

Agenda Item 7

DATE: October 3, 2018

RE: Horizon Perspective Paper #3 Preview – Regional Growth Strategies

- **The complexity of current and future challenges calls for a more holistic framework.** While focusing growth in locations with a reduced carbon footprint is essential, it is clear that other goals from the *Horizon* Guiding Principles should be considered as well. Going forward, the region would benefit from continued land use-transit coordination while also including housing and land use strategies to retain the region's diversity, address a full range of environmental hazards, improve access to opportunity, and maximize affordability for all.

Next Steps: Regional Growth Framework Options and Strategies

To advance regional dialogue, staff will introduce three preliminary growth framework options through the Perspective Paper for further discussion:

- 1) **Double Down on PDAs** - the region would pursue strategies to continue the focus on PDAs as primary location for housing growth and to increase the share of employment growth in those locations. Policies and investments would be tailored to the market and socioeconomic conditions of different PDAs to improve the ability of cities to concentrate new housing close to transit.
- 2) **PDAs Plus** - the region would expand its focus to include PDAs as well as transit-rich areas and other opportunity sites, such as aging malls and office parks. Context-driven strategies would focus on housing production and GHG reduction throughout the region while mitigating impacts and boosting access to opportunity.
- 3) **Clean Slate** - the region would continue to support transit-oriented, infill locations, but housing needs would also be met through a focus on middle-density housing in existing neighborhoods and the strategic expansion of the urban footprint.

Policy and funding strategies supporting the options will also be introduced in the paper, as well as “potential focus areas”—types of locations to consider prioritizing regional resources to achieve our full housing needs.

Feedback from MTC/ABAG committees, local staff, CASA participants, and stakeholders will shape the *Growth Strategies* Perspective Paper released in December 2018. The paper's key strategies will be tested across a series of divergent futures (“what if...” planning scenarios). The paper will also inform a dialogue leading to a potential update of the regional growth framework in 2019 that will shape *Plan Bay Area 2050*.

Requested Feedback

Staff request committee feedback on the following questions:

- Which aspects of the current PDA-focused framework are most and least effective?
- What opportunities and challenges are associated with each framework option?
- Which strategies could be pursued by cities, ABAG/MTC, and the state to implement each framework option?

Attachments

- Attachment A: *Regional Growth Strategies* Perspective Paper Preview (PowerPoint Presentation)