

eir comment

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Plan Bay Area's spending on housing is extremely high. The total included in the Plan Bay Area 2050's "Technical Assumptions Report, May 2021 (pages 4, 105, 107) totals \$468 billion. This includes both spending needed for new affordable housing as well as subsidies to maintain existing affordable housing. Of that \$346 billion comes from spending above current levels. And this may be an underestimate since the fastest growth in new housing is targeted to the areas of fastest job growth (e.g. Special District #9), pushing both land costs and new housing costs up even higher. Further, the addition of substantial amounts of housing in inclusionary housing projects will raise the rental costs of their market rate housing by 10-15%, compounding a growing shortage of middle income housing.

A serious look at the potential benefits that might come from dispersing job growth would be very helpful. But ABAG officially announced at the very beginning of their internal Technical Committee meetings, before detailed statistical analysis took place, that they would not move forward with a Horizon Strategy that would "place office caps in jobs-rich cities" (October 11, 2019). How could you not examine the possible beneficial impacts of dispersing jobs (as mentioned in California Codes 65584 and 65890.5) as a possible beneficial alternative?

Please stop the ABAG process until the possible benefits of dispersing job growth is fully explored in open public sessions.

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