

Association of Bay Area Governments

Housing Methodology Committee

March 12, 2020

Agenda Item 7.a.

Update on Plan Bay Area 2050 Blueprint

- Subject:** Report on Plan Bay Area 2050 process, including direction from MTC Commission and ABAG Executive Board on the Draft Blueprint growth geographies and strategies as well as next steps to ensure RHNA is consistent with the Plan
- Background:** At December's Housing Methodology Committee meeting, some members felt it was premature to consider integrating the Plan Bay Area 2050 Blueprint into the RHNA process without further information on the inputs and outputs of the long-range planning process. With additional direction from both the MTC Commission and the ABAG Executive Board in February to study a specific set of growth geographies and strategies in the Draft Blueprint, staff is now returning to the HMC to provide additional clarity on the inputs to Plan Bay Area 2050.
- Housing strategies being analyzed as part of the Draft Blueprint include allowing a greater mix of housing types and densities in a broader range of growth areas. This "PDAs Plus" framework balances local and regional priorities, integrating both locally-nominated Priority Development Areas (PDAs) as well as select Transit-Rich Areas (TRAs) and High-Resource Areas (HRAs) to address critical sustainability and equity goals. This approach is complemented with strategies to support all three "P's" of housing – production, preservation, and protection. Overall, the direction from both boards more closely aligns the Draft Blueprint with fair housing principles than past iterations of Plan Bay Area, which have primarily focused growth in locally-nominated areas.
- Issues:** Under state law, RHNA must be consistent with Plan Bay Area 2050. Both the overall housing growth for the region, as well as housing growth for each jurisdiction, must be greater in the long-range plan than over the eight-year RHNA cycle. Once an initial RHNA methodology has been developed and the Draft Blueprint modeling is complete, it will be possible to identify any inconsistencies that may exist – and begin refinements to RHNA factors or Plan strategies as needed to ensure consistency.

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Recommended Action: Information

Attachment: A. Presentation

Reviewed:


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