



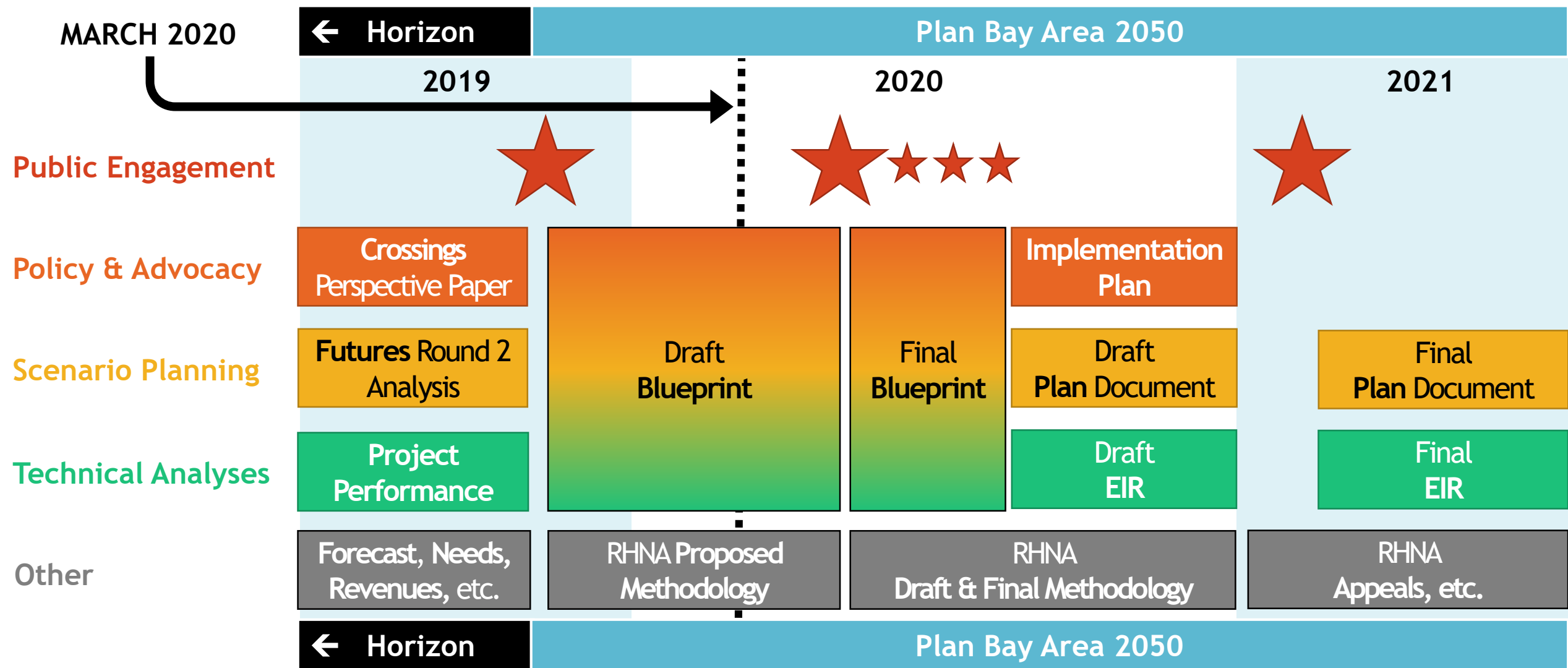
PLAN BAY AREA 2050

Update on Plan Bay Area 2050 Blueprint

RHNA Housing Methodology Committee

March 12, 2020 - Dave Vautin, MTC/ABAG

Plan Bay Area 2050 and RHNA Schedules



Refresher: There are three primary statutory connections between RHNA & the Plan.

RHNA must be consistent with the development pattern from the Plan¹.

- **Housing Element Law does not provide a definition of consistency or specific guidance about how it should be achieved.** Historically, MTC/ABAG has interpreted the consistency requirement to mean that the eight-year RHNA housing allocation for a given jurisdiction should not exceed the 30-year Plan housing forecast for the same jurisdiction.

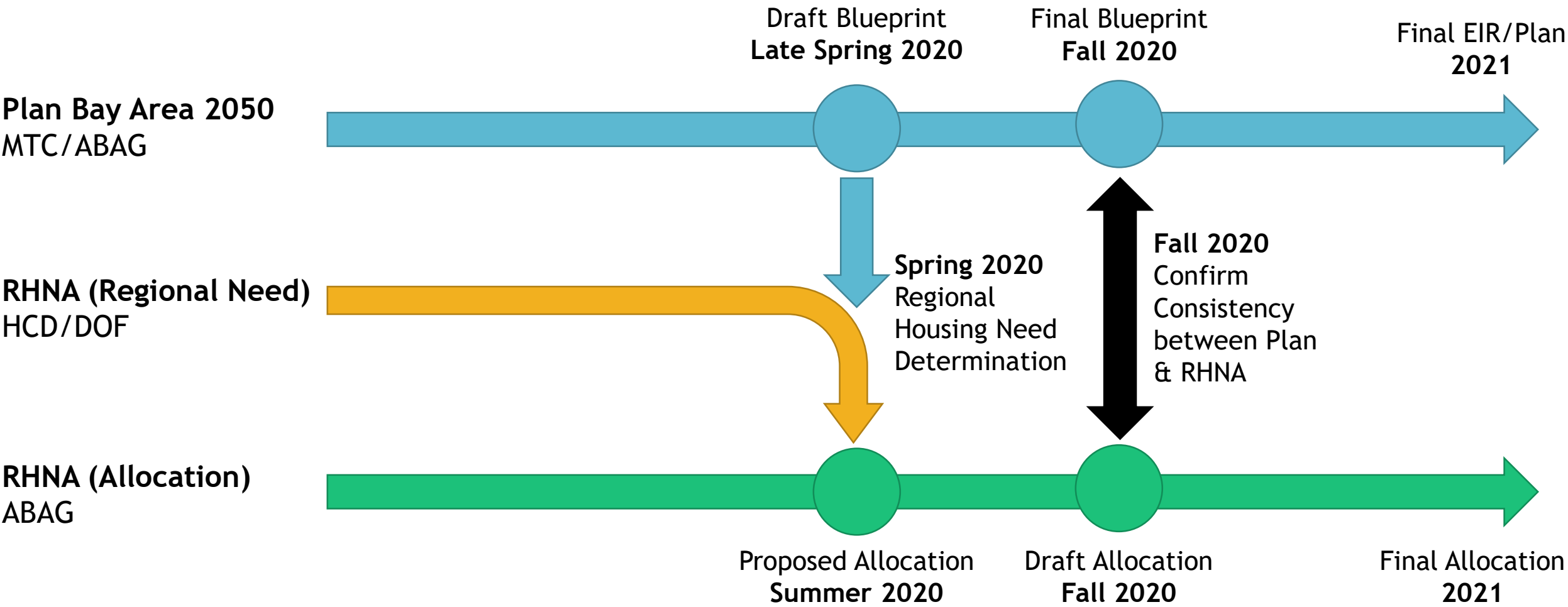
Subregional shares must be generated based on the Plan².

- **For any designated subregions, the share of the RHND allocated to that subregion must be generally based solely on the long-range plan, as opposed to other factors that may be integrated into the methodology.**

Key assumptions from the Plan's Regional Growth Forecast should be provided to the state during the RHND consultation process³.

- **However, the state is not required to integrate Council of Governments input on population growth estimates unless that total regional population forecast for the projection year is within ± 1.5 percent of the state's own forecast for the Bay Area.**

Refresher: ABAG will have to confirm RHNA is consistent with the Final Blueprint later in 2020.



PLAN BAY AREA 2050

At December's HMC meeting, some members felt it was premature to build off the Plan Bay Area 2050 Blueprint until more details were available.

With direction from the MTC and ABAG boards in February 2020, staff can now provide more clarity on the inputs to the Draft Blueprint.





PLAN BAY AREA 2050

Highlights of the Draft Blueprint

Growth Geographies & Strategies Approved for
Analysis by MTC/ABAG Boards in February 2020

The Plan Bay Area 2050 Blueprint is a package of strategies designed to advance the regional vision.

*Vision: Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.*



- **Transportation** Investments & Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies



12,900

comments at fall 2019
“pop-up” workshops and
online engagement

90%

of comments supported
the Blueprint strategies



>250

attendees at fall 2019
Draft Blueprint
stakeholder workshops

Bold Strategies for a More Affordable Bay Area



Reduce the region's extreme cost of living by enabling over a million new homes near public transit

Strategies include:

- Allow a Greater Mix of Housing Types and Densities in Growth Areas
- Reduce Barriers to Housing Near Transit and in Areas of High Opportunity

Draft Blueprint: Strategies



Produce and preserve much-needed affordable housing through public, non-profit, and private sector action

Strategies include:

- Fund Affordable Housing Protection, Preservation, and Production
- Require 10 to 20 Percent of New Housing to be Affordable



Provide robust discounts for low-income residents both for tolls and transit fares

Strategies include:

- Reform Regional Transit Fare Policy
- Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives

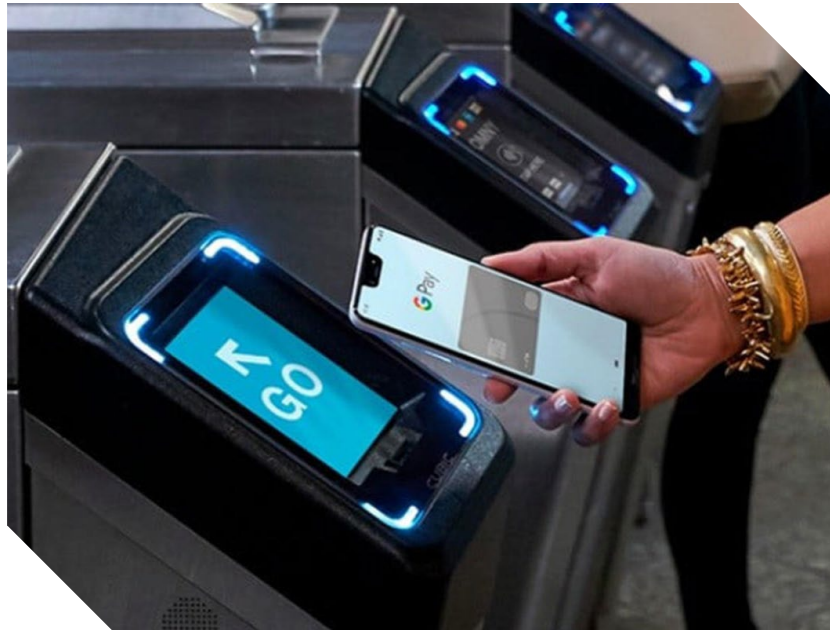
Bold Strategies for a More Connected Bay Area



Create a world-class public transportation system, emphasizing maintenance and ridership as critical twin goals

Strategies include:

- Operate and Maintain the Existing System
- Advance Low-Cost Transit Projects
- Build a New Transbay Crossing



Standardize transit fares across the region and advance seamless mobility through unified trip planning & payment

Strategies include:

- Reform Regional Fare Policy
- Enable Seamless Mobility with Unified Trip Planning and Fare Payments



Permanently reduce traffic congestion through a proven approach of pricing select corridors

Strategies include:

- Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives

Bold Strategies for a More Diverse Bay Area



Protect renters from being displaced to the region's periphery and beyond

Strategies include:

- Further Strengthen Renter Protections Beyond State Legislation



Tackle racial inequities by enabling more housing in historically-exclusionary places

Strategies include:

- Allow a Greater Mix of Housing Types and Densities in Growth Areas
- Reduce Barriers to Housing Near Transit and in Areas of High Opportunity



Create opportunities to grow the middle class through business incubators and childcare programs

Strategies include:

- Expand Childcare Support for Low-Income Families
- Create Incubator Programs in Economically-Challenged Areas

Bold Strategies for a More Healthy Bay Area



Eliminate traffic deaths by making streets safer for all roadway users

Strategies include:

- Advance Regional Vision Zero Policy through Street Design and Reduced Speeds
- Build a Complete Streets Network



Protect tens of thousands of Bay Area homes from rising sea levels and from potential earthquake damage

Strategies include:

- Adapt to Sea Level Rise
- Modernize Existing Building with Seismic, Wildfire, Drought, and Energy Retrofits



Ensure the region's greenbelt remains protected for future generations

Strategies include:

- Maintain Urban Growth Boundaries
- Protect High-Value Conservation Lands

Bold Strategies for a More Vibrant Bay Area



Encourage more job growth in housing-rich areas through strategic regional impact fees

Strategies include:

- Assess Transportation Impact Fees on New Office Developments
- Assess Jobs-Housing Imbalance Fees on New Office Developments



Preserve critical industrial lands and work to catalyze job growth in these locations

Strategies include:

- Retain Key Industrial Lands through Establishment of Priority Production Areas
- Create Incubator Programs in Economically-Challenged Areas



Convert aging 20th century malls and office parks into vibrant mixed-use destinations for the 21st century

Strategies include:

- Transform Aging Malls and Office Parks into Neighborhoods

What geographies are prioritized for housing & jobs in the Draft Blueprint?

Protect



Areas outside Urban Growth Boundaries
(including PCAs)



Unmitigated High Hazard Areas

Prioritize



PDAs



PPAs



TRAs:
Frequent Regional Rail

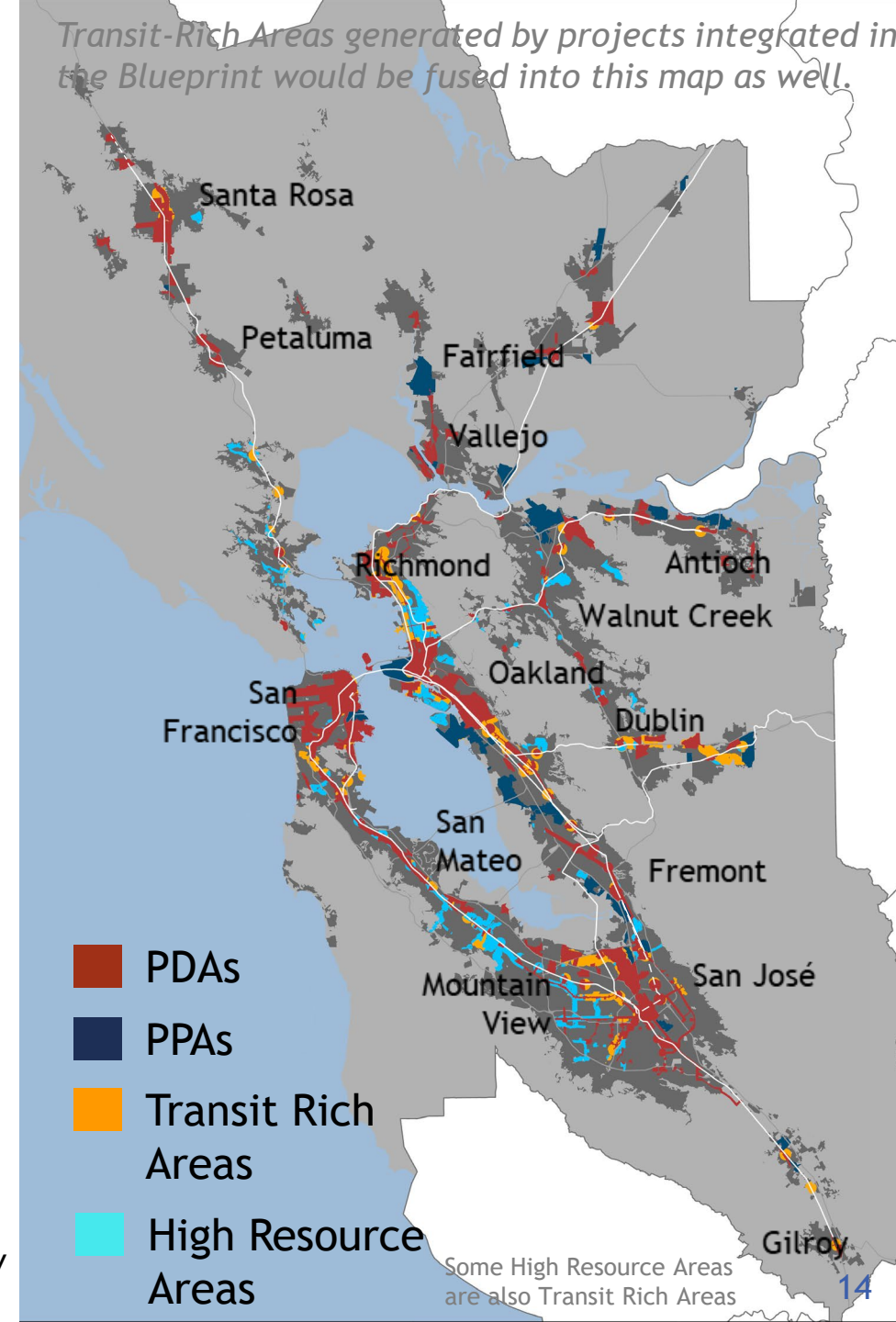


TRAs*
All Other



HRAs*

Transit-Rich Areas generated by projects integrated in the Blueprint would be fused into this map as well.



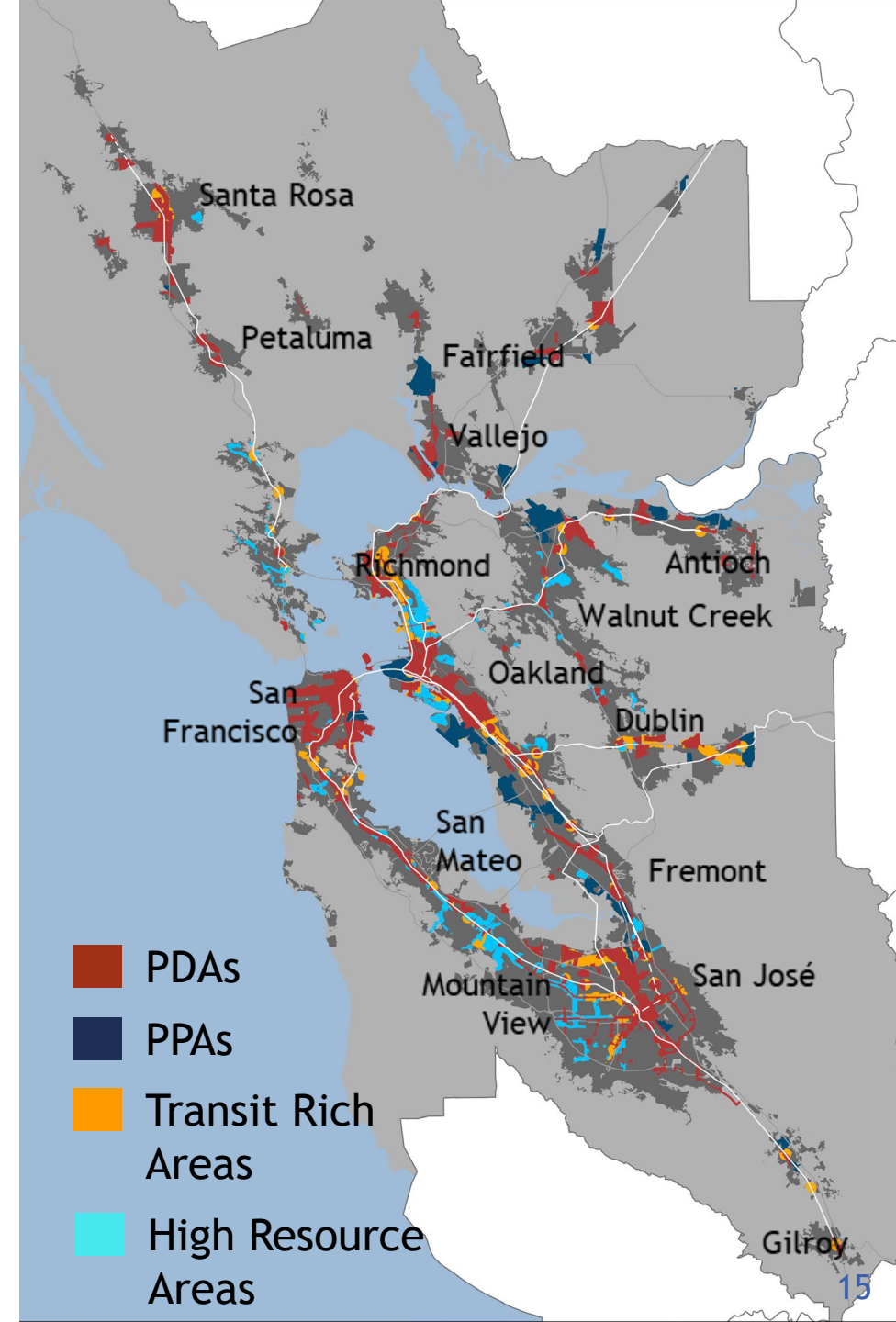
What will happen between the Draft Blueprint & Final Blueprint in relation to growth geographies?

Local jurisdictions will have one more opportunity to nominate additional PDAs or expand PDA boundaries between mid-March and end of May.





















Expanded local engagement will occur simultaneously, emphasizing this opportunity especially for jurisdictions that nominated less than 50 percent of PDA-eligible areas.

Staff will review submissions this summer and ensure they are consistent with the latest PDA eligibility criteria, adopted in 2019.

Additional PDAs will be integrated into the Final Blueprint growth geographies later this year.

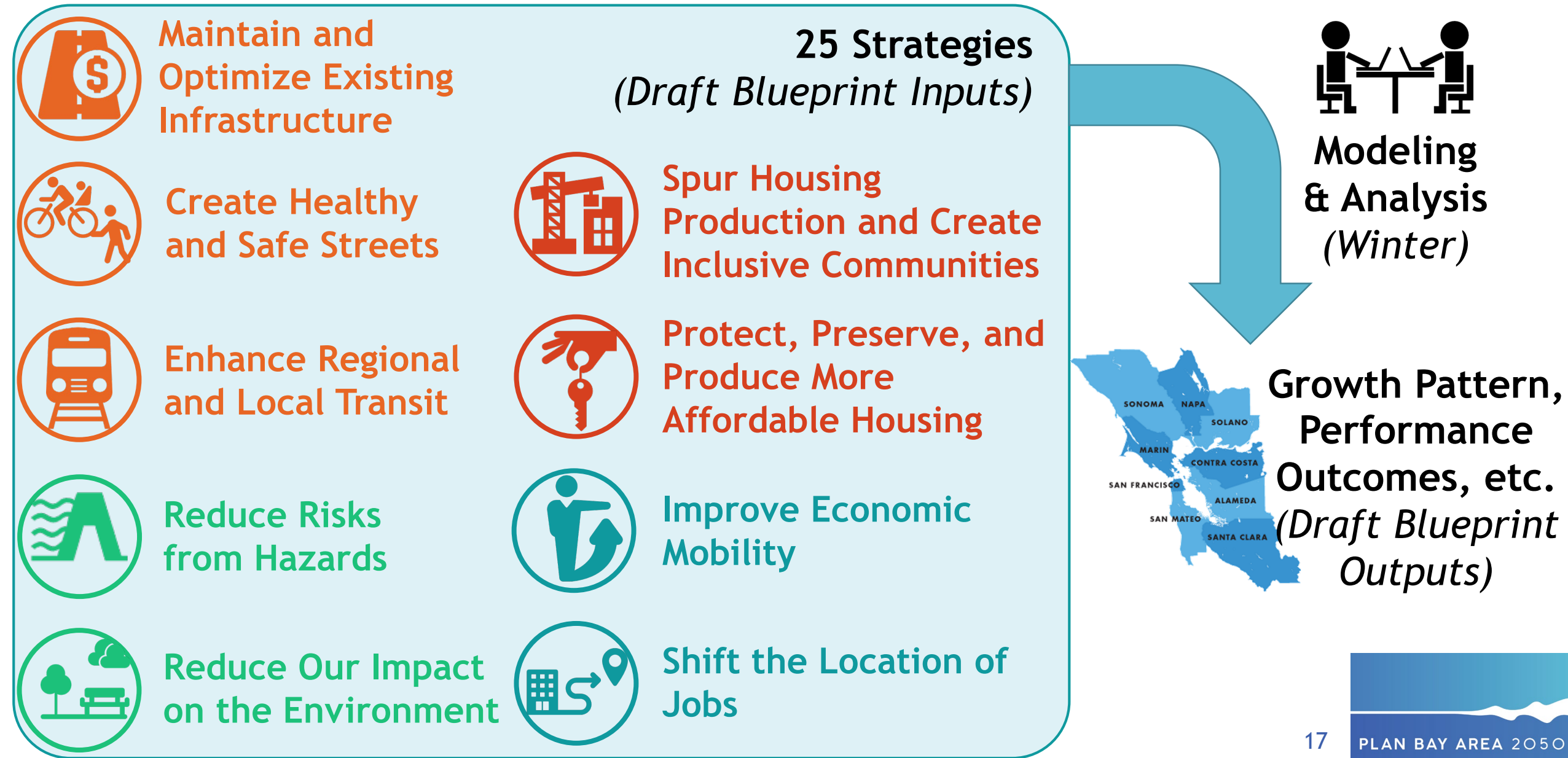


What might this look like on the ground?

Context (not exhaustive)			Housing Mix (illustrative only)		
Transit	Job Access	Area Land Use			
  Very frequent service		 			
  Frequent service		 			
  Basic service					 

Included in all areas: essential local services and supportive transportation infrastructure

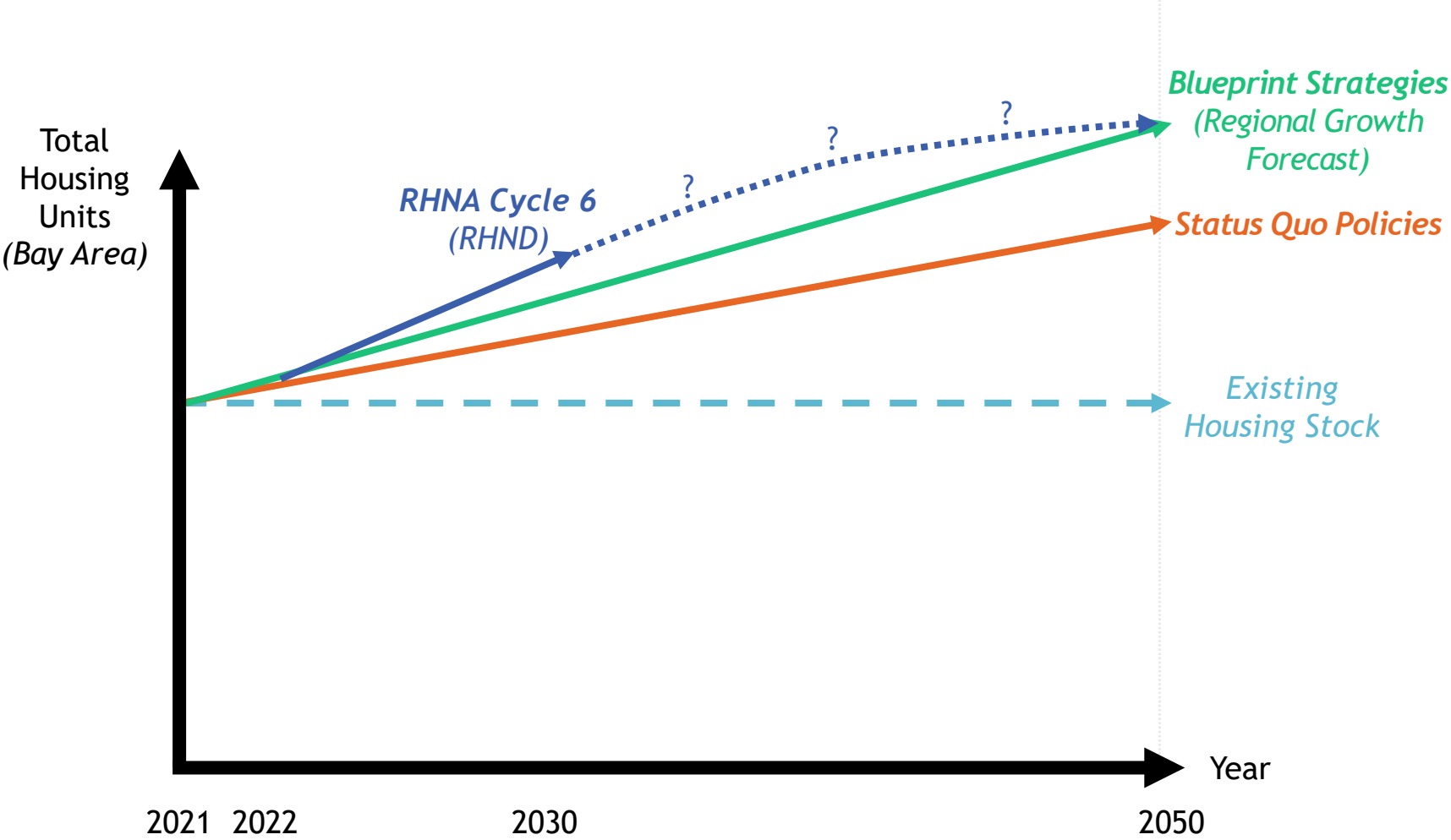
Draft Blueprint: Analysis Underway



Next Steps for RHNA Consistency

What are the next steps this spring and summer to ensure that RHNA is consistent with Plan Bay Area 2050?

How does MTC/ABAG evaluate consistency between RHNA and Plan Bay Area 2050?



Consistency Issue #1

Plan Bay Area 2050 Growth in Bay Area housing units through year 2050	\geq	RHNA Need for Bay Area housing units through year 2030
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Consistency Issue #2

Plan Bay Area 2050 Local forecasted housing growth through year 2050 (Blueprint)	\geq	RHNA Allocation of housing need to local jurisdiction through year 2030
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What are the next steps for the HMC?

MTC/ABAG staff will return to the HMC later this spring to brief you on the forecasted outcomes of the Draft Blueprint.

- The forecasted outcomes will highlight strengths and limitations of the strategies and growth geographies approved for analysis by MTC and ABAG in February.
- This information will likely further inform your decision to include or not include the Plan Bay Area 2050 Blueprint as part of the RHNA methodology.

There will be an opportunity this summer to modify RHNA factors and/or Plan strategies to ensure consistency as required by state law.

- The inclusion of select Transit-Rich and High-Resource Areas in the Draft Blueprint more closely aligns the Plan with key factors under discussion for RHNA, but further refinements may be also necessary.

*Detailed maps and strategy
descriptions are available
on planbayarea.org.*

PLAN BAY AREA 2050

Plan Bay Area 2050 Draft Blueprint: Q&A

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