

ABAG's Plan Bay Area 2050 and RHNA allocations

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to: ABAG

ABAG's Plan Bay Area 2050 with its RHNA allocations concentration of jobs and housing in already jobs rich areas like Palo Alto.

In past planning cycles, Palo Alto has met all of its ABAG Regional Housing Needs Assessment (RHNA) goals for housing targeted at market or above area median income, but what about housing the people that need it the most, i.e., those at 80% or less of area median income. Well not so good with the below market housing. Is ABAG doing better dose not seem like it.

ABAG and several other state and regional government entities are pushing to add more jobs to the south peninsula like Palo Alto where there is already an imbalance of work to housing – too many offices and not enough housing.

I have looked into the ABAG ant MTC future plans and I am not impressed by ABAG's process. ABAG is a body of unelected people that relied on in-house planning staff to generate their recommendation. This is a recipe for group think and little, unimaginative ideas. Where is the public input? Oh, there was not any, even though public discussion as required by Code. ABAG seems to think that adding more jobs and housing into an already-crowded area is the only choice available. Also, the MTC plans to have more tunnels and tubes connecting S.F. and Oakland and not much to say about replacing or improving the existing infrastructure in the south bay where ABAG now wants to add housing and Jobs. Speaking of infrastructure, what Is ABAG's plan for potable water, roads, transit integration and electric grid improvements for the increased population? Is there an MTC plan to spread out the mass transit to outlying areas (Livermore, Stockton) to ease commutes for employers and employees. Why not encourage moving employment centers to areas outside of the south bay, places like the central valley, where a lot of people already live and commute into the bay area? If ABAG's goal is to Manhattanize the south bay, they should say so and start the infrastructure to support such density.

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