



Plan Bay Area 2050: Growth Framework Update (Preview)

Background

In March, staff will present an initial proposal for an update to the Bay Area's regional growth framework to ABAG & MTC committees and stakeholders. The current regional growth framework seeks to focus growth in **Priority Development Areas (PDAs)** - places within walking distance of public transit identified by local governments for new housing - and to permanently protect **Priority Conservation Areas** - natural habitat, farmland and regional parks and trails identified by cities and open space districts. This framework shaped the development pattern and distribution of funding in *Plan Bay Area* (2013) and *Plan Bay Area 2040* (2017).

Perspective Paper #3

The recently completed *Regional Growth Strategies* Perspective Paper for *Horizon* analyzed implementation of the current framework. The paper identified a number of successes, including local adoption of nearly 200 PDAs and a dramatic increase in the share of new housing permitted in PDAs. At the same time, significant shortcomings were identified, including:

- Inconsistencies between PDA Program criteria and required transit service in select PDAs
- Inconsistencies between PDA Program criteria and land use planning in select PDAs
- Exclusion of many transit-rich places from the framework
- Exclusion of many high-resource communities from the framework (e.g., places with good schools, low crime, easy access to parks and other amenities)
- Lack of guidelines related to hazard planning and adaptation (sea level rise, earthquakes, etc.)

Potential Revisions to be Released in March

The proposed update to the regional growth framework update will continue to promote focused growth around transit and open space preservation. However, potential reforms could result in an expanded range of places prioritized for new housing and jobs, strengthened incentives to adopt plans supportive of regional goals, improved technical assistance tailored to the needs of different kinds of PDAs, and requirements that all PDAs meet program criteria. The update will also work to better integrate priorities that emerged in *Plan Bay Area 2040* and *Horizon*, such as equity and resilience.

In addition to sustaining the current PCA program, the updated growth framework will propose including **Priority Production Areas (PPAs)** for the first time - industrial and light-industrial areas that sustain the region's economy and offer middle-wage jobs.

What's Next?

The regional growth framework update process will involve:

- **Spring:** development and adoption of updated PDA, PCA, and PPA guidelines
- **Summer:** time period for local jurisdictions to designate or update existing designations of priority areas
- **Fall:** integrating the priority areas into the Preferred *Plan Bay Area 2050*