

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

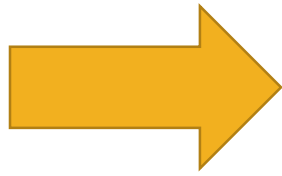
Introduction & Status Update



# 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.

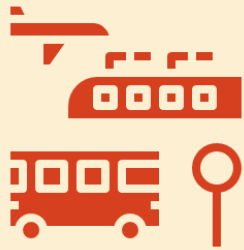
### *Cross-Cutting Issues*



*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



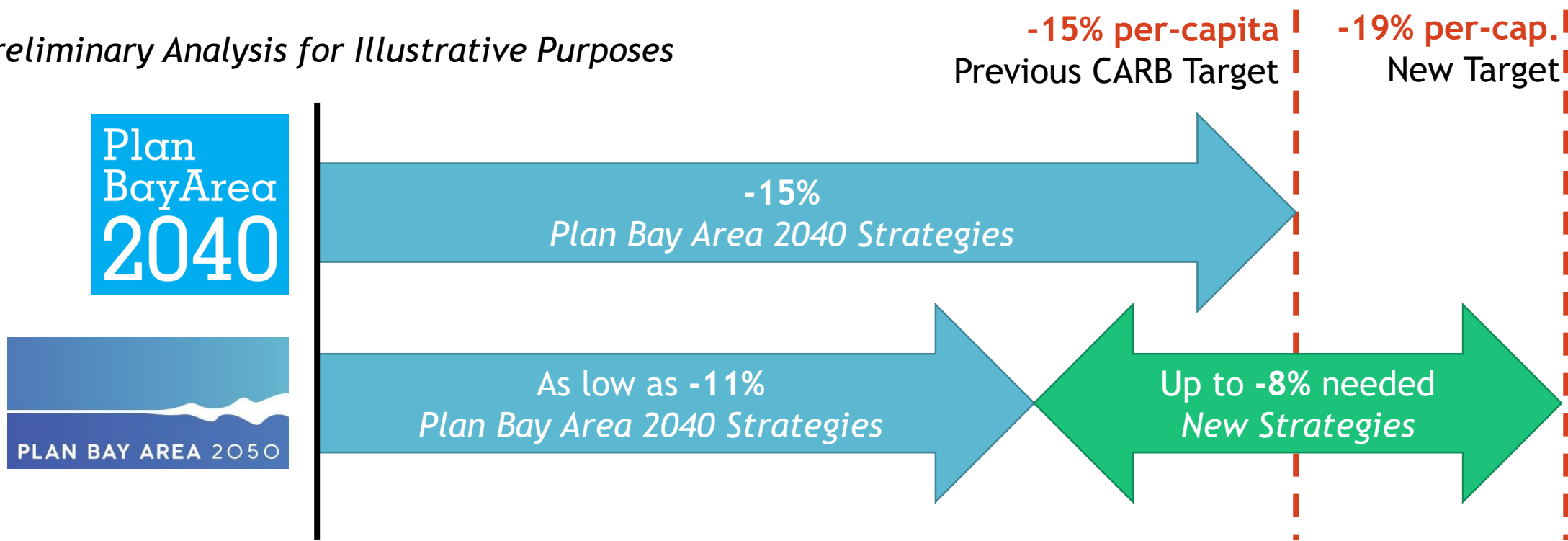
Strategies necessary to address challenges across these topic areas will ultimately require partnership with local, regional, and state governments - as well as the non-profit and private sectors.



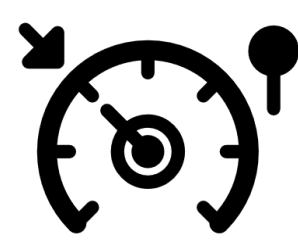


# What are the statutory objectives of the Plan?

The most notable: a more ambitious GHG reduction target.

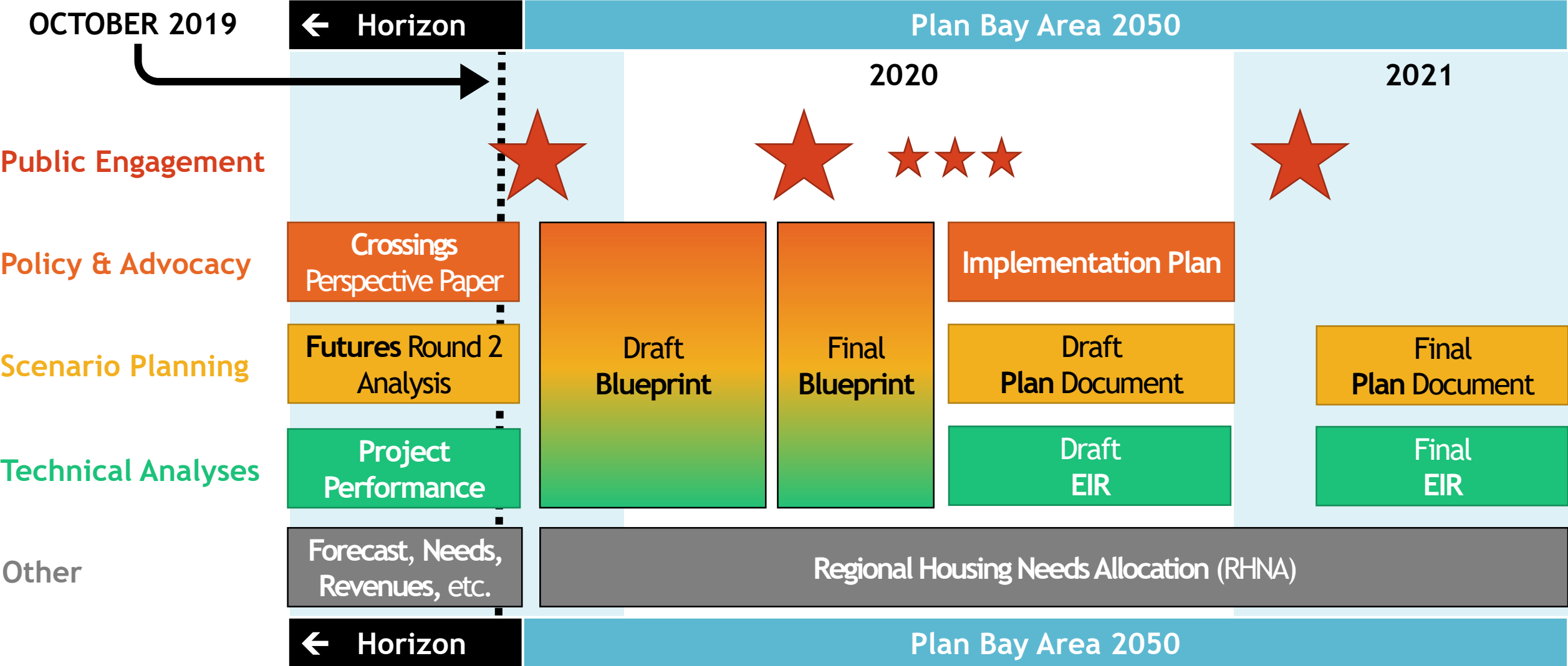
*Preliminary Analysis for Illustrative Purposes*



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

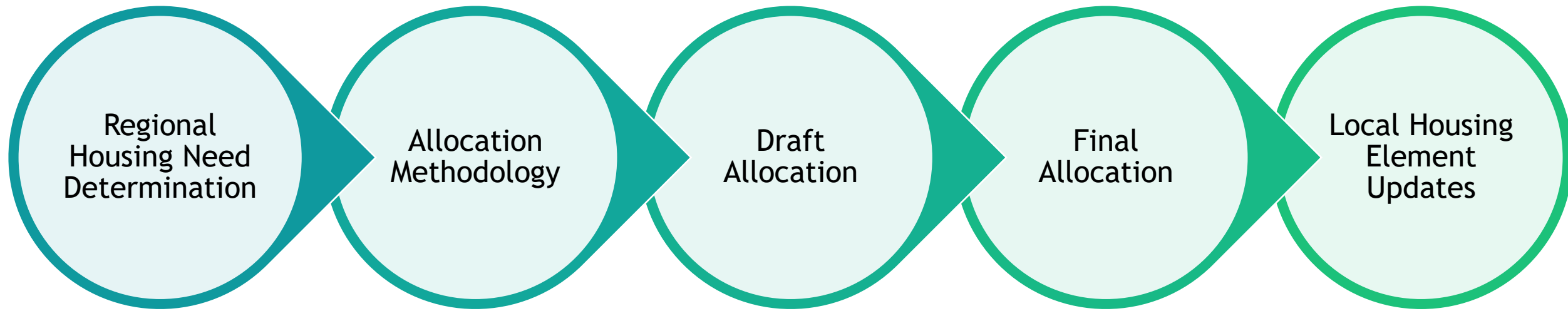
**Promote infill development and socioeconomic equity**, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

**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?

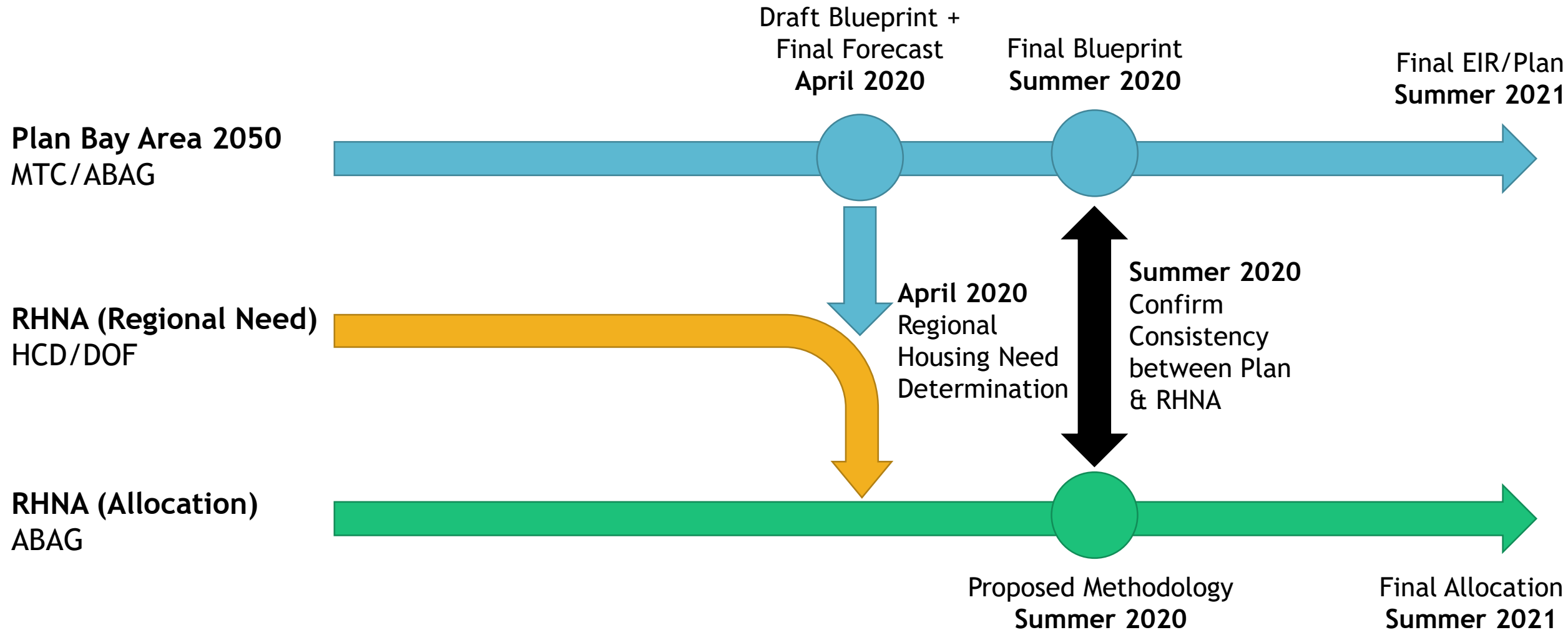


*The Housing Methodology Committee provides input to staff on the RHNA methodology. (generally meets monthly)*

*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?

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