

Association of Bay Area Governments

Executive Board

January 21, 2021

Agenda Item 10.b.

Plan Bay Area 2050 Final Blueprint

Subject: Adoption of ABAG Resolution No. 01-2021: Plan Bay Area 2050 Final Blueprint: Approval as Preferred EIR Alternative

Presentation on the Plan Bay Area 2050 Final Blueprint Outcomes, including performance and equity outcomes, and recommendation to advance the Final Blueprint as the Preferred Alternative in the EIR process.

Background: Last fall, MTC and ABAG approved the Strategies and Growth Geographies for the Plan Bay Area 2050 Final Blueprint (**Attachments C and D**), as well as the Final Regional Growth Forecast. The Final Blueprint integrates 35 resilient and equitable strategies, building upon the predecessor Horizon initiative, to advance the adopted vision of a more affordable, connected, diverse, healthy, and vibrant Bay Area for all.

By weaving together strategies for transportation, housing, the economy, and the environment – and integrating public feedback on the Draft Blueprint from summer 2020 – the Final Blueprint moves the region even closer towards this vision. It also addresses the five key challenges laid out in July 2020, ranging from insufficient affordable housing to further climate emissions reduction.

On January 8, 2021, the ABAG Administrative Committee and MTC Planning Committee recommended approval of the Final Blueprint as the Preferred EIR Alternative, consistent with staff recommendation.

Issues: The Plan Bay Area 2050 Final Blueprint preserves many of the successes of the Draft Blueprint. Most of the region's future growth is focused in walkable, transit-rich communities, within existing urban growth boundaries. Along with a more compact land use pattern, transportation strategies enable a significant shift away from auto use. Robust sea level rise protections ensure that nearly all homes at risk through 2050 are protected, with homes at high risk due to earthquakes and wildfires funded for much-needed retrofits (more context in **Attachment H**).

The Final Blueprint growth pattern (**Attachment G**) continues to focus the largest shares of housing and job growth in Santa Clara County, the heart of Silicon Valley. At the same time, there is slightly more housing and job growth in San Francisco and the

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East Bay, compared to the Draft Blueprint. The North Bay remains relatively unchanged, with less housing growth in Sonoma County and more job growth in Solano County. Importantly, the growth pattern has even higher shares near frequent public transit – 82 percent of new homes and 63 percent of new jobs – which support the critical greenhouse gas reduction target.

Beyond integrating updated baseline and pipeline land use data, several strategies rise to the top as key drivers of these shifts. With regard to housing, refined strategies enable a greater share of growth to occur in transit-rich, high-resource places to support the Plan's climate target, while large development sites in North Santa Clara County and portions of the East Bay are transformed into dense walkable communities near BART and light rail. With regard to jobs, the new economic strategy to incentivize development near regional rail stations in the East Bay and North Bay play a role in the slightly higher shares in Alameda, Solano, and (to a lesser extent) Contra Costa counties.

The Final Blueprint also makes further headway towards ensuring the Bay Area is more affordable, connected, diverse, healthy, and vibrant for all. Key findings related to each of the Plan's Guiding Principles are spotlighted below, with additional context in **Attachments E and F**:

- **Advancing Affordability:** The Final Blueprint reduces the burden of housing and transportation on a typical household's budget from 58 percent in 2015 to 45 percent in 2050, with even greater reductions for low-income households.
- **Advancing Connectivity:** The Final Blueprint doubles the number of jobs accessible by transit for a typical household, supporting a reduction in auto commute mode share from 71 percent in 2015 to 53 percent in 2050.
- **Advancing Diversity:** The Final Blueprint enables nearly one-quarter of low-income households to live in High-Resource Areas, while also reducing displacement risk in Growth Geographies through robust affordable housing development.
- **Advancing Public Health:** The Final Blueprint builds parks, trails, and open space in historically disinvested communities, closing the gap in urban park access between Communities of Concern and the rest of the region.

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- **Advancing Economic Vibrancy:** The Final Blueprint makes even further headway on the jobs-housing imbalance by integrating strategies to provide tax incentives to employers locating offices in transit-rich, housing-rich East Bay communities.

Next Steps:

Following the identification of the Preferred EIR Alternative, staff will proceed into the final phase of Plan Bay Area 2050. In addition to developing the EIR and Plan Document, work in 2021 will further develop the Implementation Plan to define near-term implementation actions for MTC/ABAG to advance in partnership with public, private, and non-profit organizations over the next five years. Following robust public and stakeholder engagement in winter and spring 2021, as shown in **Attachment B**, the final Plan Bay Area 2050 is anticipated to be considered by the Commission and Board for approval in fall 2021.

Recommended Action:

The Executive Board is requested to adopt Resolution No. 01-2021, which approves the identification of the Final Blueprint as the Preferred Alternative for the Plan Bay Area 2050 EIR.

Attachments:

Attachment A: Abbreviated Presentation (*for ABAG Board*)
Attachment B: Full Presentation (*from ABAG Admin. Committee*)
Attachment C: Final Blueprint – Strategies
Attachment D: Final Blueprint – Growth Geographies
Attachment E: Final Blueprint – Investment Analysis
Attachment F: Final Blueprint – Outcomes
Attachment G: Final Blueprint – Growth Pattern
Attachment H: Final Blueprint – Additional Context on Resilience
Attachment I: ABAG Resolution No. 01-2021

Reviewed:



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