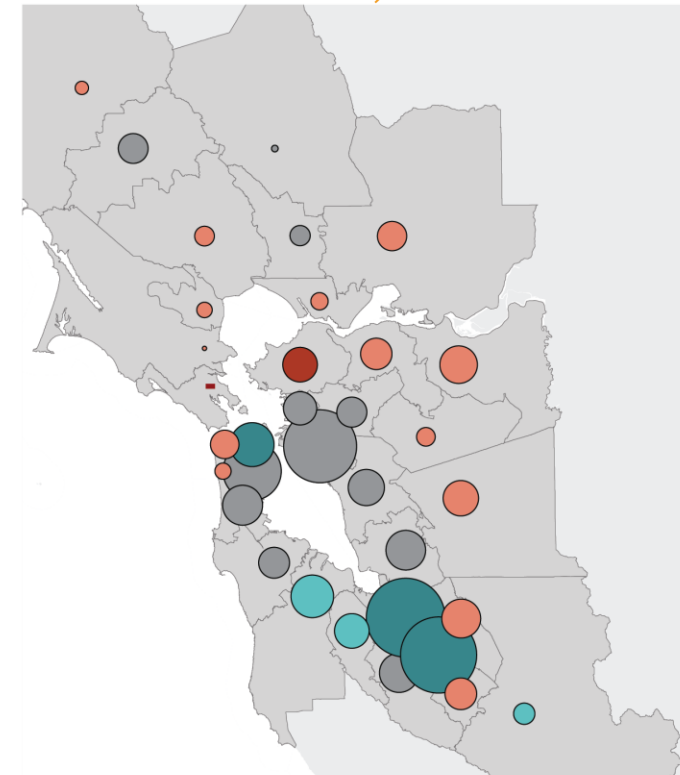
very low low avg. high very high



Clean and Green
+1.3M Homes, +1.1M Jobs



Back to the Future
+2.1M Homes, +2.7M Jobs





H O R I Z O N

Top 10 Horizon Strategy Findings

We have explored the effectiveness of over 30 strategies to improve the region's economic, housing, transportation, and environmental challenges.

New growth areas enable more growth near transit and near opportunity.



Allow Diverse Housing Around Transit



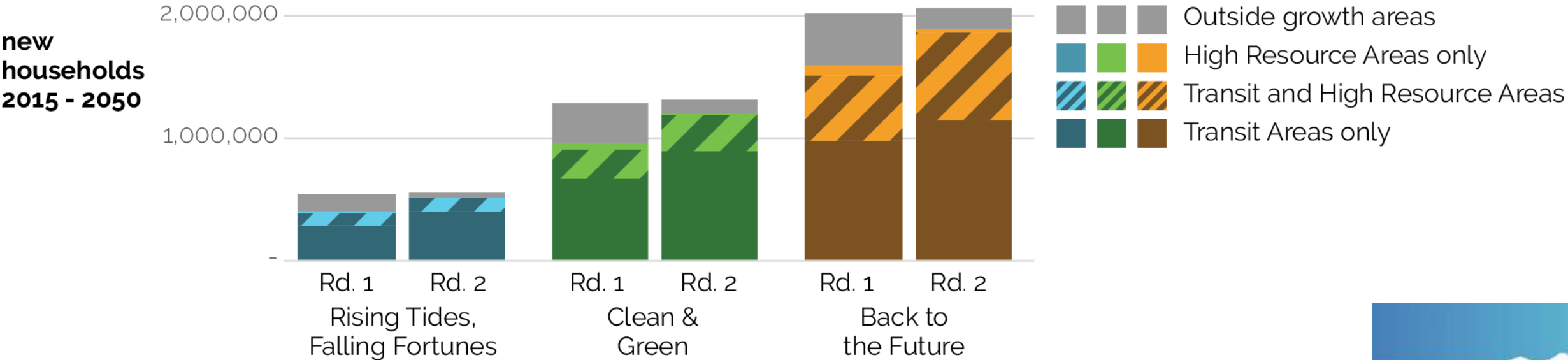
Allow more diverse housing growth around areas with high frequency transit. Expand the growth footprint beyond the current list of PDAs.

Allow Diverse Housing in High Resource Areas



Allow more diverse housing growth in areas of high opportunity that also have moderate transit service. Expand the growth footprint beyond the current list of PDAs.

Location of households added between 2015-2050 relative to growth geography



A mix of strategies to retain and expand affordable housing made progress in addressing the current affordable housing gap.



Pass Inclusionary Zoning Policies



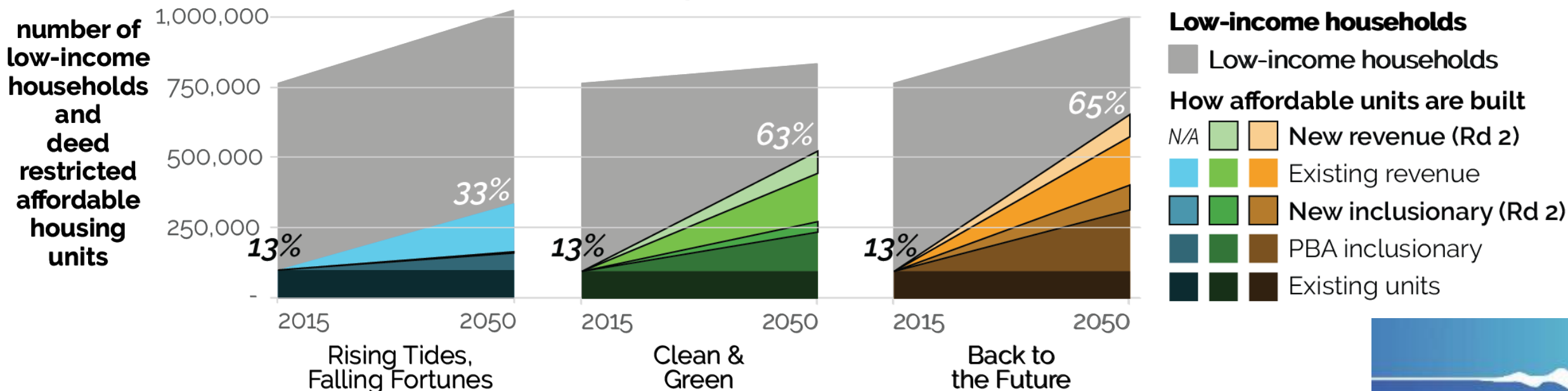
All Bay Area jurisdictions pass a 10% to 20% inclusionary zoning policy, expanding off the Plan Bay Area 2040 inclusionary strategy.

Raise Revenue for Affordable Housing



Raise \$1.5 billion in new annual revenue to complement existing federal, state, and local affordable housing funds.

Number of deed restricted affordable housing units and the number of low-income households



New active transportation strategies proved the most effective in shifting modes.



Implement Vision Zero Speed Reductions



Strategies
(Horizon_{\$})

Reduce speed limits to 25 mph on local roads within 3 miles of transit, in addition to reducing speeds on highways.

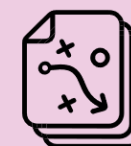
Build a Micromobility Network



Strategies
(Horizon_{\$})

Complete regional bicycle trails and fund thousands of miles of dedicated micromobility networks like class IV and II bike lanes.

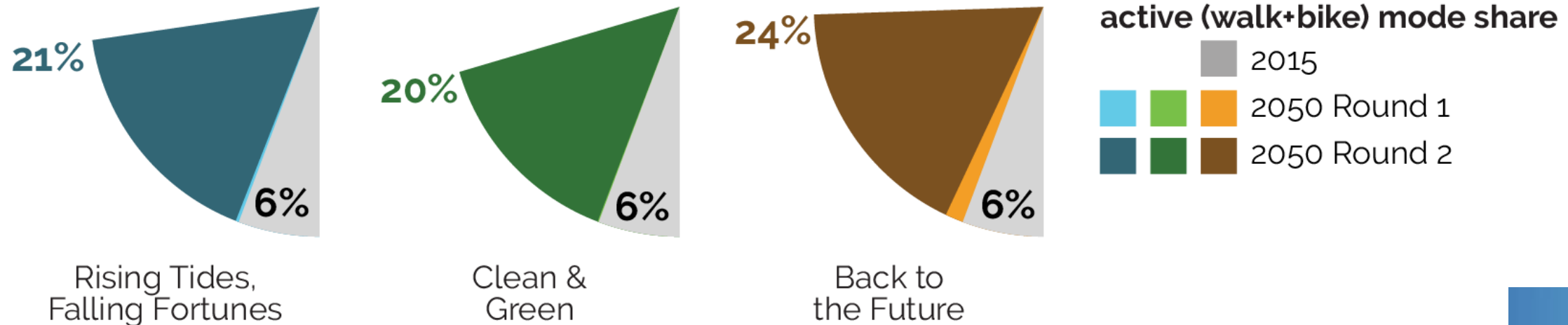
Invest in Free Short-Trip Service



Strategies
(Horizon_{\$})

Fund shared personal mobility, including scooters and electric bikes, within 3 miles of transit.

Active (walk & bike) mode share in 2015, and Futures round 1 and round 2 analysis



The mode share is reflective of commute mode, The ratio is higher when accounting for all trips.

Additional transportation findings are still being finalized.

Transit overcrowding was generally alleviated, with new BRT lines as well as a new Transbay Rail Crossing playing a key role.



Road pricing reduced roadway congestion, but equity concerns need to be addressed before advancing this strategy further.



*Data associated with two findings above are still being finalized;
this will be presented in greater detail at the joint ABAG Administrative
and MTC Planning Committee meeting.*

Economic development strategies evaluated were insufficient to slow the decline of the middle class.



Create Job Incubator Programs



Strategies
(Horizon_{\$})

Expand and create new job incubator programs in economically challenged communities.

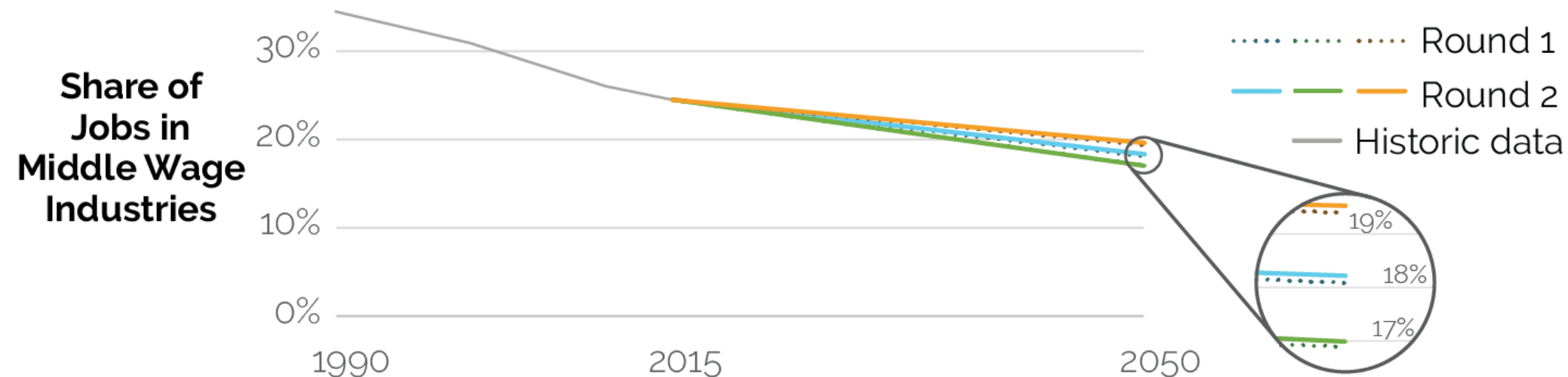
Expand Construction Workforce Programs



Strategies
(Horizon_{\$})

Expand construction workforce development and training programs. Support early construction professionals in early apprenticeship years.

Share of regional jobs in middle wage industries - historic and projected



Adaptation and retrofit strategies boosted our region's resilience.



Adapt to Sea Level Rise



Strategies
(Horizon_{\$\$})

Leverages existing and new revenues to fund a hybrid set of grey and green infrastructure systems to adapt the region.

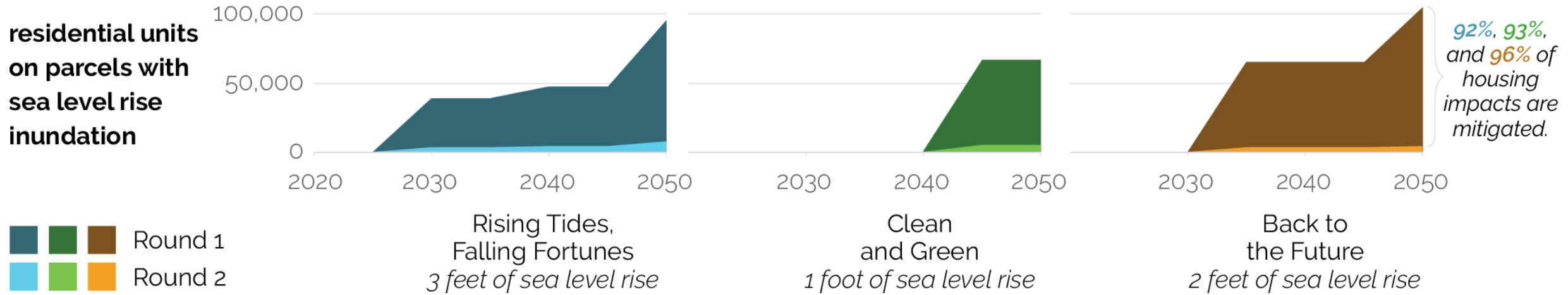
Retrofit Older Existing Buildings



Strategies
(Horizon_{\$\$})

Provides 50% subsidies for older buildings built before current codes to support common earthquake, wildfire, energy, and water retrofit strategies.

Residential sea level rise impacts in Futures round 1 (without adaptation) and round 2 (with adaptation)



Urban growth boundaries led to minimal greenfield development in both Round 1 and Round 2.



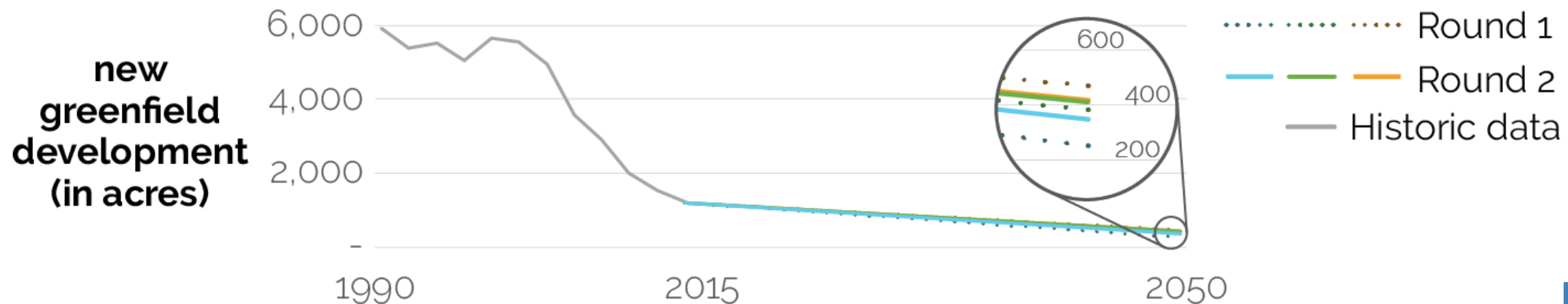
Maintain Urban Growth Boundaries



Strategies
(PBA 2040)

Restrict urban development on greenfield lands, continuing the region's recent commitment to reducing sprawl outward.

Acres of greenfield development annually - historic and projected.



A VMT-based fee on office development was effective in focusing office growth, but not in shifting jobs to the East and North Bay.



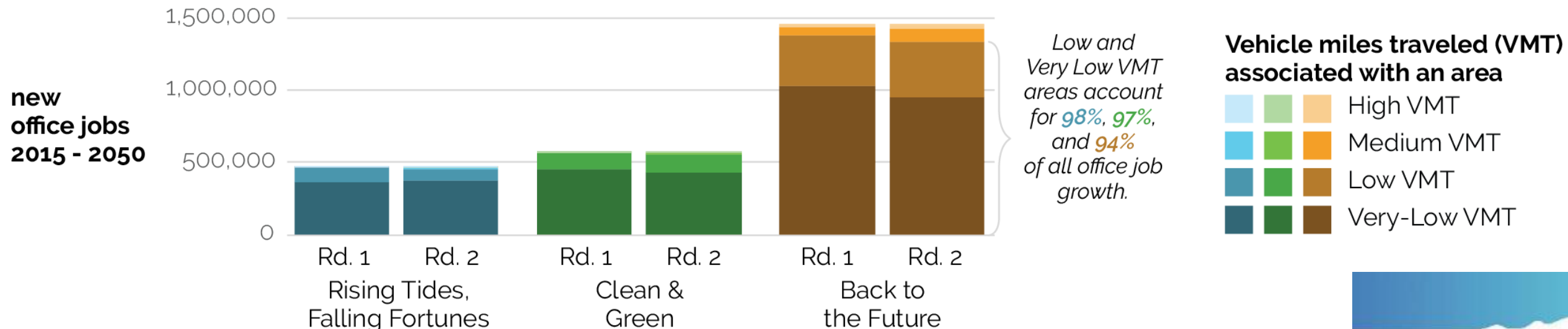
Apply a VMT-Based Fee on Office Development



Strategies
(PBA 2040)

Apply a fee on new office development in areas that have high employment-related vehicle miles traveled (VMT), expanding upon a Plan Bay Area 2050 strategy.

Location of new office-related job growth relative to an area's associated VMT level



A large tax package focused on higher-income individuals and businesses did not have significant adverse impacts on the economy.



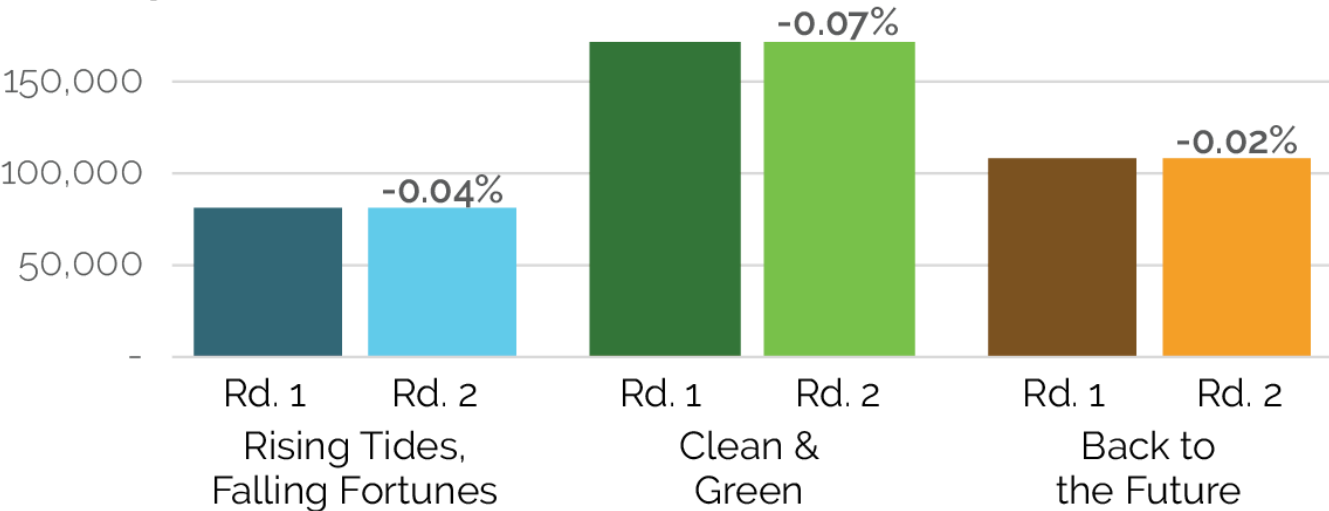
Raise New Revenues



A balanced tax is evenly placed on businesses, parcels (building and home owners), and high-income earners.

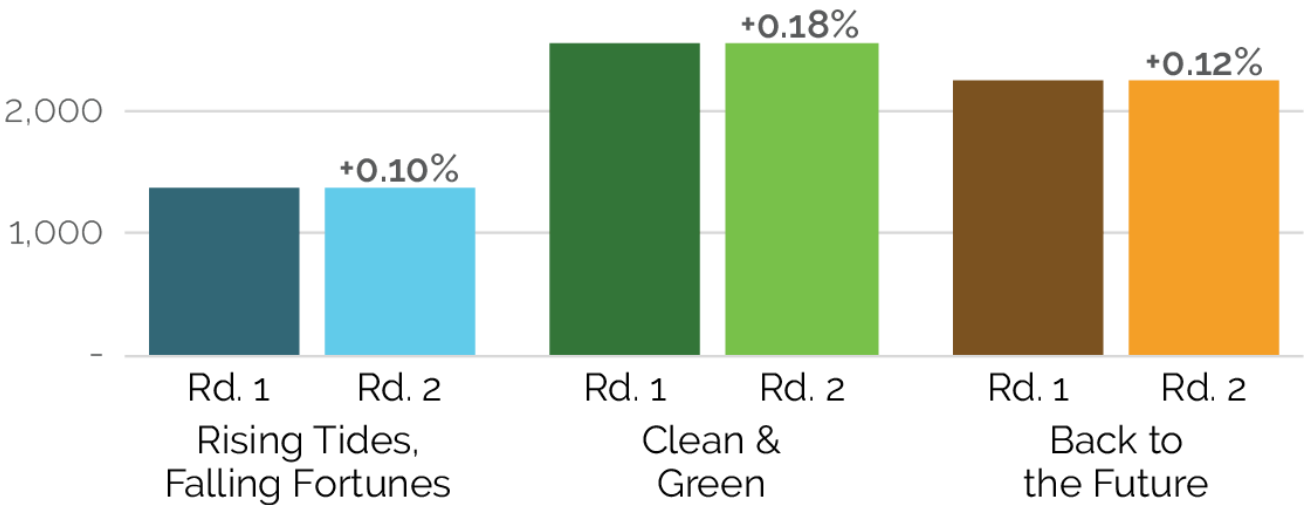
Projected Average Household Income in 2050

**2050
Average
Household
Income**
(in 2018
dollars)



Projected Annual Gross Regional Product in 2050

**2050
Gross
Regional
Product**
(in billions of
2018 dollars)



Initial economic analysis indicates that impacts would be relatively limited; however, further refinements could better reflect a fuller suite of benefits from infrastructure investments.

Futures Final Report: Strategies for a Resilient and Equitable Future

The full report will highlight the full suite of strategies studied and describes to what extent the region performs better with these strategies.

The report is expected to be posted on the MTC website later this month.

FUTURES FINAL REPORT

RESILIENT AND EQUITABLE
STRATEGIES FOR
THE BAY AREA'S FUTURE

OCTOBER 2019



H O R I Z O N

What's Next?

Horizon provided an opportunity to “stress test” key strategies in advance of Plan Bay Area 2050. Input from elected officials, stakeholders, and the general public will help inform further refinements to make the strategies as resilient and equitable as possible.

Plan Bay Area 2050 Schedule

