

Plan Bay Area 2050 Comments - Housing

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Topic: Housing

By 2050 (better sooner), the Bay Area overall and each county should should achieve a jobs-housing balance so no one commutes longer than 30 minutes to work.

What the Plan Bay Area should avoid is forcing cities changing zoning to accept high-density housing within some arbitrary distance from, say, a Caltrain, BART, or light-rail station. That would simply become a boon to developers to make even more ridiculous offers to single family homeowners and then develop high-density expensive condo or rental units on those parcels.

This can occur with the following approaches:

1 ADUs - up to 3 housing units on any residential lot.

This growth will occur organically, as more homeowners take advantage of this option. Perhaps cities and counties would choose to offer rebate or tax incentives to encourage such developments.

2 Higher-density housing along established commercial corridors.

Examples would include 4 to 5-story buildings with retail on the first floor, offices on the second, and housing on the upper floors. Locations would include corridors such as El Camino Real along the Peninsula, University and California Avenues in Palo Alto, and locations with similar characteristics in other cities.

3 Public-private partnerships to develop deed-restricted low- and middle-income housing as part of item 2 above.