

PI BayArea Plan

Draft Plan Bay Area Key Issues and Preliminary Recommendations

MTC Policy Advisory Council
June 12, 2013

Overview

- 1. Corrections and Clarifications**
- 2. Issues for Discussion**
- 3. Additional Initiatives for Implementation**

Corrections/Clarifications

- **Statement:** *“Plan Bay Area usurps local land-use authority.”*
- **Correction:** Per Senate Bill 375, *“Nothing in a Sustainable Communities Strategy shall be interpreted as superseding the exercise of the land use authorities within the region.”*

Plan Bay Area does not regulate local land use authority or preclude a local jurisdiction from planning or approving growth that is different than the level or location of growth described in the Plan.

Corrections/Clarifications

Statement: *“All transportation funding is being shifted to the urban core because of the Plan.”*

Correction: In Plan Bay Area, MTC continues its long-standing Fix-It-First Policy by dedicating 88% of the plan’s \$289 billion in funding to maintaining the region’s existing transportation system across our urban, suburban, and rural communities.

Corrections/Clarifications

Statement: *“The Draft Plan puts 95% of housing growth into 15 cities with PDAs”*

Correction: The Draft Plan directs 64% of housing growth to the region’s top 15 cities that are major employment centers. The Draft Plan directs 63% of job growth to the region’s 15 largest cities.

Corrections/Clarifications

Statement: *“The Draft Environmental Impact Report (DEIR) does not adequately address the impacts of individual projects.”*

Correction: Any transportation project or development proposal in the region will see more public review and, if applicable, will be subject to additional project-level CEQA review at the local level. The Plan’s DEIR is a programmatic review of the plan at the regional level.

Corrections/Clarifications

Statement: *“The Plan should focus on technological advancements that result in more sweeping reductions in greenhouse gas emissions than land-use changes and public transit that people do not want.”*

Correction: SB375 calls for Plan Bay Area to reduce per capita greenhouse gas emissions from autos and light trucks through integrated land use and transportation planning and to plan for future housing growth.

The state scoping plan addresses vehicle efficiency and low carbon fuels, energy efficiency, renewable energy and more to meet long-term targets.

Corrections/Clarifications

Statement: *“The EEJ alternative significantly outperforms the Draft Plan.”*

Correction: CEQA requires lead agencies to identify the environmentally superior alternative. The EEJ alternative developed as part of the Draft Environmental Impact Report was determined to be the environmentally superior alternative.

However, the overall differences in environmental impacts are minimal at the regional scale and in some respects the proposed Plan performs better than the EEJ alternative.

Issue Area: Transportation Investments

Key Considerations:

- A large number of comments addressed the level of investment for public transit and streets and roads.
- Many organizations requested more funding for transit, specifically funding for local bus operations and youth bus passes. Several agencies flagged the need to address unfunded transit capital and road needs.

Recommendation:

1. Reserve \$ 2.5 billion of Cap and Trade revenues for transit operating and capital and for local streets and roads, consistent with the focused land use strategy outlined in the Plan.

Issue Area: Regional Express Lanes Network

Key Considerations: Significant number of comments requesting changes to the Regional Express Lanes Network including:

- Limit Network to conversion segments.
- Include expansion express lanes only where a general purpose lane is being converted to an Express Lane.
- Modify the network to allow toll revenue to fund corridor-level and/or local transit improvements.
- Ensure equity for low income families.

Recommendation:

- 1. Continue Express Lanes Network.**
- 2. Study the potential benefits/impacts of converting lanes to inform implementation.**

Issue Area: Regional Population and Housing Forecast

Key Considerations:

- Some organizations and local jurisdictions have suggested that the Draft Plan's population and housing be increased or decreased.
- The forecast has undergone significant scrutiny and has been validated by the Departments of Finance (DOF) and Housing and Community Development (HCD). Plan Bay Area and its related forecast will be updated every four years.

Recommendation:

- 1. Retain the jobs, population and housing forecast in the Draft Plan.**

Issue Area: Housing Distribution to Suburban Locations

Key Considerations:

- Some housing advocates, developers and stakeholders raised concerns about the Draft Plan's concentration of growth in core urban areas.
- Not enough low and moderate income housing in communities with high quality amenities and job access
- More housing needs to be distributed outside of core urban areas and PDAs to ensure a large, diverse supply.

Recommendation:

1. Retain the Draft Plan housing distribution.

Issue Area: Affordable Housing

Key Considerations:

- Large number of comments on Draft Plan cite concerns about lack of financial support for affordable housing.
- Loss of redevelopment and reduced state and federal funding levels leaves a funding gap of at least 10—20% for most affordable housing projects.

Recommendations:

1. Reserve \$600 million in Plan from Cap and Trade revenues for a regional affordable housing fund.
2. Continue use of PDA Planning Funds to facilitate entitlement of affordable housing.

Issue Area: Reducing Potential Risk of Displacement

Key Considerations:

- Concern about potential for displacement associated with the growth pattern in the Draft Plan.
- Displacement can be primarily addressed by *preserving* and *creating* affordable housing.

Recommendations:

1. Target TOAH Funding.
2. Develop policies for future OBAG funding.
3. Consider policies developed through the HUD Regional Prosperity Grant.

Additional Initiatives/Priorities for Plan Bay Area Implementation.

- 1. Goods Movement and Industrial Lands**
- 2. Inter-Regional Coordination**
- 3. State of the Region Report**
- 4. Priority Conservation Area (PCA) Program Expansion and Refinement**
- 5. Integration of Economic Development into Regional Planning**
- 6. Local Project Consistency with Plan Bay Area**
- 7. Regional Planning**

Upcoming Meetings

- **ABAG Executive Board, June 20**
- **ABAG Administrative / MTC Planning Committee, July 12**
- **Joint ABAG Executive Board / MTC Commission July 18**

Discussion