

BayArea Plan

Jobs - Housing Connection Scenario

Draft

Equity Working Group
March 14, 2012

Jobs - Housing Connection

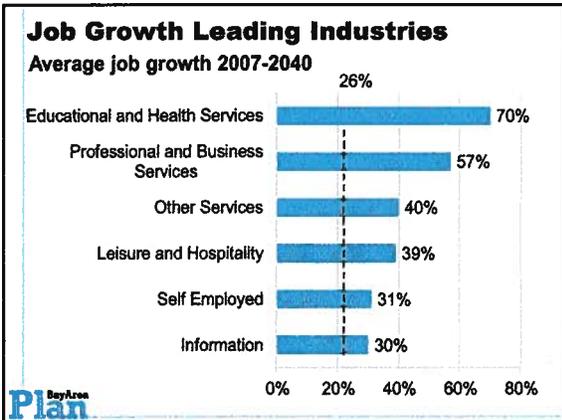
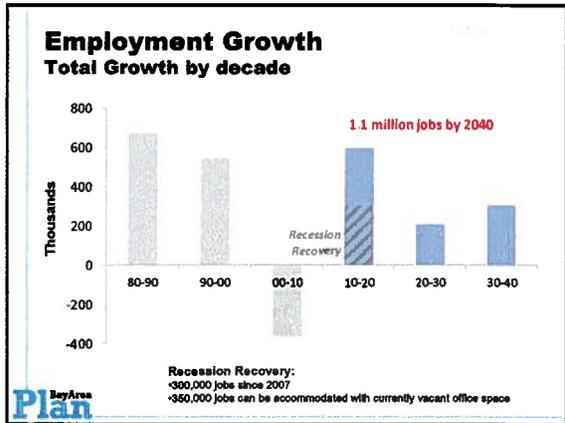


- Prepares the region for Job Growth
- Provides housing and transportation choices for future Bay Area residents and families
- Aligns transportation investments, housing growth, and land use planning
- Houses the region's population at all income levels

Projected 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

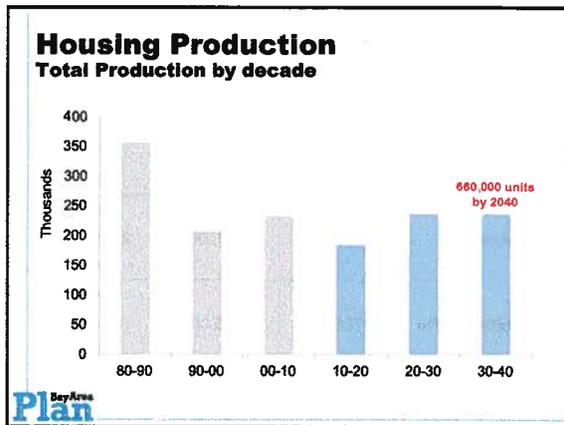
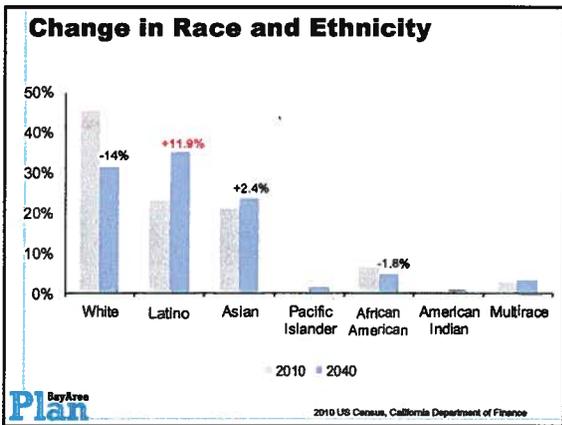
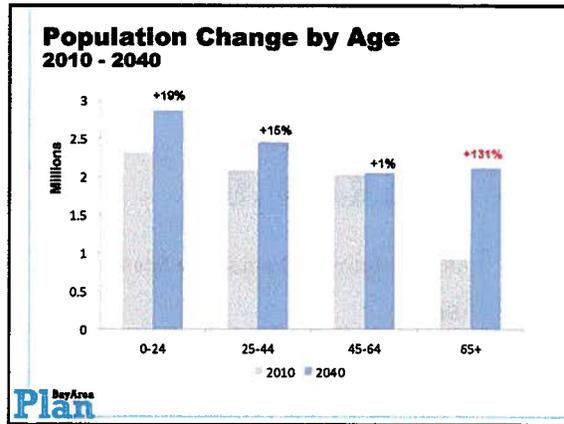
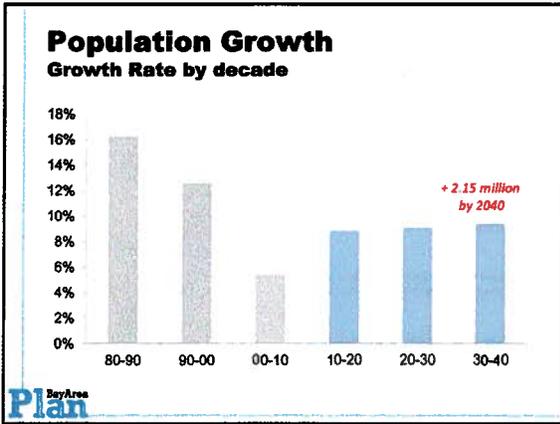
Source: California Department of Finance, US Census, Center for Continuing Study of the California Economy, United States Department of Labor, Bureau of Labor Statistics, ABAG



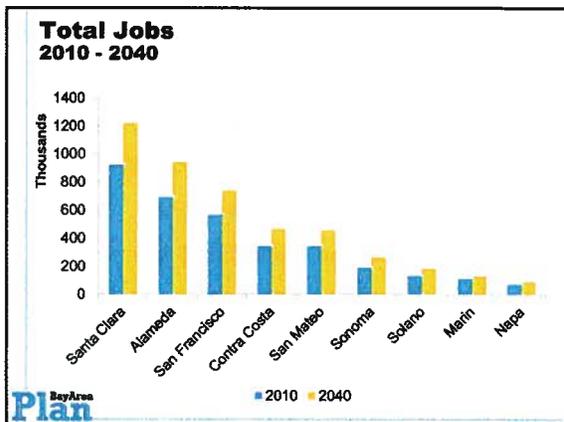
Locations for new employment

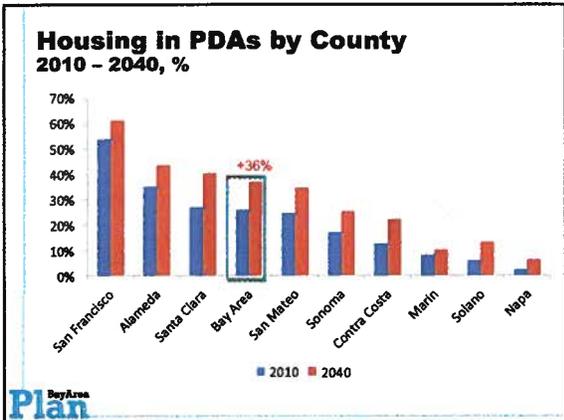
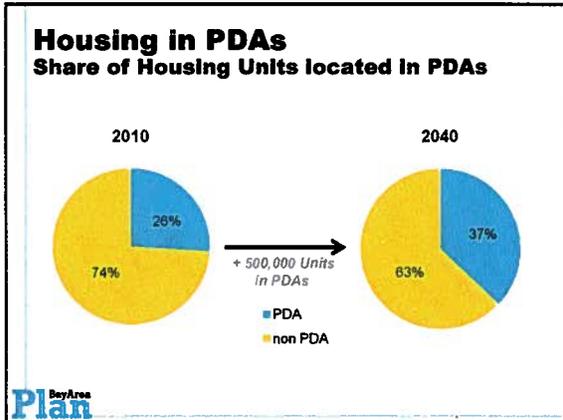
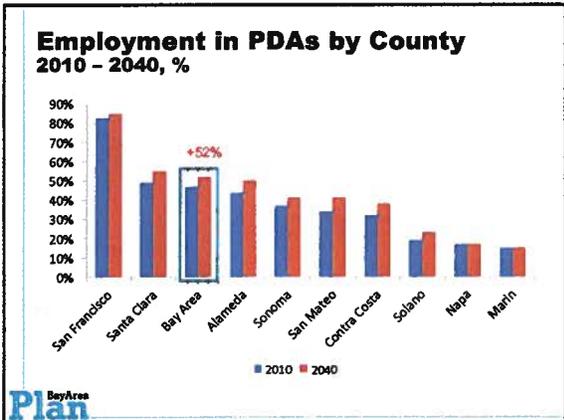
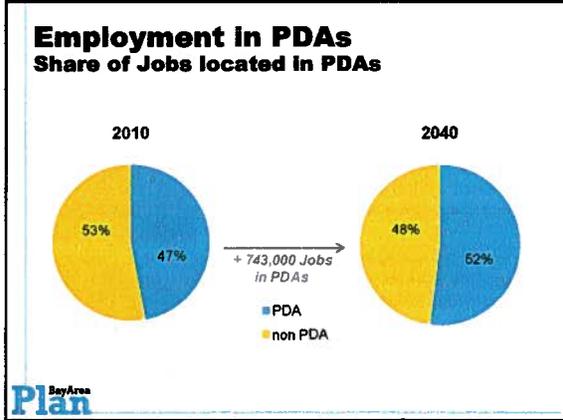
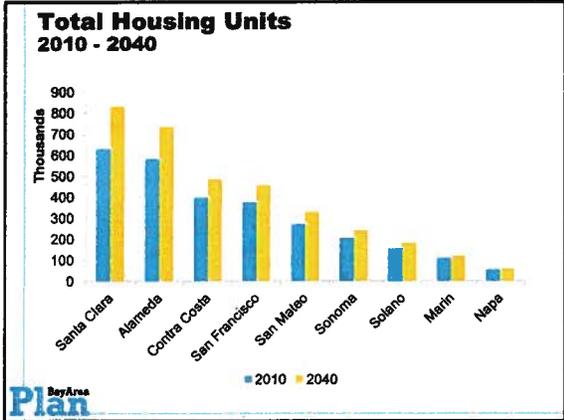
- Renewed regional centers
- Office parks
- Downtown areas and transit corridors
- Industrial and agricultural land





Regional Employment and Housing Distribution





Jobs and Housing Strategies

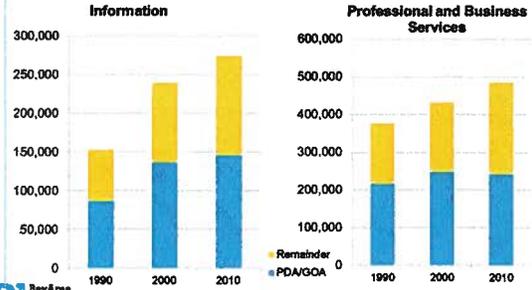
Job Growth Strategies

- Housing accessible to employment centers is critical
- Regional investments needed to foster PDA job growth and improve work accessibility
- Strategies should support lower income workers as well as knowledge based workers
- Plan Complete Communities to support local businesses and jobs



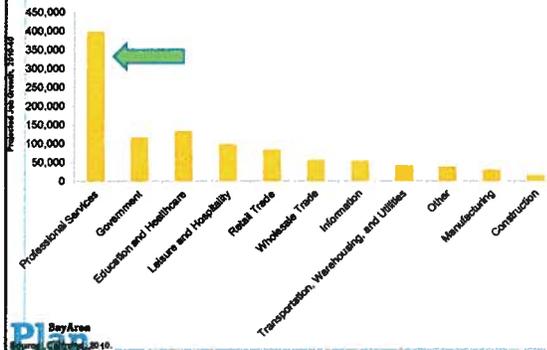
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“Knowledge based” jobs have grown in PDAs



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TOD-Supportive Sectors Are Forecast to Drive Future Job Growth in the Region



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Housing production strategies

- Addressing the affordability gap is crucial especially for moderate and lower income households
- Support regulatory reform, permit streamlining, and more flexible parking standards
- Modify existing programs and funding sources to prioritize PDAs as locations for housing
- Encourage larger family size units
- Allow and encourage secondary units
- Resale foreclosed residential properties
- Unbundle parking to decrease housing costs



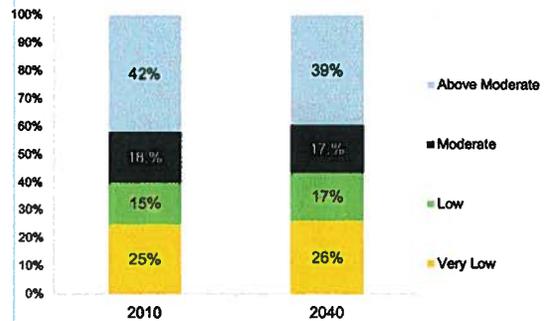
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Household income forecast by jobs 2010 - 2040

Industry Sectors	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Agriculture, Natural Resources	100%	-32%	32%	-5%	1,300
Arts, Recreation, Other	87%	5%	3%	4%	185,686
Construction	4%	55%	27%	14%	80,694
Finance and Lending	0%	37%	4%	60%	48,596
Government	6%	11%	25%	59%	72,893
Health, Education	16%	27%	22%	35%	244,482
Information	-4%	5%	57%	42%	36,497
Manufacturing, Wholesale	113%	-112%	-6%	159%	5,700
Professional and Business	24%	34%	14%	29%	348,672
Retail	78%	6%	11%	6%	52,396
Transportation, Utilities	48%	49%	4%	7%	28,898
Total	32%	25%	16%	28%	1,119,918

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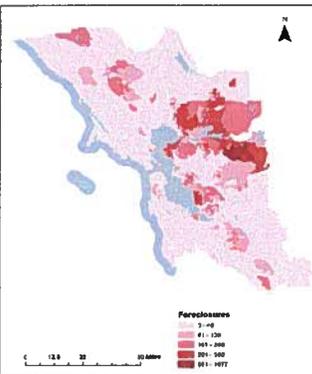
Changing Household Income 2010 - 2040



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Foreclosures 2006-09

- Vacancy rate 6.4% in 2010
- Normal vacancy rate 4%
- Varies across the region



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Timeline

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Plan Bay Area Schedule

- **March 9, 2012:** Draft *Jobs – Housing Connection Scenario*, Preliminary RHNA Methodology
- **April 13, 2012:** Transportation scenarios and performance targets
- **May 2012:** Approval of *Draft Jobs-Housing Connection Scenario*, RHNA Methodology, and OneBayArea Grant
- *Through September 2012: Additional Community Input*
- **November 2012:** Draft SCS/RTP and Draft EIR
- **April 2013:** Adopt Plan Bay Area – Sustainable Communities Strategy

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Thank you!

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