

M E M O R A N D U M



TO: ABAG Regional Planning Committee
FR: Executive Director
RE: Horizon: Perspective Paper #3 - Regional Growth Strategies

DATE: February 1, 2019

Summary

At its February meeting, staff will provide the ABAG Regional Planning Committee (RPC) with an overview of the third *Horizon* Perspective Paper - *Regional Growth Strategies*. The paper considers successes and shortcomings of the Bay Area's current regional growth framework, which aims to focus new housing and jobs in Priority Development Areas (PDAs) while preserving Priority Conservation Areas (PCAs). The paper also identifies potential strategies for refining the current growth framework, building on the successes of the current framework while addressing its challenges.

Work to Date: Regional Growth Framework Analysis & Potential Framework Options

In October, staff presented preliminary findings from an analysis of progress toward implementing the current regional growth framework. Key findings from that work include:

- **The Bay Area is trending toward focused growth in PDAs, but it is not on pace to provide the level of housing in Plan Bay Area 2040.** Furthermore, the region continues to fall far short of meeting the needs of low- and moderate-income households.
- **While more residents are riding transit, walking, and biking, vehicle miles traveled remain stubbornly high.** This threatens our ability to meet our greenhouse gas reduction targets.
- **A significant share of PDAs do not meet the criteria of the PDA program.** One in four PDAs are not well-served by transit that meets program guidelines.
- **The current growth framework excludes many locations that could help the region meet its targets.** Roughly half of all land with high-quality transit service is not currently designated a PDA.
- **New regional challenges have emerged since the inception of the current framework.** Issues such as growing environmental hazards and displacement of lower-income residents point to the need for a more holistic framework.

At the October Joint Committee meeting, staff also presented three potential options for a future growth framework: *Double Down on PDAs*, *PDAs Plus*, and *Clean Slate* (now entitled *Expanded Footprint*). Intended to spur discussion, the options offer divergent approaches to meeting the region's full housing needs, focusing job growth, and significantly reducing GHG emissions.

Potential Regional Growth Strategies

A presentation will offer for Committee feedback a preliminary set of strategies intended to advance one or more of the Framework options while supporting the *Horizon* Guiding Principles. Key strategies are shown in the table below.

All Options	Double Down on PDAs	PDAs Plus	Expanded Footprint
<ul style="list-style-type: none"> - Integrate regional growth framework into local General Plans - Expand OBAG3 funding & align criteria more closely with housing outcomes - Invest in infrastructure, schools, and services in growth areas - Establish a regional housing enterprise to increase protection, production and preservation of affordable housing 	<ul style="list-style-type: none"> - Allow transit-supportive densities in all PDAs, paired with design standards and affordable housing protection, preservation, and production strategies - Implement regional employment location policy supported by incentives to balance the location of job and housing growth - Invest higher levels of transportation funding to provide all PDAs sufficient transit service 	<ul style="list-style-type: none"> - Create guidelines for expanded range of priority areas - Support local implementation through expanded PDA planning program - Transform aging shopping centers and large public sites into mixed-income neighborhoods with 1000+ homes 	<ul style="list-style-type: none"> - Strategically adjust urban limit lines to meet future housing needs while achieving environmental performance standards - Streamline permitting and mitigation process to maximize regional ecological benefit and minimize uncertainty - Provide funding for new infrastructure, including transit and shared mobility services, to serve new mixed-income communities with 10,000+ homes

Next Steps

Key strategies included in the final *Regional Growth Strategies Perspective Paper* will be tested across a series of divergent futures ("what if..." planning scenarios). The strategies will provide the basis for developing an updated Regional Growth Framework in Spring 2019 for discussion with committees, local staff and elected officials, and stakeholders. The updated framework will shape the Preferred *Plan Bay Area 2050*, as well the *Plan's* policies and investments. Staff will continue to coordinate with the related CASA effort.



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