



Plan BayArea

Jobs - Housing Connection Scenario

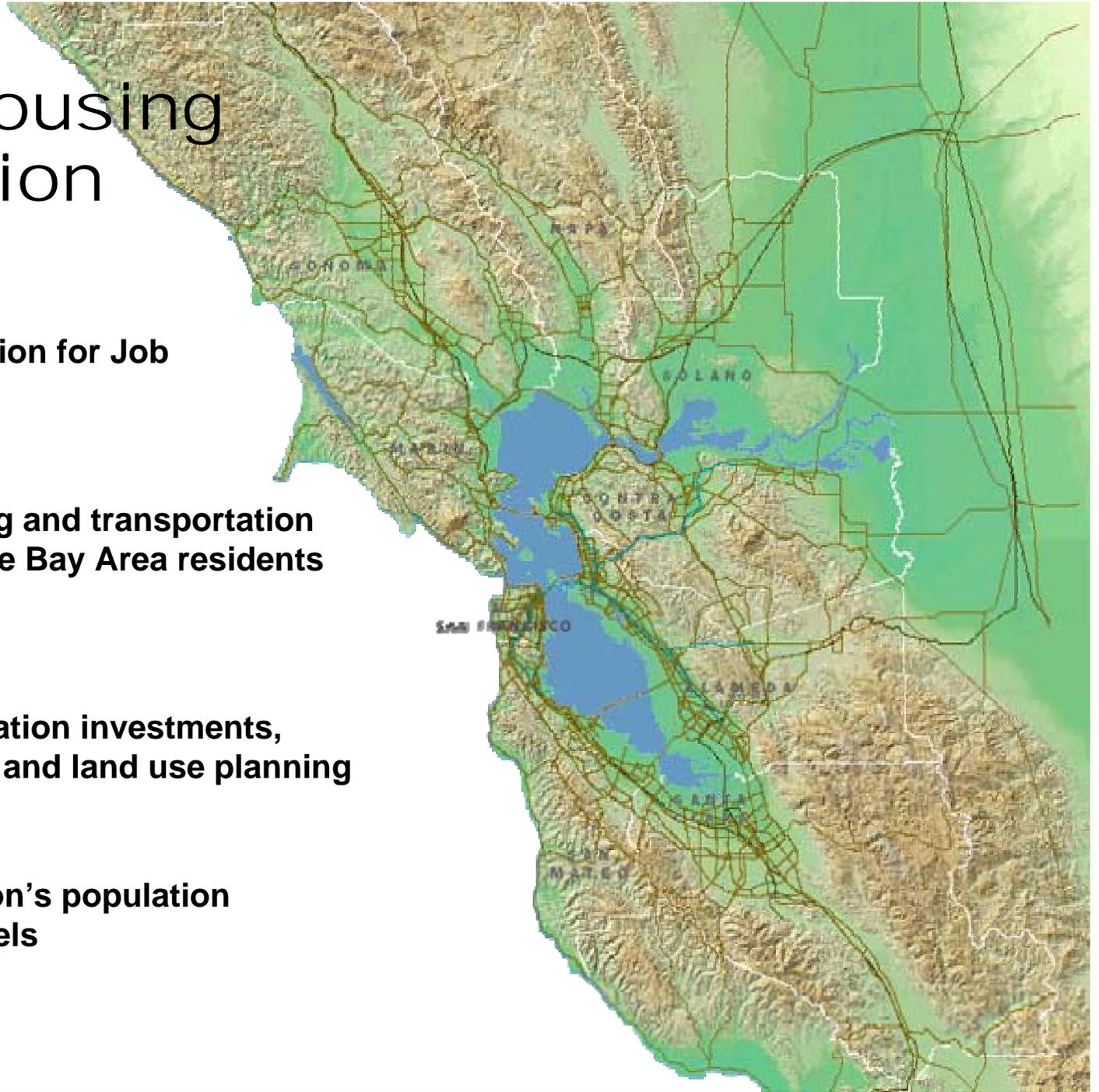
Draft

MTC Planning/ABAG Administrative Committee

March 9, 2012

Jobs - Housing Connection

- Prepares the region for Job Growth
- Provides housing and transportation choices for future Bay Area residents and families
- Aligns transportation investments, housing growth, and land use planning
- Houses the region's population at all income levels



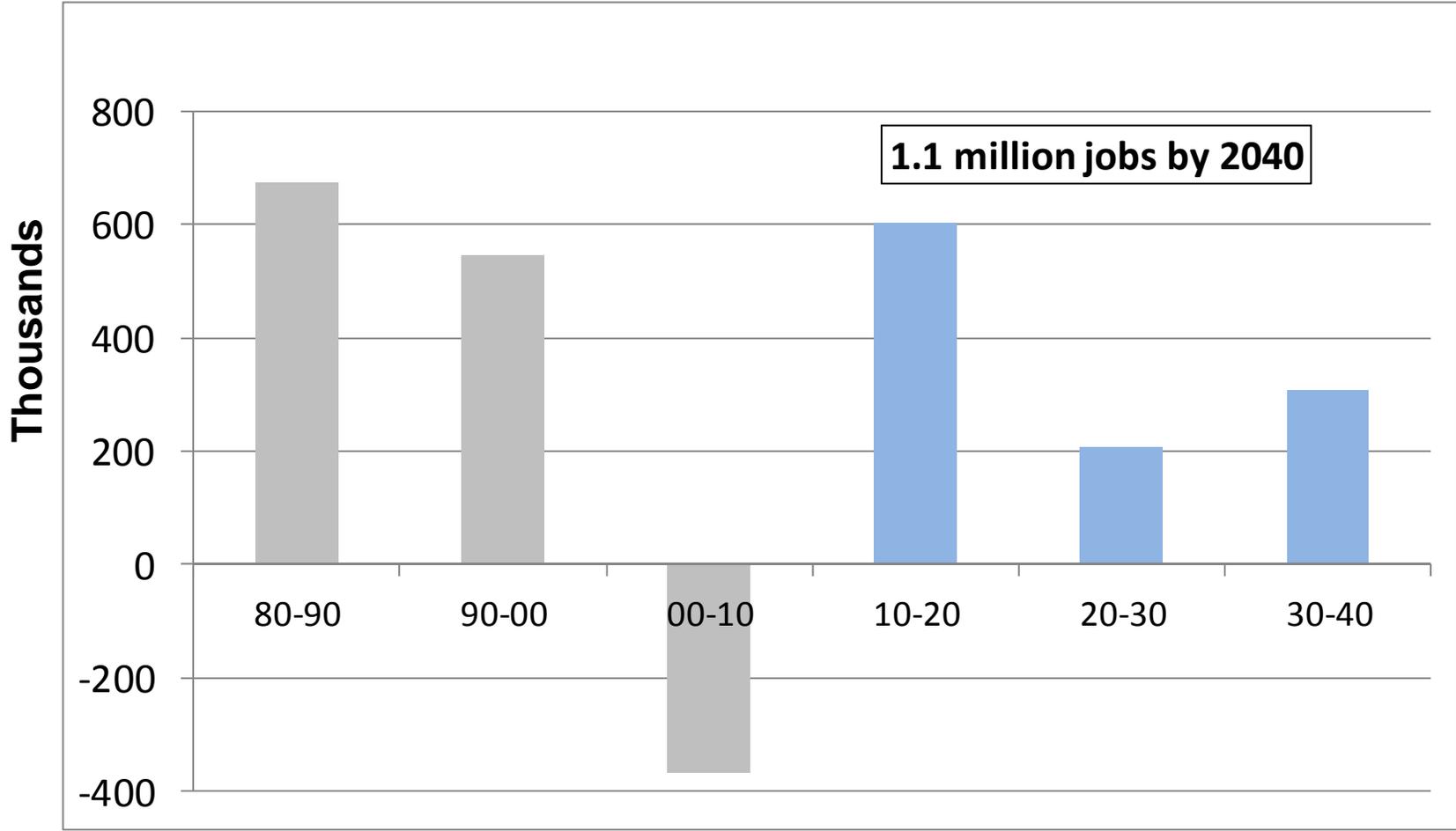
2. Past Trends & Future Projections

Regional Growth

	2010	2040	Growth 2010 - 2040
Jobs	3,385,000	4,505,000	1,120,000
Population	7,152,000	9,299, 000	2,147,000
Housing Units	2,786,000	3,446,000	660,000

Source: California Department of Finance, US Census, Center for Continuing Study of the California Economy, United States Department of Labor, Bureau of Labor Statistics, ABAG

Employment Growth

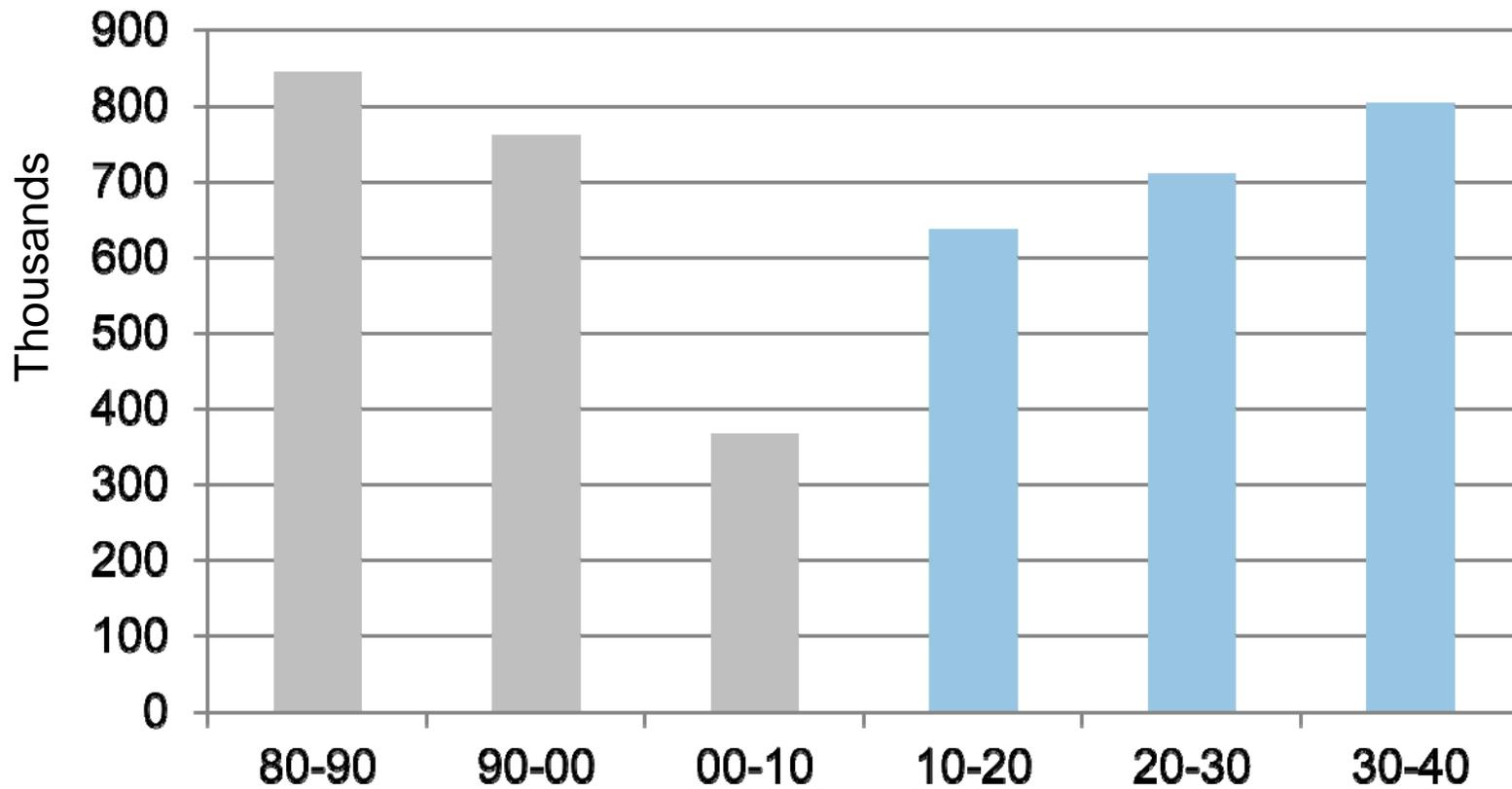


Locations for new employment

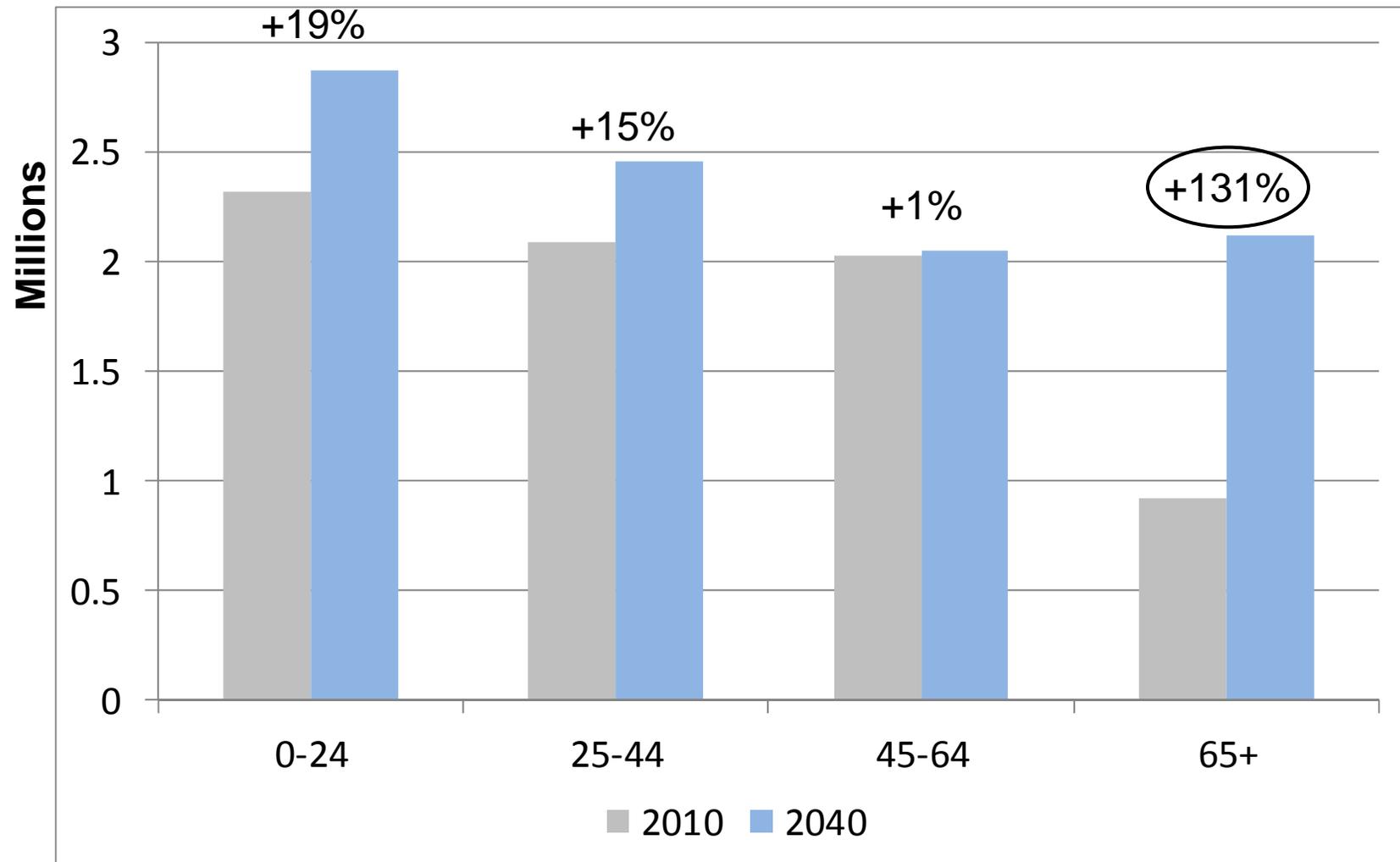
- **Renewed regional centers**
- **Office parks**
- **Downtown areas and transit corridors**
- **Industrial and agricultural land**



Population Growth



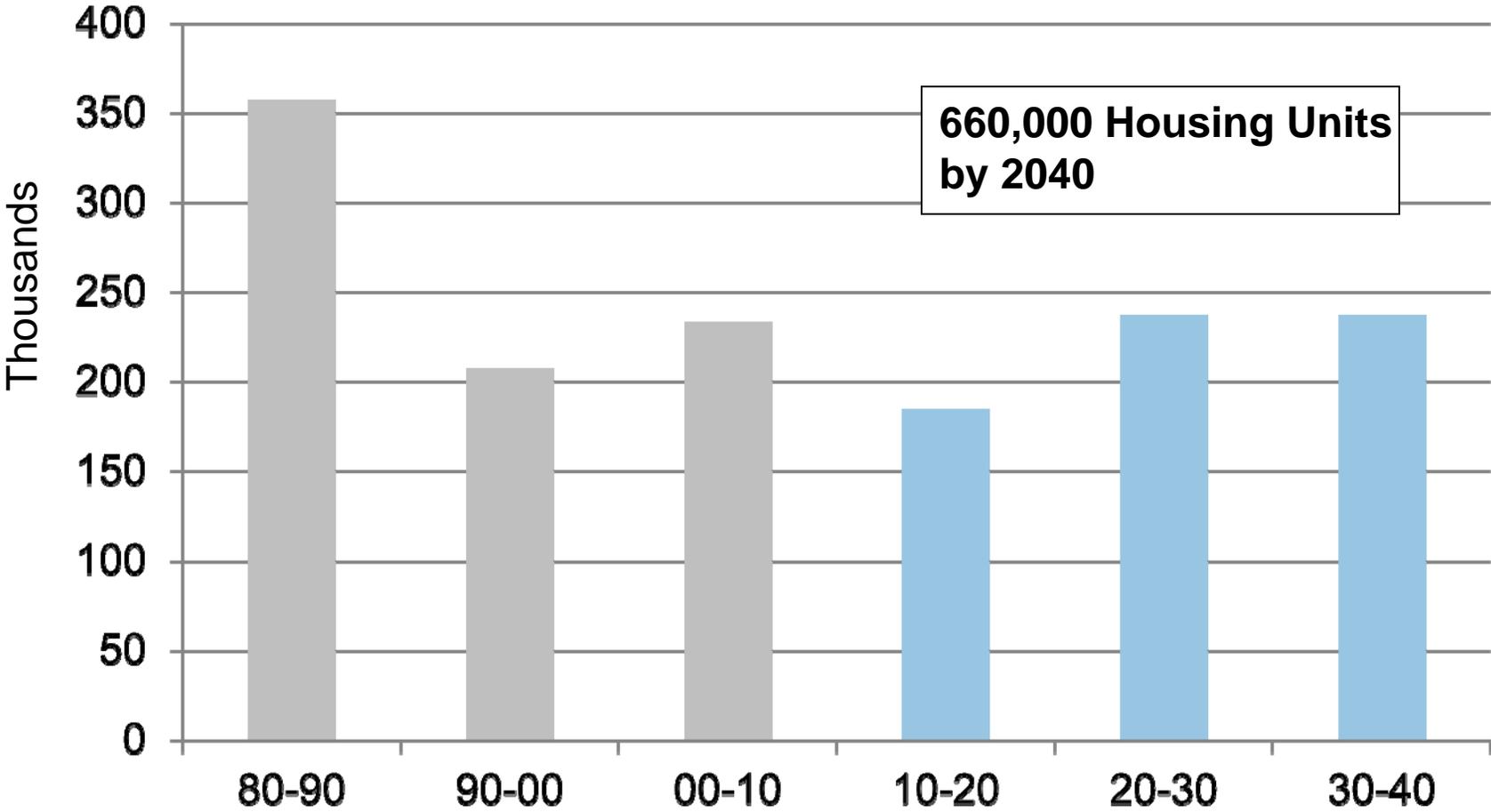
Population by Age and Decade



Housing Unit Forecast

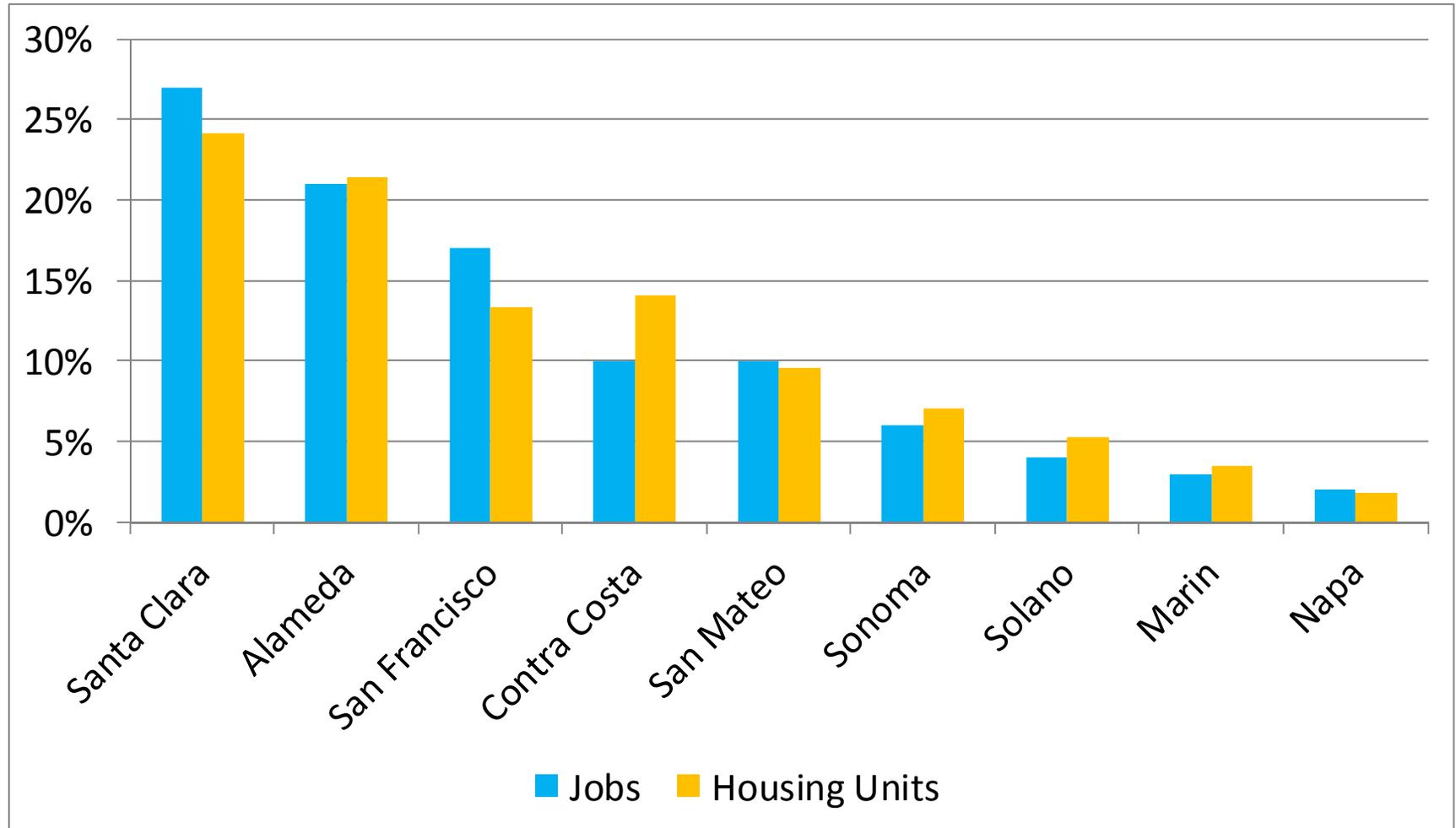
- **Market analysis**
 - Local Plan Capacity
 - Access to employment centers
 - Enhanced transit service
 - Pedestrian environment
 - Neighborhood amenities
- **Local Government Input**
 - Priority Development Areas
 - Place types
 - Use of existing infrastructure and transit
- **Absorbs current vacancies (6.4%) to 4% in 2040**
- **Increases group housing** to recognize projected growth in the senior population

Housing Production

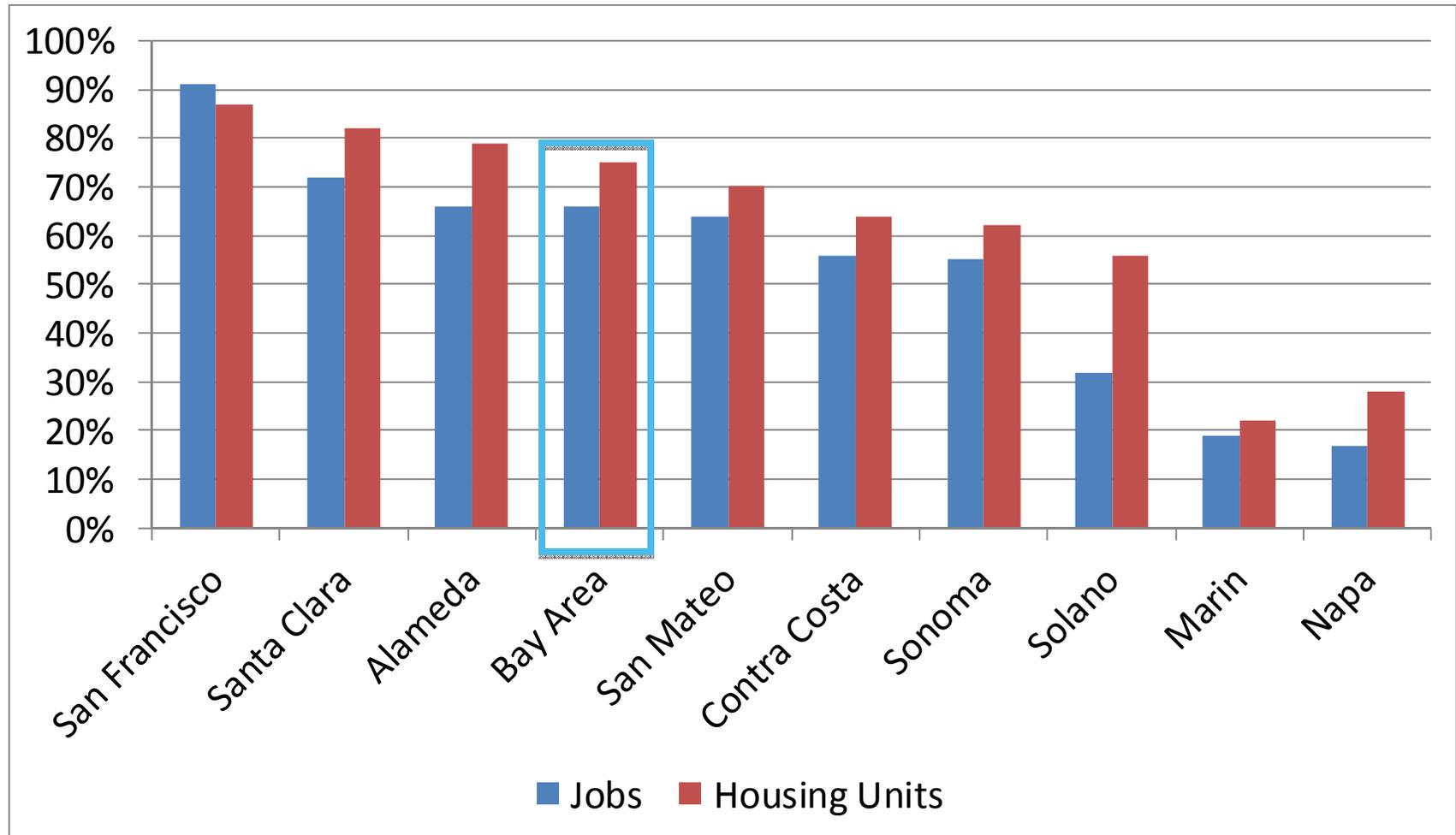


3. Regional Employment and Housing Distribution

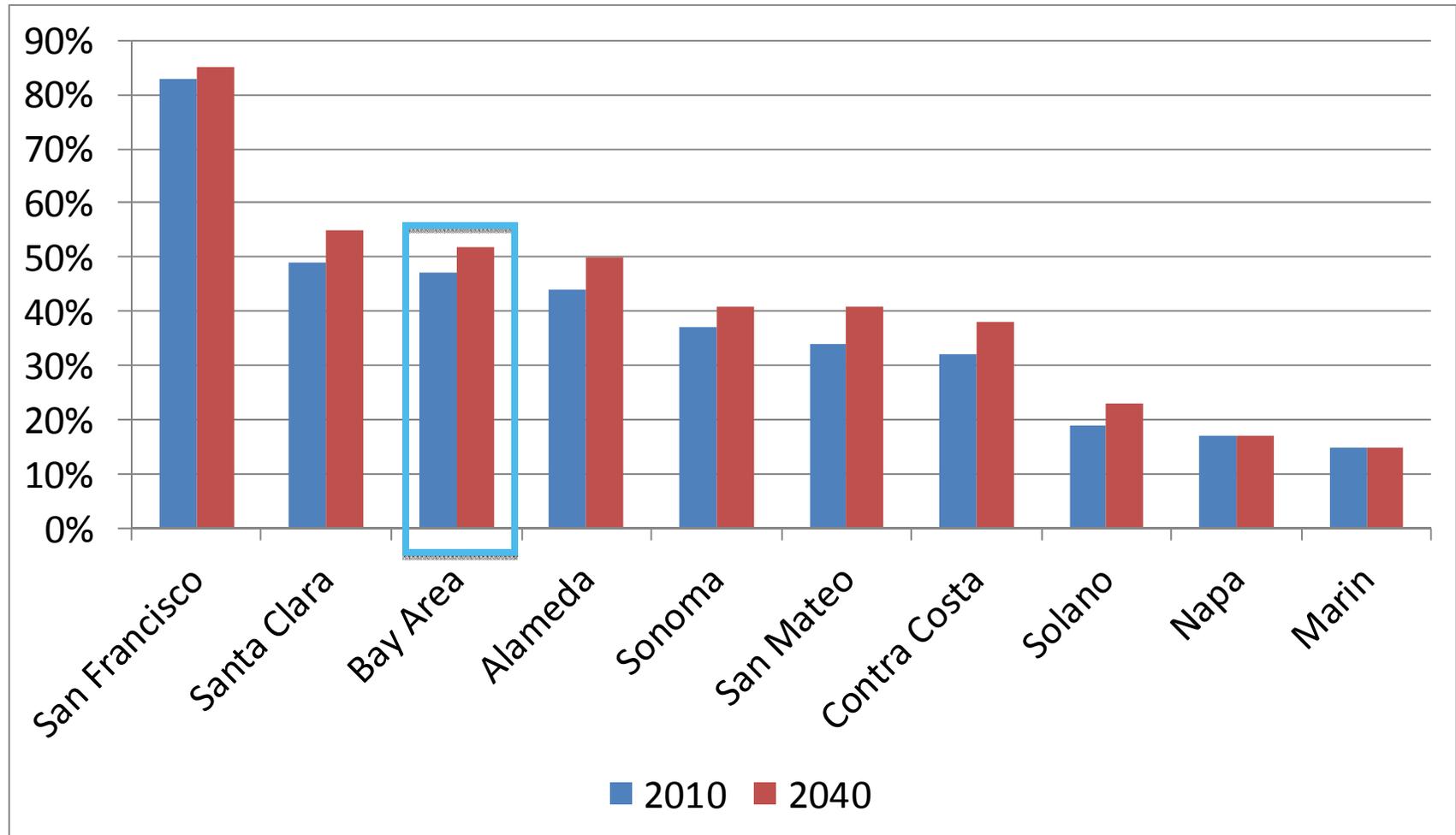
Share of Bay Area's Housing Units and Jobs in 2040



% of 2010-2040 Employment & Housing Growth in PDAs

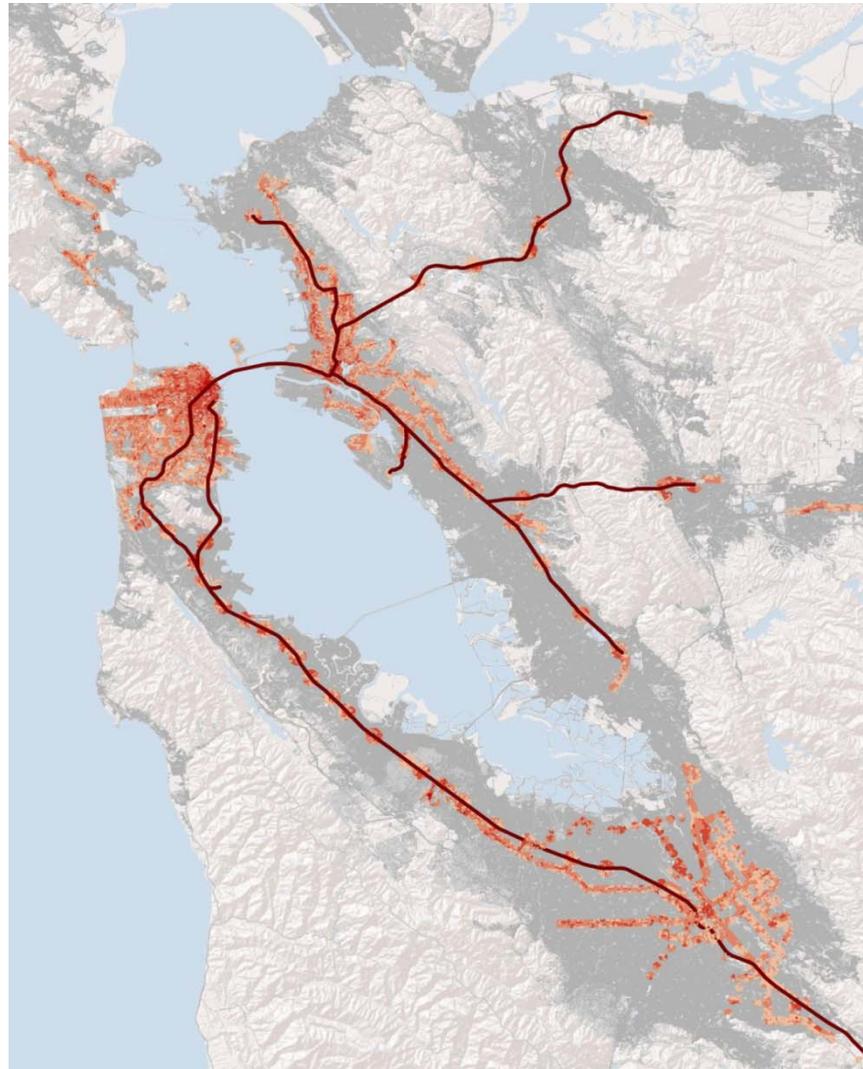


% of Employment located in PDAs in 2010 and 2040



4. Key Challenges & Opportunities

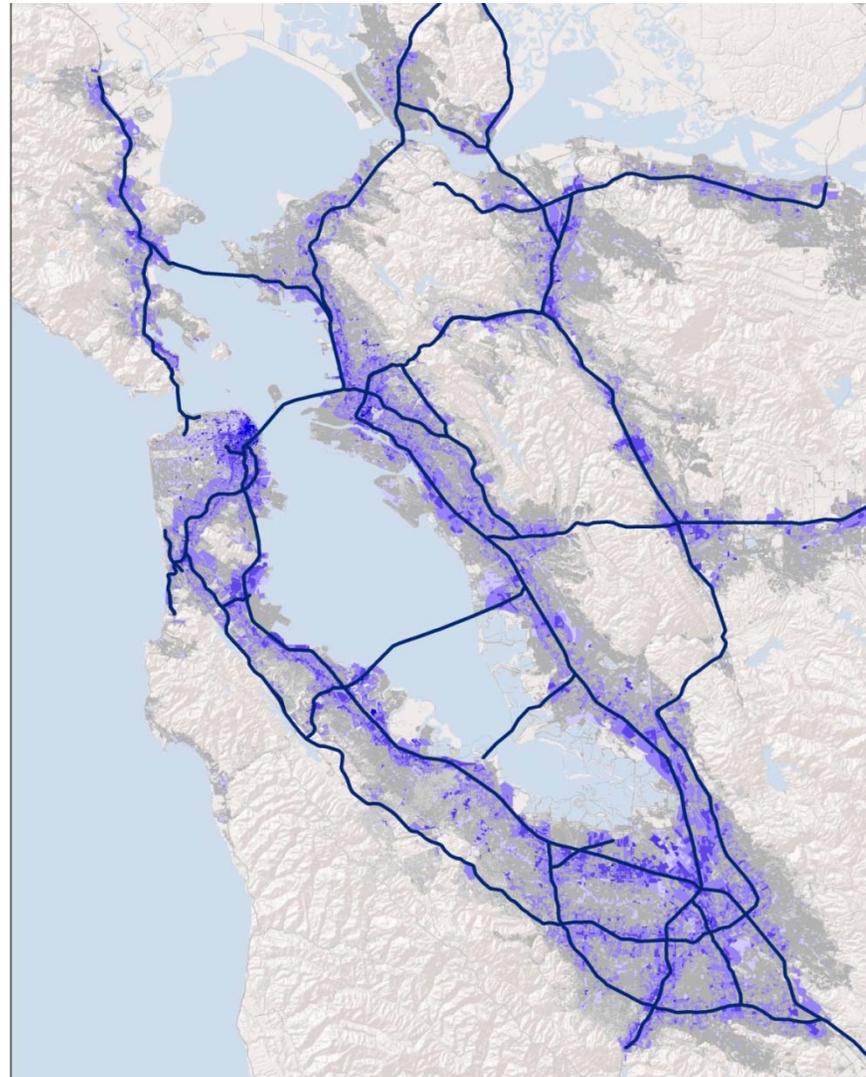
44% of Bay Area Jobs are within a ½ Mile of Regional Transit Stations or ¼ Mile of Frequent Local Bus



Employment Data Source:
National Establishment Time
Series (NETS)

Maps produced by Mark
Shorett, Arup

75 % of Bay Area Jobs are within a ½ Mile of Highway Off-Ramps



Employment Data Source:
National Establishment Time
Series (NETS)

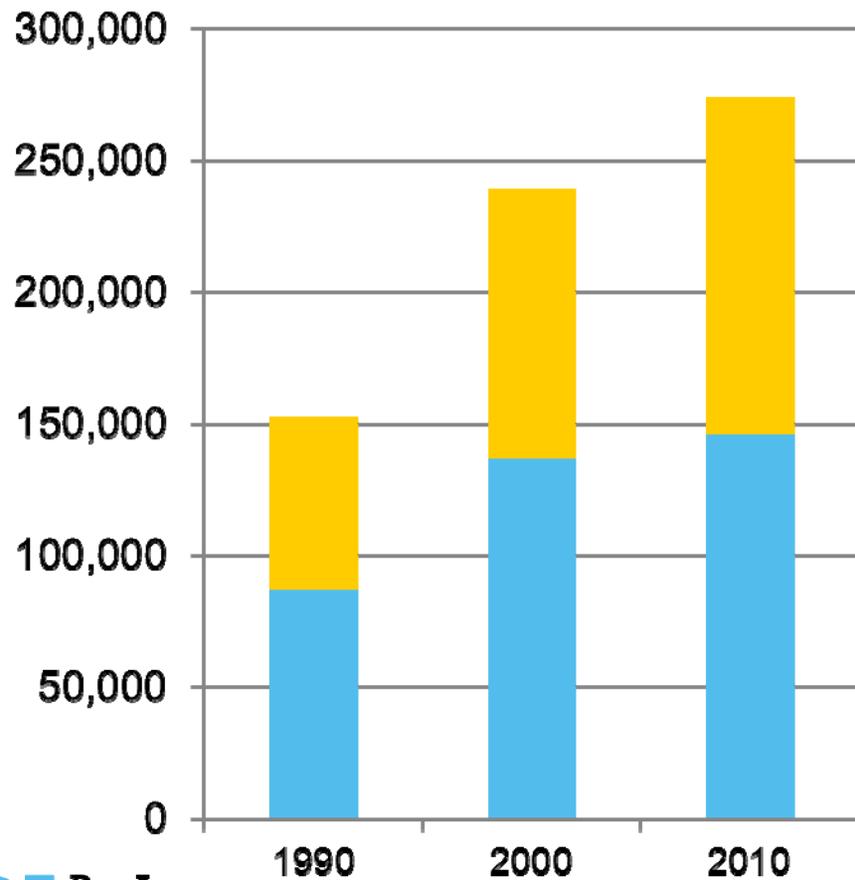
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Job Growth Issues

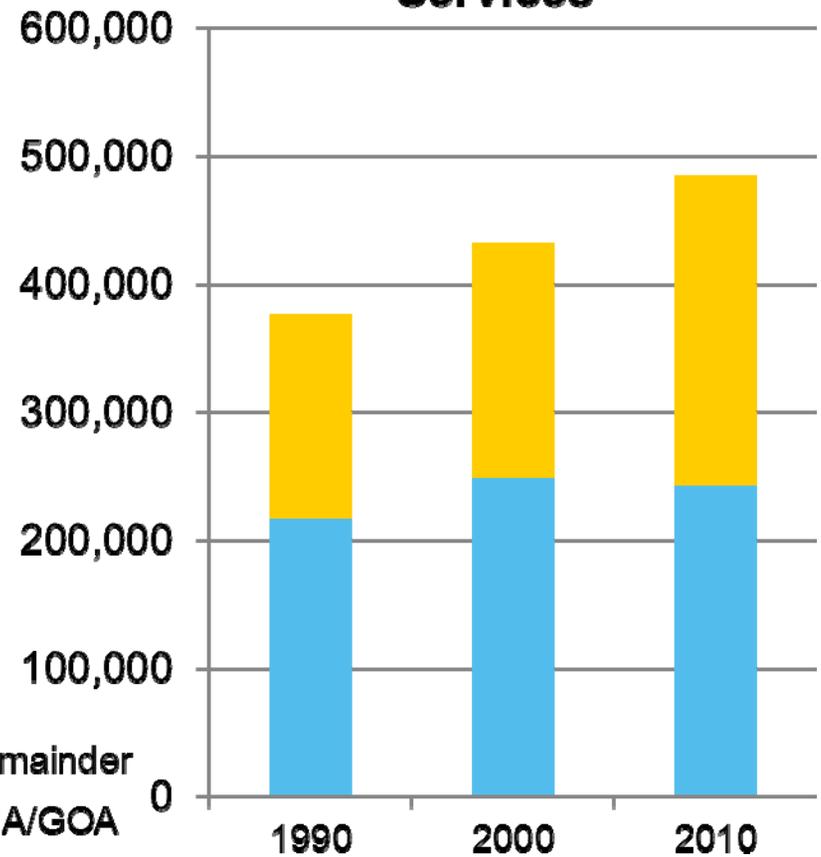
- **Housing Production** is critical
- **Significant employment concentrations are not well served by transit**
- Regional investments are needed to **foster job growth in PDAs** and **improve work accessibility**
- A variety of strategies should **support lower income workers** servicing the knowledge based employment sector

“Knowledge based” jobs have grown in PDAs

Information



Professional and Business Services



■ Remainder
■ PDA/GOA

Job Growth Opportunities

- **Knowledge-based industries are clustering close to amenities, services, and transit**
- **easier access to jobs and services**
- **Concentrated housing and office jobs** reducing pressures on industrial and agricultural land
- Housing in **Complete Communities** will support local serving jobs
- City commitment to **support local businesses** at selected locations

Housing Production Challenges

- **Affordability gap** has increased for very low, low and moderate income households
- Multifamily housing is **expensive**, with a **complex entitlement process** and **high risk financing**
- Current housing crisis created high **vacancies** and number of **foreclosures**

Housing Market Opportunities

- Increase in **multi-family development** throughout Bay Area in recent years

Multi-family developments in 2010 were 65% of all permits, versus 44% in 2000, and 25% in 1990.

- Increase in **housing in transit-accessible cities** from 1990 to 2010:

San Francisco, Berkeley, Walnut Creek, San Mateo, and San Jose.

- **Growth of senior population** in residential care facilities
- Young professional preferences for **urban housing**

Per Capita GHG Reductions by 2035

- Jobs Housing Connection Scenario reduces GHG by 9%
- Plan Bay Area Transportation Investments to be released in April
- Other Policy Initiatives to be released in April
- Total To Be Determined

6. Regional Housing Need Allocation (RHNA)

Brief history of RHNA

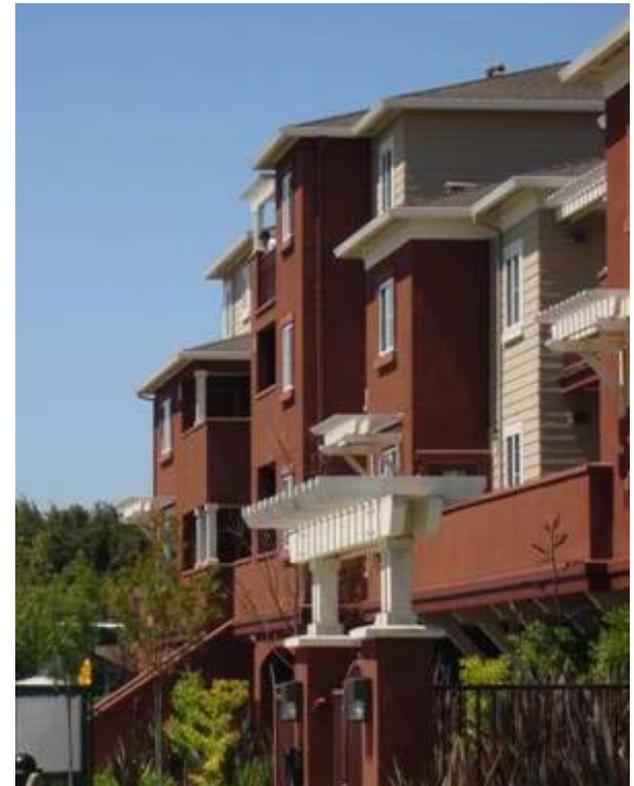
- **AB 2853** (Roos), passed in 1980, required that Councils of Governments (COGs) determine the **existing and projected regional housing needs for persons at all income levels.**
- **RHNA cycles:**
 - 1981 – 1988
 - 1988 – 1995
 - Temporary suspension of RHNA requirement
 - 1999 – 2006
 - 2007 – 2014

RHNA - The allocation process

- State determines need for region based upon Department of Finance population forecasts and population forecasts used for the regional transportation plan.
- State and Council of Governments (COG) negotiate allocation numbers and reach agreement on final allocation for region.
- COG distributes Regional Housing Need Allocation numbers to cities/counties.
- Cities/counties incorporate local RHNA numbers into their general plans.

Proposed Methodology

- **Sustainability Component**
 - 70% allocated based on growth in PDAs
- **Fair Share Component**
 - 30% allocated based on growth outside PDAs
- **Increase diversity of housing affordability in all jurisdictions**



Sustainability Component

- PDAs as **Complete Communities**
- **Cities with PDAs are not overburdened**



Fair Share Component

- **Factors**

- Transit
- Jobs
- RHNA past performance



- **Cities without PDAs address minimum amount of housing need**

- Minimum housing floor (40%)

Draft Regional Housing Need Determination from HCD

2007-2014 RHND	2014-2022 RHND
214,500	187,990

- **Bay Area's total housing need for 8-year RHNA period**
- **HCD's methodology accounts for recession and vacant / foreclosed units**

6. Timeline

SCS Schedule

- **March 9, 2012:** Release Draft Jobs – Housing Connection Scenario, Preliminary RHNA Methodology
 - **April 13, 2012:** Release transportation scenarios and performance targets
 - **May 2012:** Approval of Draft Preferred Scenario; RHNA Methodology, and OneBayArea Grant
- Through **September 2012:** Additional Community Input
- **November 2012:** Release Draft SCS/RTP and Draft EIR
 - **April 2013:** Adopt SCS