

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: April 15, 2013
Reviewed by: BP

SUBJECT: Plan Bay Area: Strategy for a Sustainable Region
REPORT BY: Jeff Bond, Community Development Director

SUMMARY

The Association of Bay Area Governments and the Metropolitan Transportation Commission have released the final draft of the *Plan Bay Area*, which integrate demographic & economic projections to the year 2040 with local Priority Development Areas (PDA), the Regional Transportation Plan (RTP), and affordable housing mandates.

STAFF RECOMMENDATION

For information.

BACKGROUND

In recent years, the State of California has adopted several major legislative efforts to address climate change. In particular, AB 32 established statewide goals to reduce green house gas production to 1990 levels by 2020. In addition, SB 375 was passed in 2008, which established a new framework for regional land use planning and transportation funding.

As a part of SB 375, regional planning agencies such as Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) are required to prepare a Sustainable Communities Strategy (SCS) in all metropolitan regions in California. The SCS initiative is an effort to integrate demographic & economic projections with the Regional Transportation Plan (RTP) and affordable housing mandates.

The process of preparing the SCS, which in the Bay Area is called “Plan Bay Area”, began in 2011 with the release of the “Initial Vision Scenario.” The Initial Vision Scenario was based on strong employment growth, and unprecedented funding to support housing affordability and transportation upgrades. One of the overarching comments received by ABAG/MTC was that the Initial Vision Scenario anticipated growth rates far higher than recent growth. As a result of this feedback, four alternative scenarios were prepared in 2012. Following additional public outreach, a more refined land use and transportation improvement strategy was developed, which form the basis of the Draft Plan Bay Area, which was released in late March 2013.

DISCUSSION

The Plan Bay Area anticipates growth of 2.1 million people in the next 30 years and 1.1 million new jobs. The ultimate goal of the regional planning process is to identify where this housing and employment growth should occur to meet greenhouse gas reduction targets, and to insure that the \$289 billion in funds projected to be available for transportation are targeted to these areas.

A key component to the land use strategy is for communities to identify and implement priority development areas (PDAs). PDAs are locations in communities that are served by transit and that can accommodate a range of housing types. In Albany, the San Pablo & Solano Mixed Use corridor has been identified as a potential PDA.

The discussion in the Plan Bay Area document is largely regional in nature and does not include detailed projections by City. The Plan identifies, however, many of the major transportation projects that are planned. Although none of the major projects are located within the City of Albany, they will serve many of the people who travel in and out of the city.

The supplemental document is titled “Draft Forecast of Jobs, Population, and Housing. For Albany, jobs are projected to increase from 4,210 in 2010 to 5,610 by 2040. Housing units in the City are projected to increase from 7,890 units in 2010 to 9,060 in 2040. Although these are significant increases for the community to absorb, the rates of growth are proportionally lower than the East Bay overall.

Related to the Plan Bay Area process is the “Regional Housing Needs Assessment” (RHNA). State law mandates that all local governments adopt and maintain a Housing Element as part of its General Plan. The Housing Element specifies goals and policies necessary to attain the allocation of housing development that ABAG assigns to the City. Pursuant to state law, the State Department of Housing and Community Development determines the housing need for the Bay Area as a region. In turn, ABAG is responsible for determining a methodology for distribution of the Regional Housing Need Allocation (RHNA) to individual communities. For Albany, the RHNA calls for development of 344 units of housing between 2014 and 2022. Of the total allocation, 190 units are to be affordable. More detail on the housing element requirements will be presented at an upcoming Planning and Zoning Commission general plan work session.

SUSTAINABILITY IMPACT

Overall greenhouse gas emissions in the Bay Area are projected to decline by 15% by 2040 from 2010 levels. The bulk of the reduction is as a result from use of low carbon fuels and more stringent vehicle emissions standards.

FINANCIAL IMPACT

Not applicable.

NEXT STEPS

ABAG and MTC have scheduled a presentation for Alameda County elected officials on April 25, 2013 at 2:30 pm at the Alameda County Transportation Commission office in Oakland. Attached is the notice of the meeting.

Attachments

1. April 25 Meeting Notice
2. Plan Bay Area March 2013