

PLAN BAY AREA 2050

Plan Bay Area 2050 & RHNA: Affordable Housing & Equity

Supplemental Presentation

January 21, 2021 - ABAG Executive Board meeting

The Bay Area's housing crisis is an equity crisis.

Historic underproduction, especially of housing units for lower- and middle-income families, contributed to the Bay Area becoming the most expensive metropolitan area in the United States. Even during the COVID-19 recession Bay Area home prices have continued to rise.

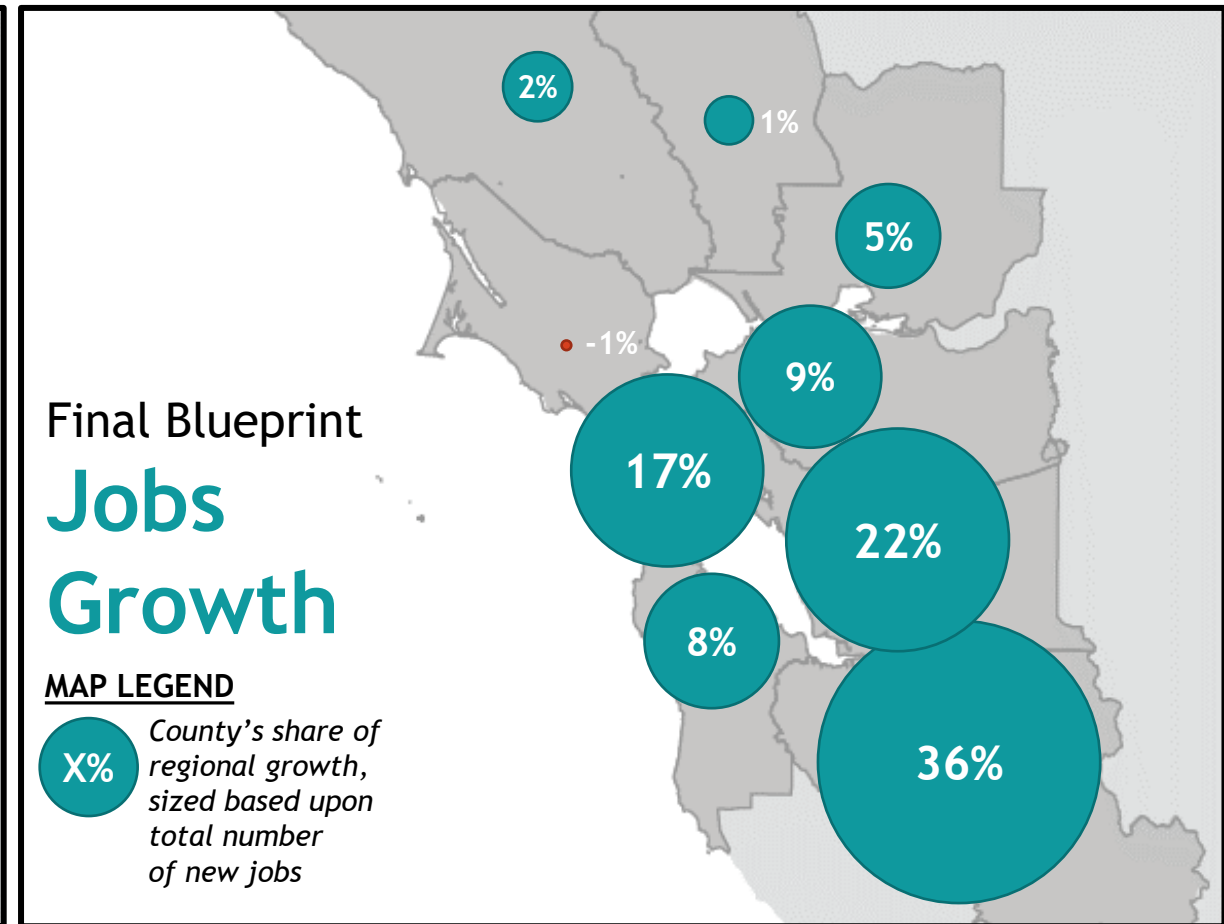
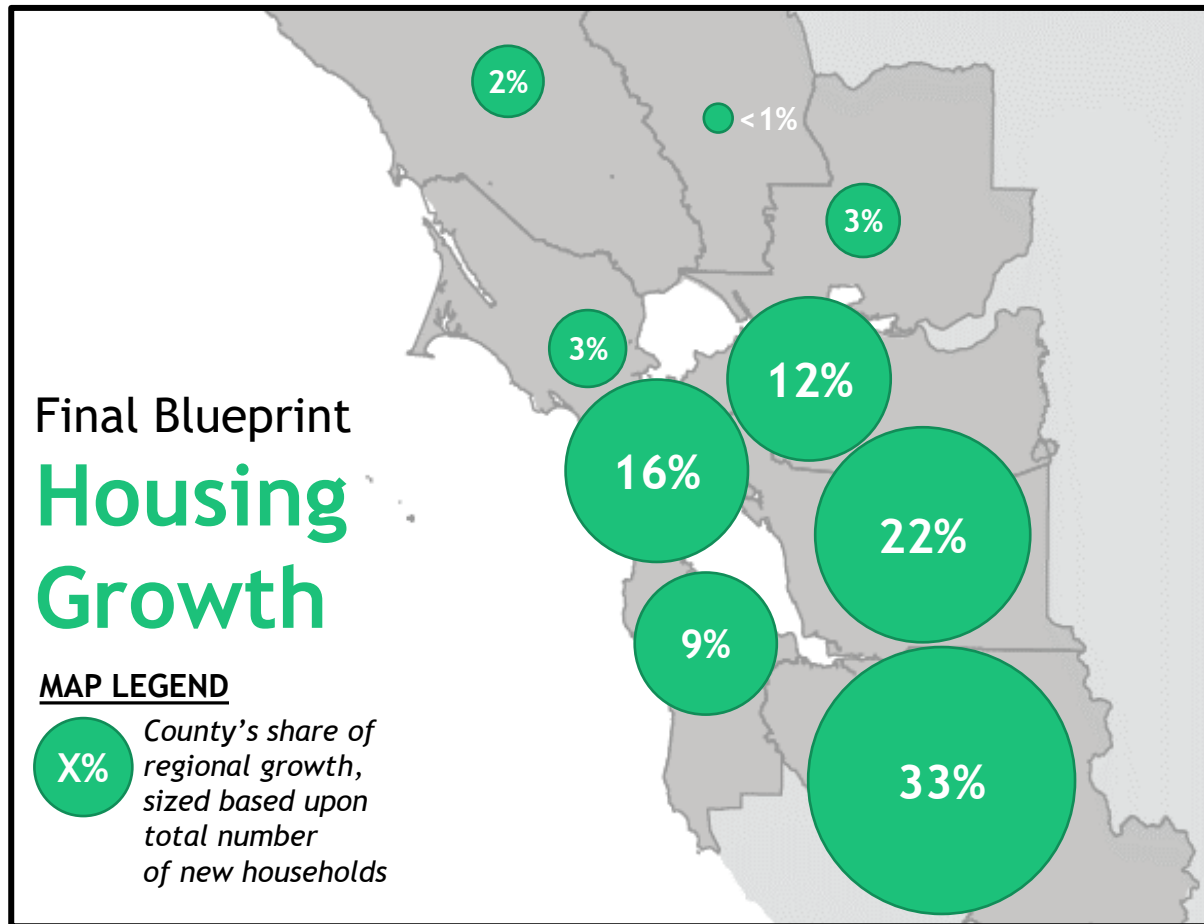
Job growth in the 2010s significantly exceeded housing growth in the region's hottest markets. The resulting imbalance led to longer commutes as those with the least financial resources were often the first to be displaced. Over the long term, this imbalance is not sustainable and is fundamentally inequitable.

To address this, both Plan Bay Area 2050 and RHNA have integrated higher housing goals than prior cycles. With large shares of affordable units, implementing the housing visions in both efforts will best position the Bay Area on a better path towards a more inclusive and affordable region.



Final Blueprint: Adopted Strategies

Advancing a Better Jobs-Housing Balance



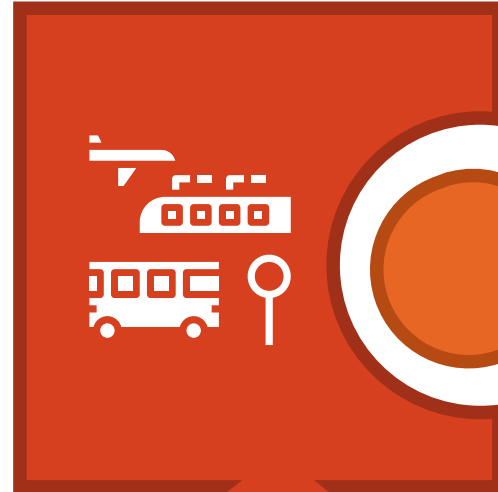
* All urbanized growth in unincorporated areas is focused **within existing urban growth boundaries** (Strategy EN4).
For breakdowns on the subcounty level, please refer to the Final Blueprint Growth Pattern on planbayarea.org.
Totals do not always sum to 100% due to rounding.

Final Blueprint: “Equity First” Approach

*Means-based fares &
means-based tolls*

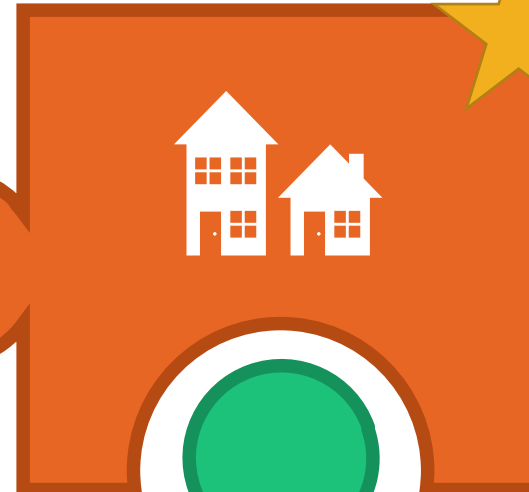
*Community-led transportation
investments in low-income
communities of color*

*Equity-based transportation
project prioritization*



*Universal basic income
strategy to tackle inequality*

*Job training and business
incubator programs in
historically-disinvested
communities*



*Housing as a human right; robust
affordable housing funding*

*Expanded renter protections in
all Bay Area communities*

*Integration of High-Resource
Growth Geographies in
historically-exclusionary places*

*Sea level rise and other hazard
mitigation strategies prioritized
first to vulnerable populations*

*More parks & recreation
facilities in historically
disinvested
areas*



Final Blueprint: Robust Production & Preservation Strategies

Technical Notes: Costs shown in year of expenditure dollars. Year 2050 low-income households total shown does not include effects of Strategy EC1 (universal basic income). Total affordable housing units slightly exceeds 1.1 million households to ensure a healthy vacancy rate.

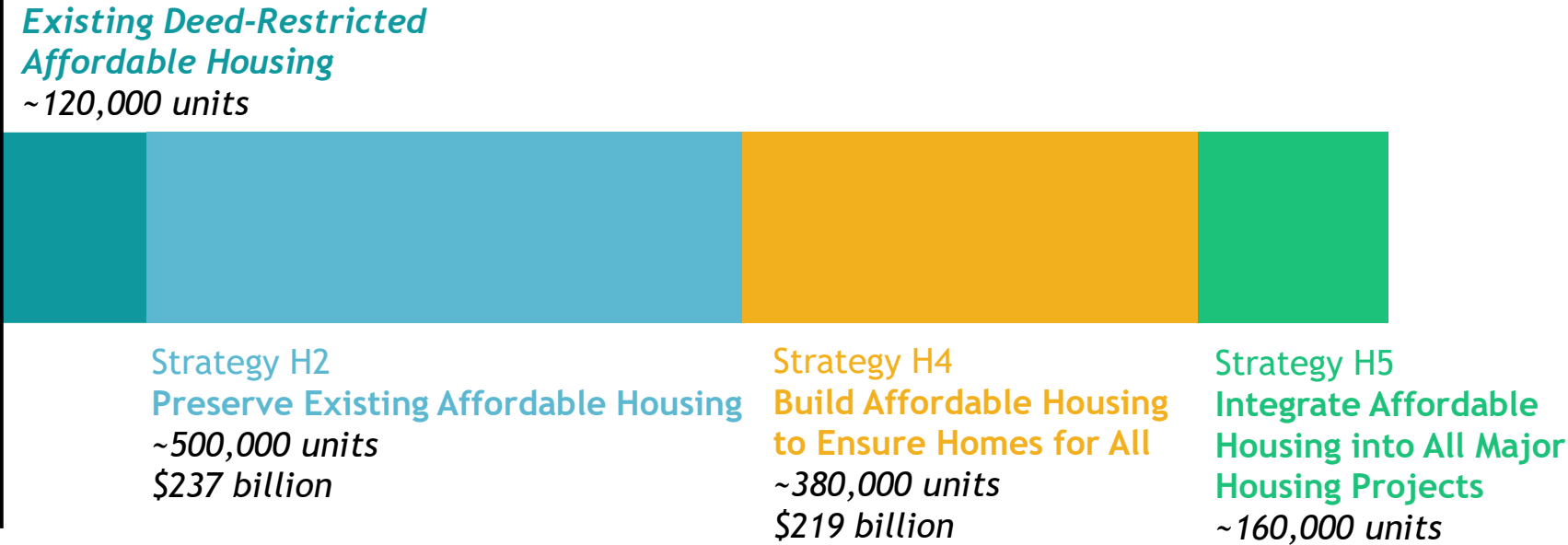
Year 2015

0.7 million low-income households



Year 2050

1.1 million low-income households



San Francisco Questions: Context-Setting

- **Plan Bay Area 2050 Final Blueprint Strategies would enable more than one-third of all new housing units to be deed-restricted affordable.** However, like all jurisdictions, San Francisco would take on a mix of new market-rate and deed-restricted affordable units - as both Plan Bay Area 2050 and RHNA must plan for housing at all income levels.
- **In the last few weeks, San Francisco has underscored its strong concern about the inclusion of market-rate development in the southeastern portion of the city,** which includes a mix of communities ranging from Mission Bay and Glen Park to Bayview/Hunters Point and the Mission.
- **Neither Plan Bay Area 2050 nor RHNA dictates the share and type of growth to be planned in different neighborhoods of a city.** To clarify this in tonight's action item, staff have developed an updated Growth Pattern handout that aggregates San Francisco growth to the citywide level to avoid confusion on this critical point.

San Francisco Considerations: Potential Plan Bay Area 2050 Modification

- Changing the Final Blueprint housing growth pattern would require adopting revised Strategies and/or Growth Geographies, which would **delay the Plan Bay Area 2050 and RHNA processes by two to four months**, impacting transportation project delivery and cities' abilities to advance their Housing Element processes.
 - The Growth Geographies and Strategies comprise the foundations of the Plan.
 - Changes would be directed by the ABAG and Commission, not as an independent staff decision.
- Depending on the changes sought, rethinking other elements of the Plan would have to happen in tandem.
 - Low-VMT areas are a product of existing conditions and Plan enhancements, including major transportation investments.

San Francisco Considerations: Potential Plan Bay Area 2050 Modification

- San Francisco, like all Bay Area jurisdictions, has latitude within its local planning efforts to redistribute locations of Plan-generated housing numbers and types amongst neighborhoods within the City.
- However, if ABAG wanted to further address to San Francisco's request for less market-rate housing particularly in the southeastern part of San Francisco, ***staff could exchange*** some of San Francisco's existing market-rate units for deed-restricted units elsewhere in the region, while keeping the City's total year 2050 housing growth at +213,000 units.
- However, identifying the southeastern portion of San Francisco as a place where only new deed-restricted affordable housing is allowable poses serious equity concerns ***regionally***. Deliberately concentrating affordable housing in a historically lower-income area, while reducing affordable housing in other places, does not advance fair housing.
- Therefore, staff does not recommend making this modification to Plan Bay Area 2050, though it is a technically available option.

San Francisco Considerations: Potential EIR Alternative

- Separate from today's adoption item, staff is actively developing the EIR alternatives to the Final Blueprint based upon comments received during the fall 2020 scoping process.
- Staff could explore development of an alternative that would incorporate the regionwide issues of gentrification and displacement highlighted by San Francisco, focused on strategy refinements that could include (but not be limited to):
 - Emphasizing greater levels of housing growth in High-Resource Areas
 - Reducing envisioned housing growth in Communities of Concern
 - Shifting infrastructure monies to enable lower-VMT patterns in suburban communities
- **If this alternative has significant environmental benefits compared to the Final Blueprint, it could be included as one of the two EIR alternatives (plus No Project) prior to the Draft EIR release this spring.**

Looking Ahead to the Next Item: Final Blueprint & Effects on RHNA

- San Francisco is not unique when it comes to higher housing numbers this cycle - many of the region's higher-resource communities are seeing more than 200% increases in their RHNA allocations.
- As noted in the next item, the Draft RHNA Methodology (*integrating Final Blueprint data*) continues to meet and exceed all fair housing metrics defined in the RHNA process.

Jurisdiction	Cycle 5 RHNA	Cycle 6 RHNA (Draft w/ Equity Adj.)	% Increase
San Francisco	28,869	82,067	+184%
Oakland	14,765	26,252	+78%
Berkeley	2,959	8,934	+202%
Alameda	1,723	5,354	+211%
Palo Alto	1,988	6,086	+206%
Mountain View	2,926	11,135	+281%
Cupertino	1,064	4,588	+331%
San Jose	35,080	62,202	+77%