

Draft PBA 2050 Comment Form submission

Plan Bay Area <info@planbayarea.org>

Tue 7/6/2021 2:04 PM

To: info@planbayarea.org <info@planbayarea.org>

External Email

Submitted on July 6, 2021 Submitted values are: *Name* Geoff Dalander *Email*

[1] *Zip Code* [REDACTED] *Affiliation* Resident *Topic* Housing *Comment* I know that this document is a key input to the Regional Housing Needs Allocation or RHNA. In looking through this document, I notice that First: in 2017, planners believed there would be 9.6M people in 2040 <http://files.mtc.ca.gov/library/pub/30060.pdf> But now, in 2021, current draft is 9.5M for 2040. https://www.planbayarea.org/sites/default/files/Plan_Bay_Area_2050_-_Regional_Growth_Forecast_July_2020v2DV.pdf This pre-covid estimate misses some important social factors and will be certain to further reduce population (and therefore demand for housing): - Flat birth rate (truth is it's declining with uneven patches of growth) - 1:1 correspondence of growth engine Professional and Management Service and Information Service JOBS with RESIDENTS (clearly changing with work-from-anywhere policies at Salesforce, others) Please update the forecast to account for these factors or, minimally, inform RHNA consumers of this data that there is some risk of over-building if the point estimate is followed [1] mailto: [REDACTED]