



August 12, 2020

Therese Watkins McMillan
Executive Director
ABAG/MTC

Re: PBA 2050 Blueprint

Dear Director McMillan,

The San Francisco Planning Department is pleased to review and comment on the Draft Plan Bay Area 2050 Blueprint published in July. The Blueprint, including its draft strategies, represent an important step forward in starting to lay out the comprehensive policies and funding investments needed to make the Bay Area more equitable, connected, sustainable, and prosperous.

Despite the ambition of the strategies, it is clear that we have more work to do to meet our affordability goals as a region, and we need to ensure they consider local community impacts through a social justice and racial equity lens. We are particularly concerned about the scale of projected displacement and gentrification. We are also concerned about our inability to meet Greenhouse Gas Emissions targets, particularly when an imbalance of jobs and housing pushes workers, especially low-income workers, into long regional commutes.

We would like to encourage that the Blueprint recalibrate its strategies and expand its modeling to not miss opportunities to further fair housing. This could include assuming increasing zoning allowance in High Resource areas that would identify opportunity areas between San Francisco and the South Bay, as well as in the inner North Bay. It could also consider new potential jobs growth areas, particularly in development opportunities along the 680 Corridor, again providing equitable housing opportunities in nearby High Resource communities.

As a high-resourced and dense urban core, San Francisco is committed to working with its regional partners to meet our shared housing and equity goals. San Francisco recently designated several new PDAs, and the Planning Department, in collaboration with the district Supervisors, have begun local planning processes within these new PDAs to develop community housing strategies. This includes a dialogue on encouraging multi-family housing development in single-family zoned areas within a policy framework that would increase housing affordability and stability, reduce commutes, and support local workers.

We look forward to continuing to work with ABAG/MTC on Plan Bay Area 2050 as it takes shape through its adoption next year and its implementation beyond.

Best,

Rich Hillis

Rich Hillis
Planning Director

Cc: Matt Maloney, Regional Planning Program Director
Andres Power, Policy Advisor Mayor London Breed