



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, February 5, 2020

1:00 PM

Yerba Buena - 1st Floor

**Association of Bay Area Governments
Regional Planning Committee
Special Meeting**

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, Rick Bonilla, 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 Sperling, Lori Wilson, Monica Wilson

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

2. Public Comment

Information

3. Election of Regional Planning Committee Chair and Vice Chair

3.a. [20-0241](#) Election of Regional Planning Committee Chair and Vice Chair

Action: Approval

Presenter: Therese W. McMillan

Attachments: [Item 03a Summary Sheet Election Chair Vice Chair v1.pdf](#)

4. Chair's Report

Information

5. Consent Calendar

- 5.a. [20-0214](#) Approval of ABAG Regional Planning Committee Minutes of December 4, 2019

Action: Approval

Presenter: Clerk of the Board

Attachments: [Item 05a Minutes 20191204 Draft.pdf](#)

6. Regional Housing Needs Allocation

- 6.a. [20-0211](#) Regional Housing Need Allocation: Housing Methodology Committee Update and Overview of New Rules for Identifying Housing Element Sites

Staff will provide an update from the Housing Methodology Committee on the Regional Housing Need Allocation process to date and will provide an overview of new requirements for identifying sites for housing in the Housing Element.

Action: Information

Presenter: Gillian Adams

Attachments: [6a RHNA_SummaryMemo v2.pdf](#)
[6a RHNA_HMC_Update_AttachmentA v2.pdf](#)
[6a RHNA_HousingSites_AttachmentB.pdf](#)
[6a RHNA_HousingSites_AttachmentC_Presentation v4.pdf](#)

7. Plan Bay Area 2050

- 7.a. [20-0212](#) Update on Plan Bay Area 2050: Draft Blueprint - Housing and Economy Elements

Staff will provide an update on the proposed geographies and strategies for the Plan Bay Area 2050 Draft Blueprint, focused on the Housing and Economy elements of the Plan. Staff will present on material shared with the ABAG Executive Board in late January at the joint ABAG/MTC workshop, highlighting feedback received.

Action: Information

Presenter: Dave Vautin

Attachments: [7a 1 PBA50DraftBlueprint_CoverMemo v2.pdf](#)
[7a 2 PBA50Blueprint_Intro.pdf](#)
[7a 3 PBA50Blueprint_Housing_Presentation.pdf](#)
[7a 4 PBA50Blueprint_Economy_Presentation.pdf](#)

8. Adjournment / Next Meeting

The next meeting of the ABAG Regional Planning Committee is on March 4, 2020.

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

Legislation Details (With Text)

File #: 20-0241 **Version:** 1 **Name:**
Type: Report **Status:** Committee Approval
File created: 1/23/2020 **In control:** ABAG Regional Planning Committee
On agenda: 2/5/2020 **Final action:**
Title: Election of Regional Planning Committee Chair and Vice Chair
Sponsors:
Indexes:
Code sections:
Attachments: [Item 03a Summary Sheet Election Chair Vice Chair v1.pdf](#)

Date	Ver.	Action By	Action	Result
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Election of Regional Planning Committee Chair and Vice Chair

Therese W. McMillan

Approval

Association of Bay Area Governments

Regional Planning Committee

February 5, 2020

Agenda Item 3.a.

Election of Regional Planning Committee Chair and Vice Chair

Subject: Election of Regional Planning Committee Chair and Vice Chair


Background: According to the ABAG Bylaws, Article IX, F.:

The President, subject to the advice and consent of the Executive Board, shall appoint committees and determine the committees' structure, charge, size and membership. Committees may be established to consider any matter within the jurisdiction of the Association. Committees shall operate according to the policies adopted by the Executive Board, and shall submit their reports and recommendations to the Executive Board. Committees shall meet on the call of their chairpersons, who shall be (1) an elected official or the elective or appointive officer of the City and County of San Francisco appointed by the Mayor of the City and County of San Francisco to the Executive Board or General Assembly, and (2) a member of such committee; and who shall be elected by the members of each committee. At the initial meeting of each committee, and annually thereafter at the first committee meeting following January 1 of each year, the committees shall elect their chairpersons and such other officers as may be specified. Committee chairpersons shall be subject to confirmation by the Executive Board. Unless otherwise authorized by the Executive Board, committees of the Association shall be advisory.

Issues: None

Recommended Action: The Regional Planning Committee is requested to elect a Chair and Vice Chair.

Attachments: None

Reviewed: 
Therese W. McMillan



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 20-0214 **Version:** 1 **Name:**
Type: Minutes **Status:** Committee Approval
File created: 1/21/2020 **In control:** ABAG Regional Planning Committee
On agenda: 2/5/2020 **Final action:**
Title: Approval of ABAG Regional Planning Committee Minutes of December 4, 2019
Sponsors:
Indexes:
Code sections:
Attachments: [Item 05a Minutes 20191204 Draft.pdf](#)

Date	Ver.	Action By	Action	Result
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Approval of ABAG Regional Planning Committee Minutes of December 4, 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, December 4, 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, Marilyn Ezzy Ashcraft, Rick Bonilla, Mark Boucher, Monica Brown, Paul Campos, David Canepa, Kathleen Cha, Cindy Chavez, Amber Crabbe, Diane Dillon, Pat Eklund, Neysa Fligor, Scott Haggerty, Russell Hancock, Melissa Jones, Rafael Mandelman, Nathan Miley, Karen Mitchoff, Julie Pierce, David Rabbitt, Matt Regan, Katie Rice, Carlos Romero, Mark Ross, Al Savay, Gregory Scharff, Scott Sedgley, James Spering, Sonja Trauss, Lori Wilson, Monica Wilson

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

Chair Mitchoff called the meeting to order at about 1:03 p.m. Quorum was present.

Present: 23 - Arreguin, Ashcraft, Bonilla, Boucher, Brown, Campos, Cha, Chavez, Crabbe, Dillon, Eklund, Fligor, Haggerty, Hancock, Mandelman, Mitchoff, Pierce, Rice, Romero, Ross, Savay, Spering, and Trauss

Absent: 10 - Adams, Canepa, Jones, Miley, Rabbitt, Regan, Scharff, Sedgley, Wilson L, and Wilson M

2. Public Comment

There was no public comment.

3. Chair's Report

There was no Chair's Report.

4. Consent Calendar

Upon the motion by Romero and second by Brown, the Consent Calendar, including minutes of October 2, 2019, was approved. The motion passed unanimously by the following vote:

Aye: 18 - Arreguin, Bonilla, Boucher, Brown, Campos, Cha, Crabbe, Dillon, Eklund, Fligor, Mitchoff, Pierce, Rice, Romero, Ross, Savay, Sperring, and Trauss

Absent: 15 - Adams, Ashcraft, Canepa, Chavez, Haggerty, Hancock, Jones, Mandelman, Miley, Rabbitt, Regan, Scharff, Sedgley, Wilson L, and Wilson M

- 4.a. [19-1365](#) Approval of ABAG Regional Planning Committee Minutes of October 2, 2019

5. Housing Subcommittee

- 5.a. [19-1366](#) Housing Subcommittee Report
Romero gave the report.

6. Plan Bay Area 2050: Regional Growth Framework

- 6.a. [19-1367](#) Plan Bay Area 2050: Regional Growth Framework Update and Next Steps

Staff will present on local submissions for the Regional Growth Framework Update, including Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and Priority Production Areas (PPAs), as well as Potential Next Steps of the Plan Bay Area 2050 Blueprint process.

Mark Shorett gave the report.

7. Regional Housing Needs Allocation (RHNA)

- 7.a. [19-1368](#) Update on Regional Housing Needs Allocation (RHNA) Housing Methodology Committee

Staff will provide an update on Housing Methodology Committee discussions.

Gillian Adams gave the report.

8. 2020 Advocacy Program

- 8.a. [19-1369](#) Report on ABAG and MTC's Draft 2020 Advocacy Program

Staff will report on the draft 2020 Advocacy Program and seek the Committee's input.

Rebecca Long gave the report.

9. Adjournment / Next Meeting

Chair Mitchoff adjourned the meeting at about 3:09 p.m. The next meeting of the ABAG Regional Planning Committee is on February 5, 2020.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-0211	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	1/21/2020	In control:		ABAG Regional Planning Committee	
On agenda:	2/5/2020	Final action:			
Title:	Regional Housing Need Allocation: Housing Methodology Committee Update and Overview of New Rules for Identifying Housing Element Sites				
	Staff will provide an update from the Housing Methodology Committee on the Regional Housing Need Allocation process to date and will provide an overview of new requirements for identifying sites for housing in the Housing Element.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	6a RHNA SummaryMemo v2.pdf 6a RHNA HMC Update AttachmentA v2.pdf 6a RHNA HousingSites AttachmentB.pdf 6a RHNA HousingSites AttachmentC Presentation v4.pdf				

Date	Ver.	Action By	Action	Result
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Regional Housing Need Allocation: Housing Methodology Committee Update and Overview of New Rules for Identifying Housing Element Sites

Staff will provide an update from the Housing Methodology Committee on the Regional Housing Need Allocation process to date and will provide an overview of new requirements for identifying sites for housing in the Housing Element.

Gillian Adams

Information

Association of Bay Area Governments

Regional Planning Committee

February 5, 2020

Agenda Item 6.a.

Regional Housing Needs Allocation (RHNA)

Subject: Regional Housing Need Allocation: Housing Methodology Committee Update and Overview of New Rules for Identifying Housing Element Sites

Background: Staff will provide an update on recent Housing Methodology Committee (HMC) meetings and an overview of recent changes to the requirements for how local governments identify sites for lower-income housing in their Housing Elements.

Issues: **Update on Housing Methodology Committee Discussions**

The HMC is a key part of ABAG's approach to creating the RHNA allocation methodology. Through the HMC, ABAG staff seek to facilitate dialogue and information sharing in order to enable coordinated action to address the Bay Area's housing challenges.

The [Housing Methodology Committee](https://mtc.legistar.com/Calendar.aspx) had its third and fourth meetings on December 19, 2019 and January 24, 2020. Agenda packets for the HMC meetings are available at <https://mtc.legistar.com/Calendar.aspx>.

Attachment A summarizes the topics discussed at these most recent HMC meetings.

Changes to Laws for Identifying Housing Element Sites

ABAG is currently working with the Housing Methodology Committee to develop the Regional Housing Need Allocation (RHNA) allocation methodology for the sixth cycle. After ABAG allocates a portion of the region's housing need to each jurisdiction, local governments must update their Housing Elements (with an expected due date of December 2022).

Recent legislation has implemented several changes that will affect this RHNA cycle, which will establish housing goals for the Bay Area for the eight-year period from 2022 to 2030. Staff will provide a high-level overview of the new requirements for how local governments select the sites for accommodating lower-income housing units in their Housing Elements.

ABAG/MTC staff anticipates that meeting the new site identification requirements will require significant additional work by local governments compared to past RHNA cycles, particularly when considered along with the expected increase in the total

Association of Bay Area Governments

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February 5, 2020

Agenda Item 6.a.

Regional Housing Needs Allocation (RHNA)

housing need assigned to the region by the California Department of Housing and Community Development (HCD) and the new requirement for a local government to demonstrate that its Housing Element “affirmatively furthers fair housing.”

The State’s 2019-2020 Budget Act included significant, one-time funding to assist jurisdictions with implementation of the sixth-cycle RHNA, including through updates of local Housing Elements. This funding will be disbursed through two new programs administered by: (1) the Local Early Action Planning (LEAP) grants program, which will provide funding directly to jurisdictions based on a population-based formula, and (2) the Regional Early Action Planning (REAP) grants program, which will enable ABAG/MTC to enhance the RHNA process, develop a regional housing technical assistance program, and otherwise support efforts to accelerate housing production. Based on HCD estimates, Bay Area jurisdictions are eligible for approximately \$25.5 million directly through the LEAP program, whereas ABAG is eligible for approximately \$24 million from the REAP program. ABAG is eligible to request 25% of the regional funds (approx. \$5.9 million) in the first quarter of 2020.

Attachment B is a letter sent by ABAG to all City Managers/County Administrators and Community Development and Planning Directors in August 2019 that summarizes the major changes to Housing Element Law for the upcoming RHNA cycle.

Next Steps:

The next meeting of the Housing Methodology Committee is currently scheduled to be held on February 18, 2020 at 375 Beale Street.

ABAG will present information about the changes to Housing Element site identification to the Special General Assembly meeting on February 7.

Association of Bay Area Governments

Regional Planning Committee

February 5, 2020

Agenda Item 6.a.


Regional Housing Needs Allocation (RHNA)

Recommended Action: Information

Attachments:

- A. HMC Summary
- B. Site Inventory Memo 081219
- C. Presentation

Reviewed:


Therese W. McMillan

REGIONAL HOUSING NEEDS ALLOCATION



TO: Regional Planning Committee
FR: Deputy Executive Director, Policy
RE: Update on Housing Methodology Discussions

DATE: February 5, 2020

Overview

The Housing Methodology Committee (HMC) is a key part of ABAG's approach to creating the RHNA allocation methodology. Through the HMC, ABAG staff seek to facilitate dialogue and information sharing in order to enable coordinated action to address the Bay Area's housing challenges.

The [Housing Methodology Committee](https://mtc.legistar.com/Calendar.aspx) had its third and fourth meetings on December 19, 2019 and January 24, 2020. Agenda packets for the HMC meetings are available at <https://mtc.legistar.com/Calendar.aspx>.

Recent HMC Discussions

HMC discussions at these most recent meetings have focused on:

The Relationship between Plan Bay Area 2050 and RHNA

By law, the RHNA Plan is required to be consistent with the development pattern from Plan Bay Area 2050. Staff provided a high-level overview of the similarities and differences between how the Plan Bay Area 2050 Blueprint and RHNA methodology are developed and the desired outcomes for each process. HMC members discussed potential options for how the Blueprint might be incorporated into the RHNA methodology, including:

- Using the forecasted development pattern from the Blueprint to direct RHNA allocations
- Using a hybrid approach that uses the forecasted development pattern from the Blueprint along with additional factors to represent policy goals that are underrepresented in the Blueprint to direct RHNA allocations
- Not using forecasted data from the Blueprint, but include factors that align with the policies and strategies in the Blueprint to direct RHNA allocations.

HMC members expressed interest and some concerns in considering use of the Plan in the methodology, and therefore could not commit to a particular approach until more details about the Blueprint are available in spring 2020.

Prioritizing Methodology Factors

Staff presented sample RHNA methodologies, including ABAG's methodology from the last cycle and the draft methodologies from other regions for this cycle, as a starting place for HMC members to begin to identify potential factors for inclusion in the allocation methodology. At

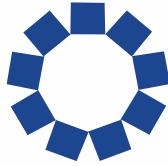
the December meeting, the HMC prioritized the topics they felt were most important to be considered in the methodology. For the January meeting, staff developed options for potential factors related to Plan Bay Area 2050, fair housing and equity, jobs and jobs-housing fit, transportation, and other topics of interest in response to the priorities identified by the HMC. HMC members had the opportunity to provide feedback on these potential factors and to continue to refine their top priorities for factors and how they might be combined in the methodology.

Proposed Methodology Evaluation Criteria

One of the changes implemented for this RHNA cycle is that the draft methodology developed by a Council of Governments (COG) must be submitted to HCD for its review before the methodology is finalized. On behalf of HCD, ABAG staff presented the criteria they use to evaluate the draft methodologies submitted by COGs. ABAG staff proposed to consider using HCD's criteria as a way to evaluate methodology options as they are developed, to ensure that they are aligned with HCD's expectations.

Overview of the Regional Housing Needs Determination

Staff provided an overview of HCD's responsibilities in developing the Regional Housing Needs Determination (RHND), which is the total number of housing units the Bay Area must plan to accommodate during the RHNA cycle. Staff provided an overview of the steps used to calculate the RHND and reviewed some of the changes made since last cycle that are likely to result in a higher RHND than what the region received in previous RHNA cycles.



ASSOCIATION
OF BAY AREA
GOVERNMENTS

Bay Area Metro Center
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David Rabbit, President
Supervisor, Sonoma County

Jesse Arreguin, Vice President
Mayor, City of Berkeley

Julie Pierce
Immediate Past President
Vice Mayor, City of Clayton

Karen Mitchoff
Chair, Regional
Planning Committee
Supervisor, Contra Costa County

Julie Pierce
Chair, Legislation Committee
Vice Mayor, City of Clayton

Karen Mitchoff,
Chair, Finance Committee
Supervisor, Contra Costa County

To: City Managers/County Administrators, Community Development and Planning Directors
From: Ken Kirkey, ABAG/MTC Planning Director
CC: ABAG Executive Board and ABAG Regional Planning Committee
Date: August 12, 2019
RE: Recent Changes to Housing Element Law

ABAG will be embarking on the Regional Housing Need Allocation (RHNA) process for the sixth cycle in Fall 2019. After ABAG completes the process to allocate a portion of the region's housing need to each city and county, local governments are required to update the Housing Element of their General Plans (with an expected Housing Element due date of December 2022).

While this deadline is several years away, recent legislation has made significant changes to Housing Element Law—particularly the requirements for selecting sites to accommodate housing need—that will necessitate substantial additional work by local governments. The new rules are summarized in the attached file. See Government Code Sections 65583 and 65583.2 for details.

ABAG/MTC staff is encouraging jurisdictions to consider using the [SB2 Planning Funds currently available](#) from the California Department of Housing and Community Development (HCD) to address these new requirements.

To help local jurisdictions gain a better understanding of the new requirements, ABAG/MTC staff has conducted a preliminary analysis to demonstrate the potential impacts of these rules on the sites jurisdictions identified for the 2015-2023 Housing Element period. This transmittal includes an attachment with this preliminary analysis for all jurisdictions in the county. The analysis approximates the number of sites that could be subject to greater scrutiny based on size or existing use and whether or not sites can be recycled in the inventory without zoning changes. The analysis is subject to the limitations of the underlying data and is not intended to be definitive – ***local jurisdiction staff will be responsible for conducting a more fine-grained analysis of the sites to ensure consistency with state statutes.***

ABAG/MTC's map and database of local jurisdiction Housing Element sites can be downloaded from <http://opendata.mtc.ca.gov/datasets/bay-area-housing-opportunity-sites-inventory-20072023>.

If you have questions about the analysis completed by ABAG/MTC staff, please contact Ada Chan, Assistant Planner, at 415-820-7958 or achan@bayareametro.gov.

Since HCD is responsible for approving local Housing Elements, please contact them directly at 916-263-2911 if you have questions about how to ensure compliance with these statutory requirements.

KK: GA

C:\Users\gadams\Box\#IRPP - Housing Team Share\SB2\Latest Site Inventories\Site Inventory Memo 080819.docx

Attachments

Overview of Recent Changes to Housing Element Law
RHNA Site Analysis Spreadsheet for Jurisdictions (Organized by County)

Overview of Recent Changes to Housing Element Law

Housing Element Site Inventory Reporting Requirements

- Sites must be listed by Assessor Parcel Number (APN) and include the number of units that can be “realistically accommodated” on each site.
- Parcels included in the inventory must have sufficient access to utilities, including “dry utilities.” The term “dry utilities” is not defined in the statute.

Reuse of Sites Included in Previous Housing Elements

State law limits jurisdictions’ ability to reuse the following types of sites used in previous Housing Elements to accommodate lower-income¹ housing need if those sites have not been approved for housing:

1. A vacant site identified in two or more consecutive planning periods
2. A non-vacant site identified in one prior planning period

Unless they meet the following criteria:

1. The site is or will be rezoned to the minimum lower-income household density for the jurisdiction within three years; **and**
2. The zoning allows for residential development by right if at least 20% of the units are affordable to lower-income households

Use of Non-Vacant Sites in the Housing Element Site Inventory

- According to HCD, underutilized sites (e.g., a vacant/abandoned use, a parking lot, a blighted site) are not considered to be vacant. Jurisdictions will have to provide evidence that the non-vacant site is suitable for lower-income development during the RHNA period.
- If a jurisdiction uses non-vacant sites to accommodate 50% or more of its lower-income housing need, the jurisdiction must provide “substantial” evidence that the existing use on a non-vacant site that is identified for lower-income housing is likely to be discontinued during the planning period. Absent substantial evidence, the existing use is deemed an impediment to additional residential development.
- If a site was subject to affordability agreements for lower-income households, subject to a rent control policy, or had housing units occupied by a lower-income resident within the past five years, the jurisdiction must require replacement of that housing at the same or lower income level.

Use of Small and Large Sites in the Housing Element Site Inventory

- Sites smaller than 1/2 acre and those larger than 10 acres are deemed inadequate to accommodate lower-income housing need unless the jurisdiction provides examples of lower-income development on equivalent sites (equivalent number of units at an equivalent affordability level on a site of equivalent size) or other evidence for why the site is appropriate.

Other Significant Changes to Housing Element Law

- The Housing Element must affirmatively further fair housing opportunities and include a program that establishes goals and actions to do so [GC §65583(c)(9)]. *It is expected that HCD will provide additional guidance on this topic, but materials are not yet available.*
- A jurisdiction must make “no net loss” findings if it approves a project on a Housing Element site that has *fewer units OR a different income category* compared to what was shown in the Housing Element [GC §65863].
- The analysis of governmental constraints to housing must evaluate any local ordinances that directly impact the cost and supply of residential development (e.g. inclusionary ordinance and short-term rental ordinance) [GC §65583(a)(5)].
- The analysis of nongovernmental constraints must evaluate developer actions related to a project that hinder housing development and must demonstrate local efforts to remove nongovernmental constraints that create a gap between planning for and construction of housing [GC §65583(a) (6)].
- The Housing Element must describe the typical length of time between project approval and request for a building permit. It must also analyze requests to develop at densities below the density identified in the site inventory [GC 65583(a)(6)].
- The Housing Element must include a program to mitigate non-governmental constraints (e.g. NIMBYism, economic conditions, jobs/housing imbalance, labor shortage, effects of wildfire/flood, etc.) [GC 65583(c)(3)].
- When describing environmental constraints, the Housing Element should include the jurisdiction’s mitigation measures, if any. [GC 65583.2(b)(4)]
- The shortfall rezone requirement has changed from by-right for all owner and rental multifamily projects to only those owner and rental multifamily projects that include 20% or more units that are affordable to lower-income households [GC 65583.2(h)].
- The jurisdiction must demonstrate that it has a policy/procedure to accommodate supportive housing pursuant to AB 2162 [GC 65651]. This is in addition to the SB 2 requirements for supportive housing.



Housing Methodology Committee Update and Overview of New Rules for Identifying Housing Element Sites

ABAG Regional Planning
Committee

February 5, 2020



HMC Update

ABAG Regional Planning
Committee

February 5, 2020

Considering RHNA factors

- December HMC
 - Discussion about Plan Bay Area 2050 as a factor in the methodology
 - Review of other sample methodologies
 - Brainstorm potential factors for RHNA methodology
 - Prioritize factors for further exploration
- January HMC
 - Staff: identify potential factors in response to HMC priorities
 - HMC continues to refine its top priorities for factors
 - Focus on factors for total allocation; income allocation at future meetings

Using the Plan Bay Area Blueprint—Options Discussed by HMC

- **Option 1:** use forecasted development pattern from the Blueprint to direct RHNA allocations
- **Option 2:** use a hybrid approach that uses the forecasted development pattern from the Blueprint along with additional factors to represent policy goals that are underrepresented in the Blueprint to direct RHNA allocations
- **Option 3:** do not use forecasted data from the Blueprint, but include factors that align with the policies and strategies in the Blueprint to direct RHNA allocations

Prioritizing methodology factors

- Small group discussion about potential factors
- Categories:
 - Factors from Plan Bay Area 2050
 - Fair housing and equity
 - Jobs and jobs-housing fit
 - Transportation
 - Other factors of importance
 - Natural hazards
 - Past RHNA performance



Proposed methodology evaluation criteria

- Based on analytical framework used by HCD to evaluate draft RHNA methodologies from Sacramento, San Diego and Los Angeles regions
- Organized by required RHNA objectives from Housing Element Law
- Staff proposing to use to evaluate methodology options as we work toward proposed methodology

HCD Responsibilities

Regional Housing Needs Determination (RHND)

- Total number of units by income category for the Bay Area*
- **Step 1: projecting population**
 - Compare population projections from DOF and from Plan Bay Area 2050
- **Step 2: determining housing need**
 - ABAG to provide HCD data assumptions
 - Changes to methodology since last cycle:
 - Adjustment related to overcrowding
 - Adjustment related to cost burdened households
 - Target vacancy rate is no less than 5%
 - Adjustments applied to total projected households, not only household growth

* per requirements of Government Code Section 65584.01



Overview of New Rules for Identifying Housing Element Sites

ABAG Regional Planning
Committee

February 5, 2020

What's new this RHNA cycle?

Greater emphasis on social equity

Higher expected total regional housing need

Expanded HCD oversight on methodology & allocations

More factors to consider in allocations (*overpayment; overcrowding; greenhouse gas target; jobs-housing fit*)

New requirements for identifying eligible sites for Housing Elements



Changes to Housing Element site selection for lower-income housing

- A few caveats:
 - This presentation does not cover all recent changes that affect Housing Elements—only those related to identifying affordable housing sites
 - ABAG/MTC staff is providing a high-level overview *for informational purposes only*
 - HCD staff is responsible for reviewing and approving Housing Elements and site inventories—**for more information, please contact HCD**
 - HCD guidance expected Spring 2020

Changes to Housing Element site selection for lower-income housing

Cannot “re-use” site unless provide minimum density and “by right” zoning

Changes to Housing Element site selection for lower-income housing

Cannot “re-use” site unless provide minimum density and “by right” zoning

Narrow definition of vacant, and if non-vacant sites used for 50% or more of lower-income need, existing use presumed to impede development

Changes to Housing Element site selection for lower-income housing

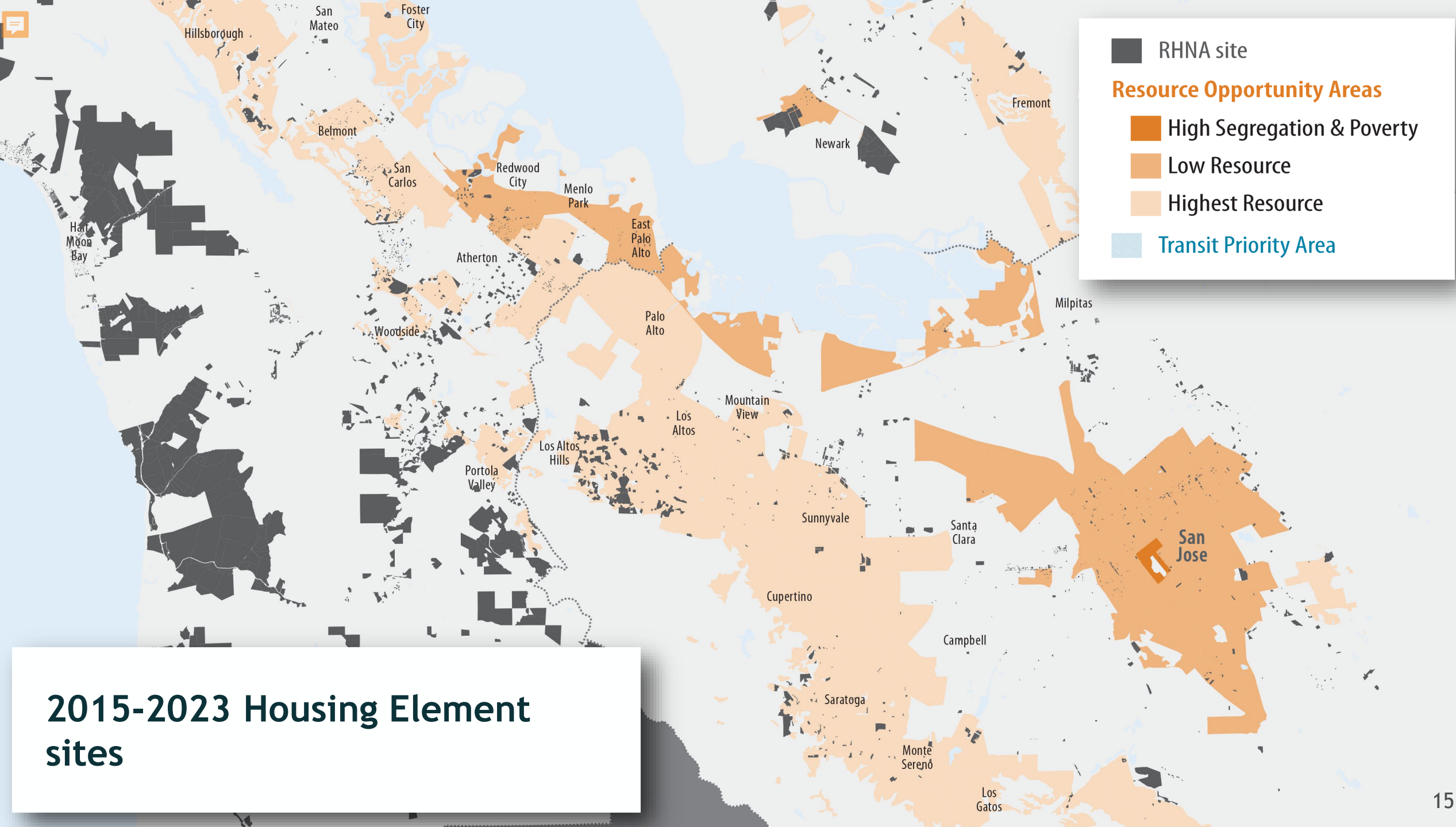
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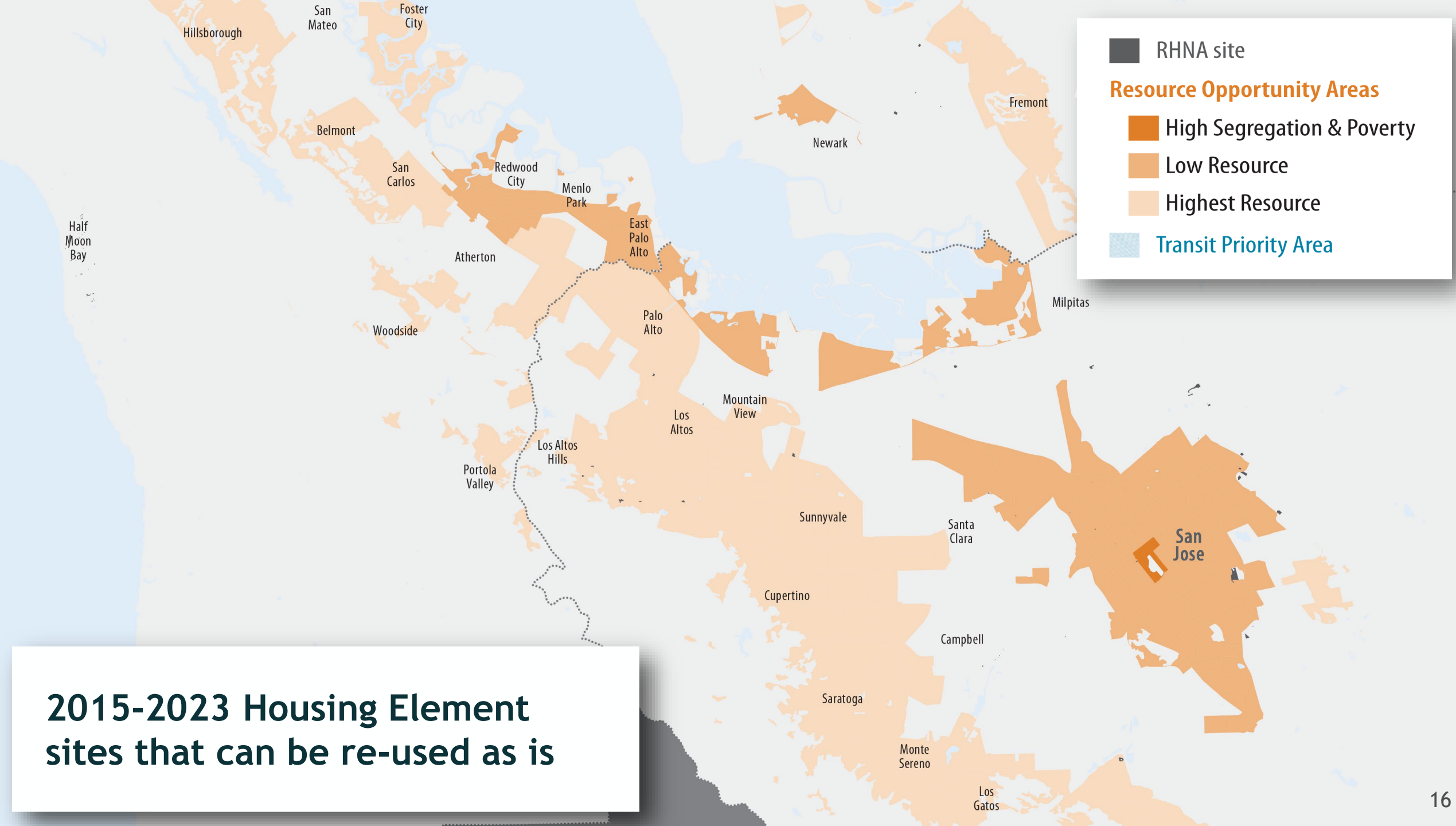
Narrow definition of vacant, and if non-vacant sites used for 50% or more of lower-income need, existing use presumed to impede development

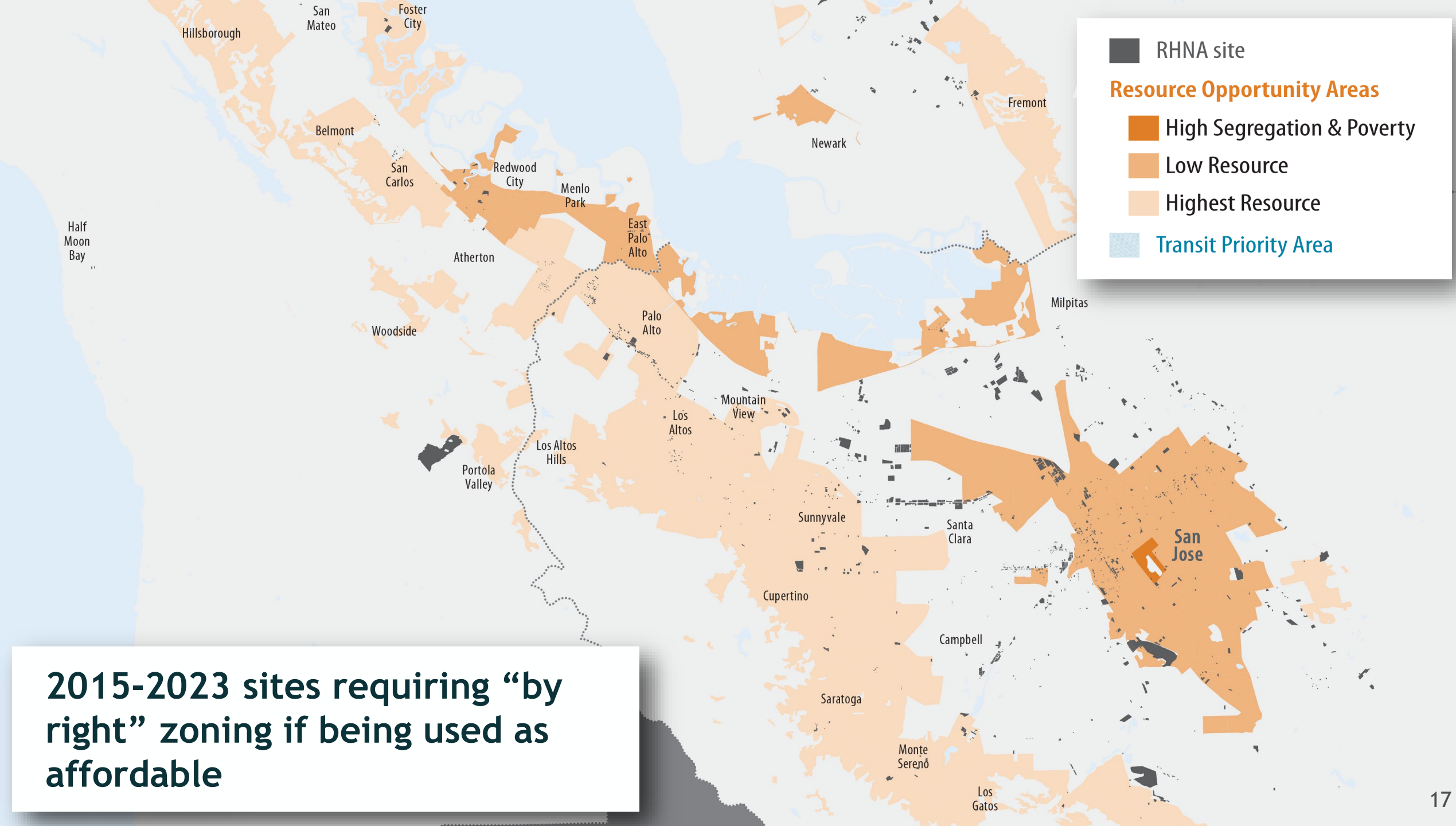
Cannot use sites smaller than 0.5 acre or larger than 10 acres without substantial evidence

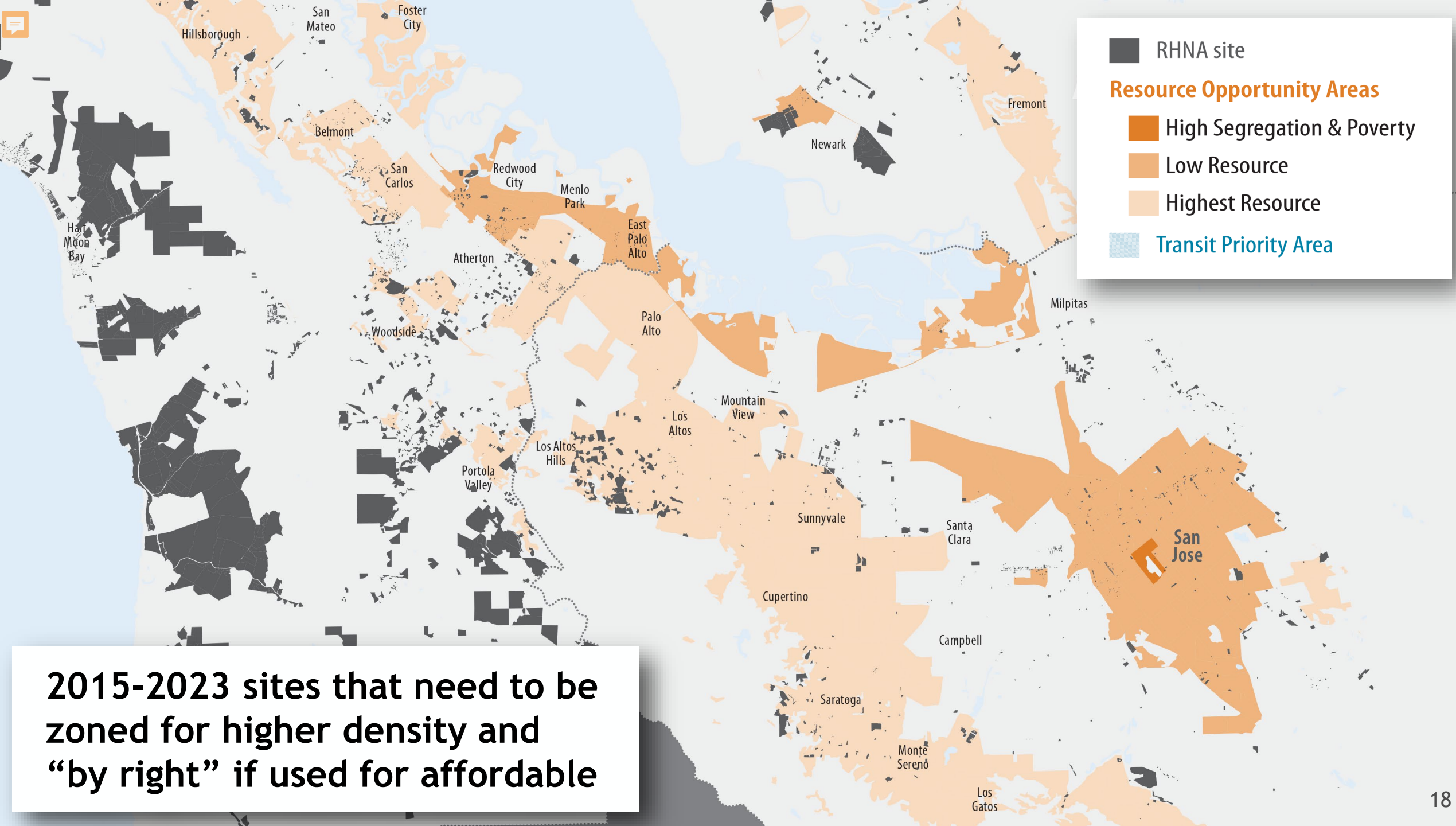
ABAG/MTC Housing Element sites analysis

- Review of sites from 2007-2014 RHNA and 2015-2023 RHNA
- Analysis for entire region available from ABAG/MTC staff
- Based on data collected from local Housing Elements
 - Quality of data varies widely
 - Does not reflect development activity since Housing Element
- High-level analysis of impacts of new laws
 - Starting place for local staff to look more closely
- Goals:
 - Help jurisdictions prioritize use of SB 2 planning funds
 - Help jurisdictions understand & communicate paradigm shift for this RHNA

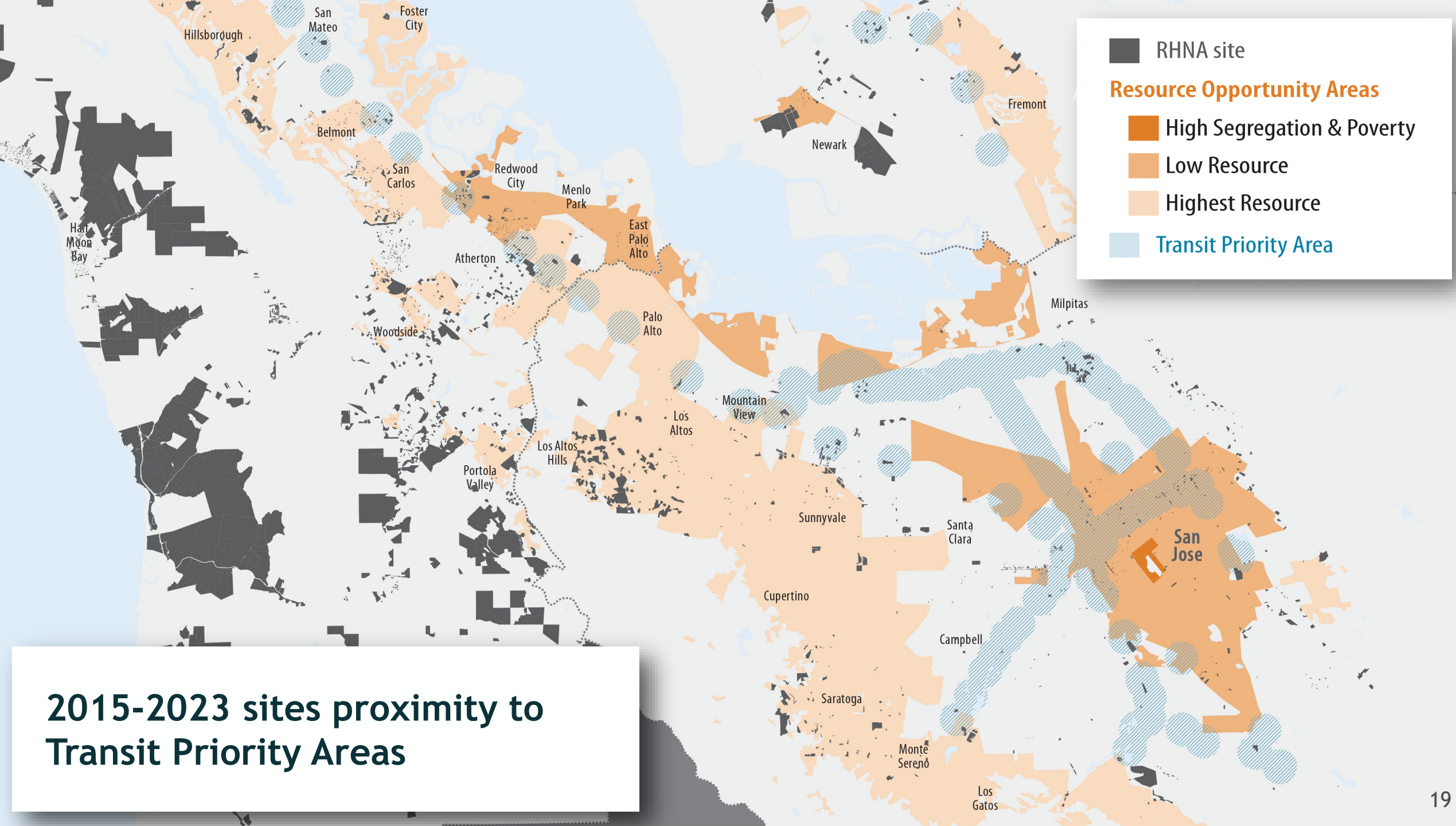








2015-2023 sites that need to be zoned for higher density and “by right” if used for affordable



Bay Area RHNA progress, 1999-2018

RHNA		Permits	Percent of RHNA Permitted				
Cycle	Total Need	Permits Issued	All	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1999-2006	230,743	213,024	92%	44%	79%	38%	153%
2007-2014	214,500	123,098	57%	29%	26%	28%	99%
2015-2023*	187,994	121,973	65%	15%	15%	25%	126%

* Only includes permits issued in 2015-2018

New State funding to assist local jurisdictions

- The 2019-2020 Budget Act included significant, one-time funding to assist local jurisdictions with implementing RHNA, including updating Housing Elements
- **Local Early Action Planning (LEAP) Grants Program**
 - Direct funding to local jurisdictions through population-based formula
 - HCD estimates ~\$25.5 million for Bay Area jurisdictions
- **Regional Early Action Planning (REAP) Grants Program**
 - Funding to ABAG to enhance RHNA process, develop housing technical assistance program, and support efforts to accelerate housing production
 - HCD estimates ~\$24 million allocation to ABAG
 - ABAG is requesting 25% (~\$5.9 million) in first quarter of 2020

What local governments can do now:

- Review housing inventory from previous Housing Element
- Begin identifying sites
 - Sites that need to be rezoned to be reused
 - Prepare for larger RHNA allocation
- Start the rezoning process
- Consider objective design/development standards
- Access available planning funds and technical assistance, including via newly established LEAP and REAP grants programs.
- **Share this new housing context and related land use expectations with the community**

Thank You

For more information contact

Gillian Adams, RHNA Project Manager

gadams@bayareametro.gov

abag.ca.gov/our-work/rhna-regional-housing-needs-allocation



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #:	20-0212	Version:	1	Name:	
Type:	Report	Status:		Informational	
File created:	1/21/2020	In control:		ABAG Regional Planning Committee	
On agenda:	2/5/2020	Final action:			
Title:	Update on Plan Bay Area 2050: Draft Blueprint - Housing and Economy Elements				
	Staff will provide an update on the proposed geographies and strategies for the Plan Bay Area 2050 Draft Blueprint, focused on the Housing and Economy elements of the Plan. Staff will present on material shared with the ABAG Executive Board in late January at the joint ABAG/MTC workshop, highlighting feedback received.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	7a 1 PBA50DraftBlueprint_CoverMemo v2.pdf				
	7a 2 PBA50Blueprint_Intro.pdf				
	7a 3 PBA50Blueprint_Housing_Presentation.pdf				
	7a 4 PBA50Blueprint_Economy_Presentation.pdf				

Date	Ver.	Action By	Action	Result
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Update on Plan Bay Area 2050: Draft Blueprint - Housing and Economy Elements

Staff will provide an update on the proposed geographies and strategies for the Plan Bay Area 2050 Draft Blueprint, focused on the Housing and Economy elements of the Plan. Staff will present on material shared with the ABAG Executive Board in late January at the joint ABAG/MTC workshop, highlighting feedback received.

Dave Vautin

Information

Association of Bay Area Governments

Regional Planning Committee

February 5, 2020

Agenda Item 7.a.

Plan Bay Area 2050: Draft Blueprint – Housing & Economy Elements

Subject: Update on Plan Bay Area 2050: Draft Blueprint – Housing and Economy Elements

Background: Staff will provide an update on the proposed geographies and strategies for the Plan Bay Area 2050 Draft Blueprint, focused on the Housing and Economy elements of the Plan. Staff will present on material shared with the ABAG Executive Board in late January at the joint ABAG/MTC workshop (Attachments A-C), highlighting feedback received.

Next Steps: A revised staff recommendation for each element of the Plan Bay Area 2050 Draft Blueprint will be presented at the upcoming joint MTC Planning and ABAG Administrative Committees' meeting Friday, February 14. Action by both boards on the strategies and geographies for study in the Draft Blueprint is anticipated later this month.

Recommended Action: Information

Attachments:

- A. Presentation: Plan Bay Area 2050 Draft Blueprint – Introduction
- B. Presentation: Plan Bay Area 2050 Draft Blueprint – Housing
- C. Presentation: Plan Bay Area 2050 Draft Blueprint – Economy

Reviewed:


Therese W. McMillan



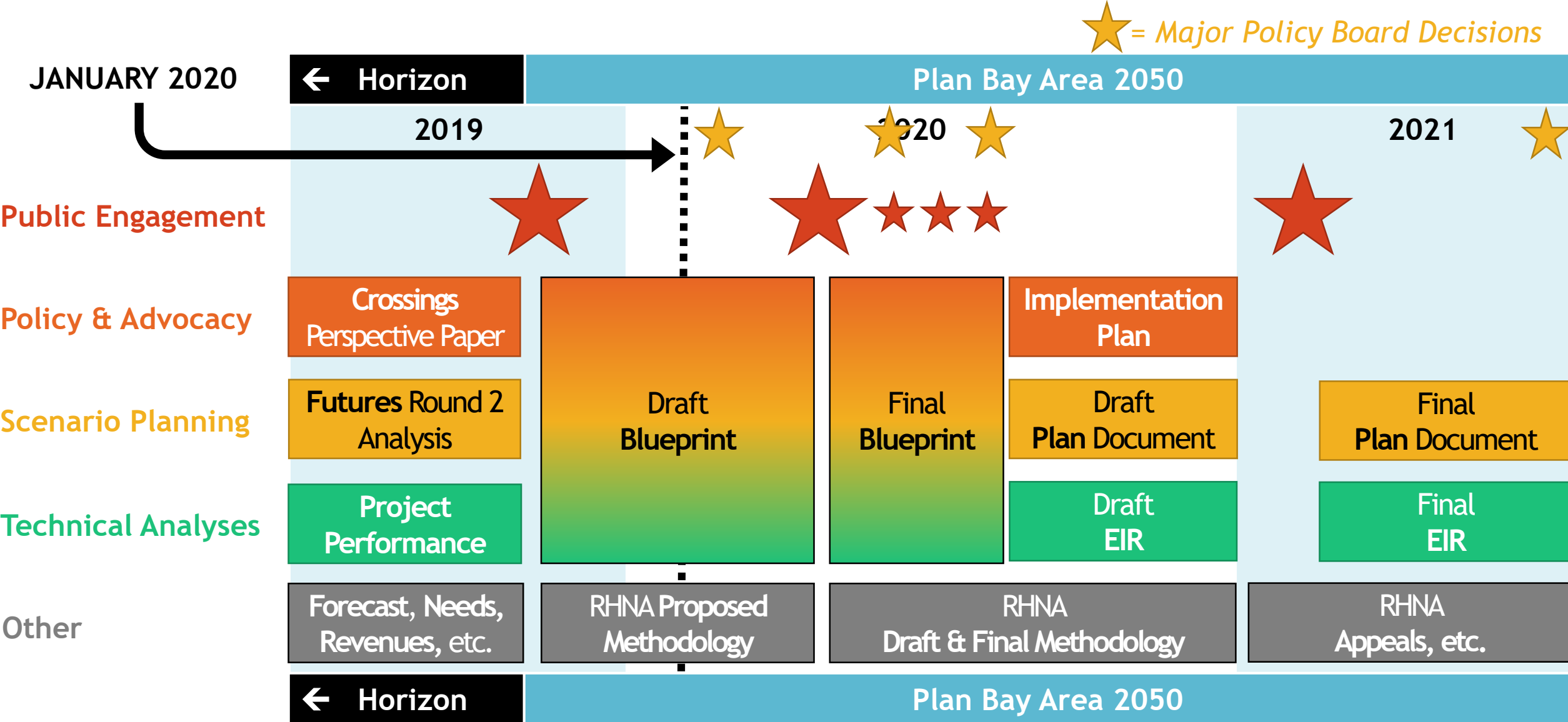
PLAN BAY AREA 2050

Plan Bay Area 2050

Draft Blueprint: Setting the Stage

MTC Commission and ABAG Executive Board Workshop
January 31, 2020

Plan Bay Area 2050 Schedule



Advancing the Vision of Plan Bay Area 2050



To ensure by the year 2050 that
the Bay Area is **affordable**,
connected, **diverse**, **healthy**
and **vibrant** for all.

Refresher: Key Statutory Requirements

While Plan Bay Area 2050 must meet many statutory requirements, these three are among the most critical:



Fiscal Constraint

Under federal transportation planning regulations, the Plan must rely upon reasonably-expected revenues

Impact if Not Met: federal and state agencies will reject the Plan's approval, triggering a conformity lapse



Greenhouse Gas Reduction

Under Senate Bill 375, Plan Bay Area 2050 must meet or exceed a recently-enhanced 19 percent per-capita GHG reduction target for light-duty vehicles by 2035.

Impact if Not Met: region ineligible for select SB 1 funding



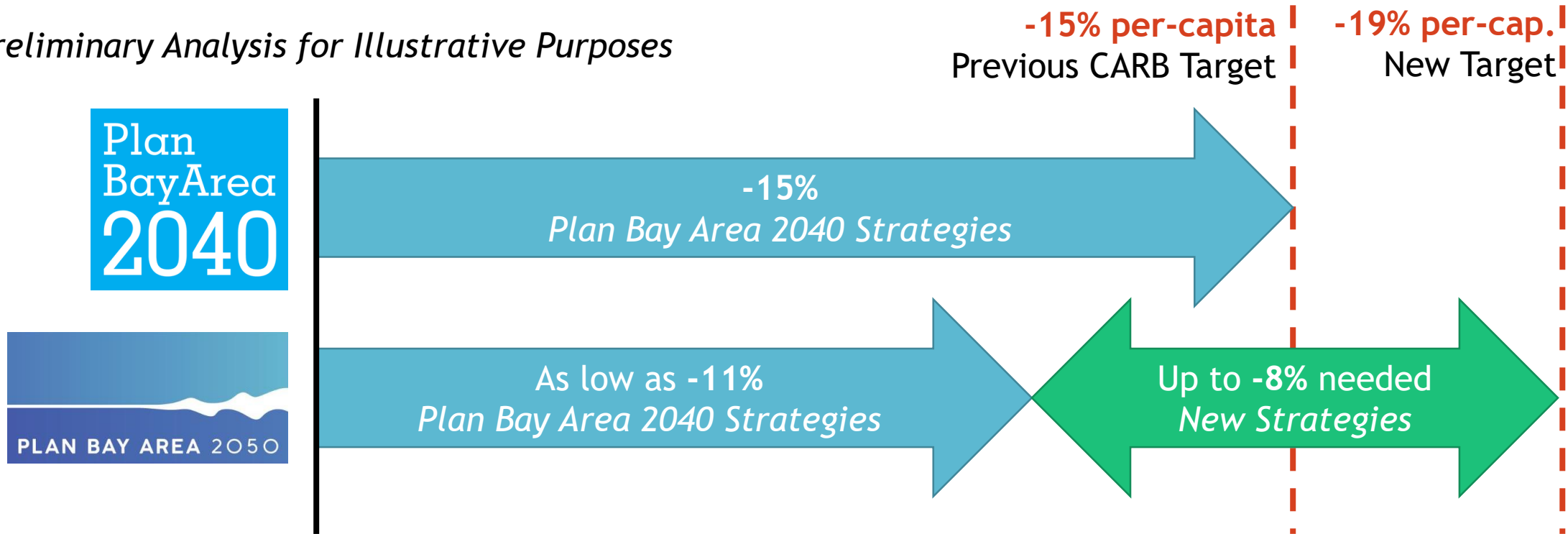
Housing at All Income Levels

Under Senate Bill 375, Plan Bay Area 2050 plan for sufficient housing for all income levels; RHNA must ultimately be consistent with the Plan.

Impact if Not Met: HCD may not approve RHNA

Without bold new strategies, it may be very difficult to meet the more ambitious GHG target.

Preliminary Analysis for Illustrative Purposes



As part of the Draft Blueprint, we will be **seeking your approval** in February to further study key strategies.

The Draft Blueprint will **integrate and test complementary strategies** to achieve improved regional outcomes.



Plan Bay Area 2050 Blueprint

- **Transportation** Investments & Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies

Today, we will focus on key questions related to three elements of the Plan Blueprint.



Plan Bay Area 2050 Blueprint

- **Transportation** Investments & Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental Strategies**
*(discussed at January Planning/
Admin Committees)*

Refresher: Two Versions of the Blueprint

Transportation



Housing



Economy



Environment



Plan Bay Area 2050 Blueprint Basic

Includes available revenues from Needs & Revenue assessments, but does not include New Revenues from future regional measures



Plan Bay Area 2050 Blueprint Plus

Includes available revenues from Needs & Revenue assessments + additional New Revenues distributed to one or more topic areas of the Plan

This approach will provide more flexibility over the next year, should the MTC/ABAG boards wish to integrate new revenues to create a more aspirational Plan.

Either could be adopted as the Preferred Alternative in 2020 or 2021.

Refresher: What is a Strategy?

What do we mean by “strategy”?

A strategy is either a **public policy or set of investments that can be implemented** in the Bay Area over the next 30 years; a strategy is **not a near-term action or legislative proposal**.

Who would implement these strategies?

Strategies in Plan Bay Area 2050 can be implemented at the **local, regional, or state levels**. Specific implementation actions and the role for MTC/ABAG will be identified through a collaborative process for the Implementation Plan in late 2020.

How many strategies can we include in the Blueprint?

Plan Bay Area 2050 must be **fiscally constrained**, meaning that not every strategy can be integrated into the Plan given finite revenues available.





3,000

comments at fall 2019
“pop-up” workshops

9,900

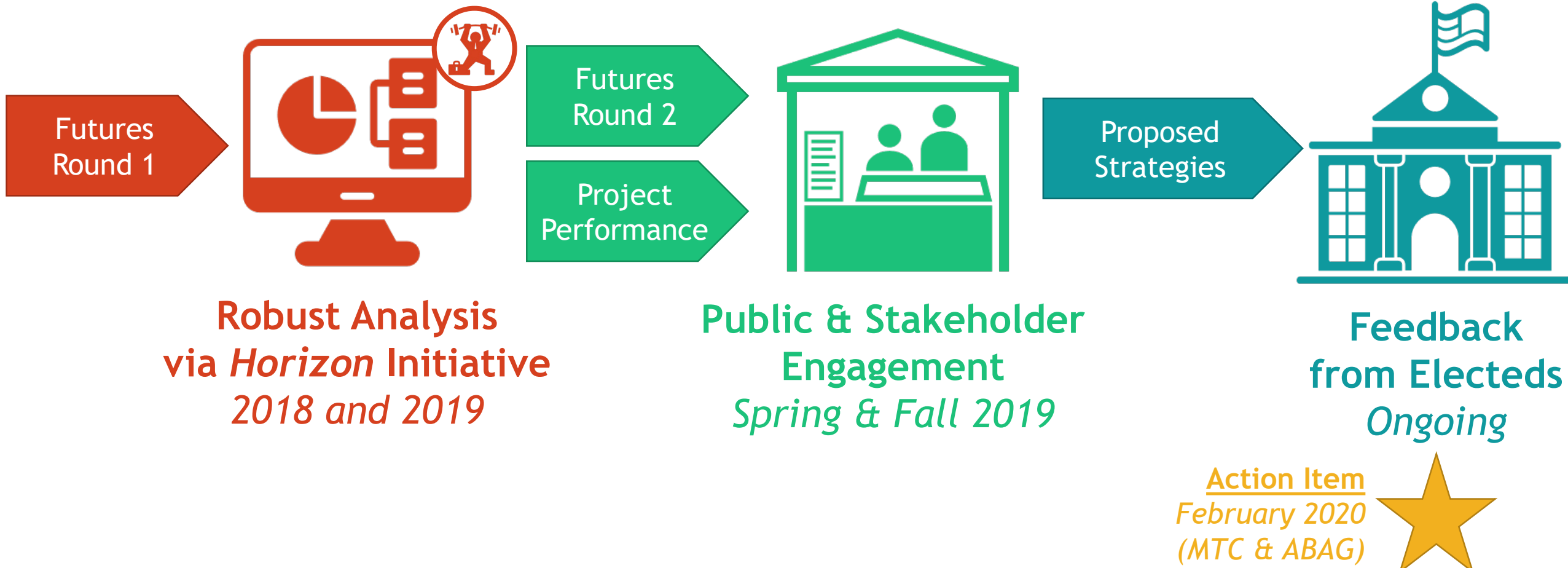
comments from *Mayor of
Bayville* online tool



>250

attendees at fall 2019
Draft Blueprint
stakeholder workshops

How Were Strategies Generated & Refined?



More Opportunities for Strategy Refinements through Mid-2020

Draft Blueprint



Analysis
Winter 2020



Public & Stakeholder
Engagement
Spring 2020

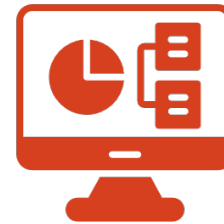


Strategy Revisions for
Final Blueprint
Spring 2020



Action Item
(MTC & ABAG)

Final Blueprint



Analysis
Summer 2020



Blueprint Approval &
Advancement to EIR
Fall 2020



Action Item
(MTC & ABAG)



Questions?

Up Next:

- *Housing - Key Question*
- *Economy - Key Question*
- *Transportation - Key Questions*

Key Question: Housing Element of the Draft Blueprint

MTC Commission and ABAG Executive Board Workshop
January 31, 2020



Refresh on Housing: What is the Plan required to do?

“The sustainable communities strategy shall...

“Identify areas within the region sufficient to house all the population of the region, including all economic segments of the population over the [30 year] course of the planning period... taking into account... employment growth

“Identify areas within the region sufficient to house an eight-year projection of the regional housing need [RHNA] for the region...

“Reduce the greenhouse gas emissions from automobiles and light trucks to achieve... [state-approved] reduction targets” (-19% for Plan Bay Area 2050)

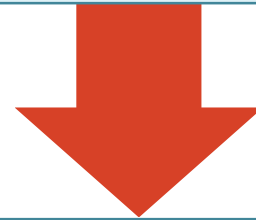
-California Government Code 65080(b); Senate Bill 375



What are the consequences of not meeting one or more requirements?



Plan not approved by federal or state agencies



Transportation funding sources jeopardized
(e.g. *SB1 Solutions for Congested Corridors*)

Refresh on RHNA & Plan Bay Area 2050: What are the statutory requirements?

RHNA must be consistent with the development pattern from the Plan¹.

- **Housing Element Law does not provide a definition of consistency or specific guidance about how it should be achieved.** Historically, MTC/ABAG has interpreted the consistency requirement to mean that the eight-year RHNA housing allocation for a given jurisdiction should not exceed the 30-year Plan housing forecast for the same jurisdiction.

Subregional shares must be generated based on the Plan².

- **For any designated subregions, the share of the RHND allocated to that subregion must be generally based solely on the long-range plan, as opposed to other factors that may be integrated into the methodology.**

Key assumptions from the Plan's Regional Growth Forecast should be provided to the state during the RHND consultation process³.

- **However, the state is not required to integrate Council of Governments input on population growth estimates unless that total regional population forecast for the projection year is within ± 1.5 percent of the state's own forecast for the Bay Area.**

In addition to reducing GHG emissions...

Why are Housing Strategies Critical?

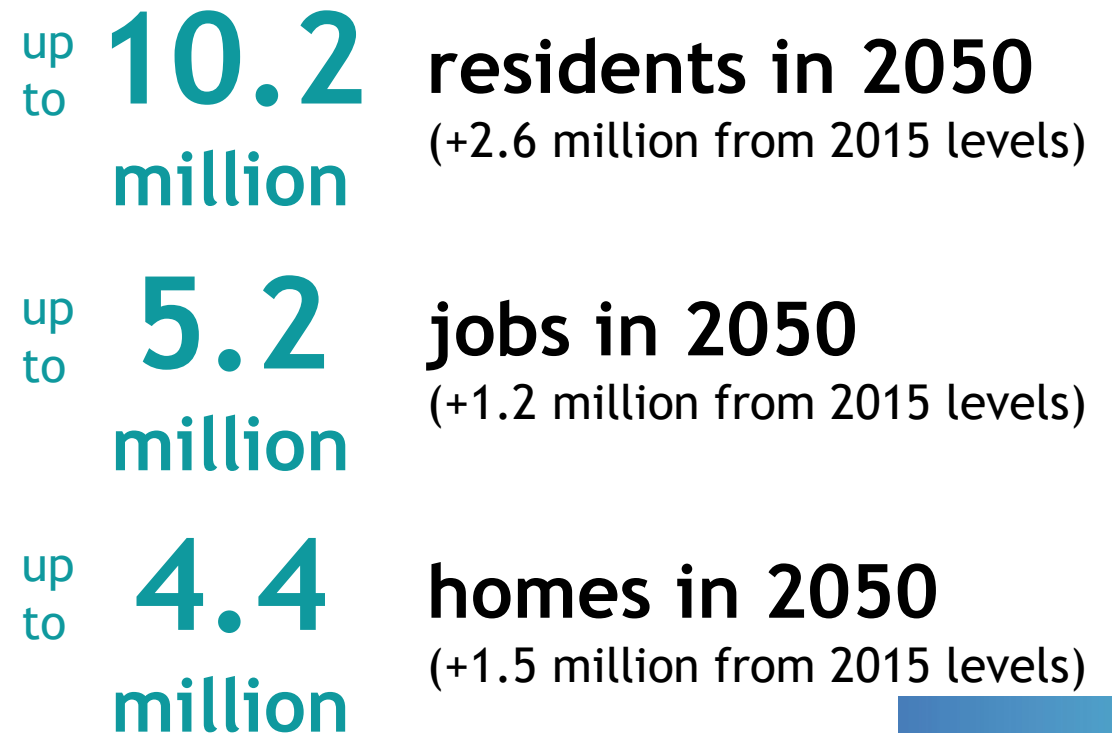
Without new strategies, regional affordability will continue to worsen.



Strategies included in Plan Bay Area 2040 were insufficient to slow rising housing costs. The share of lower-income households' income spent on housing and transportation were forecasted to rise 13 percentage points by year 2040.

Source: Plan Bay Area 2040 Final Plan

The region is anticipated to see significant growth through 2050.



Source: Plan Bay Area 2050
Draft Regional Growth Forecast



Draft Blueprint: Proposed Housing Strategies

**Spur Housing
Production &
Create Inclusive
Communities**

**Allow a Greater Mix of Housing Types & Densities
in Growth Geographies**

Transform Aging Malls and Office Parks into Neighborhoods

Reduce Barriers to Housing in Growth Geographies

**Protect,
Preserve, &
Produce
Affordable
Housing**

Fund Affordable Housing Protection, Preservation & Production

Require 10 to 20 Percent of All New Housing to be Affordable

Further Strengthen Renter Protections

**Focus of this
session**

**Additional Housing
Strategies
Recommended for
inclusion in Blueprint**
*(additional material to
be provided in February)*

**Adopted into State Law in
2019; included in Blueprint**

Repurpose Public Land to Build Housing

Question: To meet regional housing need and improve potential GHG & equity outcomes, should the Blueprint integrate Transit-Rich and High-Resource Areas throughout the region?

Looking at the Big Picture: Our Current Growth Framework

Locally-Nominated Priority Areas



Priority Development Areas



Priority Conservation Areas



Priority Production Areas



Plan Bay Area: Focused Growth

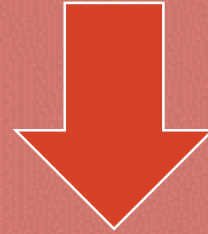


Plan Bay Area:
Strategies & Implementation

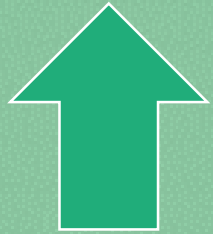
Regional Growth Framework: Progress to Date



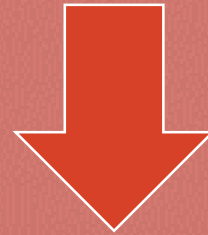
- Effective open space protection
- 188 adopted PDAs



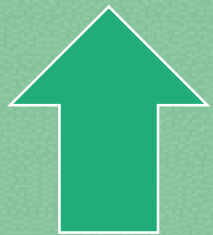
- Some PDAs not aligned with program guidelines
- Many areas that support regional goals not yet nominated PDAs



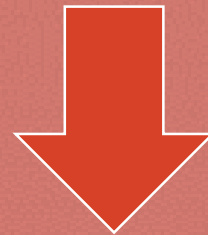
- Share of housing permits in PDAs increasing
- OBAG aligns investment with growth strategy



- Current share of jobs & housing in PDAs well below PBA forecast
- Low and moderate income housing needs not met



- Stronger real estate markets in PDAs across region



- Increasing displacement pressure in many PDAs

Which Growth Geographies should the Draft Blueprint include?

Existing Growth Geographies

Locally nominated



Priority Development Areas



Priority Production Areas

To consider:

Additional Growth Geographies

Advance GHG & Equity Outcomes and PDA-eligible, but not yet locally nominated



Transit-Rich Areas



High-Resource Areas



Other Urbanized Areas



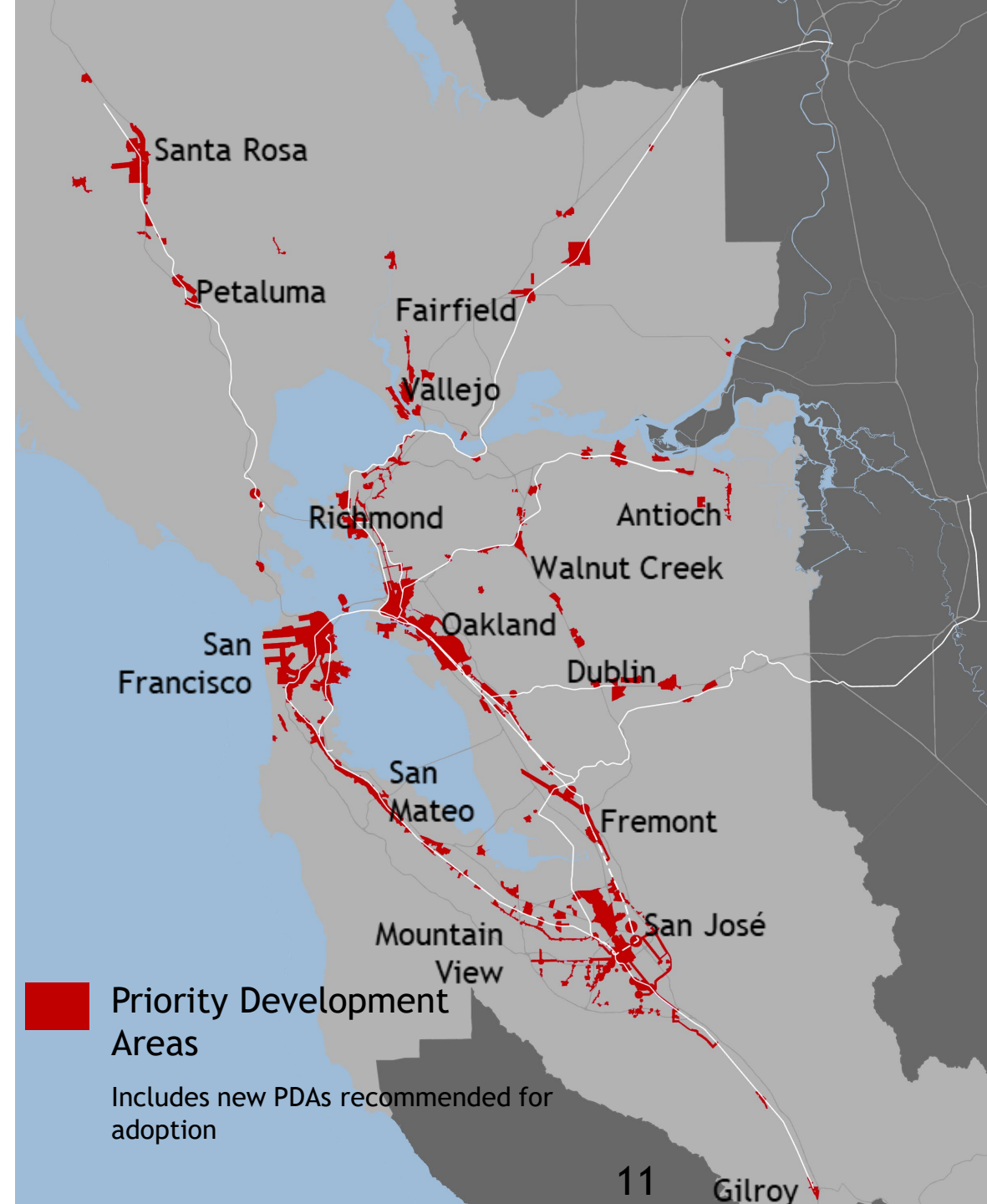
Priority Development Areas

Definition:

- Locally nominated
- Within the urban footprint;
- Planned, or will be planned, for significant housing and job growth;
- Within ½ mile of qualifying transit.

Two types of PDAs, based upon level of transit service:

- Transit-rich (rail, ferry, 15-minute bus)
- Connected Community (30-minute bus and VMT policies or within High Resource Area)





Transit-Rich Areas

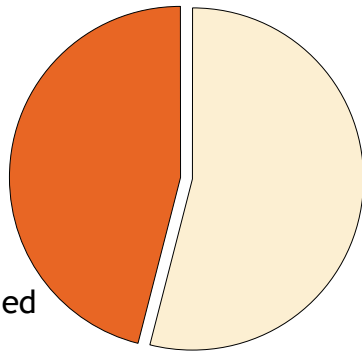
Definition:

Within ½ mile of a rail station, ferry terminal, or bus stop with peak headways of 15 minutes or less.

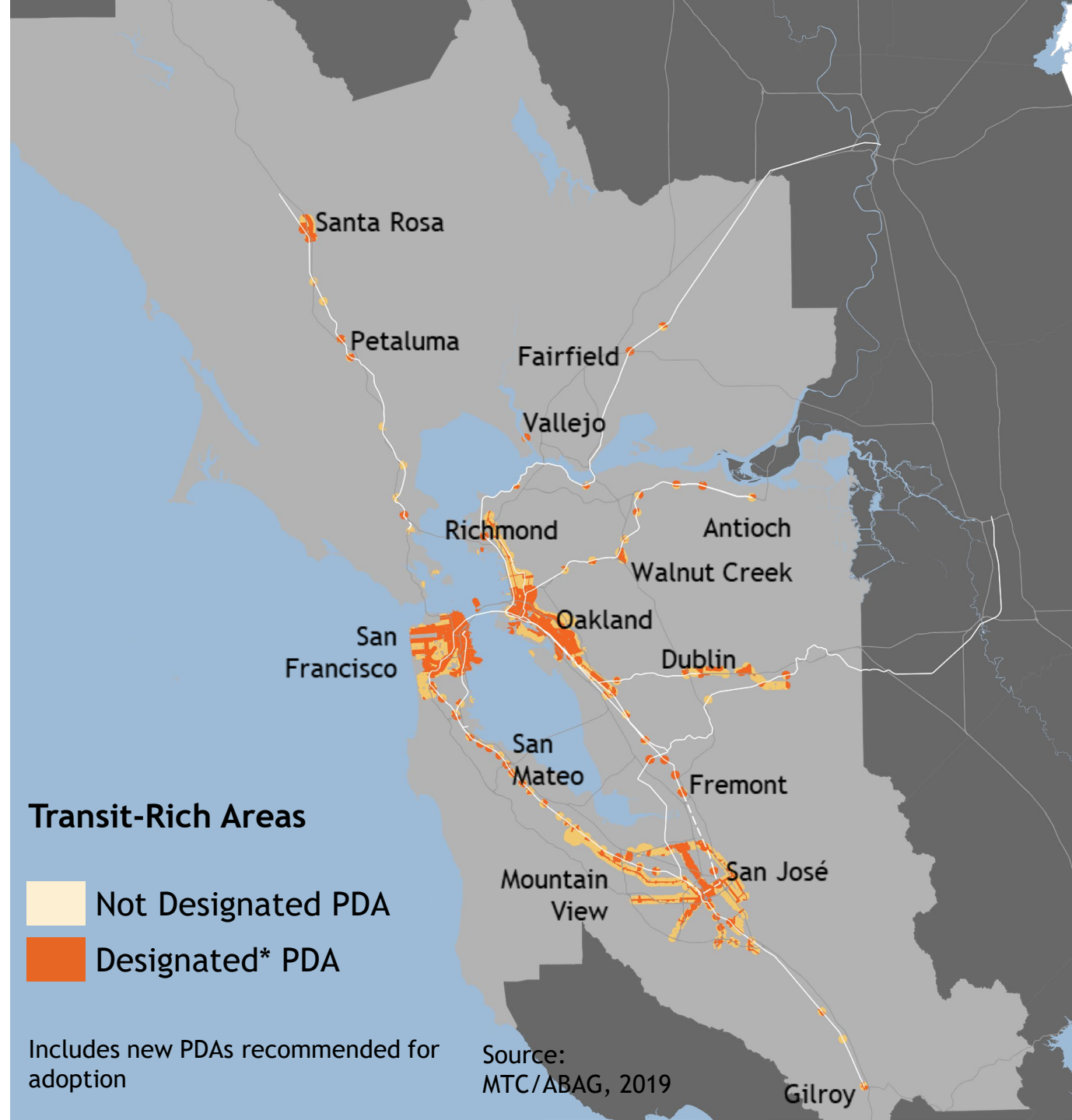
54%

Percent not designated PDA*

*Includes new PDAs recommended for adoption



Undesignated Designated





High-Resource Areas*

Definition:

Places that offer “the best chance at economic advancement, high educational attainment, and good physical and mental health”

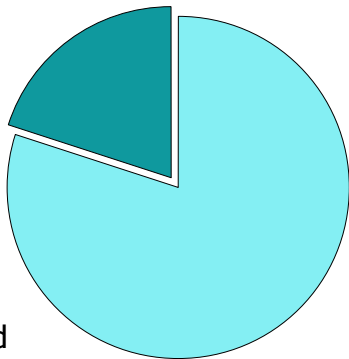
- CA HCD 2019

Based upon **economic, environmental, and educational** indicators shown to affect these outcomes

80%

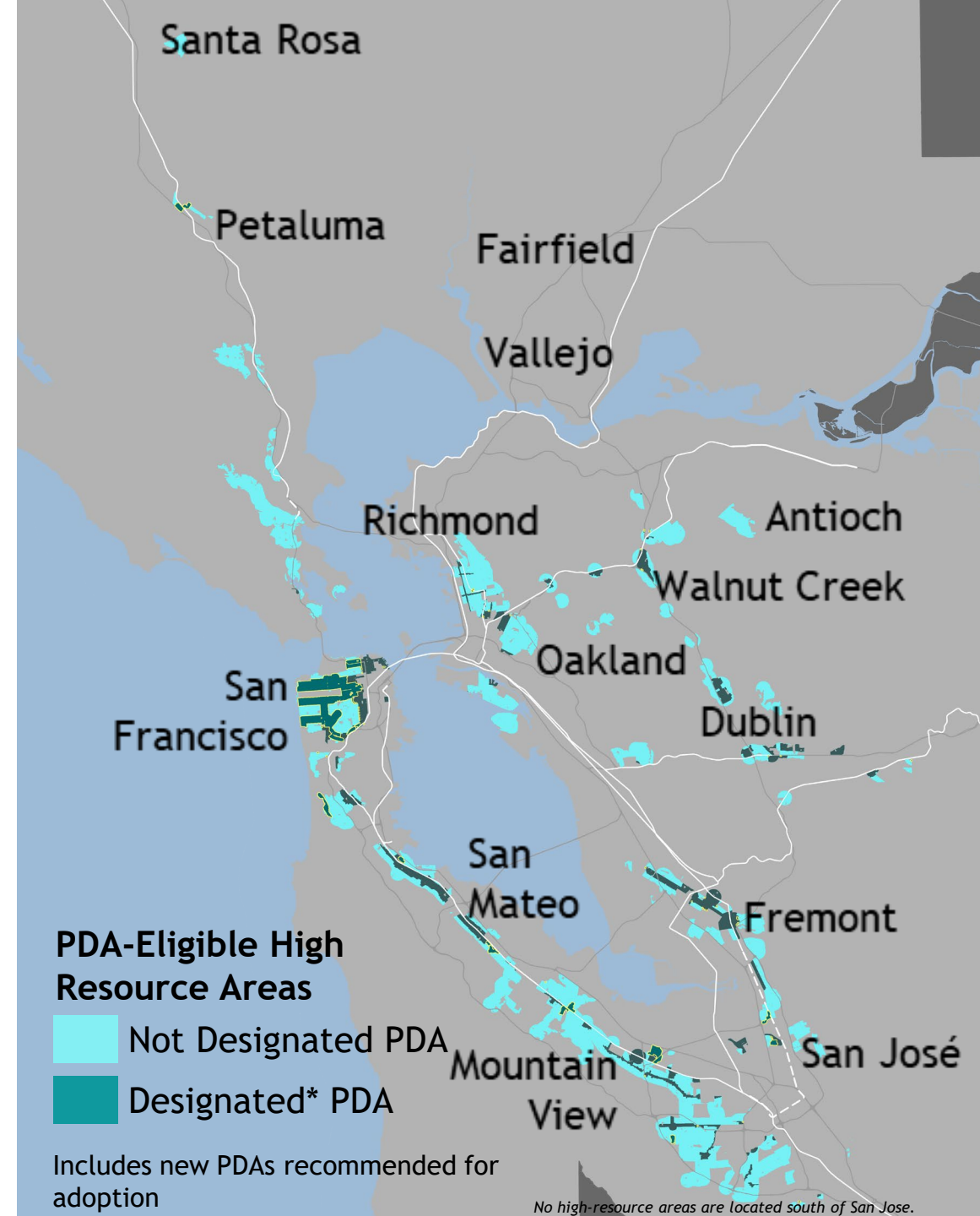
Percent not designated PDA*

*Includes new PDAs recommended for adoption



■ Undesignated ■ Designated

*Includes High Resource Areas within ½ mile of transit stop that meets PDA criteria.





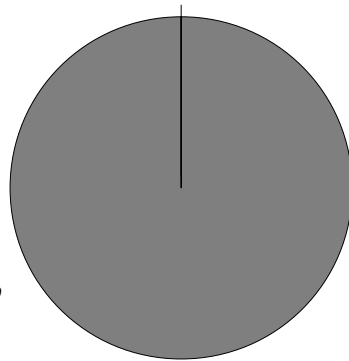
Other Urbanized Areas

Definition:

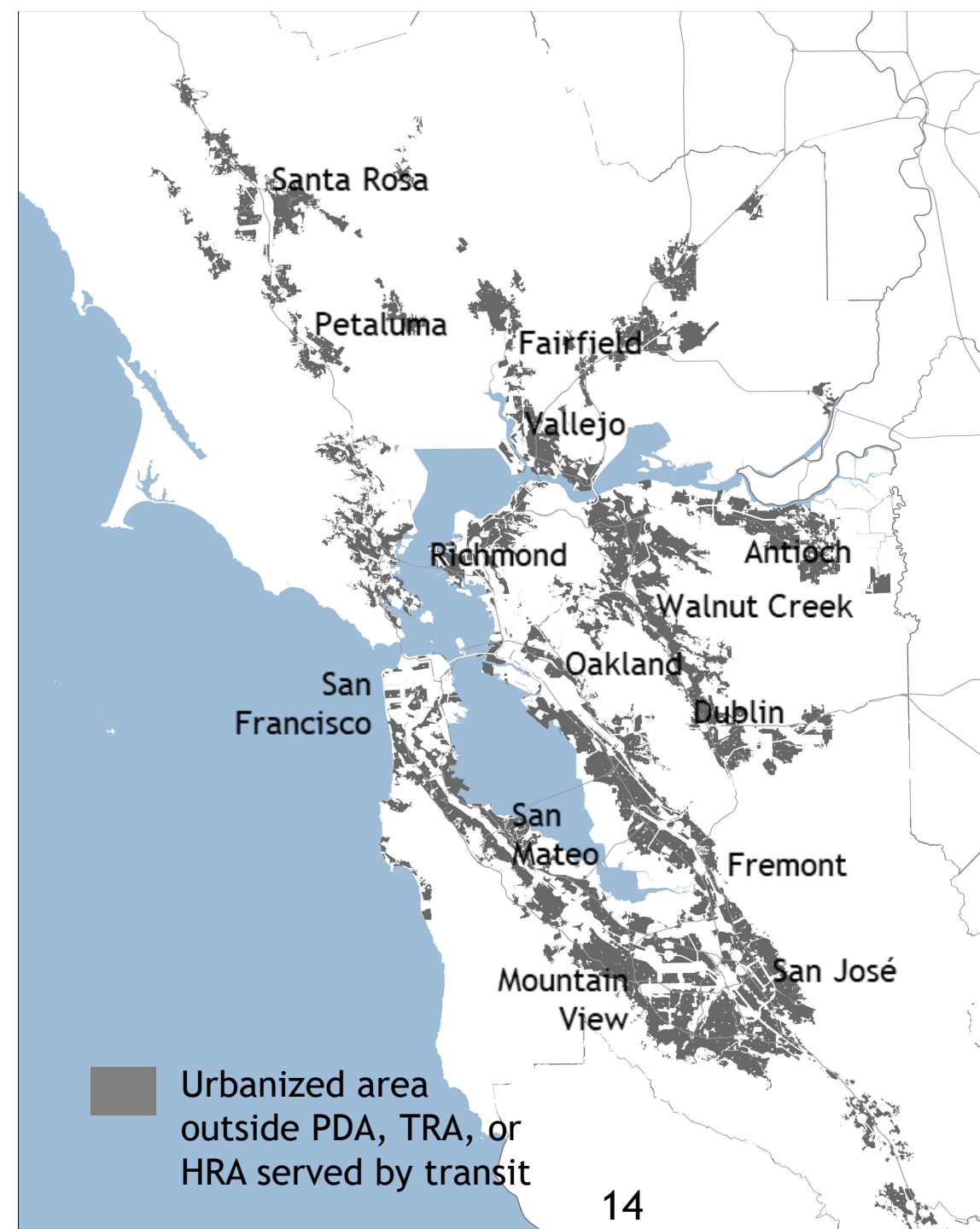
Places within urban growth boundaries but outside PDAs and Transit-Rich, Low-VMT, and High-Resource Areas

100%

Outside PDAs, TRAs,
& HRAs
(*not eligible*)

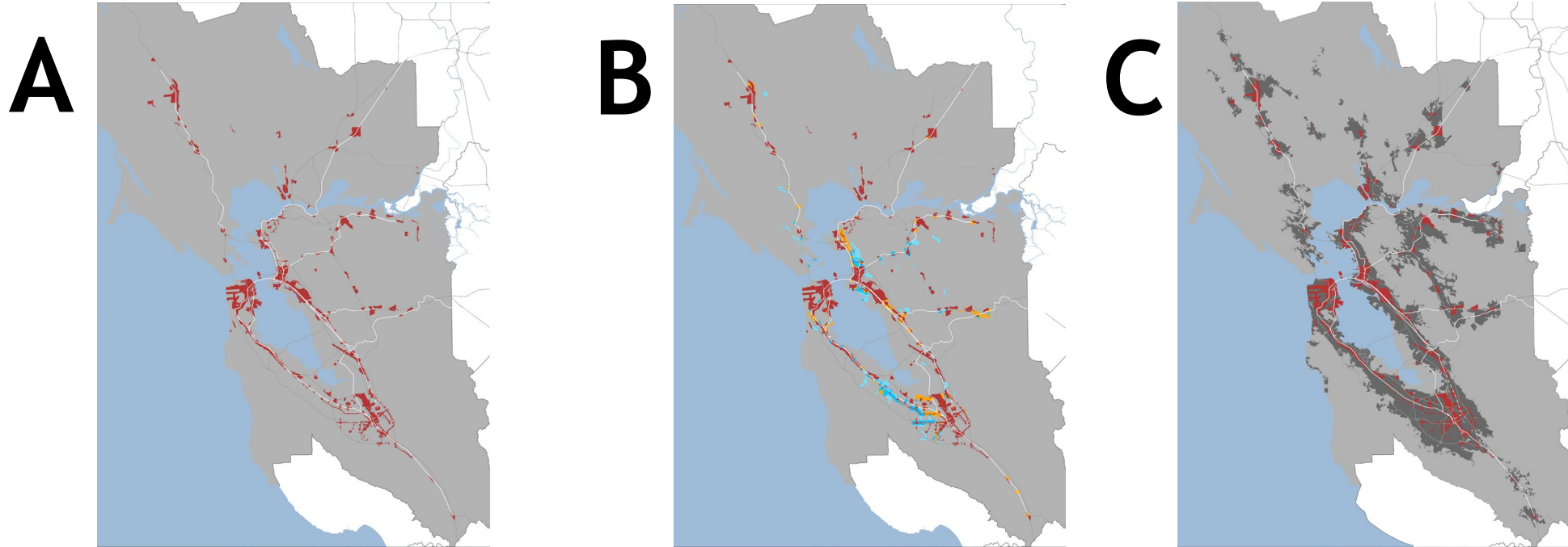


■ Undesignated



Which Geographies Should the Blueprint Prioritize?

Three Refined Options to Consider



All Options



Growth geographies exclude high fire risk areas



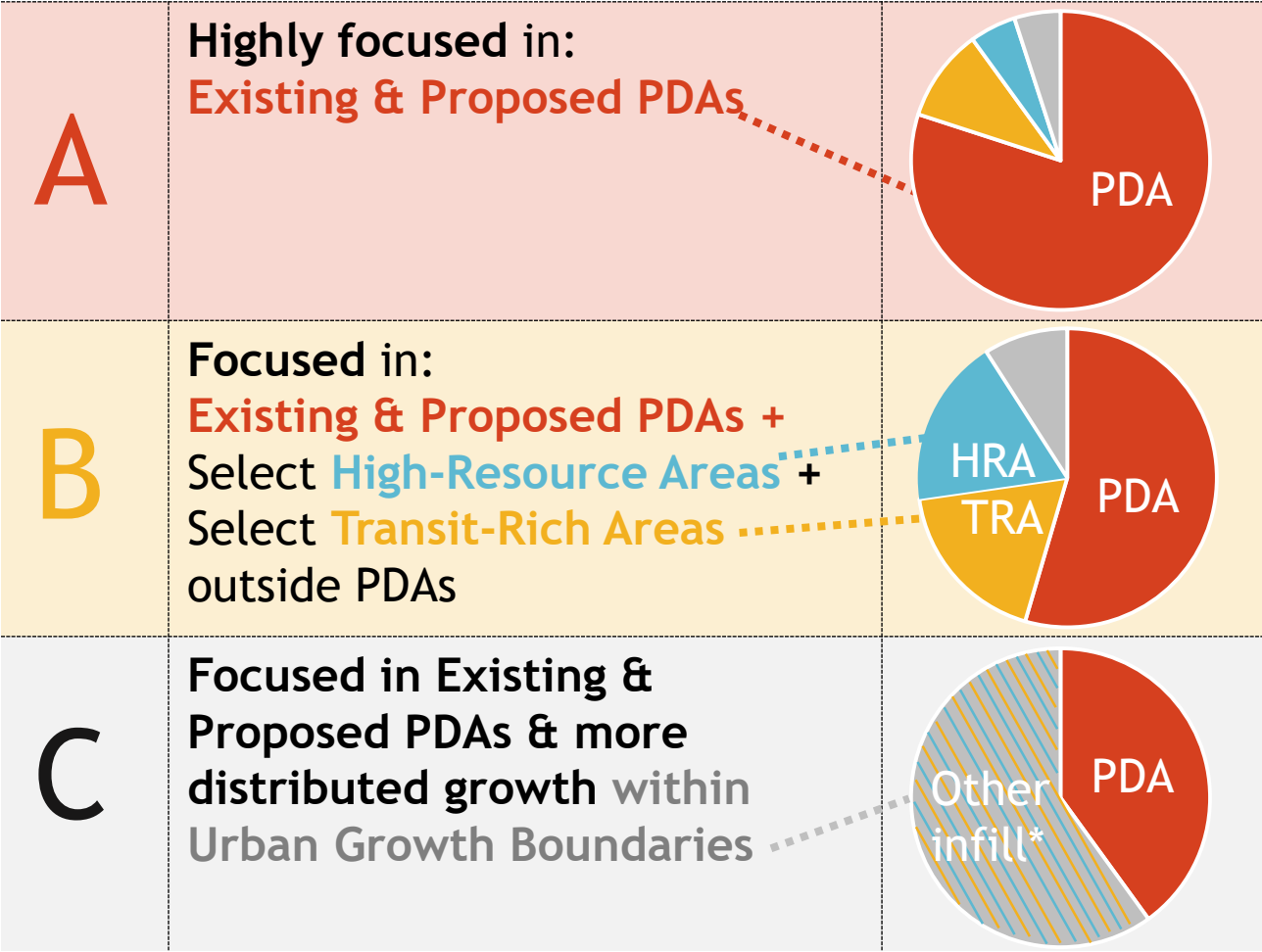
No growth outside urban growth boundaries



Some new homes & jobs outside Growth Geographies



Location of Growth by Option

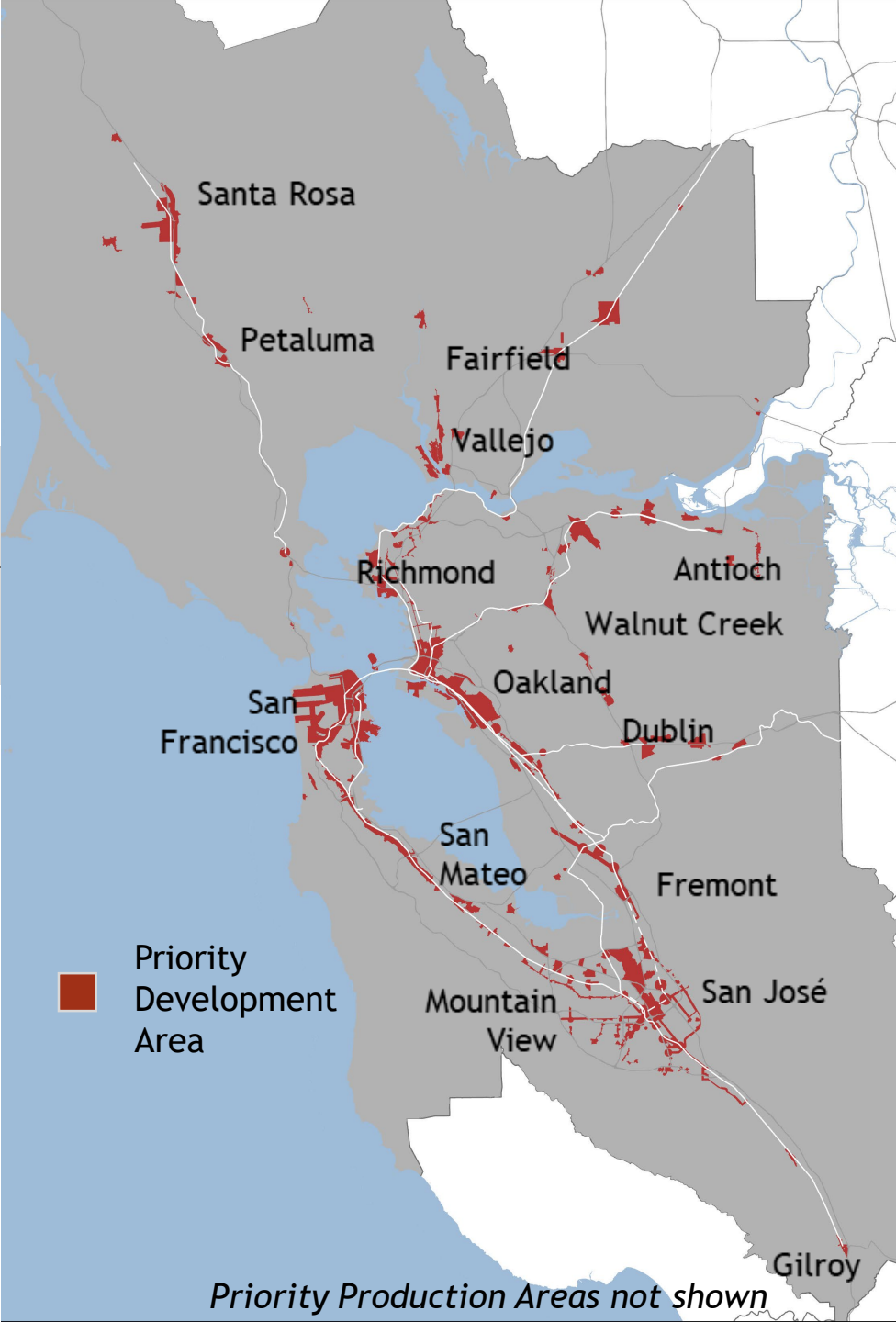
Location of Growth (charts are illustrative)








* Including all **High-Resource Areas** + **Transit-Rich Areas**

Option A: Which Geographies are Prioritized?

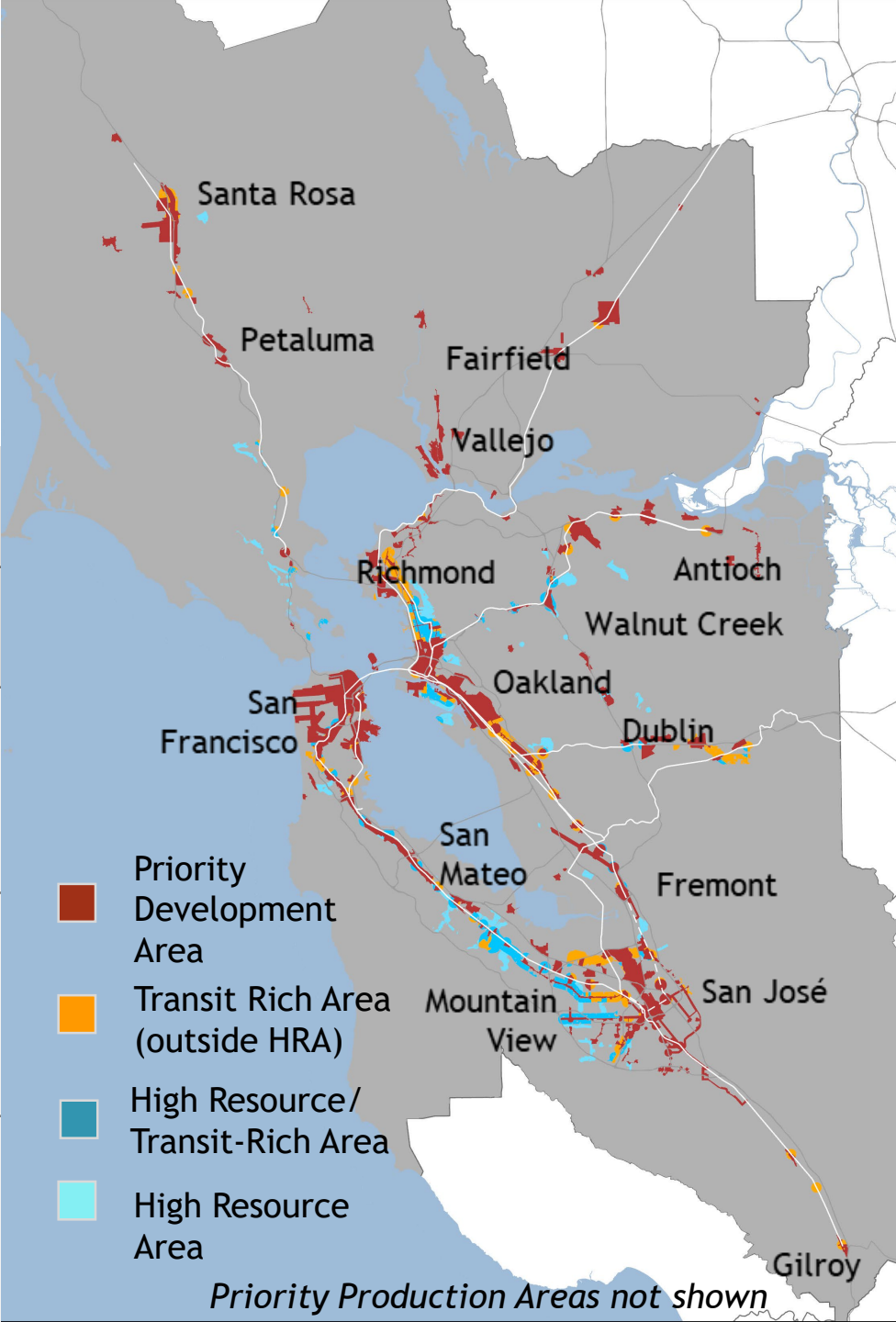
Growth Geographies Prioritized	Jobs		
	Homes	Non-industrial	Industrial
Inside locally-nominated areas			
 PDA	✓	✓	
 PPA			✓







Option B: Which Geographies are Prioritized?

Growth Geographies Prioritized	Jobs		
	Homes	Non-industrial	Industrial
Inside locally-nominated areas	 PDA	✓	✓
	 PPA		✓
Outside locally-nominated areas	 TRA: frequent regional rail stations	✓	✓
	 TRA: All*	✓	
	 HRA*	✓	

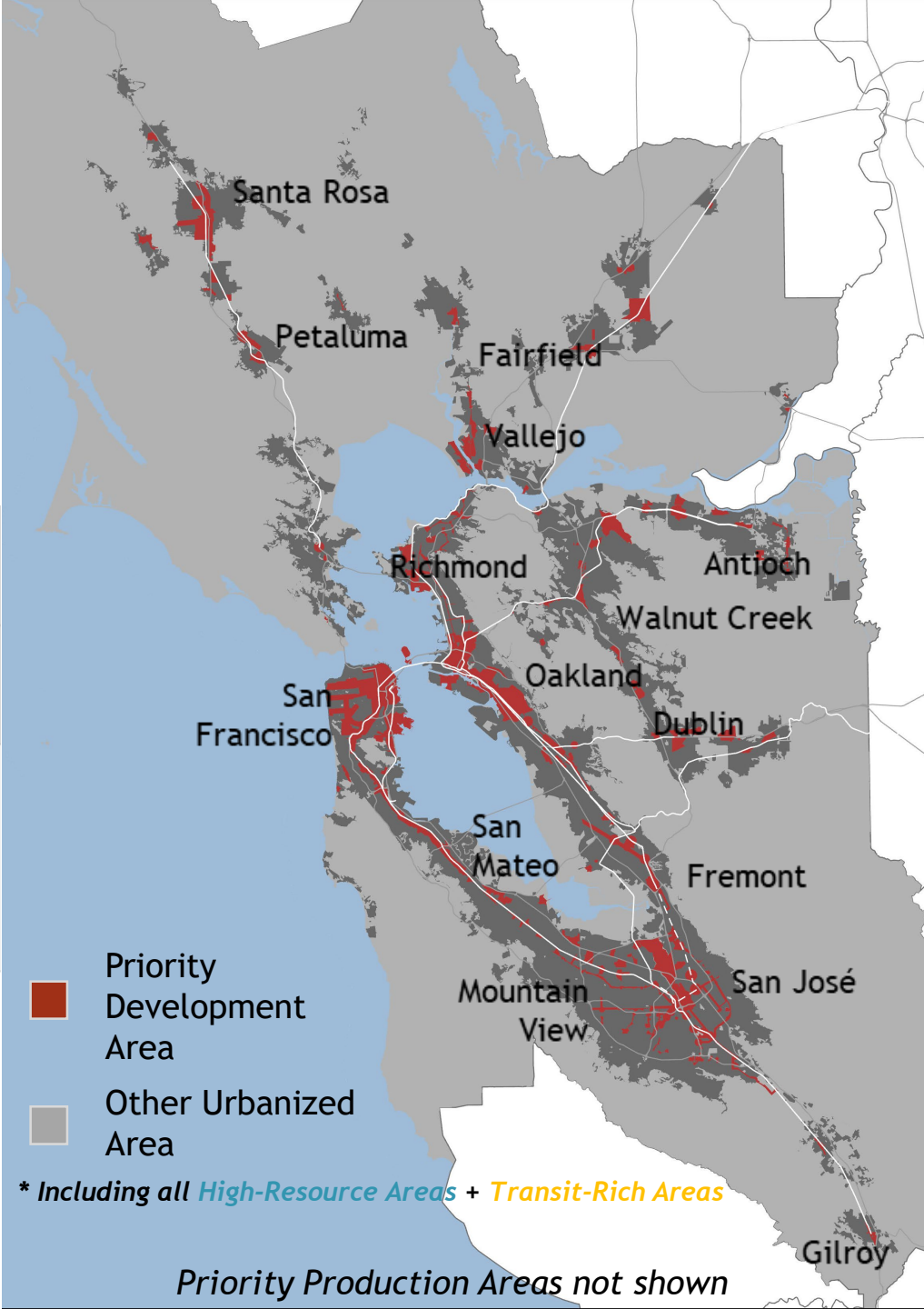
* Applies to all jurisdictions except those that have already nominated more than 50% of PDA-eligible areas



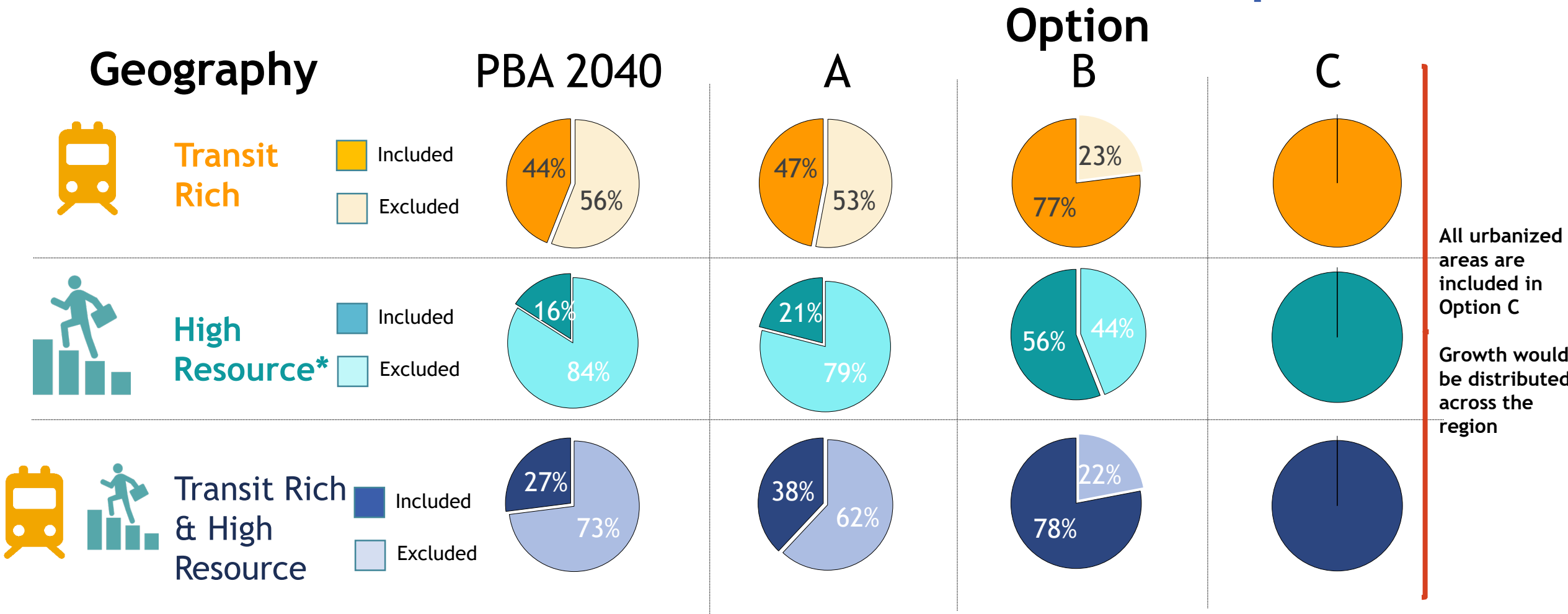
Option C: Which Geographies are Prioritized?

Growth Geographies Prioritized		Jobs		
		Homes	Non-industrial	Industrial
Inside locally-nominated areas	 PDA	✓	✓	
	 PPA			✓
Outside locally-nominated areas	  Other Urbanized Areas*	✓	✓	

* Including all *High-Resource Areas* + *Transit-Rich Areas*

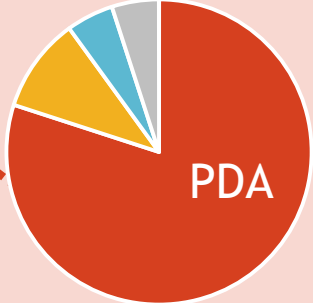
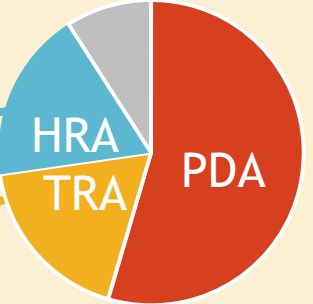
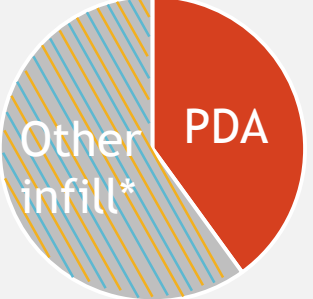


What Changes: Share of High Resource* & Transit Rich Areas Included in Each Option



*Excludes High-Resource Areas that do not meet minimum PDA transit criteria

Potential Outcomes of Options

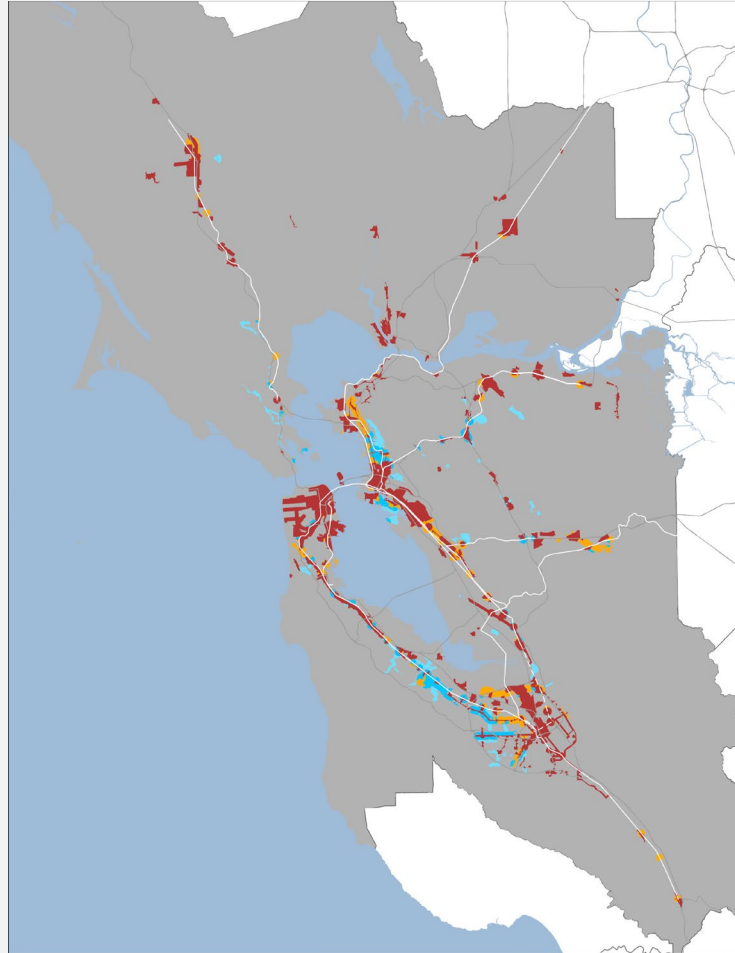
Location of Growth (charts are illustrative)			GHG Reduction	Equity	RHNA Consistency	Local Implementation
A	Highly focused in: Existing & Proposed PDAs		+	--	-	++
B	Focused in: Existing & Proposed PDAs + select High Resource Areas + Select Transit Rich Areas outside PDAs		++	++	+	-
C	More distributed growth within Urban Growth Boundaries * Including all High-Resource Areas + Transit-Rich Areas		--	+	+	+






No Growth in:

-  High Hazard Areas
-  Areas outside Urban Growth Boundaries

Best Option to Meet Goals: Option B
















B



- ✓  PDAs
- ✓  PPAs
- ✓  TRAs:
Frequent Regional Rail
- ✓  All TRAs*
- ✓  HRAs*

** Applies to all jurisdictions except those that have already nominated more than 50% of PDA-eligible areas*

Option B: What would it look like?

Context (not exhaustive)			Housing Mix (illustrative only)		
Transit	Job Access	Area Land Use			
 <p>Very frequent service</p>					
 <p>Frequent service</p>					
 <p>Basic service</p>					 

Discussion

Key Question: Economy Element of the Draft Blueprint

MTC Commission and ABAG Executive Board Workshop
January 31, 2020



Draft Blueprint: Proposed Economy Strategies

Shift the Location of Jobs

Encourage Job Growth in Housing-Rich Places via Subsidies

Assess a Jobs-Housing Balance Fee on New Office Developments

Assess a Transportation Impact Fee on New Office Developments

Place Office Caps in Jobs-Rich Cities

Allow Greater Commercial Densities in Growth Geographies

Focus of this
session

Improve Economic Mobility

Expand Childcare Support for Low-Income Families

Create Incubator Programs in Economically-Challenged Areas

Establish Priority Production Areas to Retain Key Industrial Lands

Additional Economy
Strategies
Recommended for
inclusion in Blueprint
*(additional material to
be provided in February)*

Question: Should the Blueprint include one or more strategies to significantly shift the location of job growth?



What Determines Job Location?



Industry clusters



Population growth & demographics



Transportation access (especially for high-skilled workers)



External forces

(technology, geopolitics, federal & state investment)

Key Finding from Plan Bay Area 2040 & Horizon:
Jobs are hard to move - especially between sub-regions, and especially high-wage jobs with “multiplier effects”.

Can Policies Influence Job Location?

Five industries projected to grow between 2020-2050

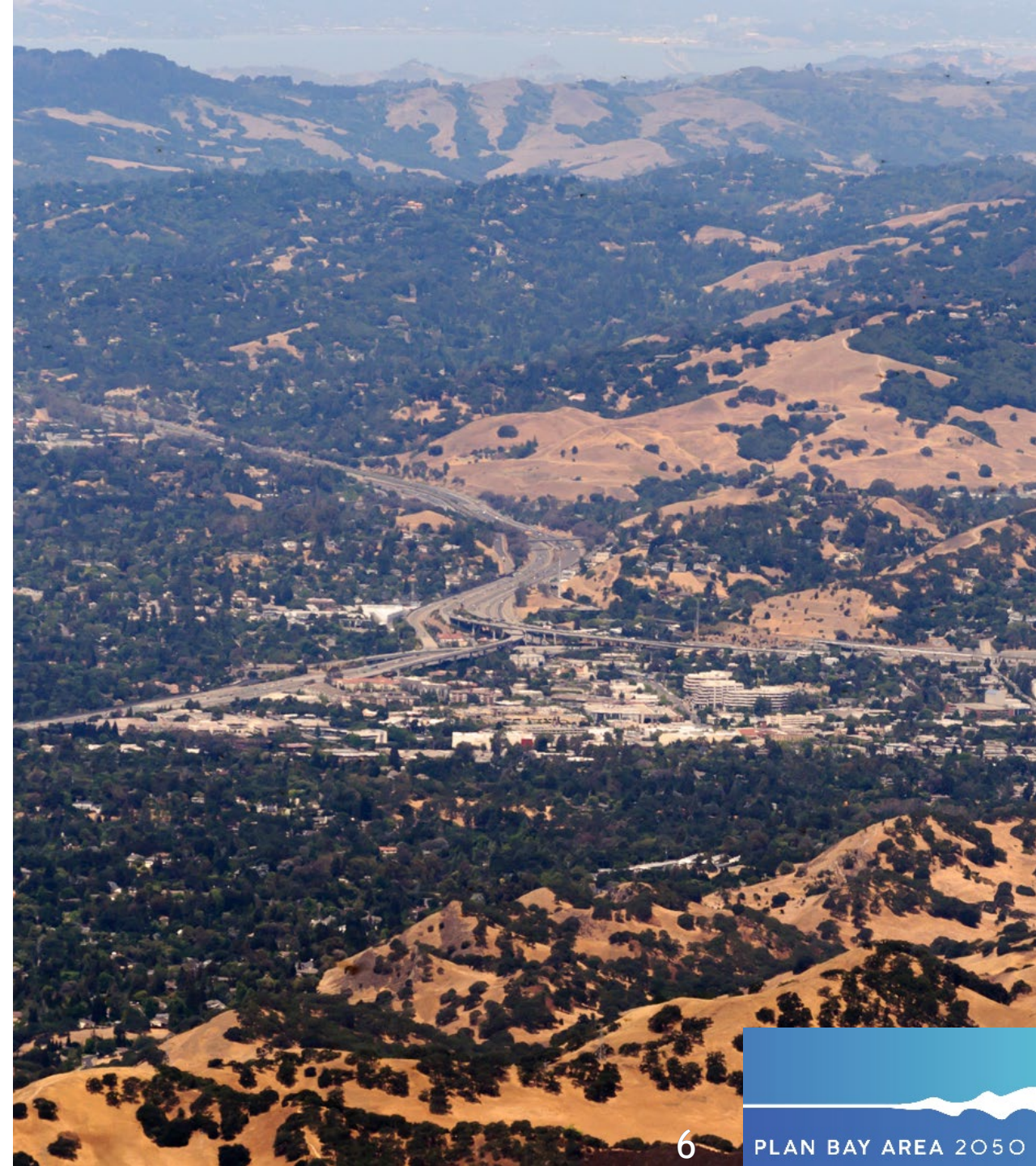
Industry	Level of Expected Job Growth* (absolute)	Factors Influencing Location	Ability to relocate within region
Retail	Low	Access to customers Rents/development costs	Moderate <i>(follows population)</i>
Arts/Recreation/Other (e.g. restaurants)	Low	Access to customers Rents	Moderate <i>(follows population)</i>
Information (e.g. web publishers)	Moderate	Proximity to similar firms and skilled employees	Very low
Health & Education (e.g. hospitals, schools)	High	Land availability and cost	Moderate <i>(follows population)</i>
Professional & Managerial (e.g. engineering, architecture)	High	Land availability and cost	Low

*Based on preliminary PBA 2050 Forecast



Encourage Job Growth in Housing Rich Places through Subsidies

- **Strategy:** Subsidize office development in housing-rich areas through new revenue sources (i.e. taxes, instead of new fees in job rich areas)
- **Considerations:** generates funding for economic development in disadvantaged communities; revenue source TBD
- **Potential Impacts:** increases employment opportunities in disadvantaged communities; longer timeframe





Assess a Jobs-Housing Balance Fee on Office Development

- **Strategy:** Assess a fee on new office development in areas that have a jobs-housing balance higher than the regional average or county average
- **Considerations:** increases resources for affordable housing near jobs; politically controversial; may dampen job growth
- **Potential Impacts:** may be difficult to direct development to alternative areas within the region





Assess a Transportation Impact Fee on New Office Development

(revised per feedback)

- **Strategy:** Assess an expanded transportation impact fee on new office development in areas where employees would generate above-average VMT (region or county level)
- **Considerations:** increases resources for economic development programs where there are jobs/housing deficiencies improving economic opportunity; politically controversial; may dampen job growth
- **Potential Impacts:** may be difficult to direct development to alternative areas within the region





Place Office Caps in Jobs-Rich Cities

- **Strategy:** Expand office development caps in job-rich cities to limit further job growth in cities with the highest jobs-to-housing ratios
- **Considerations:** reduction of job growth in capped cities; improves subregional jobs balance and may improve access to opportunity; local opposition
- **Potential Impacts:** potential loss of jobs to other regions

Limited in scope

Broad in scope



Discussion