

A G E N D A

**REGIONAL PLANNING COMMITTEE
METROCENTER Auditorium
1:00-3:00 P.M. WEDNESDAY, August 3, 2011**

Please Note: There will NOT be a pre-meeting workshop.

Committee may take action on any item on the agenda

1. **Call to Order**
2. **Public Comment**
3. **Approval of Regional Planning Committee Meeting Minutes – June 1, 2011**
4. **Oral Reports/Comments**
 - a. Committee Members
 - b. Staff
5. **ACTION: Regional Disaster Resilience Council**

Danielle Hutchings, ABAG Earthquake and Hazards Program Coordinator, will brief the Committee on the input gathered and seek recommendations on and approval of additional Resilience Council members and meeting schedule.
6. **INFORMATION: Sustainable Communities Strategy – Alternative Scenario Concepts**

Ken Kirkey, ABAG Planning Director will present the Sustainable Communities Strategy (SCS) Alternative Scenario concepts approved by the ABAG Executive Board and how social equity will be integrated into the Alternatives.
7. **INFORMATION: Regional Housing Needs Allocation (RHNA) Housing Methodology Concepts**

Miriam Chion, ABAG Principal Planner, will present conceptual framework for the RHNA methodology for the 2015-2022 period, which has been developed by ABAG and MTC staff, with the assistance of the SCS Housing Methodology Committee (HMC).

ADJOURN

Next meeting: Wednesday, October 5, 2011



Proposed Bay Area Regional Disaster Resilience Action Plan Initiative Focus: Recovery and Restoration

The Association of Bay Area Governments (ABAG), in partnership with Bay Area public, private sector and non-profit organizations, and regional agencies and associations, will collaborate to develop a Bay Area Regional Disaster Resilience Action Plan focusing on recovery and restoration after major disasters and incidents.

Purpose

The Initiative will convene key stakeholder organizations and constituencies to identify existing Bay Area capabilities to address major disasters and incidents and to identify gaps and specific activities to improve the Bay Area’s capacity to withstand, adapt, and rapidly return to normal and in some cases a “new normal.” Emphasis will be on reconstituting lifeline and other critical infrastructures, businesses, government services, community institutions, housing and essential services, and facilities that underpin the Bay Area economy and the health, safety, and overall well-being of its citizens. The Initiative will be funded in part by the Regional Catastrophic Preparedness Grant Program (RCPGP) of the Bay Area Urban Areas Security Initiative (UASI), and by private sector and other contributions.

Background

ABAG has been actively leading efforts to develop a Bay Area Disaster Recovery Plan, particularly in regard to major earthquakes. Lessons learned from recent earthquakes in Haiti, Chile, New Zealand, and especially Japan have highlighted the importance of ensuring the quality of life, the economy, and economic competitiveness of the Bay Area in the event of a major disaster or incident that causes widespread damage or destruction to interdependent lifelines and other infrastructures, businesses, residential housing, and the institutions—schools, healthcare facilities, government services, and social services—that support Bay Area citizens. Consequently, it is imperative that the Bay Area develop as soon as possible a Regional Disaster Resilience Action Plan focusing on recovery and restoration from major disasters and incidents. The Action Plan would be compatible with and supplement current Bay Area emergency management, continuity, mitigation and other plans, procedures, policies, and technologies, as well as best practices from other regions. The Action Plan will take into account interdependencies and mutual assistance and other cooperative agreements with regions beyond the Bay Area that will expedite recovery and restoration. By being able to adapt and bounce back rapidly, the Bay Area will be able to retain, sustain, and expand its economic base.

Development of a Bay Area Regional Disaster Resilience Action Plan to address recovery and restoration will require an unprecedented level of involvement and collaboration among the counties, more than a hundred cities, and multitudinous special districts, businesses, and non-profit organizations that comprise the region. Recognizing that this will be a volunteer effort, to maximize stakeholder contribution and minimize demands on their time, ABAG in partnership with the Bay Area Center for Regional Disaster Resilience will provide a skilled facilitating team to work with key stakeholders. This work will include developing and conducting meetings, workshops, and undertaking surveys and other data collection for incorporation into the Regional Action Plan; drafting invitations, agendas, after action reports, and other support documents; producing a regional resilience capabilities Gap Analysis; and developing successive Regional Action Plan drafts for stakeholder review before finalizing the Plan. ABAG will also internally establish a Regional Disaster Resilience Council through expanding its Regional Planning Committee to include additional stakeholders. The role of the ABAG Regional Disaster Resilience Council will be to address issues of interest and provide input into the Action Plan Initiative.

Initiative Objectives

1. Bring together key state and local agencies, utilities, academic and community organizations, and interest groups (e.g., faith-based and ethnic associations, social services, environmental groups); high tech, manufacturing, service industries, and commercial businesses (e.g., grocery stores, pharmacies, other retailers, restaurants, hotels, and shopping malls and centers) essential for sustaining the regional economy and way-of-life for citizens in order to:
 - Identify and share priority concerns and issues and to build trusted relationships;
 - Gain broader and more in-depth understanding of impacts from major disasters and incidents and associated infrastructure interdependencies; economic, environmental, and societal consequences; and ways to deal with these challenges;
 - Identify and examine preparedness, mitigation, and response needs that will adversely affect expeditious post-disaster recovery and restoration;
 - Identify current regional disaster preparedness/management capabilities and lessons learned from past major disasters, workshops, and exercises to identify where improvement is needed;
 - Address how to harmonize Bay Area jurisdictional, private sector, non-profit, and other organizational disaster preparedness and recovery plans;
 - Examine changing roles and responsibilities from pre-event through recovery with emphasis on what would be the optimal regional organizational structures for decision-making;

- Foster collaboration and joint training and exercises to improve recovery capabilities among private sector organizations, public health, emergency management, and social service groups.
2. Develop through a regional stakeholder-driven process a comprehensive Regional Disaster Resilience Action Plan focusing on recovery and restoration after a major disaster or incident that covers all aspects of preparedness, prevention, protection, mitigation, and response that have a direct bearing on the extent and length of post-disaster reconstitution to a “new normal.” The Action Plan will incorporate information and insights gained to identify:
 - Needs in each of these areas and recommendations for innovative methods, mechanisms, and other solutions that can be put in place pre-disaster to expedite Bay Area recovery and restoration;
 - Prioritized activities to achieve these solutions that can build on existing Bay Area capabilities to address shortfalls and facilitate development and implementation of a practical and cost-effective regional recovery and restoration strategy with necessary investment and other resources.
 3. Development of a process with detailed time-table and milestones for Action Plan implementation that include projected funding requirements and potential sources of technical and other assistance.

Project Scope

The scope of the Initiative will be the nine-county ABAG Bay Area region and the counties of Santa Cruz, Monterey, and San Benito. The scope will also extend beyond this region to where significant infrastructure interdependencies and organizational supply chains exist, and focus on cross-state border issues (e.g., resource acquisition and displaced population issues) as necessary.

Organization and Activities

The process used to develop the Regional Resilience Action Plan will be a multi-step approach that has been used in other regions of the nation to develop regional resilience action strategies. This process will entail eight steps and be 14 months in duration, beginning in August, 2011 and ending September 30, 2012. The Initiative will be conducted through a series of stakeholder and experts meetings, conference calls, interviews/surveys, development and conduct of an educational Recovery and Restoration Workshop, a targeted Regional Recovery and Restoration Tabletop Exercise, and a final Disaster Resilience Action Planning Workshop for stakeholder coordination, validation, and finalization of the Action Plan. An important element of the Initiative is producing a regional baseline assessment or Gap Analysis of existing Bay Area disaster preparedness/management capabilities and needs that can demonstrate where mitigation measures and other resilience improvement investments are required.

Multi-Step Regional Disaster Resilience Action Plan Development Process

Step 1. Identify and Convene a Bay Area Resilience Coalition of stakeholder organizations that will work together to develop the Regional Disaster Resilience Initiative. This Coalition will serve as an umbrella consortium to assure involvement of all key stakeholder agencies, associations, collaborations, and groups with responsibilities or significant interests in disaster preparedness, response, and recovery. The Resilience Coalition will include relevant experts and representatives of local jurisdictions, state agencies (emergency management, public health, transportation, etc.), and federal partners, and utilities, businesses, non-profits, and community groups. The Resilience Coalition will be the operational body for the Initiative and will provide the expertise necessary to develop the Regional Action Plan and enable accurate, practical, and implementable Initiative outcomes. A core planning group from among the Coalition will be established to plan Initiative activities. The goal is to establish a regional collaborative process through which stakeholders in the Bay Area can progressively improve disaster resilience for years to come. The Action Plan Initiative will lay the initial foundation for this ongoing effort.

Step 2. Develop and conduct an Initiative Kick-Off Workshop to begin to develop a shared vision for post-disaster recovery and restoration through identifying goals among public and private sector and non-profits on recovery, restoration, and broader economic and community resilience issues; examine current plans, roles, and responsibilities and decision-making, and desired recovery and restoration outcomes; as well as expectations, interests, and barriers. Lessons learned from the Workshop will be summarized in a report, coordinated with stakeholders, and incorporated into the initial draft Action Plan framework.

Step 3. Develop and conduct an educational Regional Recovery and Restoration Issues Workshop to enable Bay Area stakeholders to drill down into significant issues of concern with experts for incorporation into the Action Plan.

Step 4. Conduct a Gap Analysis assessing economic, environmental, and societal recovery and restoration needs vs. current regional capabilities and capacities. The Gap Analysis will be based on the results of a stakeholder survey, interviews, focus groups and research, and will identify collaborative activities, jurisdictional plans, procedures, mechanisms, and tools, technologies, and other resources available for recovery/restoration activities and the shortfalls. *(Lessons learned from relevant workshops, exercises, and events conducted by other Bay Area agencies, associations, and groups will be incorporated into the Gap Analysis as appropriate.)*

Step 5. Develop and validate major topics and subtopics (focus areas and priority issues) that will serve as the outline for the Regional Disaster Resilience Action Plan and incorporation of these elements into an initial draft Action Plan Framework.

Step 6. Develop and conduct a Regional Disaster Recovery and Restoration Tabletop Exercise. This scenario-based intensive workshop will not test plans and procedures but rather focus on raising awareness of potential vulnerabilities, consequences, and wide array of issues that will be factors in recovery and restoration from a major disaster or incident. To ensure accuracy and relevance, the tabletop will be designed by interested key stakeholders who are participants in the Bay Area Resilience Coalition. Exercise lessons learned will be used to illuminate gaps and areas for enhancement in the draft Action Plan.

Step 7. Develop and conduct a post-exercise Action Planning Workshop to examine and incorporate in the Action Plan the findings and recommendations in the exercise report and information from other relevant activities. Workshop participants will also discuss a prioritized implementation strategy for incorporation into the Action Plan that includes a process, schedule, and milestones for determining lead organizations for priority activities, establishing project work groups to define requirements and implementation timeframes, projected funding requirements, and potential sources of technical and other assistance (e.g., government grants and programmatic funds and expertise; private sector and non-profit contributions, including in-kind assistance, etc.).

Step 8. Final coordination with Bay Area Resilience Coalition key stakeholders, followed by finalization of the Regional Disaster Resilience Action Plan and accompanying Implementation Strategy. (Process, Schedule, and Milestones).

Action Plan Implementation

Phase 2 of the Initiative, which will focus on Action Plan implementation, will be determined by the Bay Area Resilience Coalition, taking into account changing needs and availability of resources. The Action Plan should be considered a dynamic document to be revised and expanded as resilience improvement activities are completed and new activities are added based on insights or lessons learned from future disasters and events, exercises and workshops.

Regional Disaster Resilience Action Plan Development Schedule

| Month | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 | Step 7 | Step 8 |
|--------------|--|---|--------|--|--|--------|--------|--------|
| Aug. | Identify/ convene Bay Area Resilience Coalition Initiative Planning Group | | | | | | | |
| Sept. | Continue Coalition Planning Activities Identify additional stakeholders for Coalition | Undertake planning for Initiative Kick-off Workshop | | | | | | |
| Oct. | Convene broad Stakeholder Coalition at Workshop Continue Planning Activities | Hold Initiative Kick-Off Workshop | | Initiate Gap Analysis information collection process | At Kick-off workshop, agree on Focus Areas and Priority Issues for Action Plan Framework | | | |

| Month | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 | Step 7 | Step 8 |
|-------------|------------------------------|---|---|--|---|--|--|--|
| Nov. | Continue Planning Activities | Produce summary of Kick-Off workshop highlights | Begin Recovery and Restoration Issues Workshop development | Begin focus groups, interviews, stakeholder surveys, and other Gap Analysis activities | Begin to incorporate data into Action Plan Framework | | | |
| Dec. | Continue Planning Activities | | Continue to develop Recovery and Restoration Workshop | Continue Gap Analysis | Incorporate results of focus groups, survey and interviews into Action Plan | | | |
| Jan. | Continue Planning Activities | | Hold Recovery and Restoration Workshop | Continue Gap Analysis | Continue to incorporate data into Action Plan Framework | Set up Design Team for Recovery/ Restoration Tabletop Exercise | | |
| Feb. | Continue Planning Activities | | Produce Workshop Summary and Incorporate results into framework | Add data from Workshop Summary into Gap Analysis | Continue to incorporate data | Continue to develop tabletop exercise | | |
| Mar. | Continue Planning Activities | | | Augment Gap Analysis | Continue to incorporate data | Continue to develop exercise | | |
| Apr. | Continue Planning Activities | | | Augment draft Gap Analysis | Continue to incorporate data | Continue to develop exercise | | |
| May | Continue Planning Activities | | | Augment draft Gap Analysis | Continue to incorporate data | Conduct tabletop exercise | | |
| June | Continue oversight | | | Augment with Exercise Report Outcomes | Continue to incorporate data | Produce/ coordinate Exercise After Action Report | Begin developing Action Planning Workshop | With exercise results produce initial draft full-scale Action Plan |
| July | Continue Planning Activities | | | Incorporate exercise results into Gap Analysis | | Finalize Exercise Report | Continue planning Action Planning Workshop | Continue augmenting and refining Action Plan |

| Month | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 | Step 7 | Step 8 |
|--------------|--|--------|--------|---|--------|--------|--|--|
| Aug. | Continue oversight | | | Conduct Gap Analysis coordination | | | Conduct Action Planning Workshop; Produce Workshop Summary | Add Workshop outcomes to Action Plan and produce “final” draft |
| Sept. | Wrap up Initiative Planning Activities and begin focus on Implementation | | | Finalize Gap Analysis and Incorporate into Action Plan as Annex | | | | Review and coordination of Action Plan Finalize Plan |

MEMO

Date: August 3, 2011
To: ABAG Regional Planning Committee
From: Danielle Hutchings, Earthquake and Hazards Program Coordinator
Re: Bay Area Regional Disaster Resilience Initiative

Background/Efforts to Date

ABAG has been actively leading efforts to develop a Bay Area Disaster Recovery and Resilience Action Plan, particularly in regard to major earthquakes. With partial funding from the Bay Area UASI, over the next 14 months ABAG will convene stakeholder organizations to actively identify Bay Area capabilities and gaps, and specific activities to improve the Bay Area's capacity to withstand, adapt and rapidly recovery from a major earthquake or other disaster.

With input from RPC members, ABAG staff has developed a comprehensive stakeholder coalition of nearly 300 members representing organizations and agencies, including: Federal and state; county and city emergency managers and other staff from planning, building and administration; water and wastewater agencies; energy providers; transportation and transit agencies; IT/communications providers; universities, colleges and schools; tourism; health and healthcare; banking and finance companies; non-profit and social services agencies; print, radio and TV news stations; major employers; and other regional agencies.

This Recovery and Resilience Action Plan will be the major outcome of ABAG's Disaster Resilience Initiative. The Resilience Initiative will address issues of mitigation as well as recovery planning for major earthquakes and other disasters. ABAG will internally establish a Regional Disaster Resilience Council through expanding the Regional Planning Committee to include four additional organizations representing key stakeholder constituencies not currently represented on RPC: utilities, mass care/social services, universities/research, and hospitals/healthcare. The organizations identified to be invited are:

- California Utilities Emergency Association
- American Red Cross Bay Area
- UC Berkeley Pacific Earthquake Engineering Research Institute (PEER) or Center for Information Technology Research in the Interest of Society (CITRIS)
- Alameda County Medical Center or Oakland Children's Hospital

The role of the Resilience Council will be to address issues of interest and provide input to the Bay Area Disaster Recovery and Resilience Plan and subsequent ABAG projects within the Resilience Initiative. RPC members have indicated their support for the Resilience Council and a willingness to participate in quarterly meetings. Members have also recommended that Resilience Council meetings be held separately from RPC meetings in order to give resilience issues sufficient attention.

Recommended Actions

ABAG staff recommends RPC take the following actions:

- Endorse four recommended additional members to comprise the Resilience Council and allow staff to extend an invitation to these organizations.

- Hold the initial meeting of the Resilience Council in conjunction with the next RPC meeting in October to enable the Council to provide valuable input to the Resilience Initiative as it gets underway. Subsequently, Resilience Council meetings will be held in intervening months from RPC meetings at the same time and location as RPC meetings.

Attachments

1) Updated Proposed Bay Area Regional Disaster Resilience Action Plan Initiative. Focus: Recovery and Restoration

OneBayArea

Date: July 5, 2011

To: MTC Planning Committee
ABAG Administrative Committee

From: Executive Director, ABAG

Re: Sustainable Communities Strategy (SCS) Land Use Scenario Assumptions

This memo provides an overview of the land use assumptions that will guide development of the alternative scenarios of the Bay Area's Sustainable Communities Strategy.

Background

Under SB 375, the adopted Sustainable Communities Strategy (SCS) must be based on a forecasted land use pattern that utilizes reasonable planning assumptions. Based on the SCS Alternative Scenarios concepts, staff has developed additional details for the five alternatives.

The two unconstrained scenarios—Initial Vision Scenario and Core Concentration—are based on identifying areas within the region that could potentially meet the region's total housing need. Staff has not yet performed sufficient analysis to identify the level of public resources required to implement such a strategy, but our preliminary assessment indicates that it may exceed a reasonable forecast. Although these two scenarios may not meet the requirement that the SCS be based on a reasonable forecasted land use pattern, what we learn about the policies and resources needed for the region to meet the total housing need will inform the development of the final SCS scenario.

The remaining three scenarios (Focused Growth, Core Concentration, and Outer Bay Area Growth) are based on a more financially attainable economic and housing forecast and utilize reasonable planning assumptions. For this reason, this report focuses on these three scenarios, with some additional discussion of the unconstrained scenarios at the end of this report.

In addition, regional agencies staff have responded to concerns raised by equity advocates by explaining and adding specific equity inputs into the Focused Growth, Core Concentration, and Outer Bay Area Growth scenarios. The memo "Response to Equity Groups Regarding Sustainable Communities Strategy (SCS) Land Use Scenario Assumptions" describes in more detail how these concerns were addressed.



Forecasted Constrained Scenarios

The three moderate growth scenarios are *Focused Growth*, *Core Concentration*, and *Outer Bay Area Growth*. These three scenarios take into account reasonable planning assumptions related to funding availability. All three scenarios assume higher rates of employment growth and housing production than the Bay Area has experienced over the previous 20 years. In order to achieve these results, these scenarios assume that over the next 30 years there will be significant reforms in State and regional policies and the availability of new funding sources for affordable housing and infrastructure that replace redevelopment financing.

Land use decisions are governed by local jurisdictions and are a local responsibility. The land use assumptions utilized in the scenarios are based upon local input and strong coordination among local and regional agencies.

Land Use Patterns and Strategies

Focused Growth Scenario

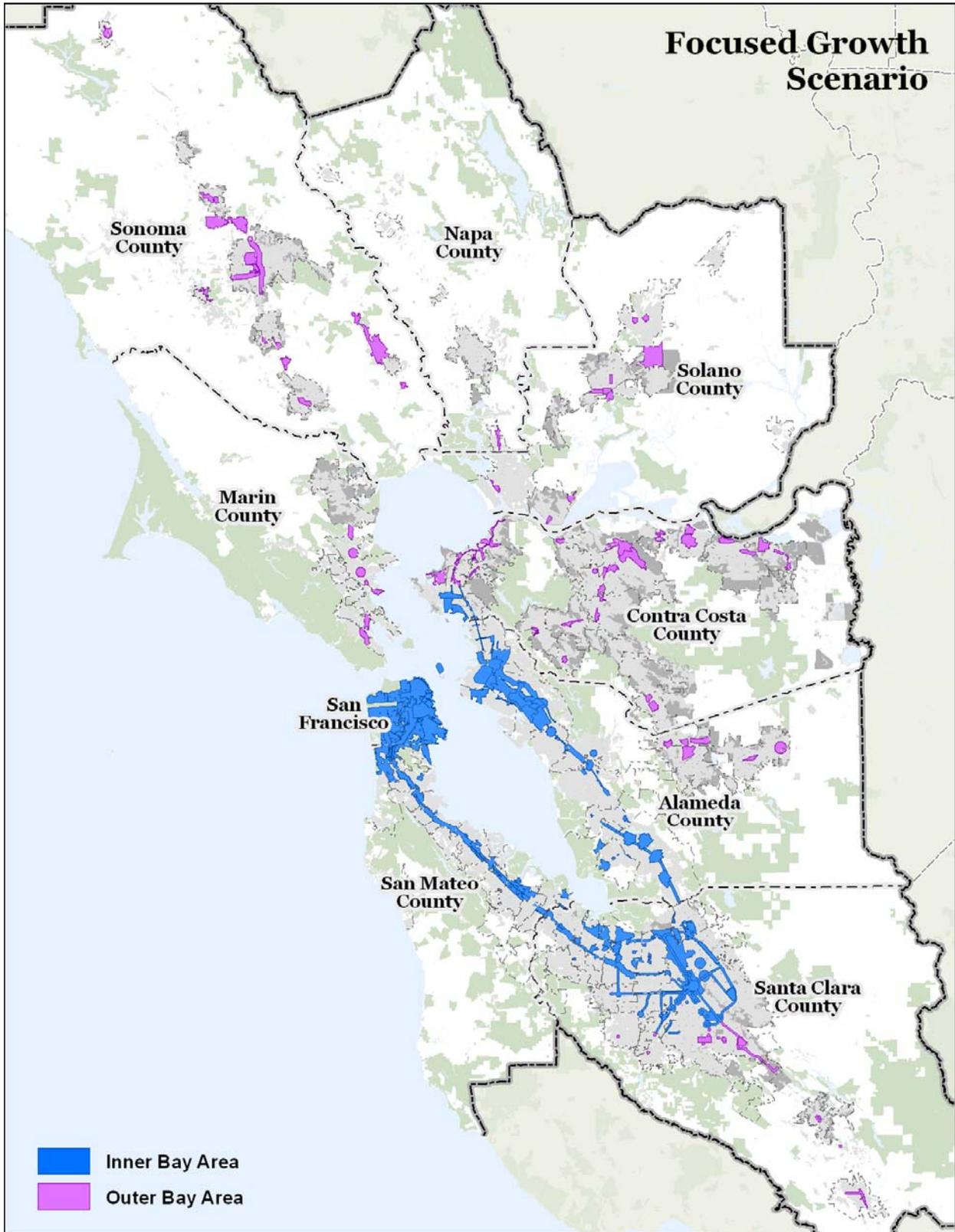
This scenario maximizes the potential of the Priority Development Areas (PDAs)¹ to accommodate household and job growth across the region with an emphasis on density along several transit corridors in the Inner Bay Area (the map on page three shows how this is defined). This scenario would intensify growth in all PDAs, with an emphasis on growth in the PDAs along the major transit corridors. It is expected that around 70 percent of the housing production and around 55 percent of the employment growth would be accommodated within PDAs. Putting more homes and jobs near transit would provide residents and employees with increased access to jobs and services, while providing the densities needed to support more robust transit service.

The growth within the PDAs would be based on the place type proposed by the local jurisdiction and would be tied to input provided by local jurisdictions on the level of growth they can reasonably accommodate given their resources, local plans, and community support. Except for the major cities, where high-rise buildings are considered, most other places would be expected to build three- to five-story buildings of wood frame construction.

Core Concentration Scenario

This scenario builds upon the pattern of growth outlined in the Focused Growth scenario, but shifts additional growth toward the regional and city centers in the Inner Bay Area, to take advantage of the core transit network. This would result in a more compact development pattern, but within reasonable financial constraints. By concentrating more growth in the city centers and regional centers, it goes even further than the Focused Growth scenario in trying to maximize the use of the existing transit network and provide access to jobs and services to most of the population. It would include a higher number of steel frame buildings and higher densities in regional and city centers than in the Focused Growth or Outer Bay Area Growth scenarios.

¹ ABAG/MTC staff expect to expand the PDA framework to incorporate the Growth Opportunity Areas that were identified during development of the Initial Vision Scenario. As a result, the term PDAs in this context refers to both PDAs and Growth Opportunity Areas.



Outer Bay Area Growth Scenario

This scenario also builds upon the Focused Growth scenario, but incorporates a regional employment analysis to address higher levels of growth in PDAs in the Outer Bay Area than those considered in Focused Growth and Core Concentration. Most of the housing production and employment growth would still be accommodated in the Inner Bay Area. However, this scenario would cluster jobs and housing in key transit-served locations as a way to promote economic development and greater access to services and amenities in the Outer Bay Area. Office parks in the Outer Bay Area would be assumed to grow faster in this scenario than the others and would be supported by increased density of PDAs and cities in the Outer Bay Area. While increased use of public transit would be very limited in the Outer Bay Area, some shorter commutes could be expected as jobs are created closer to some primarily residential communities. This scenario would consider intensifying existing office parks, downtown centers, and PDAs in the Outer Bay Area through construction of three- to five-story buildings and town houses.

Scenario Assumptions

All of the scenarios are developed based on growth and land use assumptions that pursue a pattern of sustainable and equitable development. These assumptions guide the scale and location of jobs, housing, and services included in the scenarios.

Community Building

- *Complete communities:* The SCS is intended to pursue the development and strengthening of complete communities to enhance the quality of life in all neighborhoods and centers throughout the region. Some places already have strong complete communities and could accommodate additional population; other places could accommodate growth but need additional support to strengthen their urban qualities. PDAs emphasize residents' access to transit, jobs, stores, quality schools, health services, and entertainment. They also encourage focused employment growth supported by transit, services, and amenities, with the exception of industrial and agricultural employment that have specific land and road requirements. The purpose of the complete communities framework is to use the PDA development process to enhance the quality of life for all residents and workers, current and future, without displacing the existing community. The alternative scenarios will identify some of the policies and investments required to achieve a complete community in each PDA.

Some of the growth in each of the alternative scenarios will also be directed to areas outside of the PDAs that have the characteristics of a complete community. The proportion of growth outside of the PDAs will vary across the three constrained scenarios, depending on the extent to which growth is concentrated in the core of the Inner Bay Area. In all three scenarios, this non-PDA growth will be distributed based, in part, on factors that contribute to neighborhood quality of life, such as access to jobs, transit, services, and quality schools.

- *Place types:* In order to recognize the diversity of places with various development expectations throughout the region, we have defined ten different place types that capture a wide range of urban and rural qualities. Each place type identifies spatial, economic, and social qualities such as the concentration of jobs and housing, levels of transit service, range of building heights and densities, and the diversity of shops and services. Local jurisdictions have chosen a place type for each PDA according to the vision of growth and development they want to pursue in the area. For example, Sonoma has chosen The Springs as a *Rural Mixed-Use Corridor*, cities in San Mateo County and Alameda County have designated portions of the Grand Boulevard and San Pablo Avenue corridor as *Mixed-Use Corridors*, Santa Rosa has designated its downtown as a *City Center*, and San Jose has designated its downtown as a *Regional Center*. The designated place types will guide the distribution of growth in the alternative scenarios. Overall, more growth will be expected in regional and city centers, which will have more buildings of three to ten stories. Less growth will go to rural towns and transit neighborhoods, where most growth will be in townhouses and wood frame buildings of two to five stories.

Growth and Land Use

- *Total regional growth:* Total household and employment growth for the constrained scenarios remains to be defined in consultation with forecasting and regional planning experts. We expect to have a slower pace of growth in the early part of the 30-year period, with faster growth closer to 2040. Total household growth by 2040 would be within the range of 600,000 to 900,000 households. While striving to get as close to the housing need of approximately 900,000 units, the constrained housing forecast will be established based on an assessment of economic growth, financial feasibility, and reasonable planning strategies. Household growth will be forecasted by income level. Employment growth would range between 0.8 and 1.2 million additional jobs. This employment growth is lower than previous forecasts but higher than the trends over previous decades.
- *Population growth:* The scenarios will utilize population growth estimates informed by the 2010 Census data. Based on expected demographic changes in the region's population, it may be possible to establish different thresholds for the number of persons per household and employed residents per household in the Inner and Outer Bay Area. This is related to the growth of our senior population and minority groups. For example, given some growth of multigenerational households and some seniors aging in place, we expect higher household and employed resident density in the Inner Bay Area.
- *Housing production:* The scenarios are designed to improve the quality of housing and access to affordable housing for the entire population in the region. The production of workforce housing in PDAs will be crucial to support sustainable and equitable development. Considering the housing affordability challenges in the region, the scenarios will maximize the production of housing for the low-income and very low-income population at various place types and locations. Different levels of affordable

housing subsidies will be considered across place types. The scenarios will assume policies to retain housing affordability and minimize displacement. No decline in the very low-income or low-income population will be assumed in any of the alternatives. In alignment with the Regional Housing Need Allocation (RHNA) under state regulation, the scenarios will assume each jurisdiction will produce housing that addresses the regional needs of all income groups. No jurisdiction will be assumed to produce housing exclusively for one income group.

Employment, Environment, and Equity

- *Employment:* The scenarios will consider various options for the distribution of employment that will support economic growth across various place types. Each place type is defined by the scale and density of employment and combination of industry groups. Over the next 30 years, professional services and knowledge-based industries are expected to experience the highest growth while manufacturing will significantly slow down across the region. Major employment centers with leading industries are expected to carry a high share of the employment growth. However, scenarios will also assume that small office parks increase their employment density, services, and transit services, and small downtowns strengthen their local services.
- *Environment:* The preservation of farmland and open space can ensure that Bay Area lands will provide clean water, local food, diverse habitats to support a variety of native plants and animals, and recreational opportunities. It further presents an opportunity to remain economically viable by attracting businesses, workers, and visitors that value these lands for their contribution to the quality of life in the Bay Area. To support the goal of open space and agricultural preservation, the alternative scenarios maximize development in the urban footprint, with the benefit of decreasing development pressure on these lands.
- *Equity:* Social equity means increasing access to opportunities and improved quality of life for residents of all neighborhoods in the region. It is the fair and equitable distribution of economic benefits and costs, social benefits and costs, and environmental benefits and costs among all communities. This includes not only an equitable distribution of resources for current residents throughout the Bay Area, but also equitable provision of resources for future residents through an adequate supply of housing options, transit accessibility, and healthy and sustainable communities.

Social equity is promoted in the alternative scenarios through the emphasis on encouraging growth in complete communities, both in PDAs and in the areas outside of PDAs. In addition, each of the alternative scenarios will also distribute growth in a way that ensures that each jurisdiction is planning to accommodate a minimum percent of the housing need it is expected to generate based on factors related to demographic change and household formation. The minimum threshold will be informed by the discussion and analysis at the SCS Housing Methodology Committee.²

² The SCS Housing Methodology Committee is currently considering a minimum threshold of 40 percent.

The three constrained alternative scenarios will also promote social equity by projecting a greater diversity of housing choices across jurisdictions. This is based on the concept embedded in RHNA that encourages access to affordable housing in all jurisdictions and seeks to avoid concentration of households by income. As proposed, the income allocation method gives jurisdictions that have a relatively higher proportion of households in a certain income category a smaller allocation of housing units in that same category.³

Consistency Between the SCS and RHNA

SB 375 requires the Regional Housing Need Allocation (RHNA) to be consistent with the SCS. To promote this consistency, the methodology for the RHNA allocation will be based on the growth pattern shown in the Preferred Scenario of the SCS. Here, we are also proposing that elements of the proposed RHNA methodology (including the minimum threshold for household growth, the use of “quality of life” factors to distribute growth, and the changes to the income distribution) be incorporated into the development of the alternative scenarios.

The alternative scenario evaluation will help inform the selection of a Preferred SCS. Once the Preferred SCS is selected, it will form the basis for the RHNA allocations to each jurisdiction for the period between 2015 and 2022 using the total housing need determination provided by the California Department of Housing and Community Development (HCD). As currently proposed, the RHNA methodology includes the following components:

- **Sustainability Component**
 - Housing and job growth in PDAs from SCS Preferred Scenario
- **Fair Share Elements**
 - Upper housing threshold (110 percent of household formation)
 - Minimum housing floor (40 percent of household formation)
 - Quality of life factors outside of PDAs
 - Income allocation (175 percent shift towards regional average)

More details about the RHNA methodology are available on the One Bay Area website at: http://www.onebayarea.org/plan_bay_area/housing.htm.

In conclusion, these assumptions translate into three major criteria for the development of the alternative scenarios:

- (1) Sustainable and complete communities’ growth would be captured in the PDAs, which is largely informed by input from local jurisdictions. This is expected to account for around 70 percent of the total household growth and 55 percent of employment growth.
- (2) The complete community and quality of life criteria would be applied to the growth outside of PDAs and would include factors such as good transit service, high quality schools, or employment.
- (3) Distribute household growth in a way that promotes social equity and a greater diversity of housing choices in all jurisdictions.

³ The SCS Housing Methodology Committee is currently considering a 175 percent income shift.

Comment on the Unconstrained Scenarios

The **Initial Vision Scenario** was completed in March 2011 as the first approach to the SCS. This scenario assumed a strong economy and unconstrained resources for housing production. It assumed the transportation network proposed in the last Regional Transportation Plan (T2035) with a significant increase in bus service. This scenario was designed to meet the housing target. The analysis of greenhouse gas (GHG) emissions resulted in a reduction of 12 percent by 2035, which was short of the target of a 15 percent reduction.

The **Unconstrained Core Concentration** scenario modifies the Initial Vision Scenario to achieve the targeted 15 percent reduction in GHG by concentrating development in the Inner Bay Area and introducing additional land use policies and transportation investments. As with the Constrained Core Concentration scenario, this scenario shifts growth toward regional and city centers in the Inner Bay Area for a more compact development pattern by 2040. However, it also assumes a strong economy and unconstrained resources for housing production. It includes a higher number of steel frame buildings and higher densities than in the Initial Vision Scenario. For transportation, it assumes the transportation network proposed in T2035 as well as the resources needed to increase bus service and implement other transit and infrastructure investments. Overall, it maximizes the use of the existing transit network and provides improved access to jobs and services to most of the population.

MEMO

Submitted By: Ken Kirkey, ABAG Planning Director

Subject: Plan Bay Area: Alternative Scenarios Concepts

Date: July 27, 2011

Executive Summary

In July, the ABAG Executive Board and the Metropolitan Transportation Commission approved the concepts for the development of five alternative scenarios for the Sustainable Communities Strategy. These five scenarios include input from the Equity Working Group and equity stake holders, which specifically prioritizes housing for low-income workers close to employment centers and transit. At the August Regional Planning Committee meeting, staff will present the approved alternative scenarios concepts summarized below. This is an additional development to the land use assumptions for the scenarios described in the attached memo.

The approved alternative scenarios concepts are based on three major land use components.

1. Growth of Priority Development Areas (PDAs): PDAs define a sustainable and equitable development framework for the SCS. Local and regional efforts support the development of PDAs as complete communities with the appropriate level of services and urban amenities for the current and future residents and workers. These efforts are captured through local input and the regional Place Type framework, both of which will define the levels of growth for each PDA. Housing and job growth would vary by PDA according to the Place Type, current densities, job concentration, and transit service.
2. Growth by local jurisdiction: Similar to the PDA framework, housing and job growth by city will be shaped by job concentration, transit service, and existing population and jobs. In addition, a factor based on low-wage commuters would be applied to the distribution of housing in order to improve access to employment centers served by transit for low-wage workers.
3. Growth pattern informed by the Regional Housing Need Allocation (RHNA): The scenarios assume that RHNA, as a short term housing strategy through local general plans, will shape the long term development pattern through the minimum housing floor (jurisdictions would accommodate at least 40 percent of their future household formation) and increasing diversity of housing affordability (jurisdictions would move towards the regional distribution of income groups).

The alternative scenarios will compare and contrast the interaction between land use policy and transportation investment strategies as measured by the adopted performance targets related to the economy, the environment and equity. This analysis will inform the development of a Preferred Scenario, which will encompass a land use forecast and transportation investment strategy that MTC and ABAG will consider for adoption in Spring 2013.

Recommended Action:

Provide input on land use components of SCS alternative scenarios

Next Steps:

Staff will develop the alternative scenarios and present them at the September ABAG Executive Board and October Regional Planning Committee meeting.

Attachments:

July 5, 2011 memo to the MTC Planning Committee & ABAG Administrative Committee regarding Sustainable Communities Strategy (SCS) Land Use Scenario Assumptions.

MEMO

Date: July 13, 2011
To: ABAG Executive Board
From: Ken Kirkey, ABAG Planning Director
Subject: Regional Housing Needs Allocation (RHNA) Methodology Concepts

Overview

This memo provides an update on the work done by ABAG and MTC staff, with the assistance of the SCS Housing Methodology Committee (HMC), to develop the Regional Housing Need Allocation (RHNA) methodology for the 2015-2022 period. Since January 2011, members of the HMC have been discussing and refining the framework for allocating a portion of the region's total housing need to each jurisdiction in the region. The HMC has reached consensus about the major components of the methodology, however, there are still areas where discussion is ongoing. This memo presents an overview of the proposed methodology framework as well as a summary of the HMC's discussion to date.

Staff is requesting that the Executive Board approve the conceptual framework for the RHNA methodology, which consists of the following elements that are described in more detail below:

- Sustainability Component
- Fair Share Component
 - Upper housing threshold
 - Minimum housing floor
 - Quality of life factors
- Income allocation
- Sphere of Influence (SOI) adjustments

Background

The Regional Housing Need Allocation (RHNA) is a state mandate that requires each community to plan for its share of the state's housing need, for people at all income levels. The California Department of Housing and Community Development (HCD) determines the total housing need for each region in the state and, as the Council of Governments for the San Francisco Bay Area, it is ABAG's responsibility to distribute this need to local governments.¹

With the passage of SB 375, ABAG and MTC must identify areas within the region sufficient to house an eight-year projection of the regional housing need for all income groups. Additionally, the housing allocation plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS).

¹ The total housing need number for the region, the Regional Housing Need Determination, will be provided to ABAG by HCD in October 2011.

Since January, staff from ABAG and MTC has been working with the members of the SCS Housing Methodology Committee—which is made up of staff and elected officials from all 9 counties as well as stakeholder groups—to develop the framework for the RHNA methodology.

The committee’s discussions to date have focused primarily on determining how best to promote consistency between RHNA and the development pattern of the SCS, while ensuring that the allocation of housing need also meets the specific objectives of Housing Element law, including that every jurisdiction accommodate its fair share of the region’s housing need. The committee has also begun to address some of the more technical aspects of the RHNA methodology, including how to address Spheres of Influence.

Proposed Methodology Conceptual Framework

The RHNA methodology consists of several major steps, including determining a jurisdiction’s total RHNA, identifying the share of the jurisdiction’s total RHNA in each income category, and adjusting a jurisdiction’s total RHNA for areas included in its Sphere of Influence.

In developing the RHNA methodology, staff and the HMC have identified two components that would be used together to assign total housing need to local jurisdictions. The first is the “Sustainability Component” that incorporates the Priority Development Areas² (PDAs). The second is the “Fair Share Component” that seeks to ensure that each jurisdiction in the region shares responsibility for accommodating the region’s housing need.

Determining a Jurisdiction’s Total Allocation

Sustainability Component

The Sustainability Component continues and expands upon the inclusion of compact growth principles that began with the 2007-2014 RHNA methodology. Staff is recommending that most of the region’s housing need would be allocated to jurisdictions planning for growth in PDAs. Based on evaluation of numerous options and discussions with the HMC, staff is currently considering basing the share of housing need assigned to PDAs on the proportion of growth in these areas in the Preferred Scenario, as long as it does not exceed 70 percent of the region’s total need.

Using the PDA framework from the SCS in the RHNA methodology promotes growth in sustainable locations and is a key to ensuring consistency between the two planning documents. Directing growth to infill locations is a key component of protecting agricultural and natural resources. This methodology also recognizes the multiple benefits for local communities and the region as a whole of encouraging housing, particularly affordable housing, in the neighborhoods near transit that local communities have identified as priorities for development and investment to create complete communities.

Fair Share Component

It is important that jurisdictions with PDAs are not asked to shoulder too much of the responsibility for meeting the region’s housing need. PDAs are not the only areas in which housing choices are needed, and the RHNA methodology has a responsibility to share the regional need for housing

² The term “PDAs” encompasses the Growth Opportunity Areas as well as Planned and Potential PDAs.

among all jurisdictions. Focusing only on the PDAs could mean that jurisdictions that were unable or unwilling to pick adequate Place Types for these areas or to designate any PDAs at all commensurate with their housing need, would not be allocated their “fair share” of the regional housing obligation. Thus the proposed methodology includes an explicit “fair share” component that is composed of three primary elements:

1. *Upper Housing Threshold*

Staff is proposing to establish an upper threshold that would compare the amount of growth assigned to a jurisdiction’s PDAs in the Preferred Scenario to the amount of growth expected in the jurisdiction based on forecasted household formation growth. If the amount of growth in the PDAs meets or exceeds this threshold, the jurisdiction would retain the amount of growth in those areas, but would not have to accommodate additional growth based on the “quality of life” factors described below. Any growth forecasted in the Preferred Scenario for that jurisdiction in locations outside of the PDAs would be redistributed to jurisdictions throughout the region that have not met upper threshold. After evaluating multiple options with the HMC, staff is considering setting the upper housing threshold at 110 percent of a jurisdiction’s household formation growth.

2. *Quality of Life Factors Outside PDAs*

The “quality of life” factors would apply to the growth in the Preferred Scenario that is expected to occur outside of PDAs. Housing units would be allocated based on factors related to the services and amenities that improve residents’ quality of life. The inclusion of these factors in the methodology is intended to ensure that housing need is allocated in a manner that provides for potentially increased access to communities with good transit access, employment opportunities, and quality schools and services. At the HMC, members have explored the use of a wide variety of factors, including school quality, transit, employment, and past RHNA performance.

3. *Minimum Housing Floor*

Staff is proposing to establish a minimum floor for a jurisdiction’s total allocation that would ensure that each jurisdiction is planning for housing to accommodate at least a portion of the housing need generated by the population within that jurisdiction. The minimum floor would be set at a certain percentage of the jurisdiction’s forecasted household formation growth. If a jurisdiction’s total RHNA (based on the sustainability component and quality of life factors described above) does not reach this floor, this minimum is applied, and the number of units assigned to other jurisdictions is reduced proportionally. After evaluating multiple options with the HMC, staff is considering setting the minimum housing floor at 40 percent of a jurisdiction’s household formation growth.

Determining a Jurisdiction’s Income Allocation

Two primary objectives of the state’s regional housing need process are to increase the supply of housing and to ensure that local governments consider the housing needs of persons at all income levels. In addition to identifying each jurisdiction’s share of the region’s total housing need, the RHNA methodology must also divide this allocation into the four income categories defined by

HCD³. The income allocation portion of the RHNA method is designed to ensure that each jurisdiction in the Bay Area plans for housing for people of every income.

Staff is proposing to use the same method for distributing units by income as the 2007-2014 RHNA. This method is based on a comparison between a jurisdiction's income distribution and the region-wide income distribution. To address concentrations of poverty, each jurisdiction is given 175 percent of the difference between their household income distribution and the region-wide household income distribution. With this method, a jurisdiction receives a higher allocation of units in an income category when it has a smaller proportion of households in that income category compared to the rest of the region.

For example, if a jurisdiction has 36 percent of its households in the very low income category, this would be compared to the regional percentage in this income category, which is 23 percent. The difference between 23 and 36 is -13. This is multiplied by 175 percent (the adjustment factor) for a result of -23. This number is then added to the jurisdiction's original distribution of 36 percent, for a total share of about 13 percent. Therefore, 13 percent of their allocation must be affordable to households with very low income.

A similar calculation can be made for a jurisdiction that has a relatively low proportion of households in the very low income category. If this jurisdiction has 9 percent of its households in the very low income category, when this is subtracted from the regional percentage in this income category, the result is 14. When this difference is multiplied by 175 percent, the result is 25. That amount is added to the jurisdiction's proportion of households in the very low income category, for a total of 34. Therefore, 34 percent of their allocation must be affordable to households with very low income.

HMC Discussion

At its June meeting, the HMC discussed each of the elements of the RHNA methodology described above, and there was widespread support for the conceptual framework. However, although members of the committee agreed in principle with tying RHNA to the Preferred Scenario, there was substantial concern about developing the methodology without knowing the details of the scenario, which is in the very early stages of development.

HMC members requested more transparency about how growth is assigned in the SCS Alternative Scenarios and ultimately the Preferred Scenario, so that they would have confidence in the sustainability component as an input into the RHNA allocation. Members of the committee, as well as others, will have the opportunity to provide input into the development of the Preferred Scenario over the next several months as the Alternative Scenarios are created and evaluated. The HMC is also expected to reconvene in the fall once the results of the analysis of the Alternative Scenarios are released, to provide additional input into the final draft of the RHNA methodology before it is scheduled to be released in November 2011.

³ Very low income is 50 percent or less of area median income (AMI), low income is 50 to 80 percent of AMI, moderate income is 80 to 120 percent of AMI, and above moderate is 120 percent or more of AMI.

With regard to the specific elements of the RHNA methodology framework, most members of the HMC supported using the percentage of growth assigned to PDAs in the Preferred Scenario, with a maximum of 70 percent for the Sustainability Component. The HMC discussed a range of options for the upper housing threshold, but most supported the staff recommendation of using 110 percent. Most agreed with the principle of using a percentage higher than 100 percent to encourage more sustainable growth in PDAs, and felt that 110 percent does not ask jurisdictions with PDAs to shoulder too much of the responsibility for providing housing. The HMC also generally supported the inclusion of the 40 percent minimum housing floor, although there was a desire to see the results of trying different percentages. There was also strong support for using the proposed income allocation methodology, although committee members would like to consider strategies to ensure that affordable units actually get produced.

The element on which additional analysis and discussion is needed is the inclusion of the quality of life factors in the methodology. There was strong support for incorporating some mix of these factors in the methodology as a way to promote greater “access to opportunity,” although the HMC was not yet able to identify exactly which ones to include. There was also some discussion and request for additional analysis about whether the minimum housing floor might adequately address the need to ensure access to opportunity.

With regard to the specific quality of life factors that were considered, there was widespread support for including employment and transit, although some members want to refine the transit factor to exclude PDAs, since transit is already explicitly included in the definition of PDAs. The HMC also considered a factor related to school quality and, although there was some interest in keeping this as part of the methodology, many members had significant concerns about the complexities and challenges of trying to aggregate Academic Performance Index (API) scores at the jurisdictional level. Most members of the HMC requested that staff continue to explore other options for identifying a factor that would capture the idea of promoting access to opportunity.

For the final quality of life factor, past RHNA performance, members of the HMC supported including this in the methodology, but want to consider refining the proposed method. The staff proposal looked at how well a jurisdiction did in issuing permits to meet its RHNA allocations for very low- and low-income units. There was concern about using permits issued, since market forces and available resources play a significant role in whether a jurisdiction can meet these targets. The data is also self-reported by jurisdictions without outside verification. One suggestion was to look at whether a jurisdiction has a certified housing element and zoning in place.

Spheres of Influence

“Spheres of influence” (SOI) must be considered in the RHNA methodology if there is projected growth within a city’s SOI, and most SOI areas within the Bay Area are anticipated to experience growth. Every city in the Bay Area has a SOI, which can be either contiguous with or go beyond the city’s boundary. The SOI boundary is designated by the county’s Local Area Formation Commission (LAFCO). The LAFCO influences how government responsibilities are divided among jurisdictions and service districts within a county. The SOI is considered the probable future boundary of a city and a city is responsible for planning areas within its SOI.

For the 2015-2022 RHNA, staff is proposing to use the same approach regarding SOI that was included in the 2007-2014 RHNA, unless ABAG receives a resolution from a county and all the cities in that county requesting a change to the rules outlined below:

1. In Napa, San Mateo, Santa Clara, Solano, and Sonoma counties, the allocation of housing need generated by the unincorporated SOI was assigned to the cities.
2. In Alameda and Contra Costa counties, the allocation of housing need generated by the unincorporated SOI was assigned to the county.
3. In Marin County, 75 percent of the allocation of housing need generated by the unincorporated SOI was assigned to the city; the remaining 25 percent was assigned to the county.

These rules are based on the premise that each local jurisdiction with land use permitting authority over its SOI should plan for the housing need generated within that area. These reflect the fact that each county in the Bay Area is different in terms of whether a city or county has jurisdiction over land use and development within unincorporated SOIs.

These rules reflect the general approaches to SOIs, and agreement between the jurisdictions in each county. Adjustments may be needed to better reflect local conditions. To allow flexibility, the methodology included the following criteria:

1. Adjustments to SOI allocations shall be consistent with any pre-existing written agreement between the city and county that allocates such units, or
2. In the absence of a written agreement, the requested adjustment would allocate the units to the jurisdiction that has permitting authority over future development in the SOI.

Staff is requesting that local jurisdictions provide resolutions requesting a change to the SOI rules by **September 30, 2011**. The specific rule for the SOI in each county will then be adopted by the Executive Board as part of the draft RHNA methodology in November 2011.

Next Steps

The HMC will meet in July to continue its work on refining the details of the RHNA methodology. The committee will also reconvene in the fall to review the results of the analysis of the Alternative Scenarios and provide additional input into the final draft of the RHNA methodology before it is scheduled to be released in November 2011.

MEMO

Submitted by: Ken Kirkey, ABAG Planning Director

Subject: Regional Housing Needs Allocation (RHNA) Methodology Concepts

Date: July 27, 2011

Executive Summary

The Regional Housing Needs Allocation (RHNA) is a state mandate that requires each community to plan for its share of the state's housing need, for people at all income levels. The most recent RHNA covers the seven-year period from 2007-2014. It is ABAG's responsibility to distribute this need to local governments. With the passage of SB 375, ABAG and MTC must identify areas within the region sufficient to house an eight-year projection of the regional housing need for all income groups. Additionally, the housing allocation plan must allocate housing units within the region *consistent with* the development pattern included in the Sustainable Communities Strategy (SCS).

Staff will provide an update on the work done by ABAG and MTC staff, with the assistance of the SCS Housing Methodology Committee (HMC), to develop the Regional Housing Need Allocation (RHNA) methodology for the 2015-2022 period. Since January 2011, members of the HMC have been discussing and refining the conceptual framework for allocating a portion of the region's total housing need to each jurisdiction in the region. The HMC has reached consensus about most of the major components of the methodology, however, there are still areas where discussion is ongoing. Staff will present an overview of the proposed methodology framework as well as a summary of the HMC's discussion to date.

Recommended Action

Input on the methodology concepts for RHNA.

Next Steps

Presentation of RPC input on the RHNA methodology to the Executive Board in September 2011.

Attachments:

July 13, 2011 Memo to ABAG Executive Board regarding Regional Housing Needs Allocation (RHNA) Methodology Concepts.

Bay Area Regional Disaster Resilience Action Plan



DANIELLE HUTCHINGS, P.E.
EARTHQUAKE AND HAZARDS PROGRAM COORDINATOR
ASSOCIATION OF BAY AREA GOVERNMENTS

Developing a Regional Resilience Action Plan



- Convene key stakeholders and constituencies
- Identify existing capabilities to address major disasters, gaps and specific improvement activities/investment priorities
- Emphasis will be on reconstituting interdependent lifeline and other critical infrastructures
- **Outcome: stakeholder-developed strategy *building on existing capabilities* to enhance Bay Area disaster resilience**

Action Plan Development Schedule



14 months from August 2011 through October 2012

- First Planning Group meeting (Aug 2011)
- Stakeholder Kick-Off Meeting (Oct. 2011)
- Recovery and Restoration Workshop (Jan. 2012)
- Gaps and Capabilities Analysis
- Action Plan Framework Development
- Recovery and Restoration Regional Tabletop Exercise (May 2012)
- Action Planning Workshop (Aug. 2012)
- Final Bay Area Regional Disaster Resilience Action Plan of integrated outcomes from all activities (Sept. 2012)



Resilience Stakeholder Coalition



- **Nearly 300 organizations and agencies, including:**
 - Federal and State agencies
 - Local government staff: emergency managers, planning, building, and administration
 - Water/wastewater agencies
 - Energy providers
 - Transportation/transit agencies
 - IT/communications providers
 - Universities, colleges, and schools
 - Health and healthcare
 - Banking and finance companies
 - Non-profit and social services providers
 - Print, radio, and TV news stations
 - Major employers
 - Other regional agencies

ABAG's role



- Facilitate Action Plan through UASI grant and private sector funding
- Request in-kind contributions from stakeholders to support Initiative
- Engage elected officials and policy-makers in this process and prepare to lead the region in the post-disaster recovery and restoration process.
- Form Resilience Council to address issues of regional significance
 - Comprised of RPC members plus additional stakeholders
 - Contribute to development of the Action Plan

Resilience Council: Proposed



- **Option A: Resilience Council is a sub-committee of the RPC**
 - Meets separately from RPC – quarterly in off-months of RPC (Nov, March, July, Sept)
 - Advise the RPC on issues of earthquake resilience and provide input and insight to the development of the Recovery and Resilience Action Plan.
 - Minimum recommended structure: nine counties, plus San Jose, Oakland and San Francisco
 - May not have broad representation from all the regions of the Bay Area
 - Members can appoint staff alternates to attend meetings
 - ✦ Should be senior management engaged in community development. This sub-committee will not address issues of emergency response or emergency preparedness.
 - Sub-committee will be established for the length of the current recovery action plan project (14 months). The need for the sub-committee will be re-evaluated at that time.
- **Option B: Extend the length of RPC meetings one hour to specifically focus on disaster resilience issues**
 - Broad range of RPC members are more likely to be involved
 - Will allow RPC to remain fully engaged in disaster resilience issues and minimize additional travel and member time commitment
 - Additional members recommended for Resilience Council can attend Resilience portion of RPC meetings only

Resilience Council: Proposed Additional Members



- **Include four additional members not currently represented on RPC: utilities, mass care/social services, universities/research, hospitals/healthcare**
 - California Utilities Emergency Association
 - American Red Cross Bay Area
 - UC Berkeley Pacific Earthquake Engineering Research Institute
 - Alameda County Medical Center (invited)

Recommended Actions



- **Confirm additional members of Resilience Council**
- **Select desired structure of Resilience Council meetings (recommend Option B)**



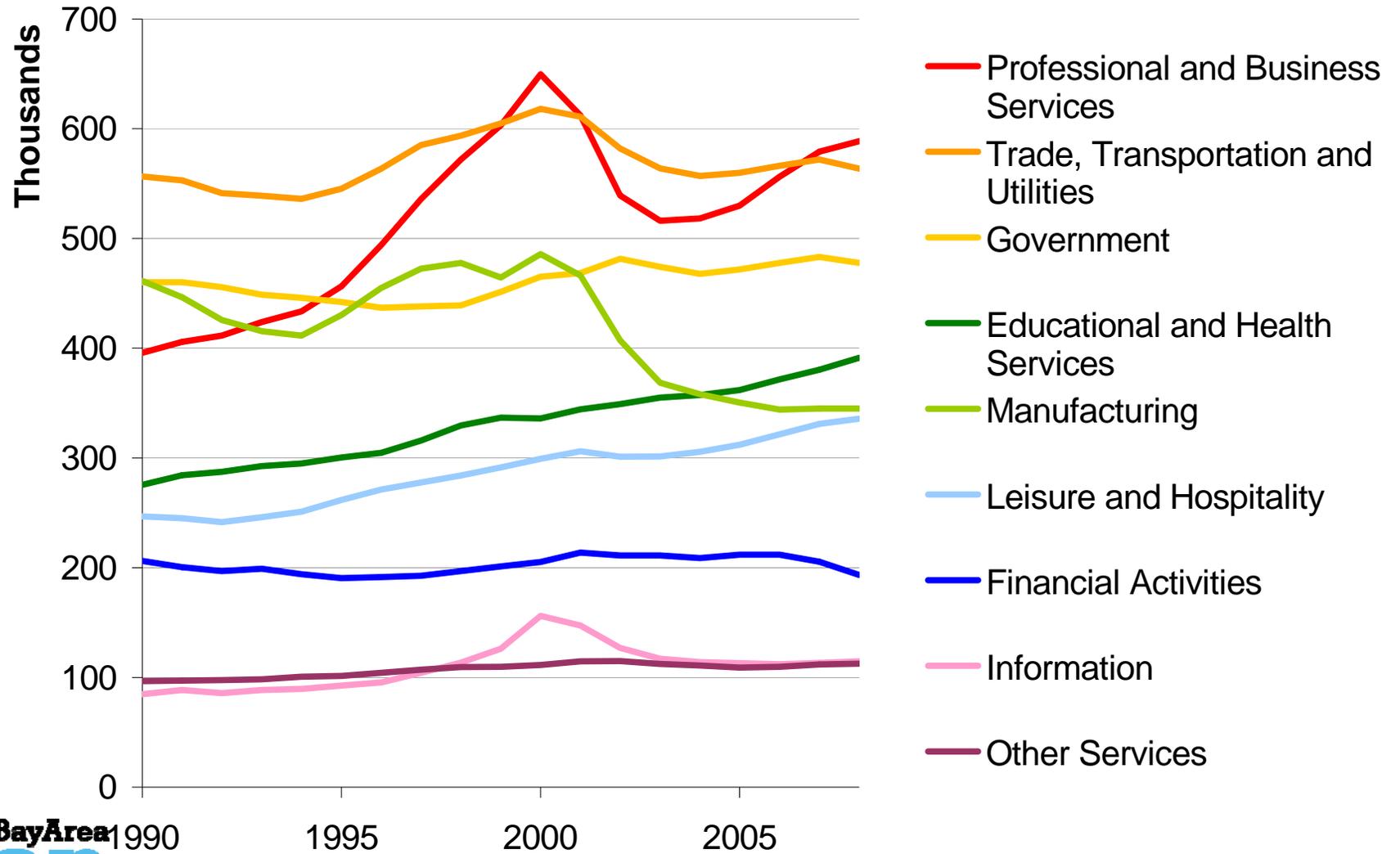
P1 BayArea Plan

Employment Trends Analysis

Regional Planning Committee

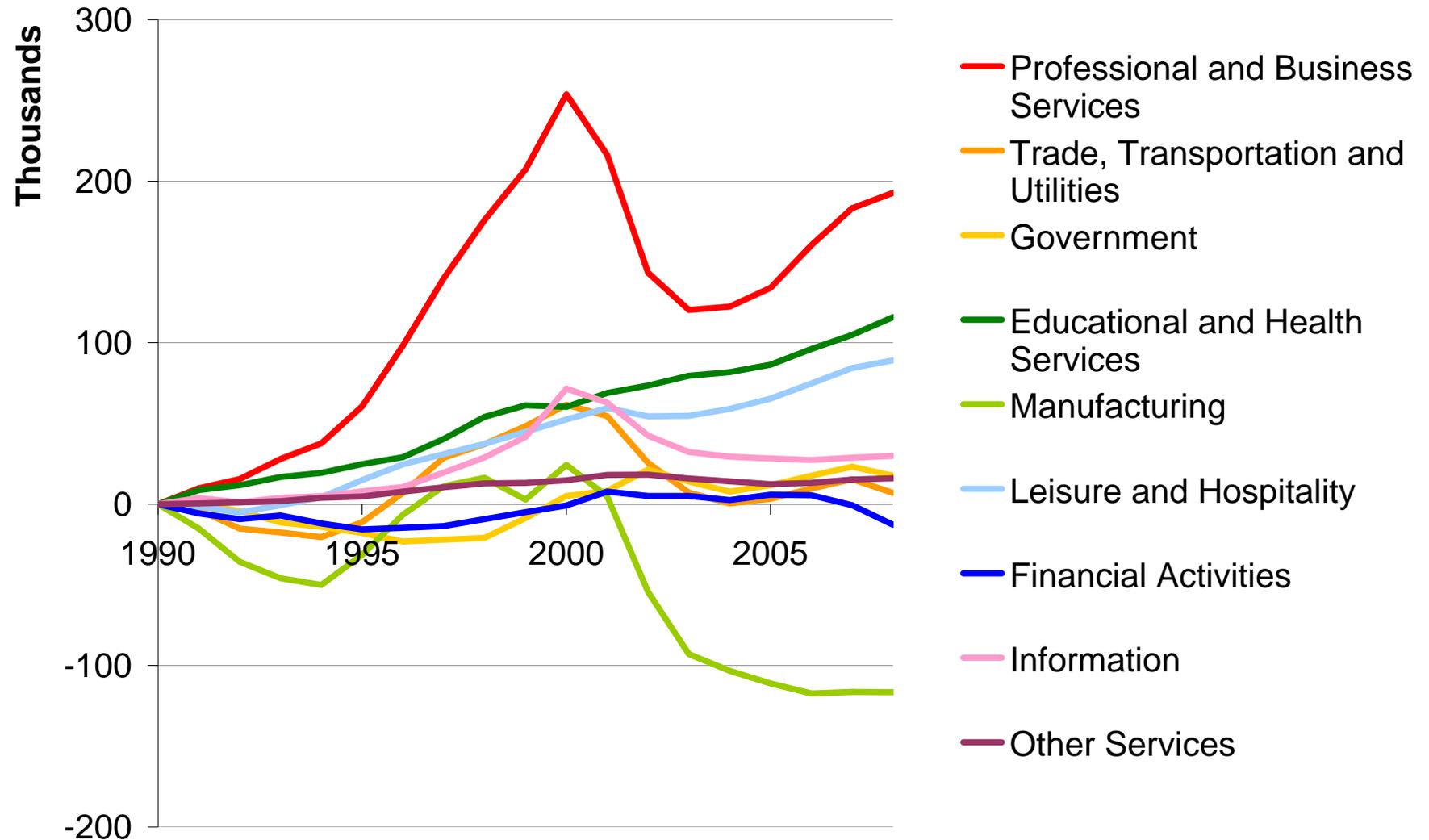
June 1, 2011

Regional Employment by Sector

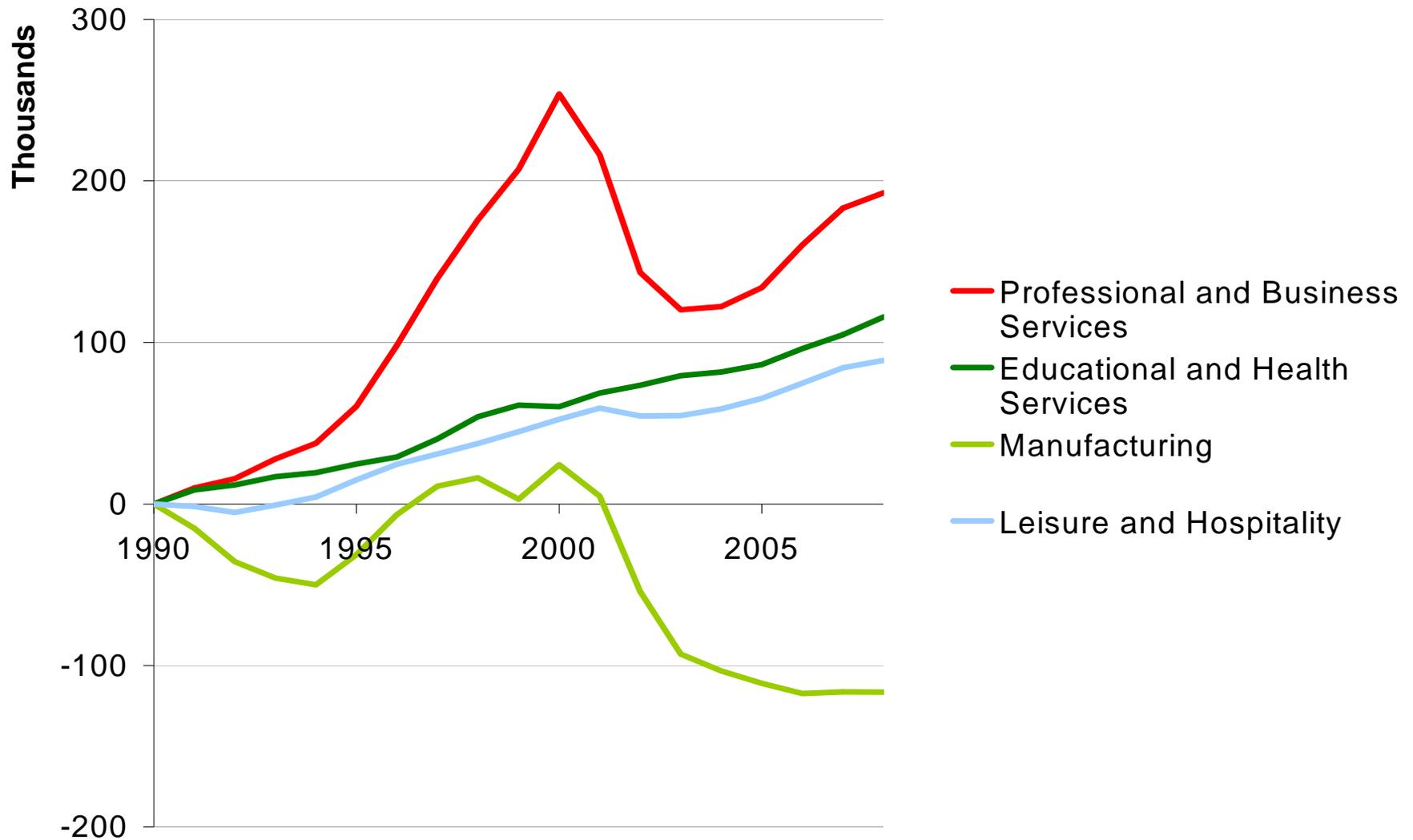


Regional Employment by Sector

Cumulative Change

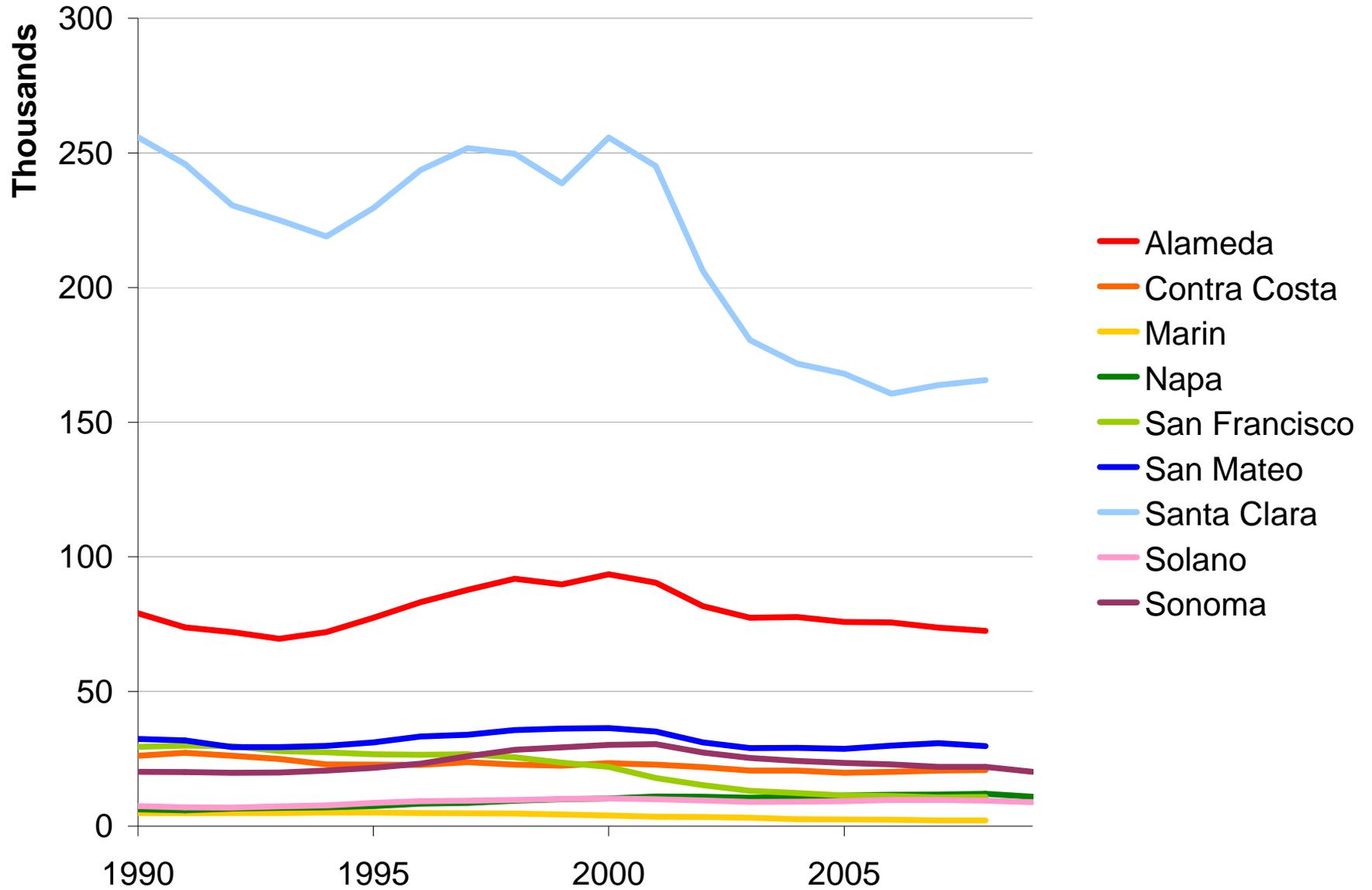


Over 85% of Change is in Four Sectors

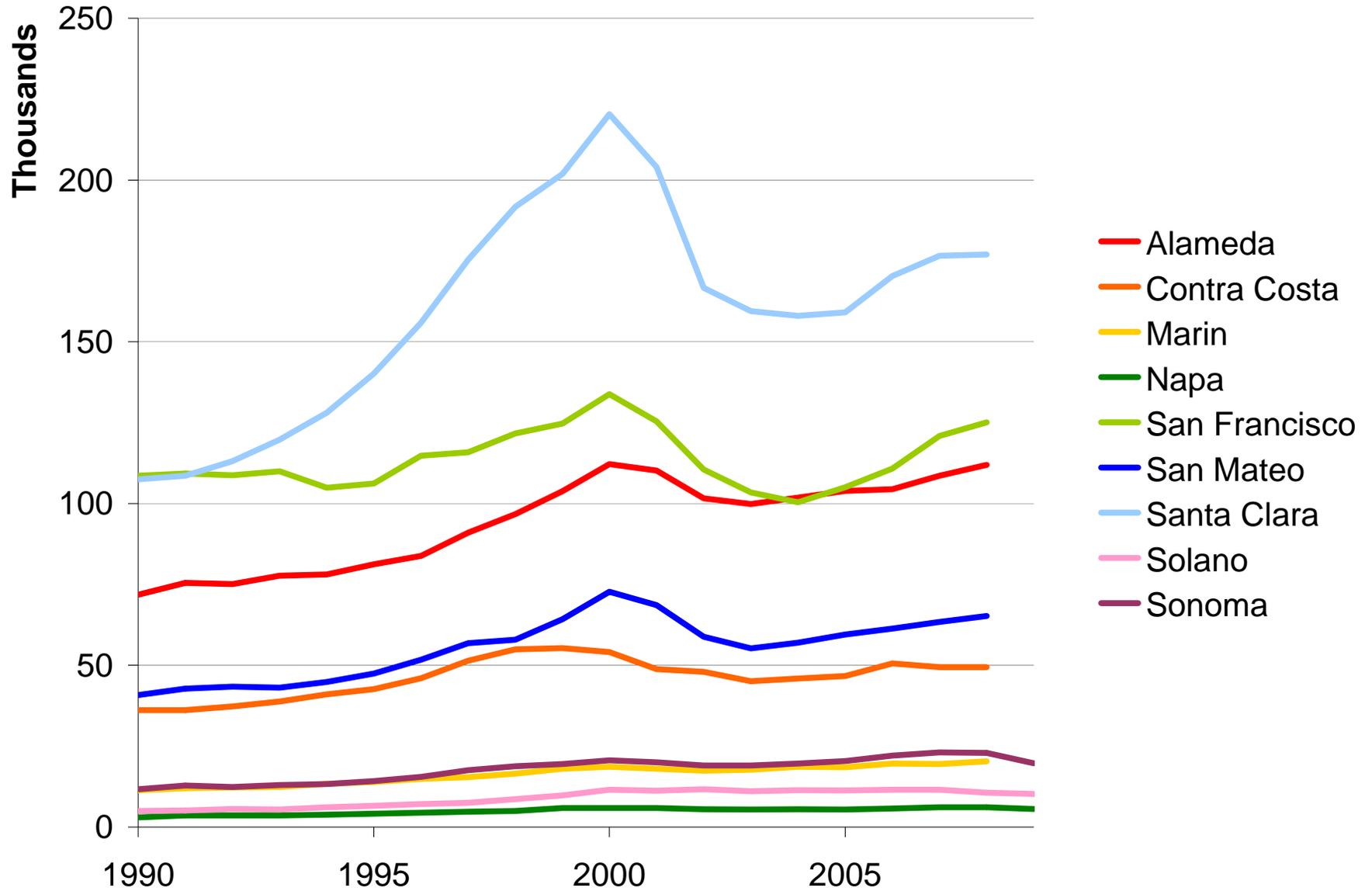


Employment trends by county

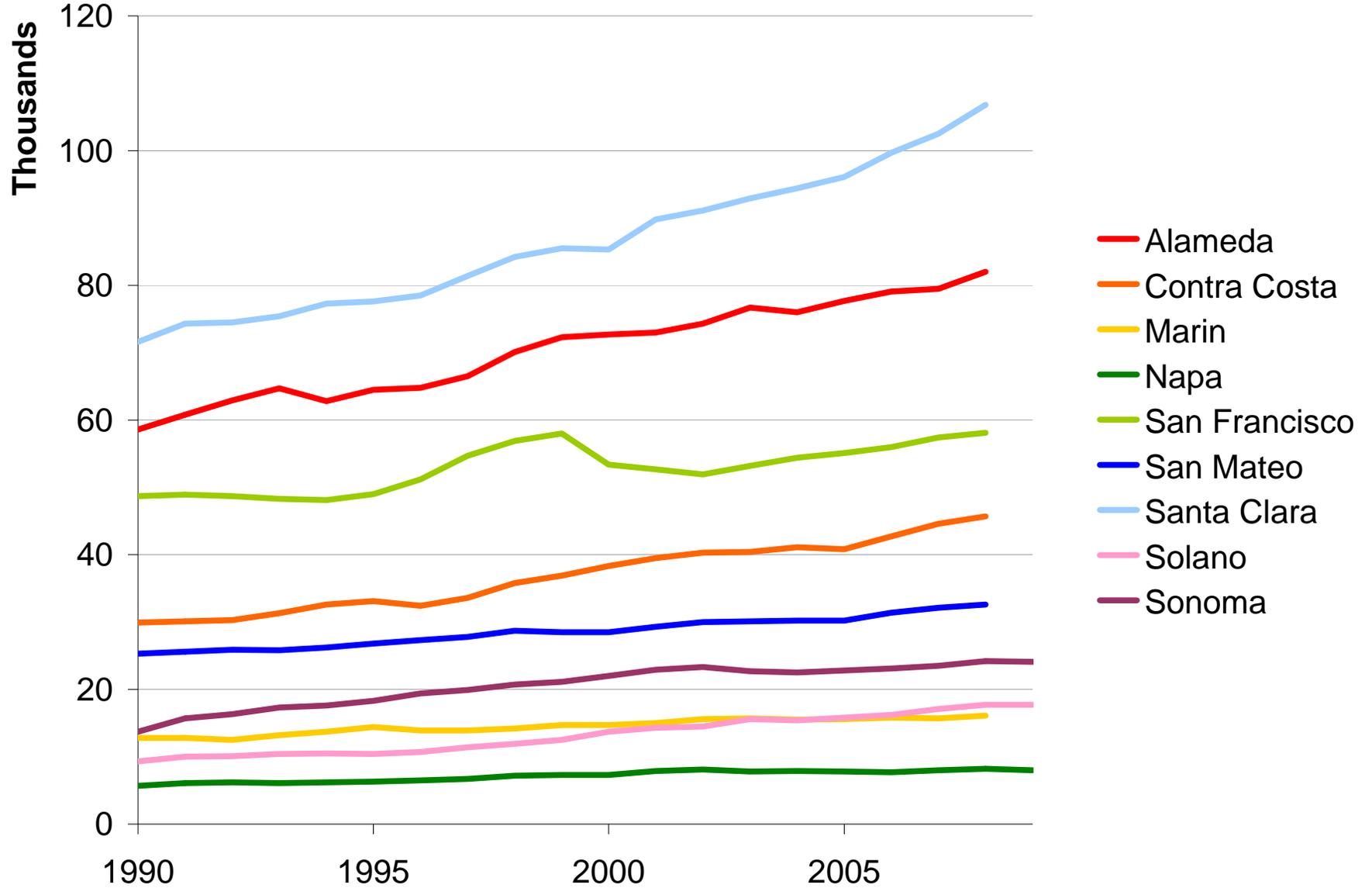
Manufacturing



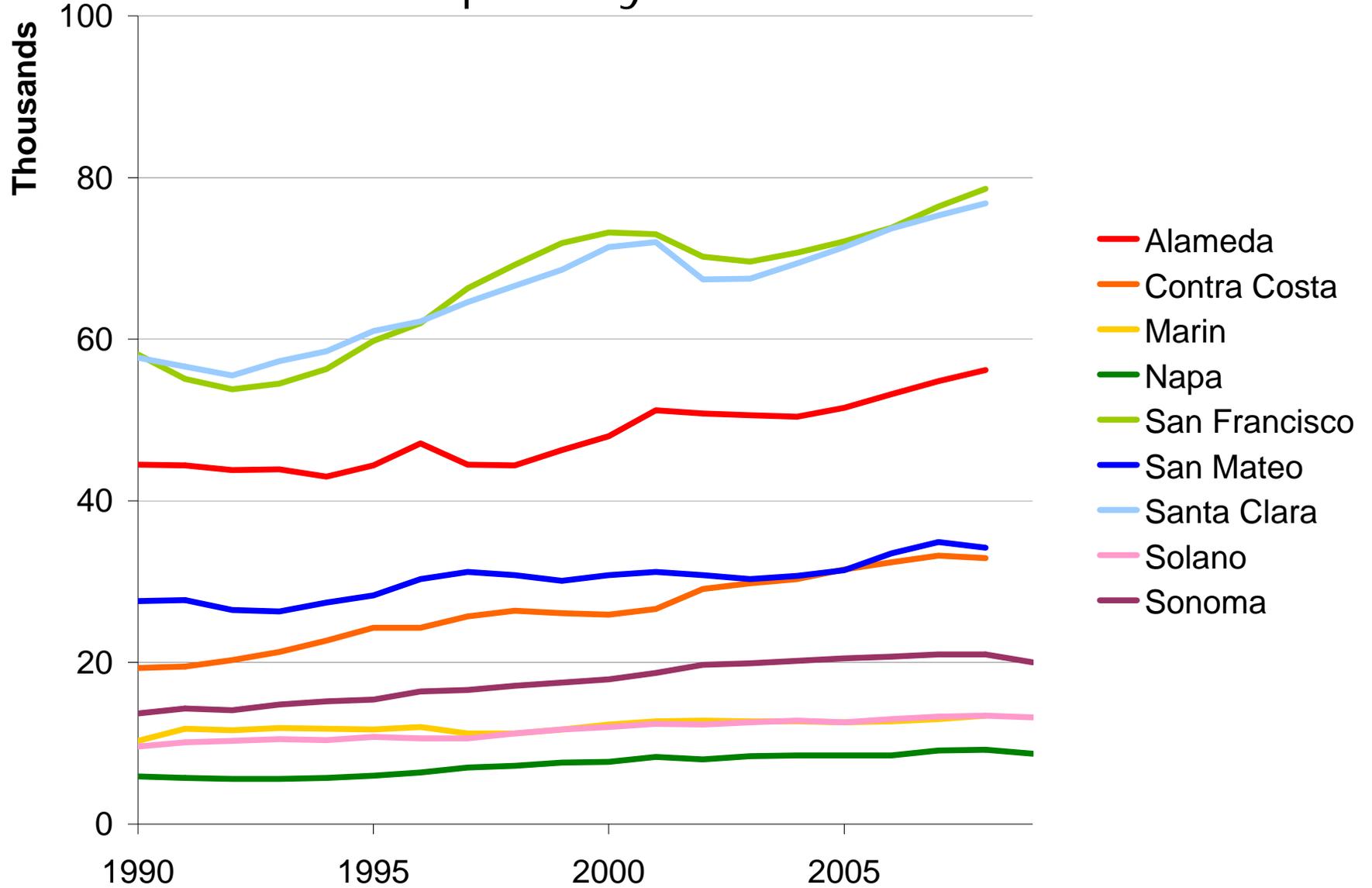
Professional and Business Services



Education and Health Services

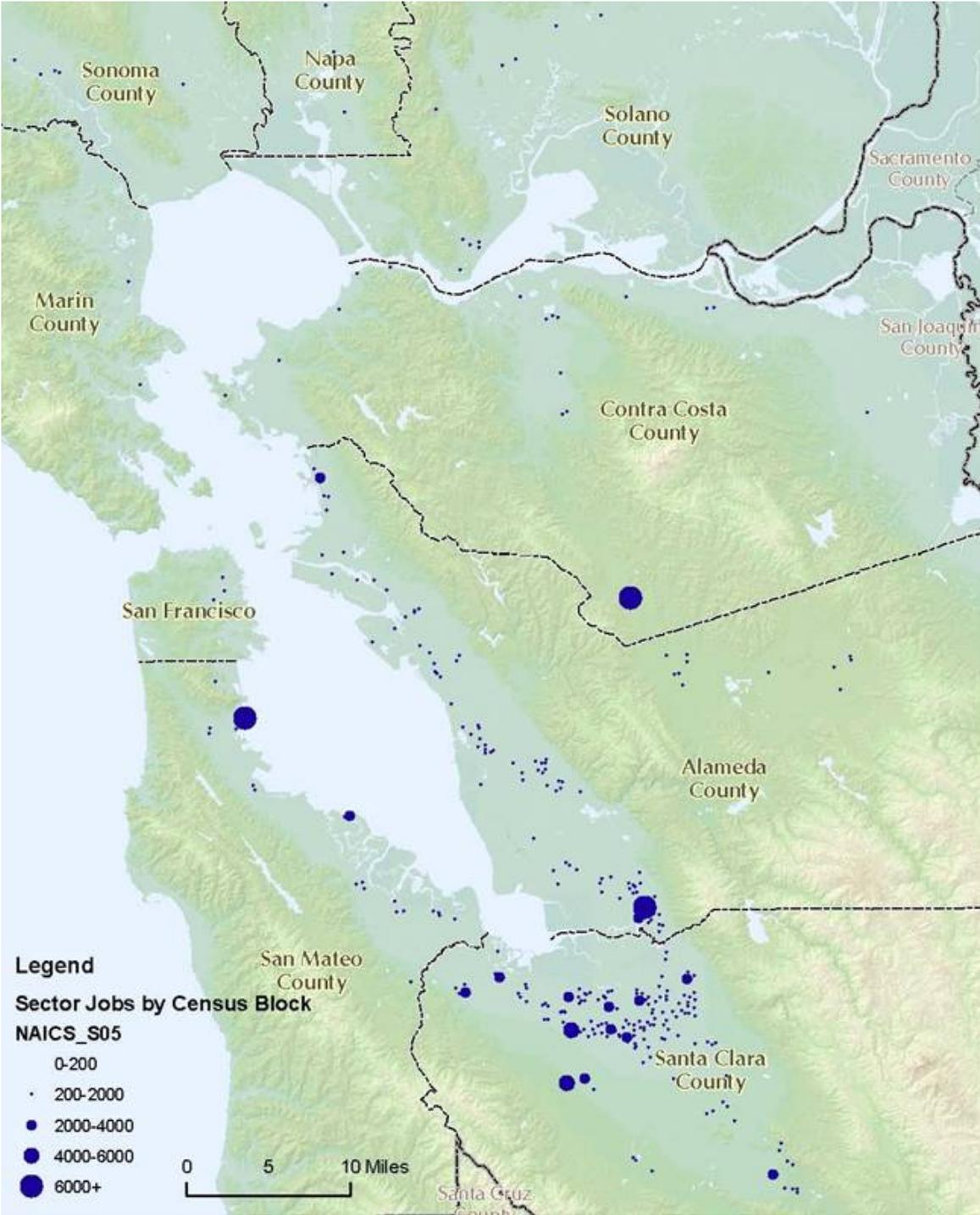


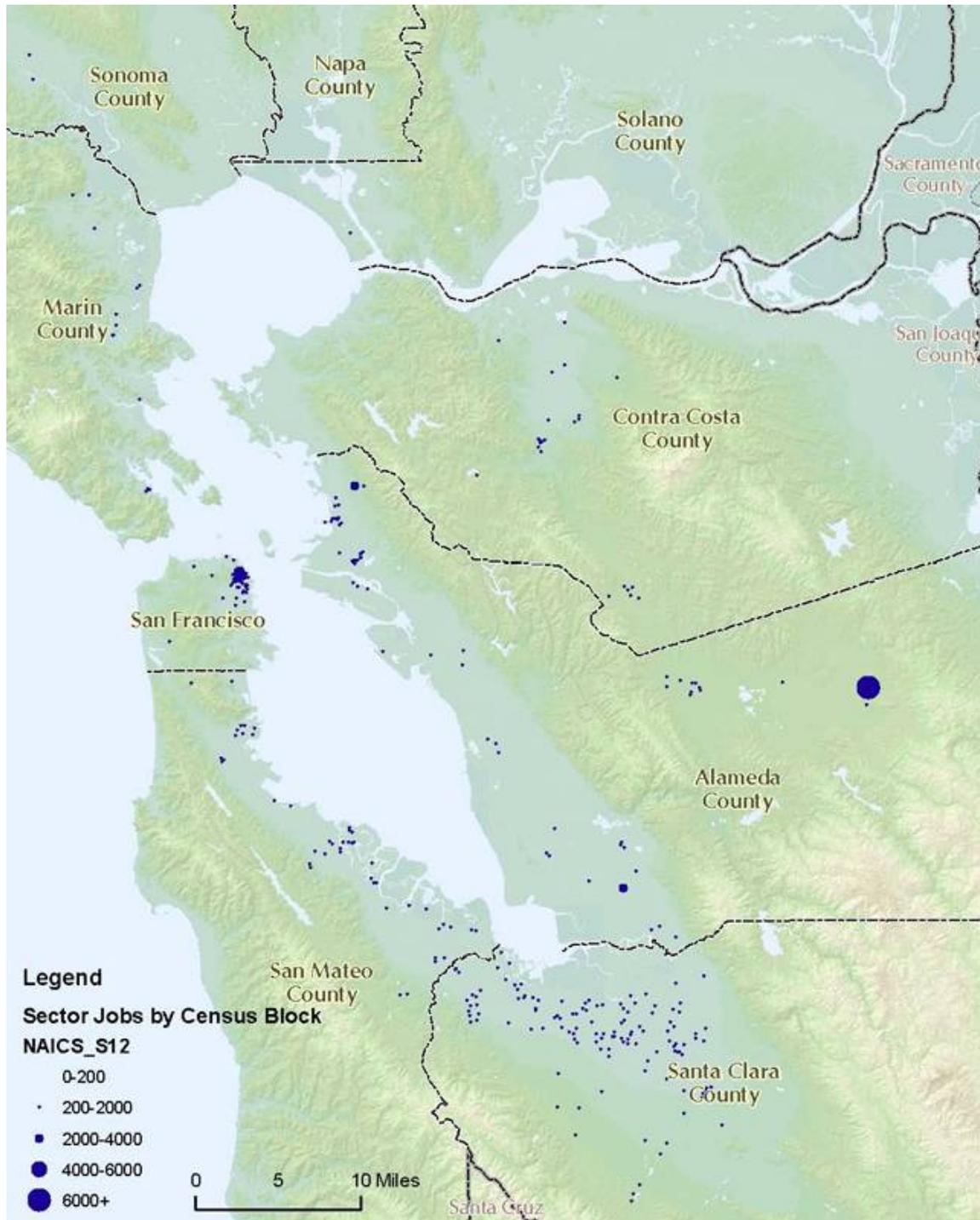
Leisure and Hospitality



Spatial distribution of jobs by sector

Manufacturing

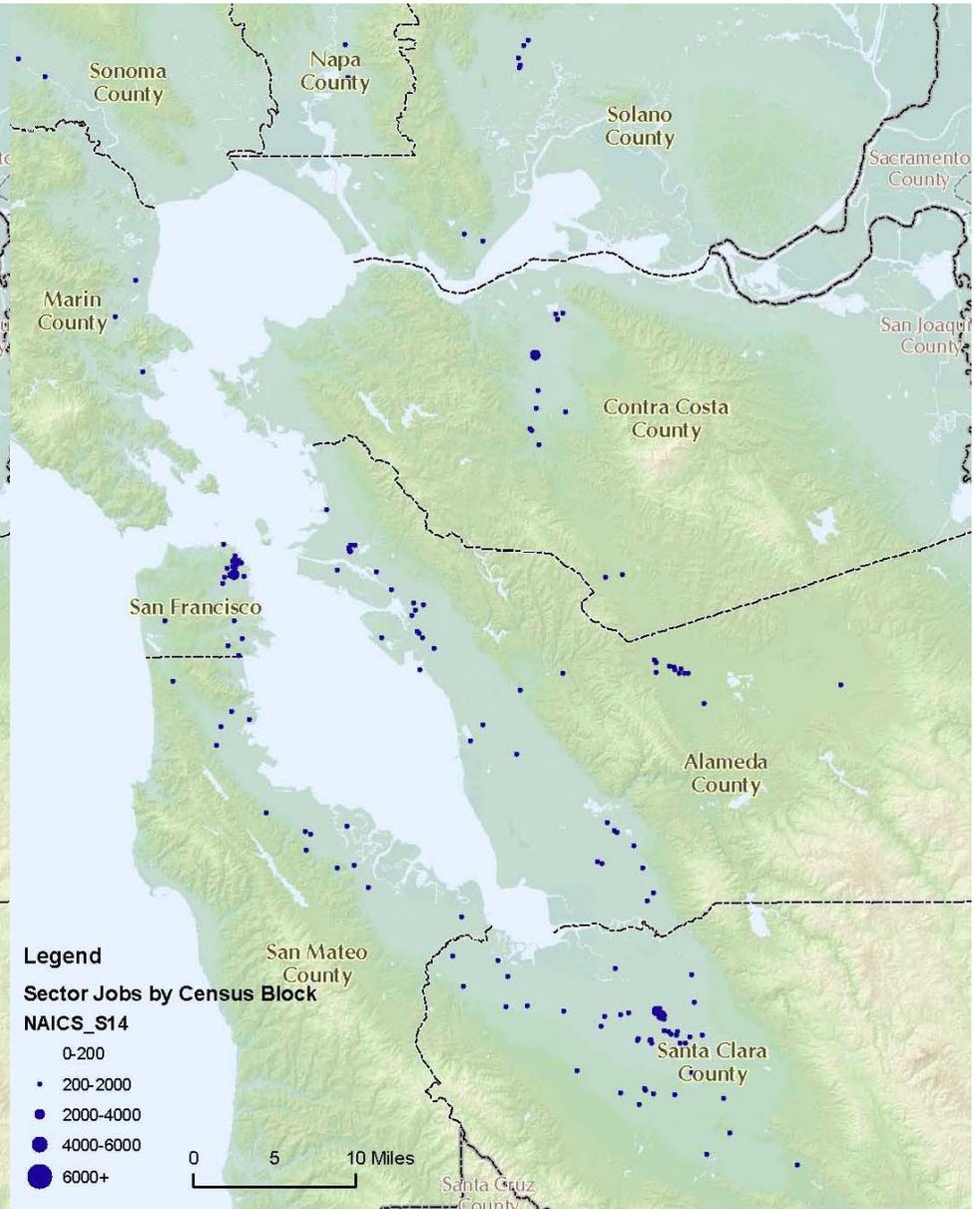




Professional, Scientific, Technical

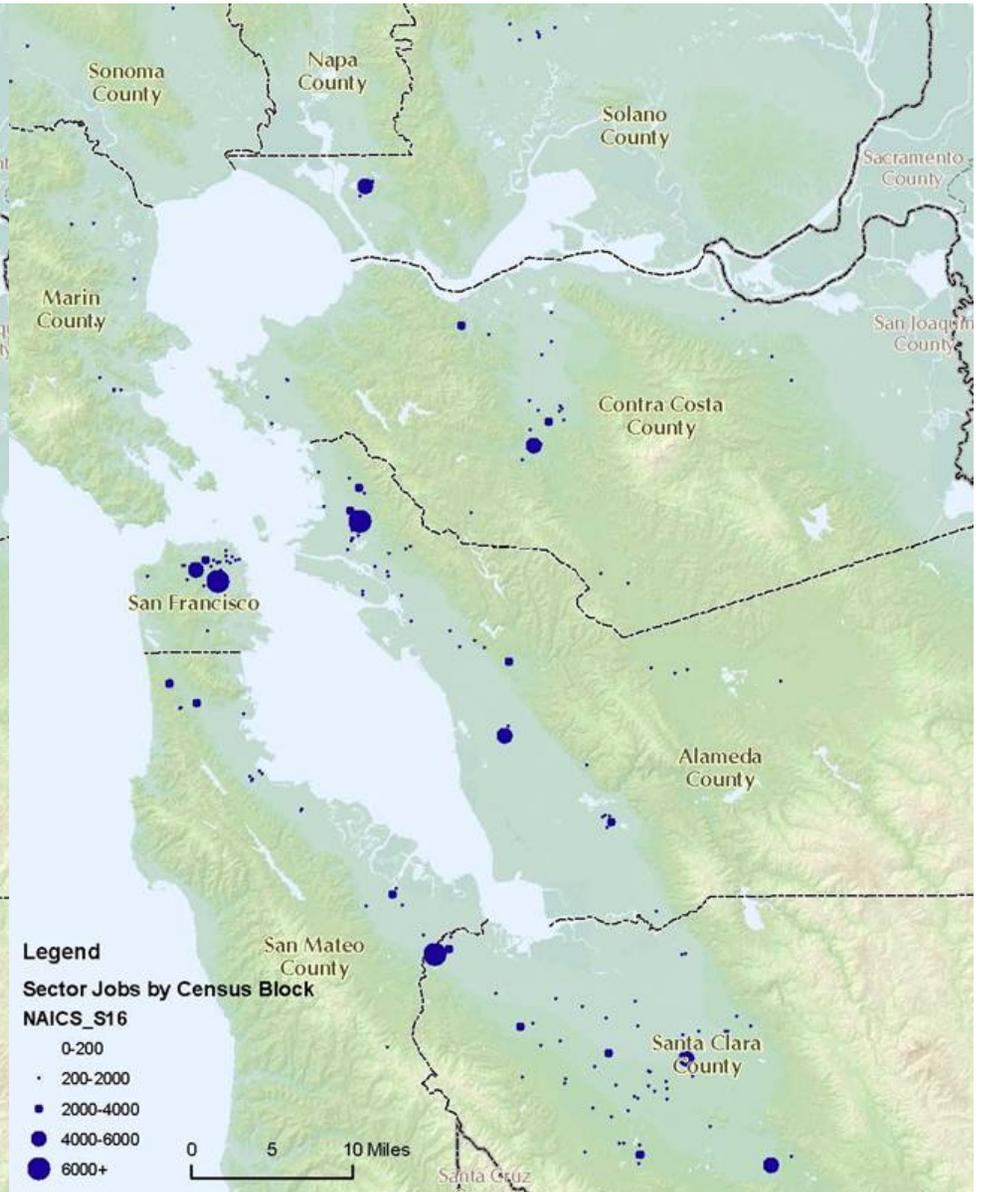
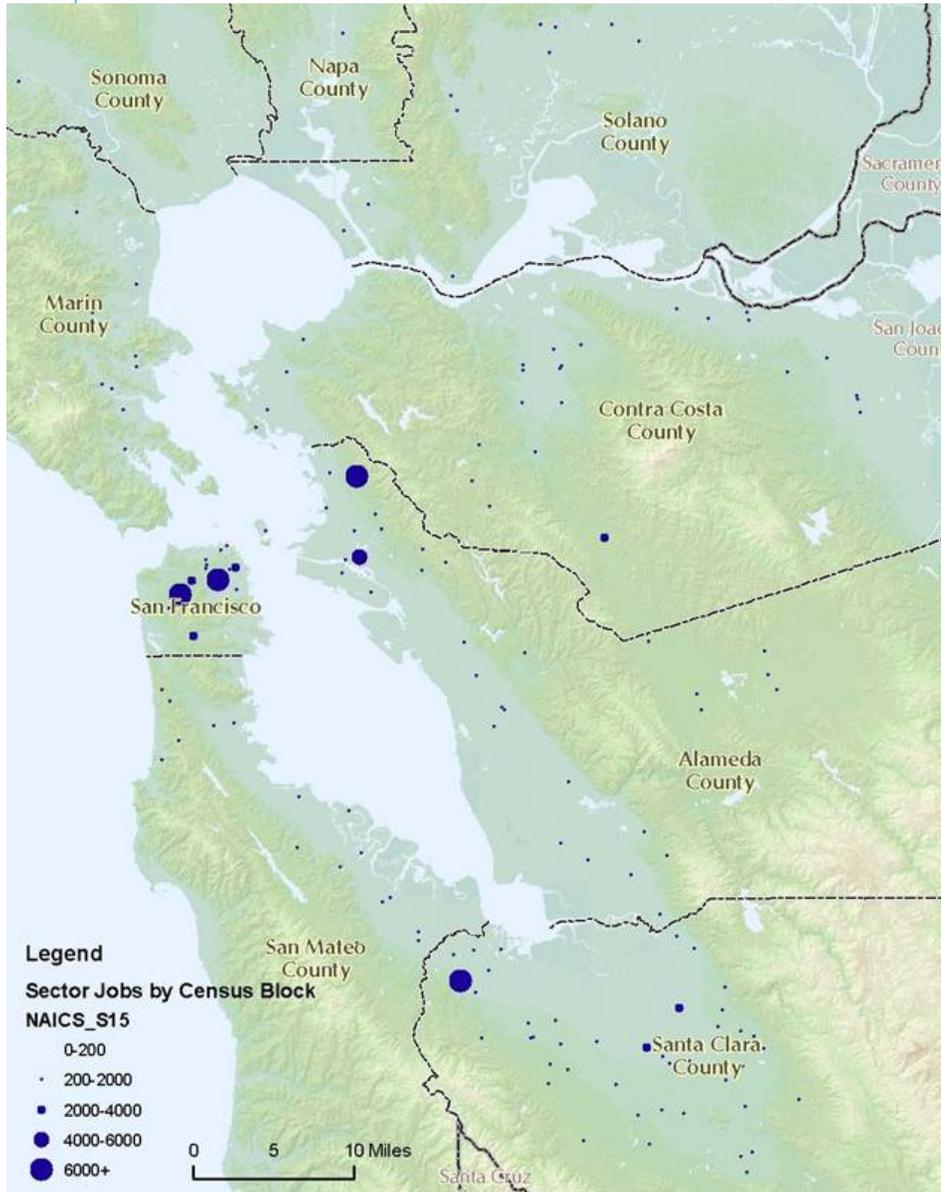
Management of Companies

Administrative and Support Services



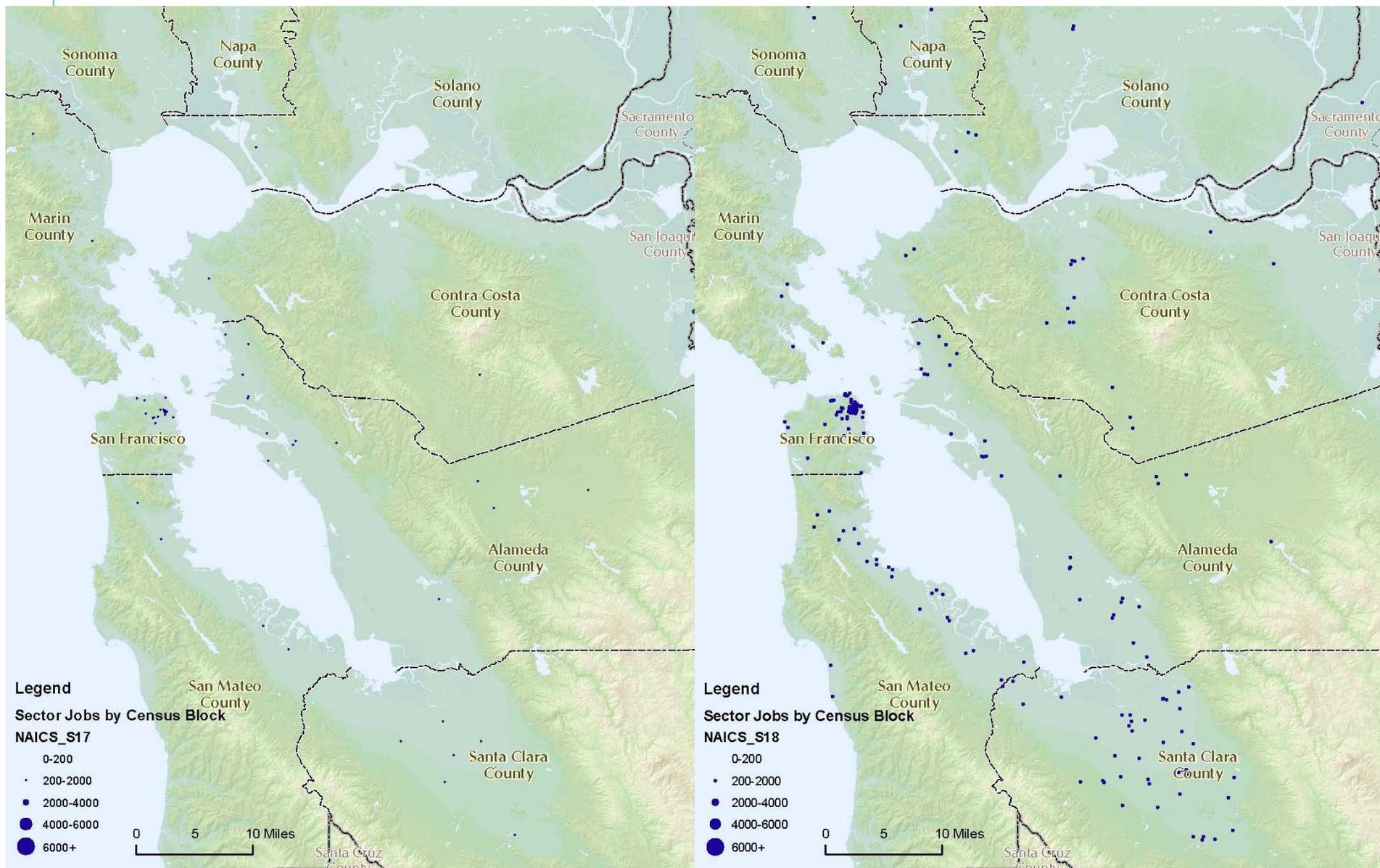
Educational Services

Health Care and Social Assistance



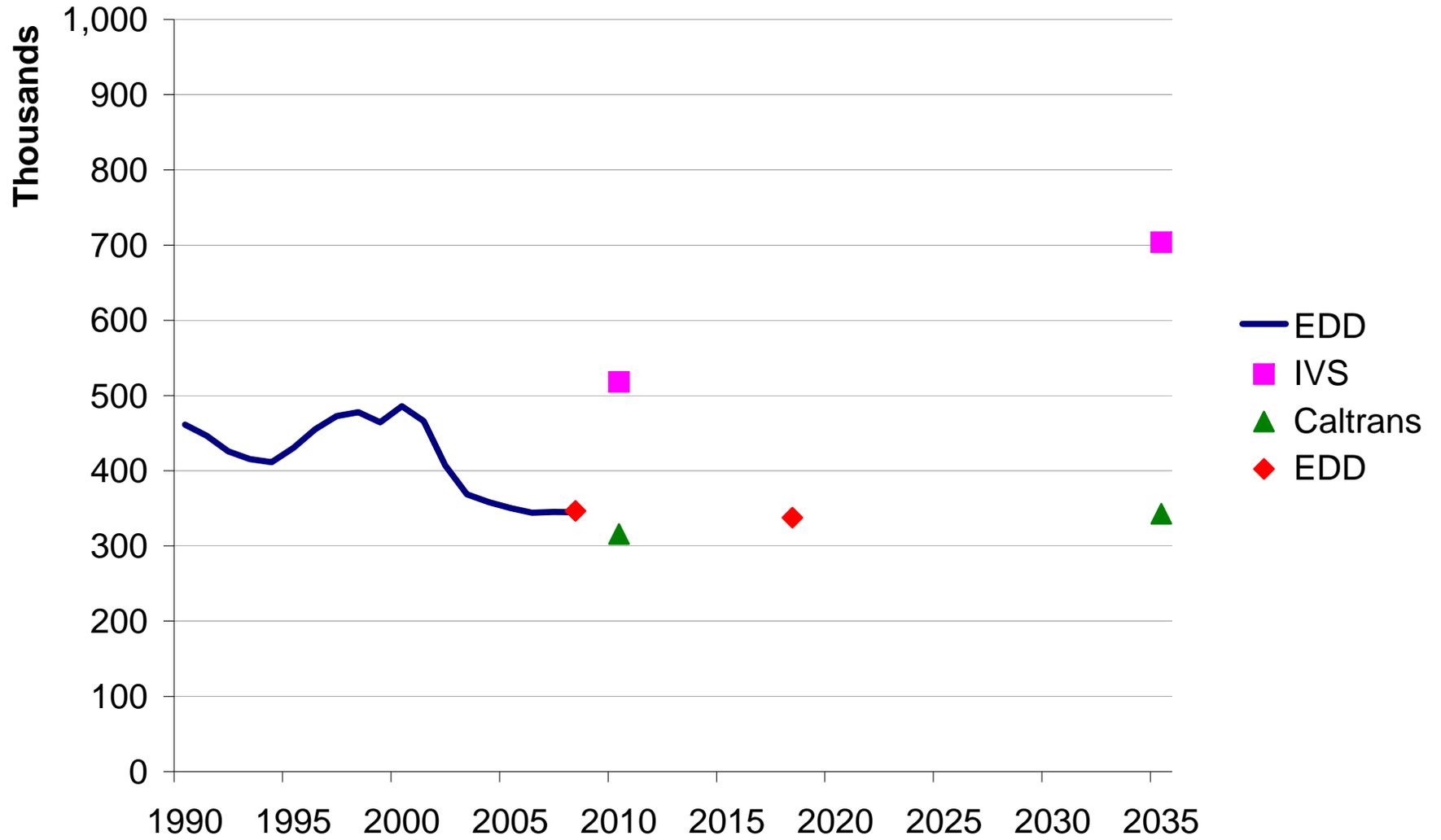
Arts, Entertainment, Recreation

Accommodation and Food Services

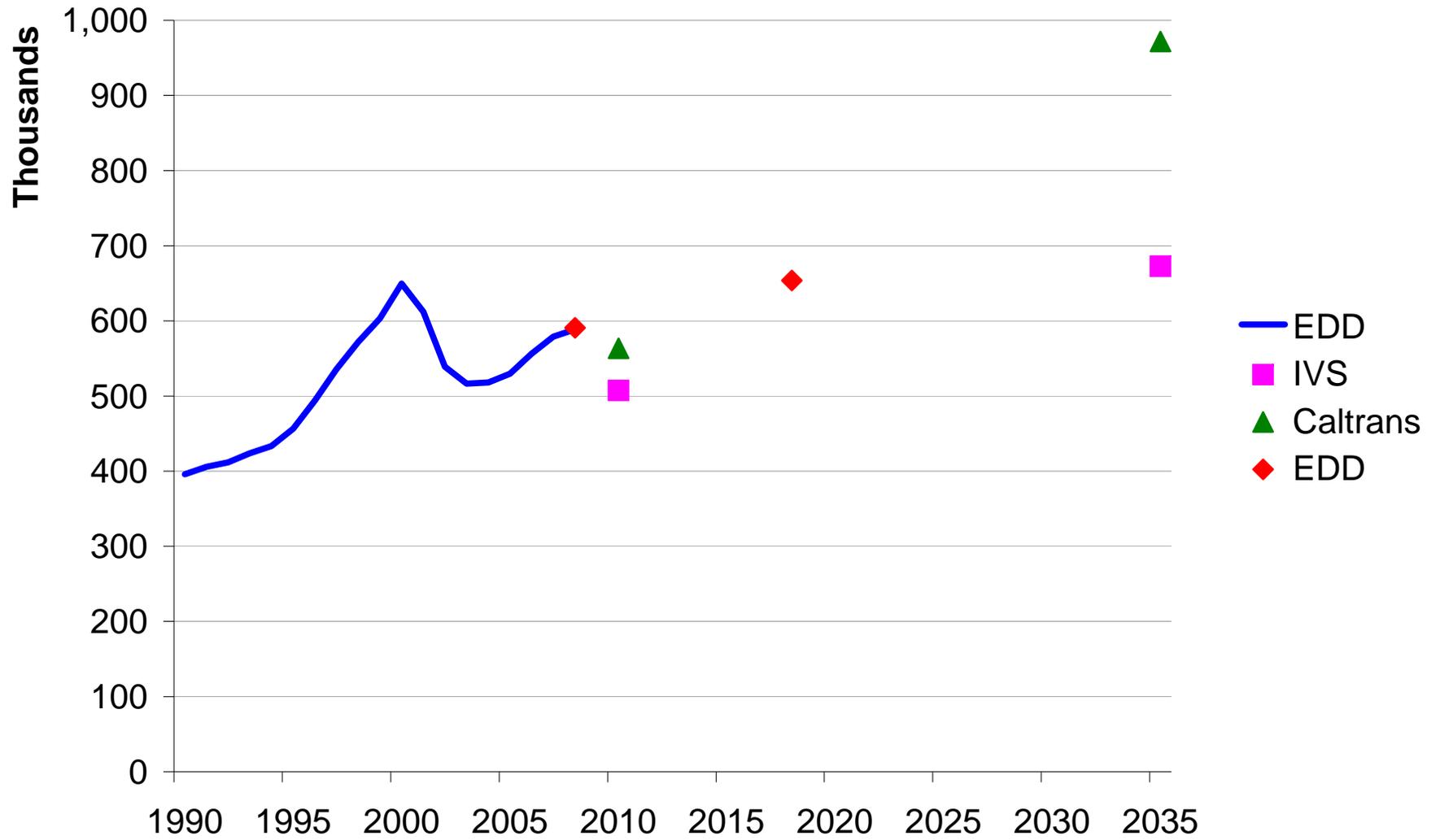


Future trends by sector

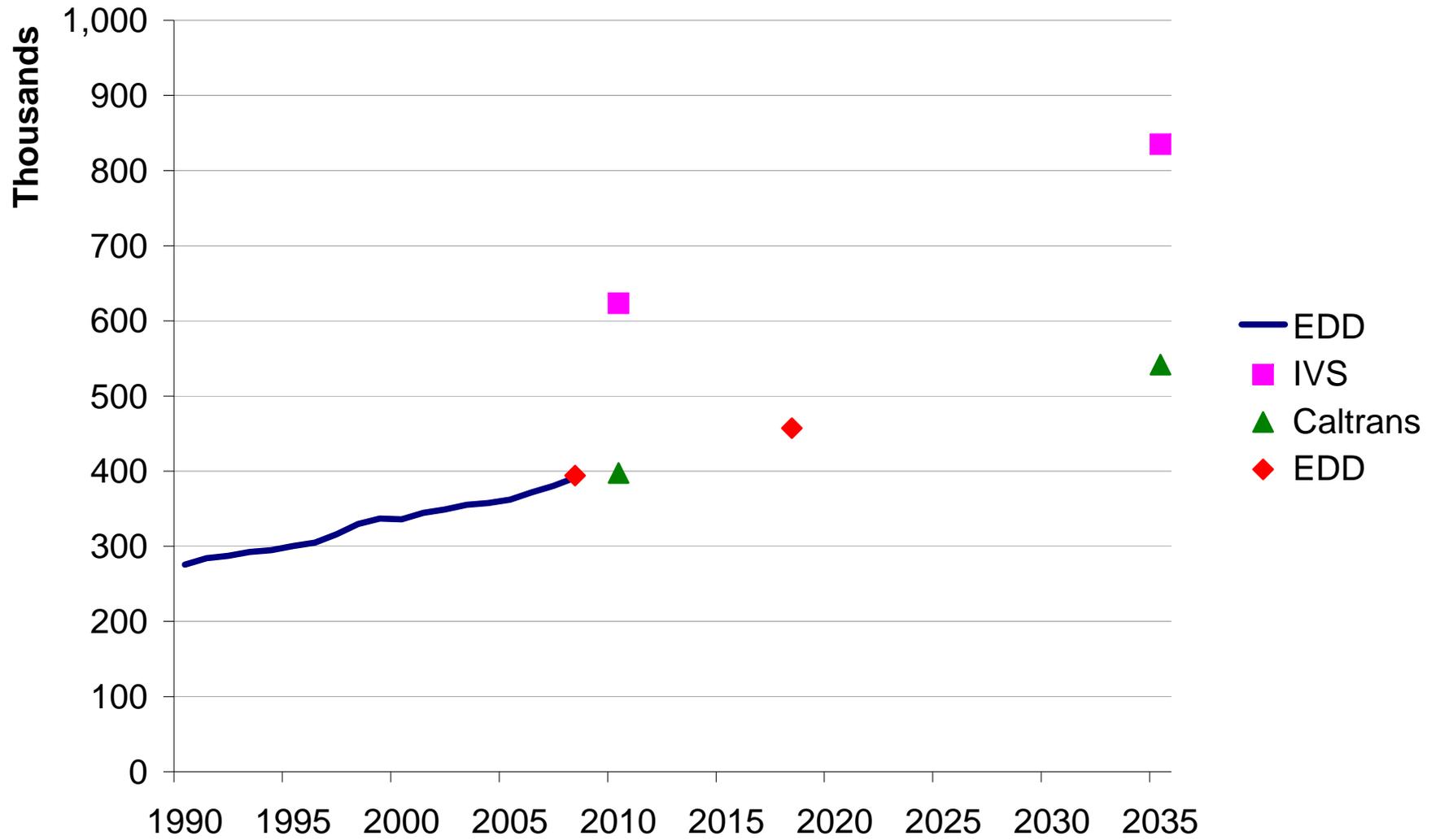
Manufacturing



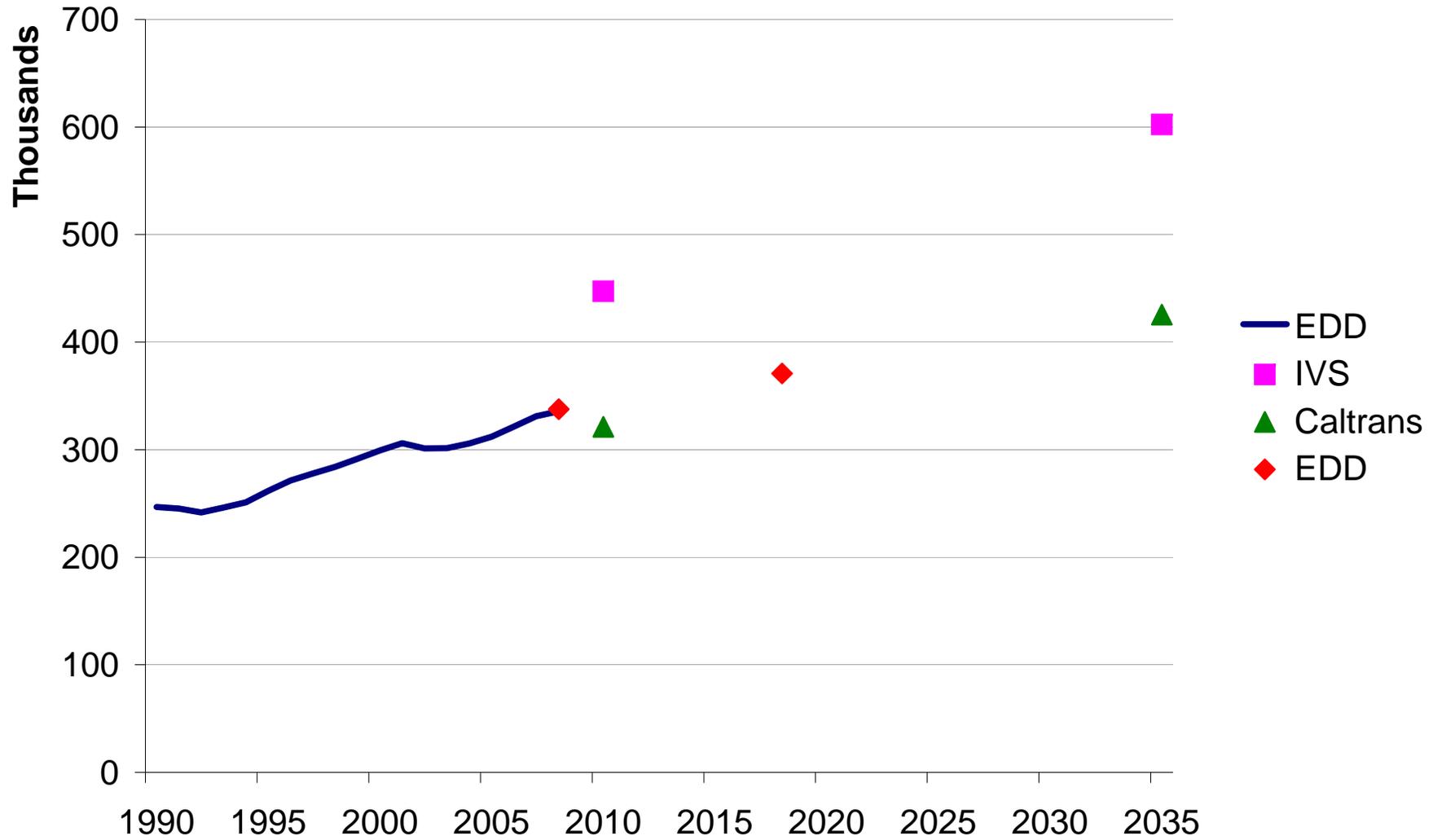
Professional & Business Services



Health & Educational Services

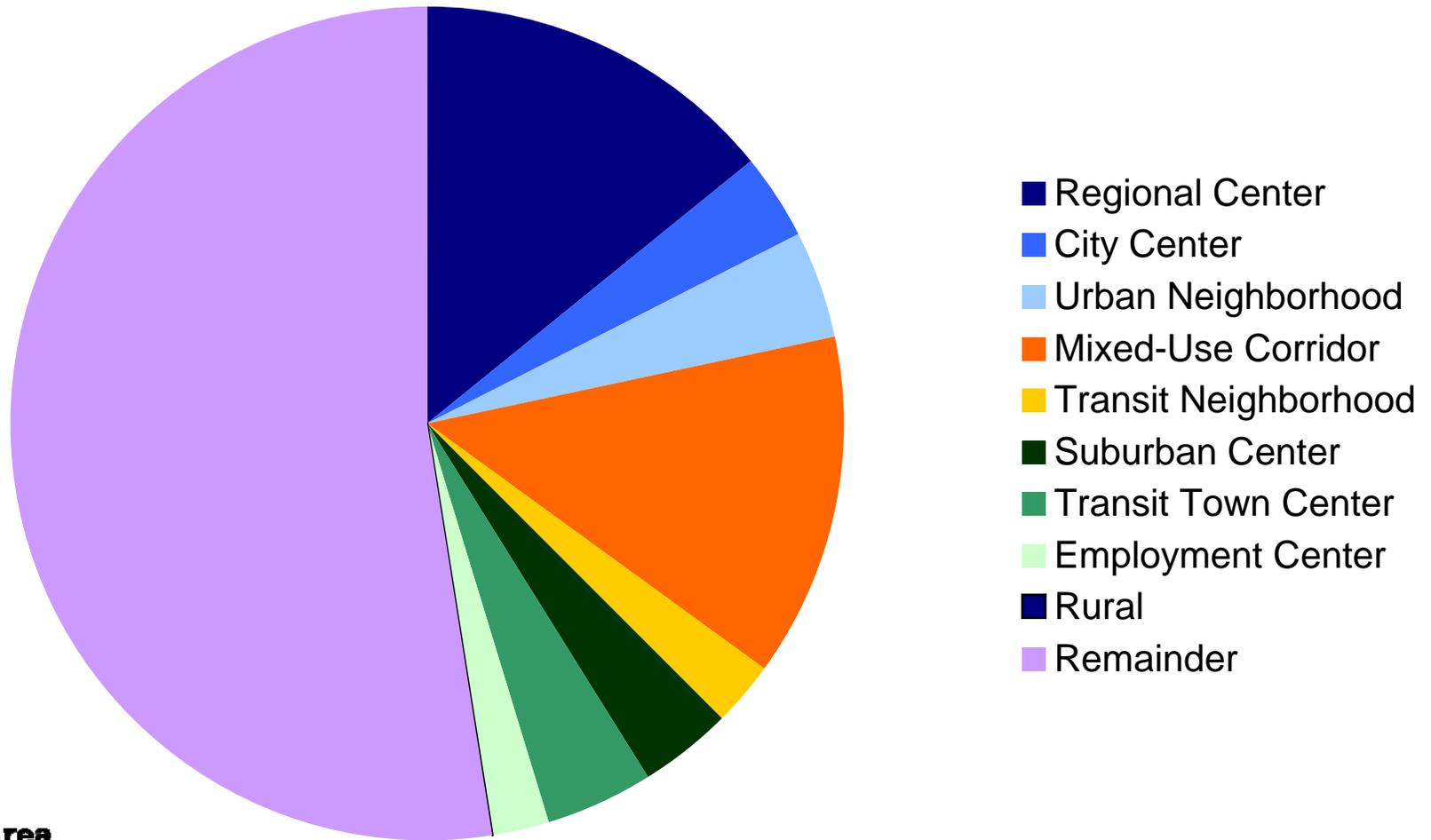


Arts, Entertainment & Recreation / Leisure & Hospitality

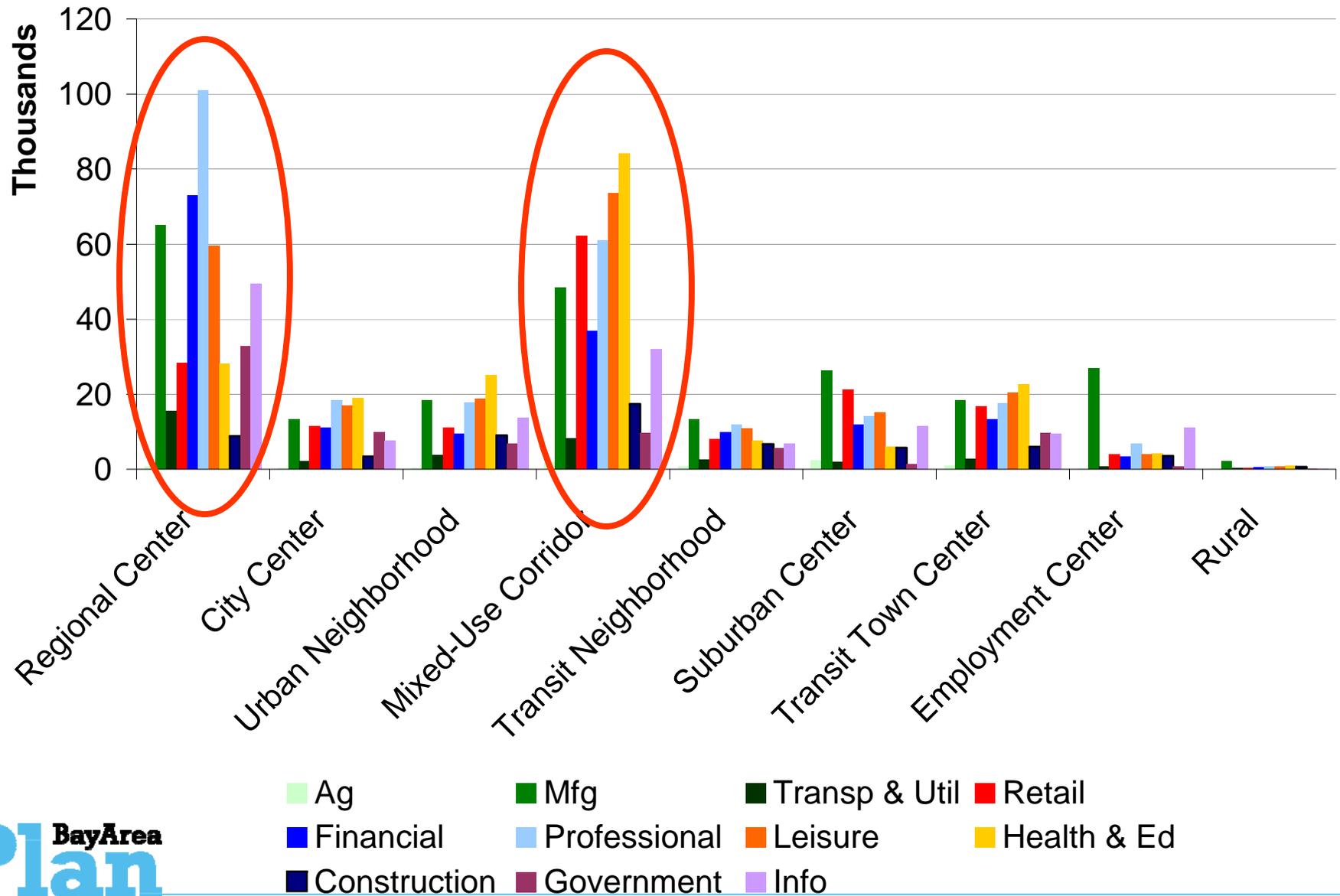


The employment role of PDAs and Growth Opportunity Areas

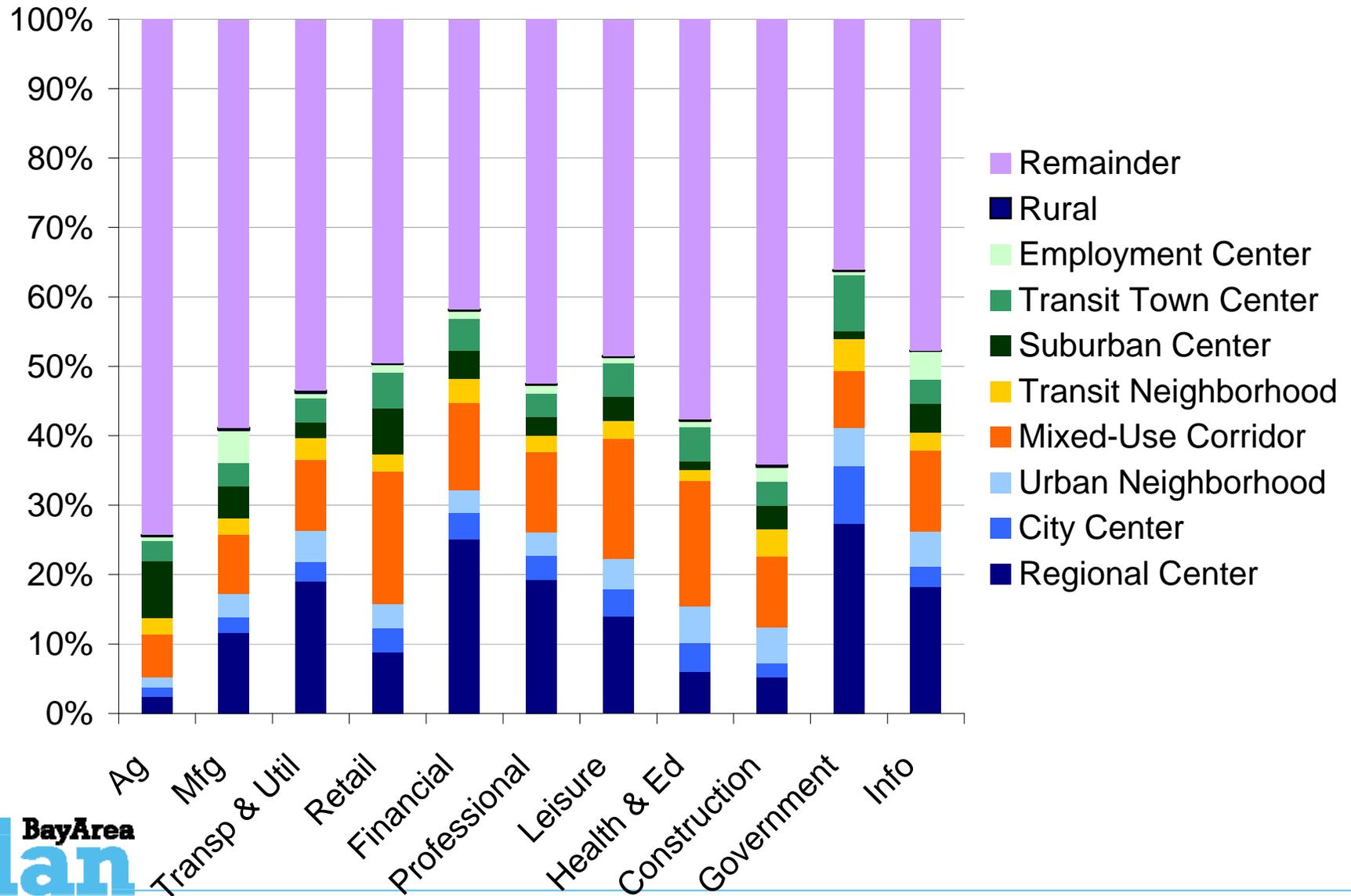
Jobs by Place Type



Sector Mix by Place Type



Place Type Share by Sector

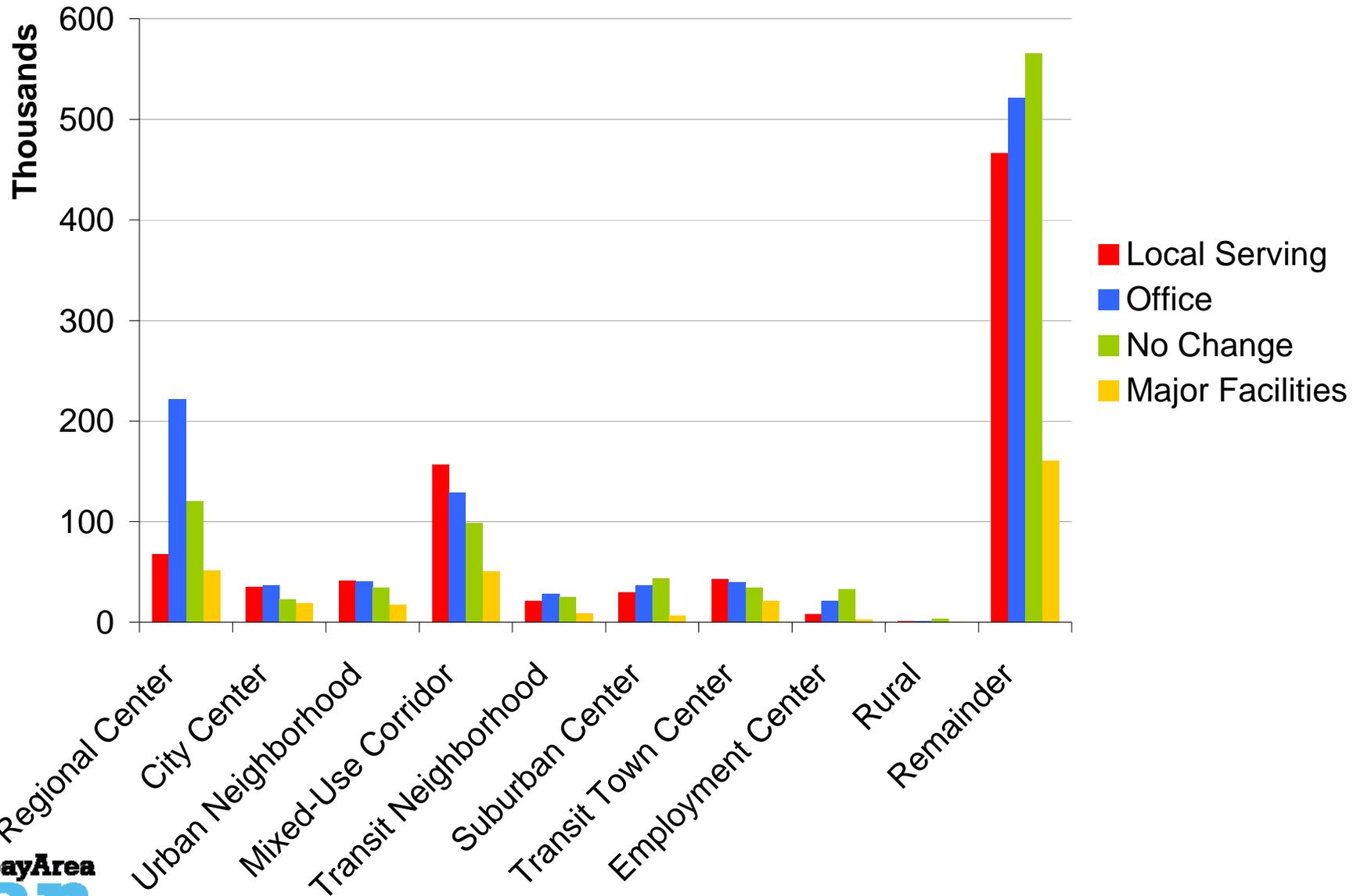


Alternative employment distribution

Potential Shifts by Sector Characteristics

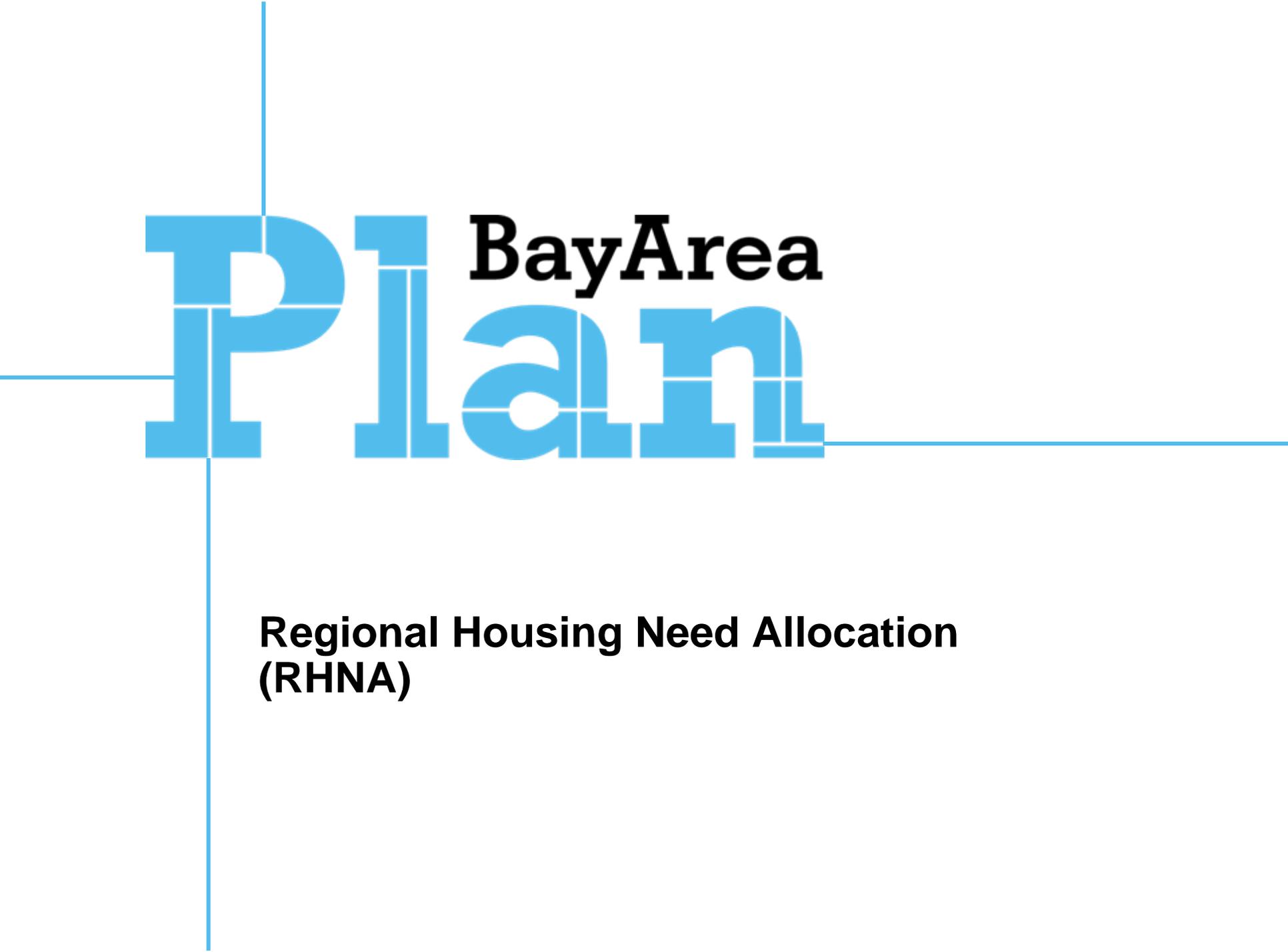
- **Agriculture, Manufacturing, Transportation & Utilities** – no change (or some shift to outer nodes)
- **Retail, Health & Education, Leisure, Construction** – shift relative share of local-serving to follow housing growth
- **Financial, Professional, Information** – shift a portion of vertical office to centers (or possibly outer nodes)
- **Major facilities: universities, hospitals, government facilities, regional retail** – Transit to existing and siting of new major facilities

Total Jobs by Sector Characteristics by Place Type



Questions

- **Would this approach appropriately address the land use patterns in the Alternative Scenarios?**
 - **Target Achievement**
 - **Focused Growth**
 - **Core Concentration**
 - **Outer Bay Area Growth**
- **Do you envision additional employment shifts in the location of jobs by industry?**



PI BayArea **Plan**

**Regional Housing Need Allocation
(RHNA)**

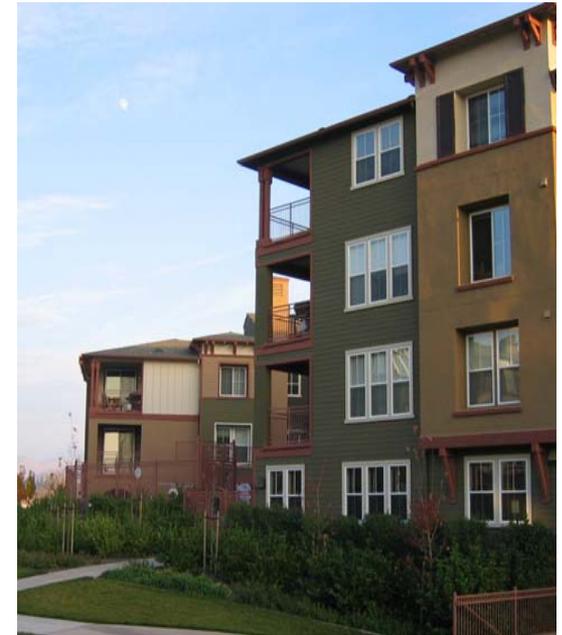
About RHNA



- State legislation to promote increased housing supply for all income levels
- ABAG required to develop methodology for allocating housing units to each jurisdiction
- Local governments must plan and zone for 2015-2022 housing need by 2016

What is different?

- **Recent limited housing production means jurisdictions already have significant housing capacity**
- **OneBayArea Grant will support jurisdictions**
- **Consistent with SCS**



Proposed Conceptual Methodology

General support from 45 member
Housing Methodology Committee

HCD Regional Housing Need

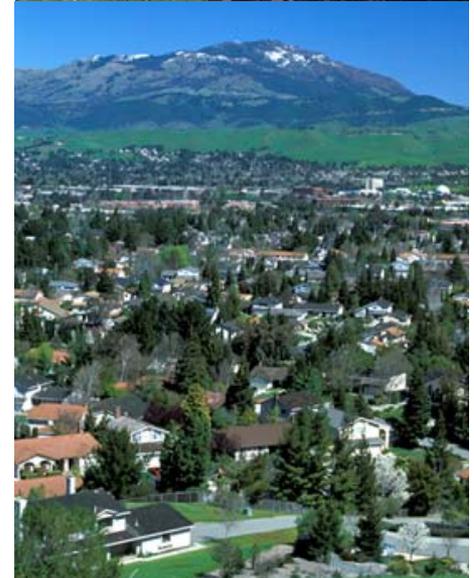
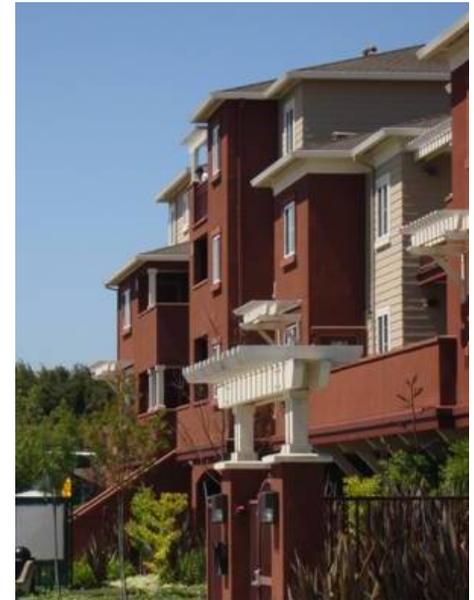
- **Sustainability Component**

70% allocated to PDAs

- **Fair Share Components**

30% allocated outside PDAs

- **Consistent with SCS**



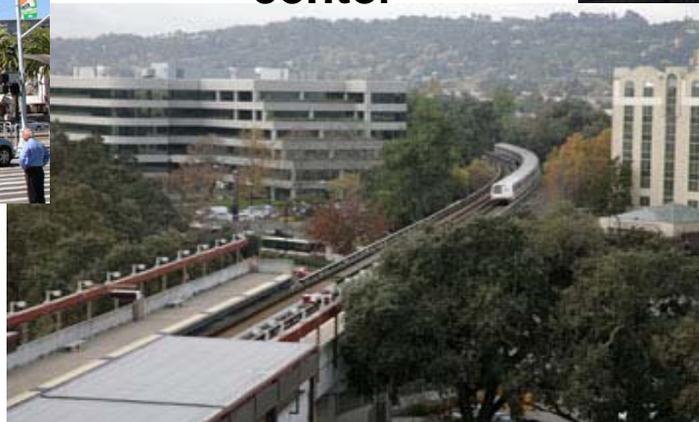
Sustainability Component

- **PDA as Complete Communities** – provide a range of housing options, transit accessibility, employment opportunities, and amenities



**Regional
center**

**Suburban
center**



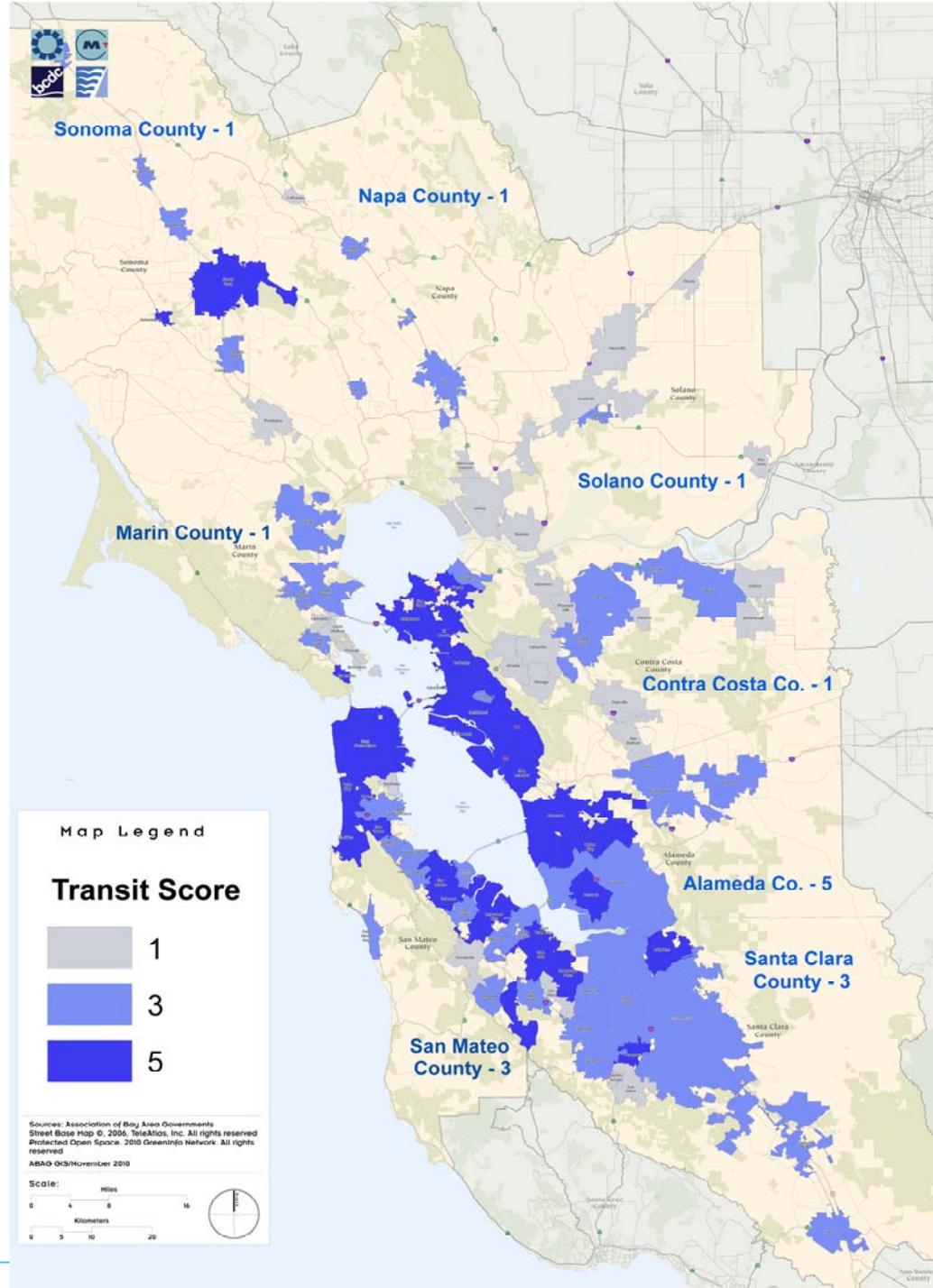
**Rural town
center**

Fair Share Component

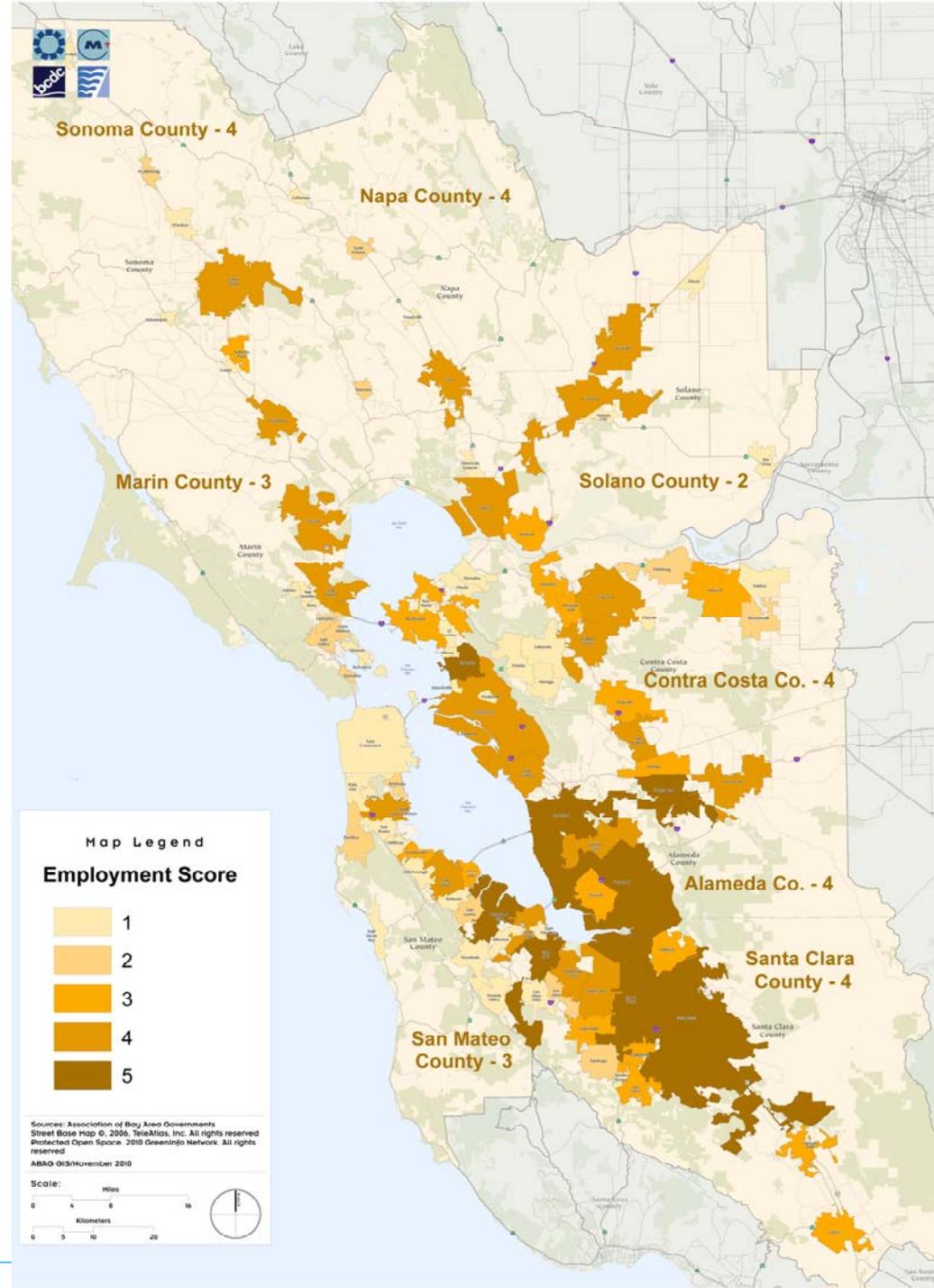
- **Minimum housing floor (40%)**
- **Upper housing threshold (110%)**
- **Increase diversity of housing affordability (175%)**
- **Potential quality of life factors**



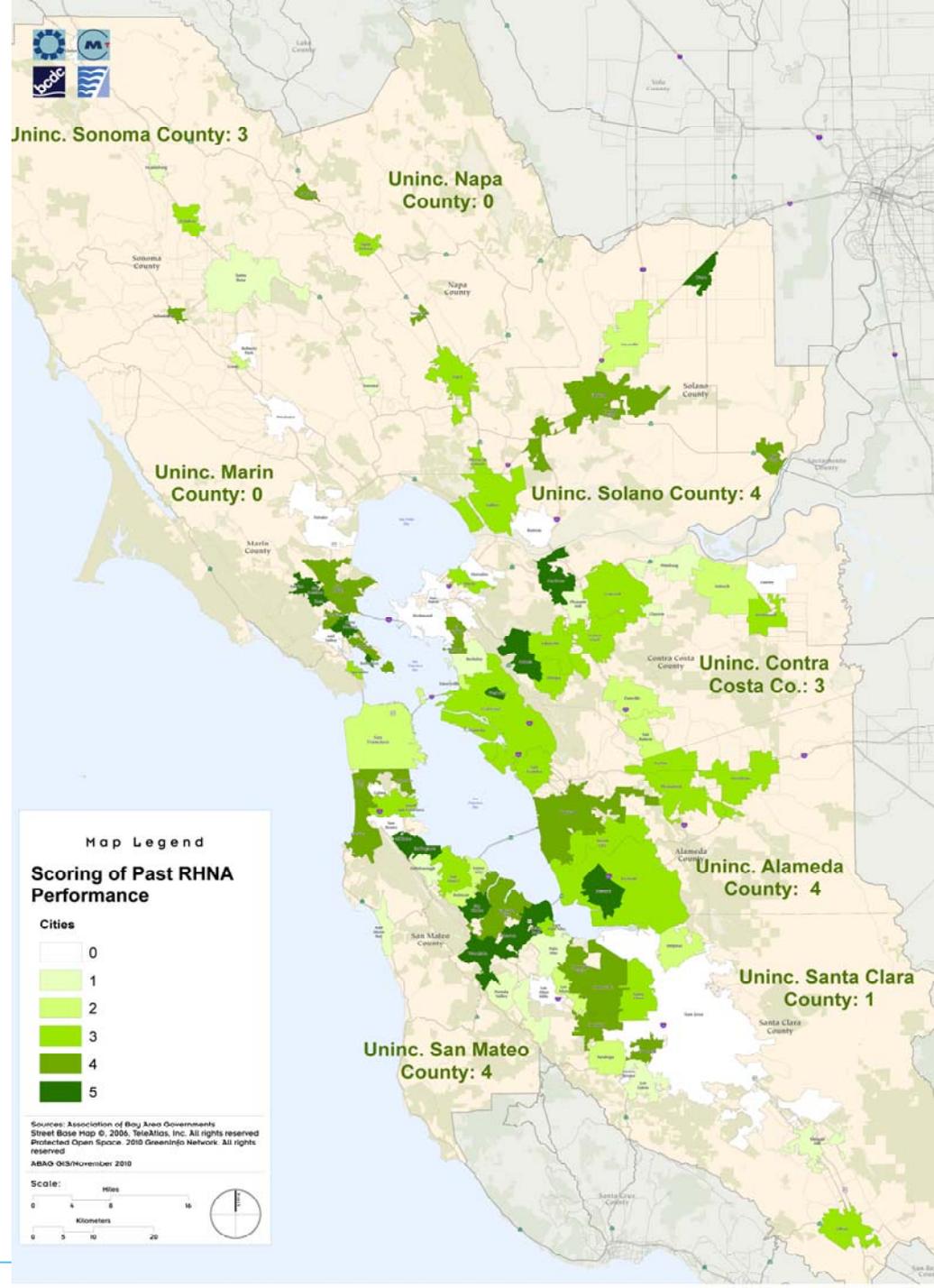
Fair Share Component: Transit



Fair Share Component: Employment



Fair Share Component: Past RHNA



Spheres of Influence

- Allocating units based on growth in a city's Sphere of Influence
- Propose same method as 2007-2014 RHNA, unless change requested by consensus by local governments and respective county
- **Deadline for change requests: September 30, 2011**



Key RHNA Milestones

| | |
|--|-----------------------|
| Release Draft SCS Preferred Scenario Land Use Element | Nov. 2011 |
| Release Draft Methodology | Nov. 17, 2011 |
| Adopt Final Methodology | Jan. 19, 2012 |
| Release Draft Allocation | Jan. 19, 2012 |
| Adopt SCS Preferred Scenario | Feb. 2012 |
| Release Final Allocation | Aug. 16, 2012 |
| Adopt Final Allocation | Sept. 20, 2012 |
| Jurisdictions Adopt Housing Element Revisions | Oct. 2014 |