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A LONG-RANGE VISION FOR HOUSING

Housing is among the most basic human rights, the literal foundation where we rest our bodies, nurture our families and live much of our lives. As the largest expense in the average family's budget, the cost of housing can have a huge impact on a family's ability to meet other basic needs. Home locations also influence the job, transportation, healthcare and recreation options available to us, as well as health impacts like exposure to pollution.

The Bay Area has 2.5 million homes and counting throughout its nine counties.¹ To accommodate a growing population expected to reach 10 million by 2050, more housing will need to be built throughout the region. Where that housing is built, and in what form, can impact the greatest challenges facing the Bay Area today, including housing affordability, access to job opportunities and reducing greenhouse gas emissions. Strategies that enable housing production at all price points, while coordinating with existing and future transit service, can help the region to grow sustainably. Support for affordable housing production, access to opportunities like home ownership, and renter protections can help the region to grow more inclusively. Plan Bay Area 2050 showcases a vision for housing the 10 million people expected to live in the Bay Area in 2050, to be implemented by the region's 101 cities and towns using their deep knowledge of local needs and resources.



Photo: Noah Berger

1 ABAG and MTC (2021, January). *Plan Bay Area 2050: Final Blueprint Growth Pattern*. <https://www.planbayarea.org/document/finalblueprintreleasedecember2020growthpatternjan2021updatepdf>



ADVANCING EQUITY THROUGH HOUSING

In Plan Bay Area 2050, an equitable future in housing is a future where every resident enjoys the bedrock of a strong, vibrant community: a safe, stable, accessible, affordable, high-quality home.

Equitable housing in the Bay Area means increased access to opportunity, such as well-resourced schools and well-maintained transit — for all, regardless of race or income. Equity also means more housing choices for families that have historically had few options and accessible homes for people with disabilities and older residents with mobility limitations.

Strategies in Plan Bay Area 2050 facilitate this access to opportunity by allowing for increases in affordable housing in places like High-Resource Areas and historically exclusionary areas. This includes ensuring families have the ability to stay in their homes and maintain the community connections and cultural fabrics of their neighborhoods, without being priced out. Families will also benefit from planned investments in their communities, including enhanced transit service, improved parks and better access to open space.





WHAT IS “AFFORDABLE HOUSING”?

The Bay Area housing market consists of market-rate, rent-regulated and deed-restricted affordable housing.

Over 90% of Bay Area homes are **market-rate**, meaning they are bought, sold or rented on the private real estate market. The price of new and existing market-rate housing is influenced by supply and demand, resulting in unaffordability to most residents with low and moderate incomes. Factors such as high land and construction costs, minimum parking requirements, maximum unit densities and other local policies contribute to higher supply costs. Swiftly increasing demand for housing compounds these supply-side challenges, leading to higher rents and home prices.

Cities or counties may voluntarily adopt **rent regulations** to stabilize rents or protect renters from discrimination. Rent regulations apply to homes in privately owned buildings subject to local government-adopted policies. For example, a city or county may adopt maximum annual rent increases or protections against eviction without a “just cause.”

A small share of homes in the Bay Area today are **deed-restricted affordable housing**. In accordance with state and federal standards, the price of these homes is tied to affordability levels for households with low and moderate incomes, for a period of time defined in the deed of ownership for a property. Homes with deed restrictions lasting 55 years or more are often considered “permanently affordable,” though few mechanisms exist to ensure true permanency. Deed-restricted affordable homes are created through a variety of mechanisms, including the preservation of existing homes occupied by households with

low incomes and the production of deed-restricted affordable units by developers.

Both non-profit housing developers and developers that build market-rate housing may develop deed-restricted affordable housing — in some cases, to comply with “inclusionary zoning,” i.e., policies requiring that a share of new housing units be deed-restricted affordable. Generally, deed-restricted homes involve some form of public subsidy or are created to comply with regulatory requirements.

Public funding to support affordable housing production or preservation in the Bay Area has sharply declined since the 1980s, and today the region has among the smallest shares of deed-restricted affordable housing in the industrialized world. There is growing pressure for government to do more to address housing affordability for families with low and moderate incomes, especially in the wake of the COVID-19 pandemic.

Locally, efforts to address the “missing middle” — the shortage of homes affordable to families with moderate incomes — have been gaining momentum. Cities are exploring ways to increase their supply of duplexes, fourplexes and bungalow courts, and school districts in cities like Berkeley and San Francisco are exploring subsidized housing for teachers. Efforts like these suggest that housing cost relief in the region may expand to include more families with moderate incomes.

The commonly used income categories that determine eligibility for deed-restricted affordable housing today (subject to variations in household size and other factors) are defined in Table 2-1. Eligibility is based on **Area Median Income (AMI)**, the midpoint of a region’s income distribution, to account for regional differences in cost of living.

Table 2-1. Defining affordability thresholds

HOUSEHOLD INCOME CATEGORY	INCOME THRESHOLD	EXAMPLE JOBS
Extremely Low Income	Up to 30% of AMI	Farm worker, barista, cashier, housekeeper
Very Low Income	30% to 50% of AMI	Waiter, delivery driver, security guard, nursing aide
Low Income	50% to 80% of AMI	Retail manager, emergency medical technician
Moderate Income	80% to 120% of AMI	Construction site manager, data analyst, accountant
Above-Moderate Income	Above 120% of AMI	Doctor, software engineer, firefighter, CEO

Planning for Resilience to Housing Uncertainty

A family's ability to pay for housing can be vulnerable to economic ups and downs, and further uncertainties will shape housing markets in the coming decades. Climate hazards could devastate housing supply. Future preferences in housing may drive demand for either more suburban single-family homes or for apartments in cities close to transit and jobs. Housing costs, undeniably influenced by supply and demand, will also shift based on construction costs and population growth. The strategies included in the housing, environment and economy chapters of Plan Bay Area 2050 are responsive to these unknowns. They build on a robust framework developed in MTC and ABAG's previous long-range plan, Plan Bay Area 2040, which was adopted in 2017. The 2017 plan highlighted how insufficient action on regional housing policy could lead to even more unaffordability for all residents, and it called for bold regional action to tackle this challenge.

Plan Bay Area 2050 promotes stable and affordable housing that all Bay Area residents can rely on in a variety of uncertain future conditions. There is no silver bullet to solve the Bay Area's housing crisis, so the package of housing strategies included in Plan Bay Area 2050 leverages all tools currently at the region's disposal. New partnerships and investments can make affordable, resilient and long-term housing a reality in the face of uncertainty. The eight housing strategies offered in this chapter fall into three themes, working together toward an affordable, inclusive future:

- 1. Protect and preserve affordable housing:** To increase housing security, the plan promotes further strengthening of renter protections beyond existing state law. It also seeks to preserve existing affordable housing, including expanding pathways to homeownership.
- 2. Spur housing production for residents of all income levels:** The plan spurs housing production by encouraging jurisdictions to allow a greater mix of housing densities and types in areas that can accommodate growth. It also calls on cities and towns to promote adequate affordable housing, and it centers the integration of affordable housing into all major housing projects. Creative re-envisioning of aging malls and office parks as new, transformed neighborhoods is another approach to help underused space meet current and future community needs.
- 3. Create inclusive communities:** By providing targeted mortgage, rental and small business assistance to low-income communities and communities of color, and by accelerating the reuse of public and community-owned land for mixed-income housing, the plan promotes inclusive communities where many different types of people can work, live and interact together.



Photo: Joey Kotfica

STRATEGIES Protect and Preserve Affordable Housing

To protect current residents, especially those with the most precarious housing situations, Plan Bay Area 2050 proposes to **strengthen renter protections beyond state law**. This strategy builds upon an emergency rent cap established in 2019² by linking annual rent increases for all types of housing regionwide to the rate of inflation. New units would be exempt for a period of 10 years (the timeframe developers and lenders typically use to determine the financial feasibility of a project) to ensure that the strategy does not discourage new housing production. The plan also proposes a regional network of tenant protection services, such as legal assistance and strengthened enforcement of recently adopted and longstanding protections, including stronger enforcement of fair housing laws. Some individual cities and organizations provide emergency legal assistance to tenants and operate rental and mortgage assistance funds, but regional coordination of this patchwork of programs could make the most of available funding and promote consistent standards and best practices.

While long-term actions like building and preserving more affordable housing for the Bay Area are crucial, tenant protection programs are equally critical tools to keep people housed and prevent homelessness. Currently, there is an acute need for enhanced tenant protection programs, as thousands of renters in the Bay Area risk immediate displacement upon the expiration of pandemic-enacted eviction moratoria. Comparable to the benefits that homeowners receive from Proposition 13's limits on property tax increases, renter protections can reduce rental housing volatility and support housing stability while enabling market-rate and affordable housing production to continue.

Renter protections play an important role in providing stability and preventing displacement, but they are only one part of the solution to a much larger problem. Looking out over the next three decades, robust renter protections — tied together with continued efforts to add secure, affordable housing and prevent its conversion to market-rate housing — provide a holistic effort to address the Bay Area's housing affordability challenges.

Building upon strengthened renter protections, Plan Bay Area 2050 seeks to **preserve existing affordable housing** to expand housing security and pathways to home ownership for working families. This strategy would protect homes currently affordable to residents with low and moderate incomes (including both unsubsidized housing and homes with expiring deed restrictions) by funding their preservation as deed-restricted affordable housing. This process would involve pursuing tax incentives, targeted subsidies, favorable financing and other methods to transfer ownership of affordable units without deed restrictions³ to individual tenants, housing cooperatives, or public or non-profit housing organizations, including community land trusts. Unsubsidized and subsidized affordable homes face challenges to their ongoing affordability. The cost of unsubsidized affordable homes can rise with few limitations as prices increase throughout the housing market. Deed restrictions keep subsidized homes affordable, but many are set to expire within the next 30 years.

Preservation aims to break a common displacement pattern: speculative acquisition of an aging building, eviction of the existing residents, renovation of the units, and then renting or selling the property to new residents with higher incomes. This pattern can displace residents with lower incomes while simultaneously reducing the housing stock affordable to them. The threat of displacement has only been heightened in the current environment, as investors become eager to acquire properties, displace tenants and list units at a higher price.

2 The Tenant Protection Act of 2019 caps annual rent increases at 5%, plus inflation, for buildings 15 years and older and bans landlords from evicting tenants who have lived in their apartments for a year or more without “just cause.”

3 Affordable homes without deed restrictions are also known as “unsubsidized affordable housing,” and are sometimes referred to as “naturally occurring affordable housing.”

THE REGION'S ROLE IN SOLVING THE HOUSING CRISIS BAHFA AND BEYOND

One of the most important emerging tools available to implement the plan's housing strategies is the Bay Area Housing Finance Authority (BAHFA). Established in 2019 through Assembly Bill 1487 (D. Chiu, Statutes of 2019), BAHFA has the potential to raise hundreds of millions of dollars annually through ballot measures and other revenue mechanisms for the entirety of the nine-county Bay Area. The new regional and local funding needed to ensure that every low-income household has access to permanently affordable housing is estimated in the plan at \$3.7 billion annually, and BAHFA equips the region with powerful financing potential to address systemic challenges.

While BAHFA represents a new opportunity to dramatically expand the Bay Area's capacity to coordinate planning, funding and delivery of affordable housing across the region, it also builds upon MTC's and ABAG's past strategic efforts to address the region's housing crisis. Other long-term approaches include:

Planning Grants and Technical Assistance: Through the Priority Development Area (PDA) Planning Program and the Regional Housing Technical Assistance Program, MTC and ABAG support local jurisdictions in completing plans that advance housing production and complete communities. Over its more than 10-year history, the PDA program has allowed cities to plan for more than 100,000 new housing units within walking distance of convenient transit. Established in 2020 with one-time state funding from a Regional Early Action Planning grant, the Regional Housing Technical Assistance Program will provide cities with tailored technical assistance to complete their upcoming Housing Elements.

Investment in Affordable Housing: Although neither ABAG nor MTC has historically played a major role in affordable housing, both agencies invest strategically in production and preservation efforts. Since 1978, ABAG has provided \$8 billion in low-cost capital to non-profits and local governments, much of it for affordable housing, through the Advancing California Finance Authority program. Through the \$50 million Transit-Oriented Affordable Housing program, MTC partners with

community development financial institutions to provide developers access to flexible loans to purchase property near transit for affordable housing. MTC also invests in the nearly \$49 million Bay Area Preservation Pilot, which finances the acquisition and preservation of multifamily buildings occupied by low-income households, ensuring their long-term affordability.

Legislative Advocacy: As part of larger advocacy efforts, MTC and ABAG advocate for legislation that addresses regional housing needs, with a focus on tenant protection, affordable housing production and affordable housing preservation. In 2019, the agencies not only supported legislation that established BAHFA, but also helped to pass the state's first tenant protection bill, Assembly Bill 1482 (D. Chiu, Statutes of 2019), which capped annual rent increases at 5% plus inflation. The agencies also recently supported Senate Bill 10 (S. Wiener, Statutes of 2021) to make it easier for cities to zone for smaller, lower-cost housing developments, as well as bills intended to help homeowners build accessory dwelling units and make surplus public land more accessible to affordable housing developers. Housing bills at the state level have been proliferating in recent years as lawmakers recognize the extent of the state's housing crisis. MTC and ABAG will continue to strategically pursue increased affordable housing funding and support policies and legislation at the state and federal levels that help expedite new housing for the Bay Area.



Photo: Noah Berger



STRATEGIES

Spur Housing Production for Residents of All Income Levels

The magnitude of the Bay Area's housing shortfall requires production strategies targeted at different segments of the affordability scale. First, **allowing a greater mix of housing densities and types in Growth Geographies** will make it easier to meet the future housing needs of all Bay Area residents. Under this strategy, new homes of various affordability levels would grow first and foremost into parts of towns, cities and counties that their local governments identify for growth, generally near existing job centers or frequent transit. Additionally, other areas across the region with frequent, convenient transit would be candidates for new homes, as would well-resourced areas with advantages in school quality, job access and open space. These areas may have historically rejected more housing growth.

Rather than a one-size-fits-all approach, Plan Bay Area 2050 calls for tailoring the design and density of new homes to their local contexts. Larger-scale development would take place on vacant land or declining commercial lots, and smaller-scale housing (such as backyard accessory dwelling units or duplexes) would be built in single-family neighborhoods. To support mixed-income, diverse communities, affordable housing would become easier to build throughout these growth areas. See the Growth Geographies section in the Introduction for more on areas that are targeted for housing growth, along with a map of these areas regionwide.

To sustain the region's wealth of natural resources and open spaces, and provide residents greater access to transportation and jobs, Plan Bay Area 2050's housing strategies work hand-in-hand with its environment, economy and transportation strategies. Housing and environment strategies protect areas outside of urban growth boundaries from new development and bring green space into urban areas. Areas at very high risk of wildfire or sea level rise impacts are protected from additional construction and development. Economic strategies guide job growth toward places that currently have few jobs, while housing strategies encourage housing near job centers, working in tandem to address the geographic imbalance of housing and jobs in the region.

Furthermore, transportation investments that increase transit service or support walking and biking in growth areas are especially important to housing and sustainability goals. Plan Bay Area 2050's strategies to build a next-generation transit network and build a Complete Streets network that meets the needs of pedestrians, bicyclists and drivers, for example, would alleviate traffic congestion and transit crowding regionwide and provide safe, healthy transportation options in growing neighborhoods.





LOCAL CONTROL IN HOUSING POLICY

Generally, federal law delegates land use control to states. In the late 19th century, California further delegated authority over land use to local governments as part of the “home rule” movement.⁴ While Plan Bay Area 2050 proposes strategies to help the region accommodate a growing population more equitably, it does not mandate any changes to local zoning rules, general plans or processes for reviewing projects; nor does the plan create an enforceable direct or indirect cap on development locations or targets in the region. The Bay Area’s cities, towns and counties maintain control of all decisions to adopt plans and to permit or deny development projects. Plan Bay Area 2050 helps guide, but does not directly establish, new state-mandated Regional Housing Needs Allocation (RHNA) numbers for any jurisdiction. Read more about the separate RHNA process later in this chapter.

Zoning has been a contentious contributor to the housing crisis and to racial inequity. Plan Bay Area 2050 views zoning reforms as one tool to shift the region’s housing landscape toward inclusivity by allowing for more housing of different types to be built. Zoning must always be approached from a context-specific lens that identifies opportunity sites for future growth, as well as areas where additional growth is inappropriate. Currently, two similarly located parcels can be zoned for dramatically different uses depending upon the communities in which they are located, with one permitting a wide spectrum of housing types, and another allowing only single-family homes on larger lots.

Plan Bay Area 2050’s Growth Geographies identify a mix of locally identified Priority Development Areas, areas near high-quality transit and areas of high opportunity as communities poised to accommodate additional growth. Meanwhile, areas outside of the existing urban footprint or in areas that are at a very high risk of wildfire are identified as areas where additional construction should be deprioritized.

⁴ Article XI, Sections 4 and 5 of the California Constitution

While more housing for people at every income level is needed, it is especially crucial that the Bay Area **build adequate affordable housing** for residents with lower or no incomes, including the unhoused, to meet the needs that market-rate developers are unable to serve. By making existing funds go further, establishing new funding sources, expanding regional coordination and introducing incentives, this strategy would ensure that the estimated 400,000 new permanently affordable units needed in the region between now and 2050 are built. To protect the communities most vulnerable to harsh market forces, the strategy would also build enough deed-restricted homes to re-house community members experiencing homelessness or living in overcrowded housing. The recently established Bay Area Housing Finance Authority (BAHFA) has the authority to generate revenues to fund these measures, making it a key tool at the region's disposal.

Increasing affordable housing production in High-Resource Areas and in places where affordable housing has historically been prohibited, opposed or discouraged can increase access to opportunities like high-quality homes, schools and transportation for residents with low incomes. Residents currently experiencing displacement due to rising housing costs can also benefit from a concerted effort in affordable housing production. This strategy would prioritize existing or recently displaced community members to ensure that residents have an opportunity to remain within their neighborhoods.

Placing affordable housing production close to transit could provide people with low incomes the opportunity to benefit from transit access while reducing climate emissions from cars on the road, serving both environmental and equity goals. For the many jobs in communities that are not located near transit, however, housing production near jobs can enable shorter commutes to reach climate goals, even if people still have to drive.

In addition to building standalone affordable housing, Plan Bay Area 2050 calls for **integrating affordable housing into all major housing projects** to meet the needs of all residents by 2050. Numerous Bay Area cities have had inclusionary housing policies in effect for years, requiring developers to reserve a set number of homes in new buildings as affordable units. These policies promote the development of mixed-income apartment buildings without requiring a direct government subsidy. Instead, the cost of providing affordable housing is built into the developer's financial projections. Plan Bay Area 2050 envisions a regional approach to inclusionary zoning that is context-specific, with requirements for affordable housing ranging from 10% to 20% of the total number of apartments built. The percentage would be based on factors like the strength of the housing market and proximity to amenities like transit or well-resourced schools. An exemption for buildings with five units or less would allow homeowners to affordably add backyard cottages and other accessory dwelling units.

The Bay Area's severe housing shortage will require innovative solutions as well as time-tested methods. One novel idea is to **transform aging shopping malls and office parks** into vibrant, mixed-use neighborhoods incorporating open space, shops, services and housing. With department stores and other retail storefronts facing a steady decline since the takeoff of online shopping (accelerated by the COVID-19 pandemic), this strategy turns an economic development challenge into an opportunity. Reimagining large, underutilized commercial spaces as housing can form an important nexus with economic development to transform the quintessential single-use sites of the 20th century into 21st century spaces that meet the needs of the future. This strategy would prioritize projects in Transit-Rich Areas and High-Resource Areas that provide high levels of affordable housing by providing technical assistance and low-interest loans. In addition to offering housing for people with a wide range of income levels, these revitalized sites could also become centers of community and learning. Public institutions such as community colleges and university extensions could complement retail and essential services.

REGIONAL HOUSING NEEDS ALLOCATION: PLANNING FOR NEAR-TERM HOUSING DEMAND

Every eight years, the California Department of Housing and Community Development (HCD) engages with each region in the state to determine how housing production will sufficiently meet the housing needs of people at all income levels in a process called the Regional Housing Needs Allocation (RHNA).⁵ For the period from 2023 to 2031, HCD has identified a need of more than 441,000 housing units in the Bay Area — more than double the amount from the last eight-year cycle (187,000 units between 2015 and 2023).

In the Bay Area, ABAG must allocate each city and county a share of this forecasted number of housing units needed to increase the housing supply and mix of housing types for all jurisdictions in ways that also promote equity, strengthen the economy, improve connections between jobs and housing, and protect the environment. A new requirement for this RHNA period is that the allocations must **affirmatively further fair housing**, which means overcoming patterns of segregation and fostering inclusive communities that provide access to opportunity for all people.

After receiving their allocated housing units for the eight-year period from ABAG, each jurisdiction must update the Housing Element of its general plan to show where new housing could be built — a challenging prospect given the higher number of new homes needed. In addition to the overall number of homes assigned to each jurisdiction, the RHNA process dictates that housing must be planned for every affordability level. Historically, permitting for homes affordable to people with lower and moderate incomes has not kept pace with the Bay Area's RHNA targets. Housing Elements for this RHNA period must also demonstrate how they affirmatively further fair housing.

RHNA and Plan Bay Area 2050 discuss planning for housing on two separate time horizons: RHNA focuses on the shorter-term with its eight-year cycle, while Plan Bay Area 2050 presents a longer-term vision for the next 30 years. The two efforts, however, are coordinated, with RHNA's near-term focus setting the stage for early implementation of Plan Bay Area 2050's envisioned growth pattern.

To assist cities and counties with planning for new housing this cycle, HCD provided new state funding of \$250 million in the 2019-20 State Budget; \$25 million of these funds went directly to Bay Area jurisdictions, with an additional \$24 million allocated to ABAG. ABAG is deploying its funds through subgrants to all 109 jurisdictions and the recently launched Regional Housing Technical Assistance (RHTA) program. RHTA includes several forms of technical assistance, such as providing jurisdiction-specific data packets that include charts and graphs that local staff can add directly into their Housing Elements and the Housing Element Site Selection tool, an interactive map that identifies opportunity sites for rezoning.⁶ Innovative ideas for engaging the community on housing planning, a regional consulting bench, and resources to support fair housing and resilience to hazards are also supported by these state funds.



Photo: Noah Berger

⁵ To learn more about RHNA, visit the ABAG RHNA webpage at: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

⁶ To learn more about RHTA, visit the ABAG RHTA webpage at: <https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance>



STRATEGIES

Create Inclusive Communities

An additional suite of strategies works to move the Bay Area toward higher degrees of inclusivity and equity for all residents, complementing the 3 Ps of protection, preservation and production. These strategies recognize the need for targeted approaches that begin to reverse centuries of exclusionary race-based policies that have locked out people of color from homeownership and other housing opportunities.

Plan Bay Area 2050 aims to create inclusive communities by **providing targeted mortgage, rental and small business assistance to residents of Equity Priority Communities**. While a central tenet of Plan Bay Area 2050 is to encourage more housing, particularly affordable housing, in High-Resource Areas, this complementary strategy would be a first step to reverse the long trend of historic disinvestment in low-income communities of color. It would infuse investment into locally owned businesses and provide housing security for local residents. Targeted assistance includes a mix of mortgage down payment and rental assistance, with priority given to previously displaced or existing residents. Additionally, low-interest loans supporting small businesses would allow community institutions to remain in place while expanding access to the start-up funding historically denied to members of communities of color.

Plan Bay Area 2050 also envisions a Bay Area that **accelerates the reuse of public and community lands for mixed-income**

housing and essential services. Thousands of acres of land owned by cities, transit agencies, school districts, counties or other public agencies are currently sitting vacant or underutilized. Since this land is publicly owned, it offers unique strategic opportunities to advance multiple priorities like affordability and economic development. Deed-restricted affordable housing is more feasible on publicly owned lands because the land, a major expense for development, has already been acquired. Public lands are key opportunity sites for increasing the Bay Area's supply of affordable housing, as well as nesting that housing within complete communities offering services and open space.

This strategy would establish a regional supply of land owned by public agencies, community land trusts and other non-profit landowners and coordinate its reuse as deed-restricted mixed-income affordable housing. Retooling public and community lands would involve matching sites with funding, developers and service providers, and also ensuring that projects benefit communities of color and other historically disinvested communities. Strategies to build adequate affordable housing and to provide targeted mortgage, rental and small business assistance to Equity Priority Communities align with this strategy to reuse public and community lands. This strategy would also deliver a large share of affordable housing near the region's most frequent transit service. It would accelerate the efforts of transit agencies such as Bay Area Rapid Transit and the Santa Clara Valley Transportation Authority to reuse parking lots and other agency-owned land.

FUNDING AND IMPLEMENTATION Housing Strategies

Together, Plan Bay Area 2050's eight housing strategies work toward a more equitable, affordable future for residents with low incomes, and for all residents, by preserving and protecting the affordable housing currently available; stimulating new housing production; and prioritizing inclusive, mixed communities. Through advocacy, legislation, regional initiatives, planning and research over the next 30 years, MTC and ABAG can work with partners to secure a \$468 billion investment into our region's future housing needs, ensuring that everyone in the Bay Area has a safe, affordable home — especially those historically and systemically marginalized, underserved and excluded.





Housing Strategies — Cost: \$468 Billion

Protect and Preserve Affordable Housing	H1. Further strengthen renter protections beyond state law. Building upon recent tenant protection laws, limit annual rent increases to the rate of inflation, while exempting units less than 10 years old.	\$2 BILLION
	H2. Preserve existing affordable housing. Acquire homes currently affordable to low- and middle-income residents for preservation as permanently deed-restricted affordable housing.	\$237 BILLION
Spur Housing Production for Residents of All Income Levels	H3. Allow a greater mix of housing densities and types in Growth Geographies. Allow a variety of housing types at a range of densities to be built in Priority Development Areas, select Transit-Rich Areas and select High-Resource Areas.	N/A
	H4. Build adequate affordable housing to ensure homes for all. Construct enough deed-restricted affordable homes to fill the existing gap in housing for the unhoused community and to meet the needs of low-income households.	\$219 BILLION
	H5. Integrate affordable housing into all major housing projects. Require a baseline of 10-20% of new market-rate housing developments of five units or more to be affordable to low-income households.	N/A
	H6. Transform aging malls and office parks into neighborhoods. Permit and promote the reuse of shopping malls and office parks with limited commercial viability as neighborhoods with housing for residents at all income levels.	N/A
Create Inclusive Communities	H7. Provide targeted mortgage, rental and small business assistance to Equity Priority Communities. Provide assistance to low-income communities and communities of color to address the legacy of exclusion and predatory lending, while helping to grow locally owned businesses.	\$10 BILLION
	H8. Accelerate reuse of public and community-owned land for mixed-income housing and essential services. Help public agencies, community land trusts and other non-profit landowners accelerate the development of mixed-income affordable housing.	N/A

NOTE: Numbers may not sum due to rounding.