



PLAN BAY AREA 2050+

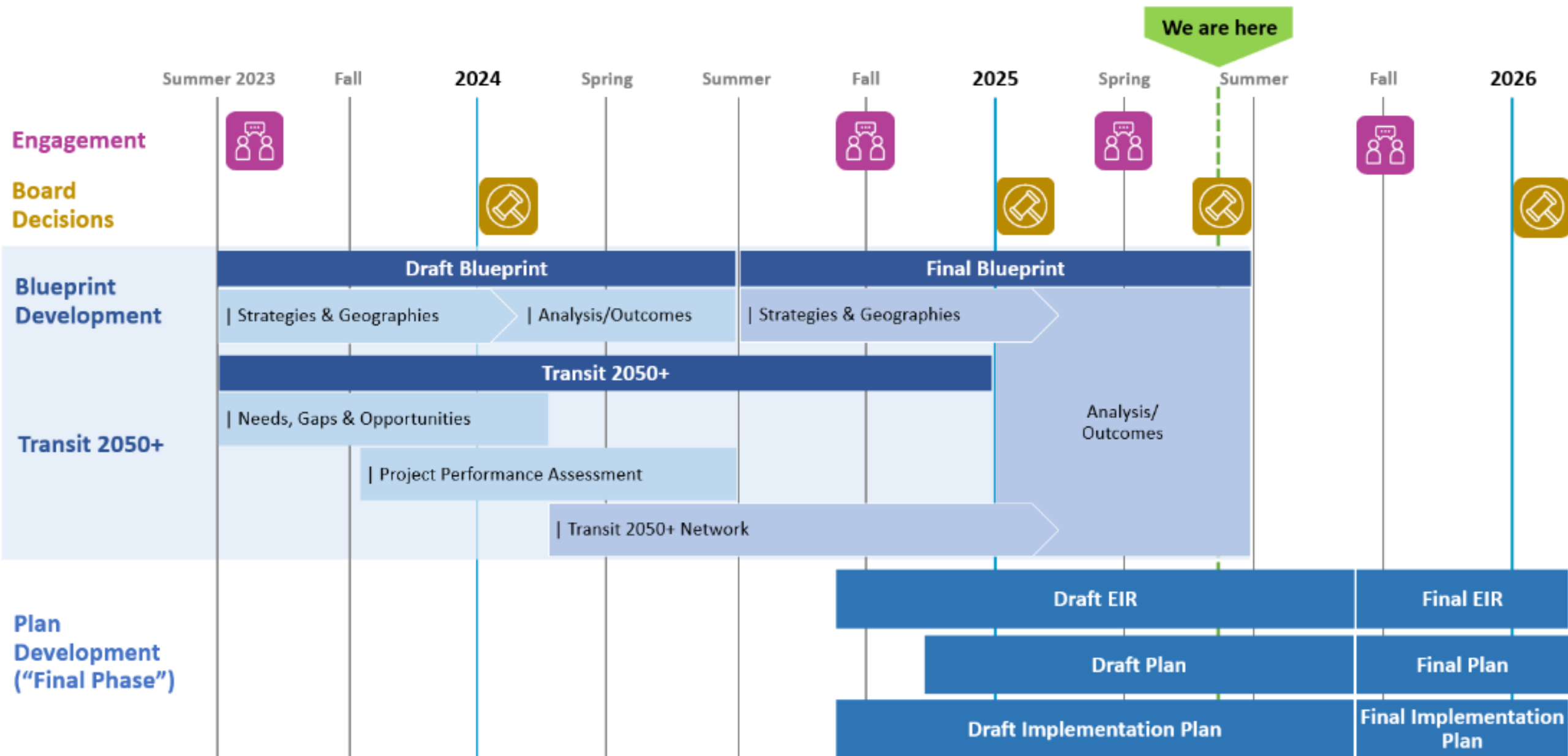
ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# Plan Bay Area 2050+: Final Blueprint Outcomes

MTC Planning Committee and ABAG Administrative Committee

June 13, 2025

# Plan Bay Area 2050+: Schedule



\* Dates are tentative and subject to change

# Long-Range Planning: From Plans to Reality

Since the adoption of Senate Bill 375 (2008), the region has made notable progress toward long-range planning priorities – increasingly building new homes near high-quality transit in locally-nominated Priority Development Areas (PDAs) while delivering a suite of capital projects that advance sustainability and mobility goals.

## A Trend Toward Focused Growth

**58%** New Bay Area homes in PDAs, 2010-2020<sup>1</sup>

**66%** New Bay Area homes in PDAs, 2018-2023<sup>1</sup>

<sup>1</sup>. California Department of Housing & Community Development, ABAG/MTC



# Refresher: Vision, Guiding Principles, Elements & Strategies

## PLAN VISION & GUIDING PRINCIPLES

*Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.*

## PLAN ELEMENTS & STRATEGIES



- **12 Transportation** strategies focused on “Fix-It-First,” healthy and safe streets, and transit expansion and enhancement
- **8 Housing** strategies focused on the “3 Ps”: production, preservation and protection
- **6 Economy** strategies focused on economic mobility and the location of jobs
- **9 Environment** strategies focused on hazard mitigation, parks and open space, and climate emissions reduction

# Plan Bay Area 2050+: Engagement Highlights To-Date



**42 Pop-Up Workshops**



**3 Online Surveys**



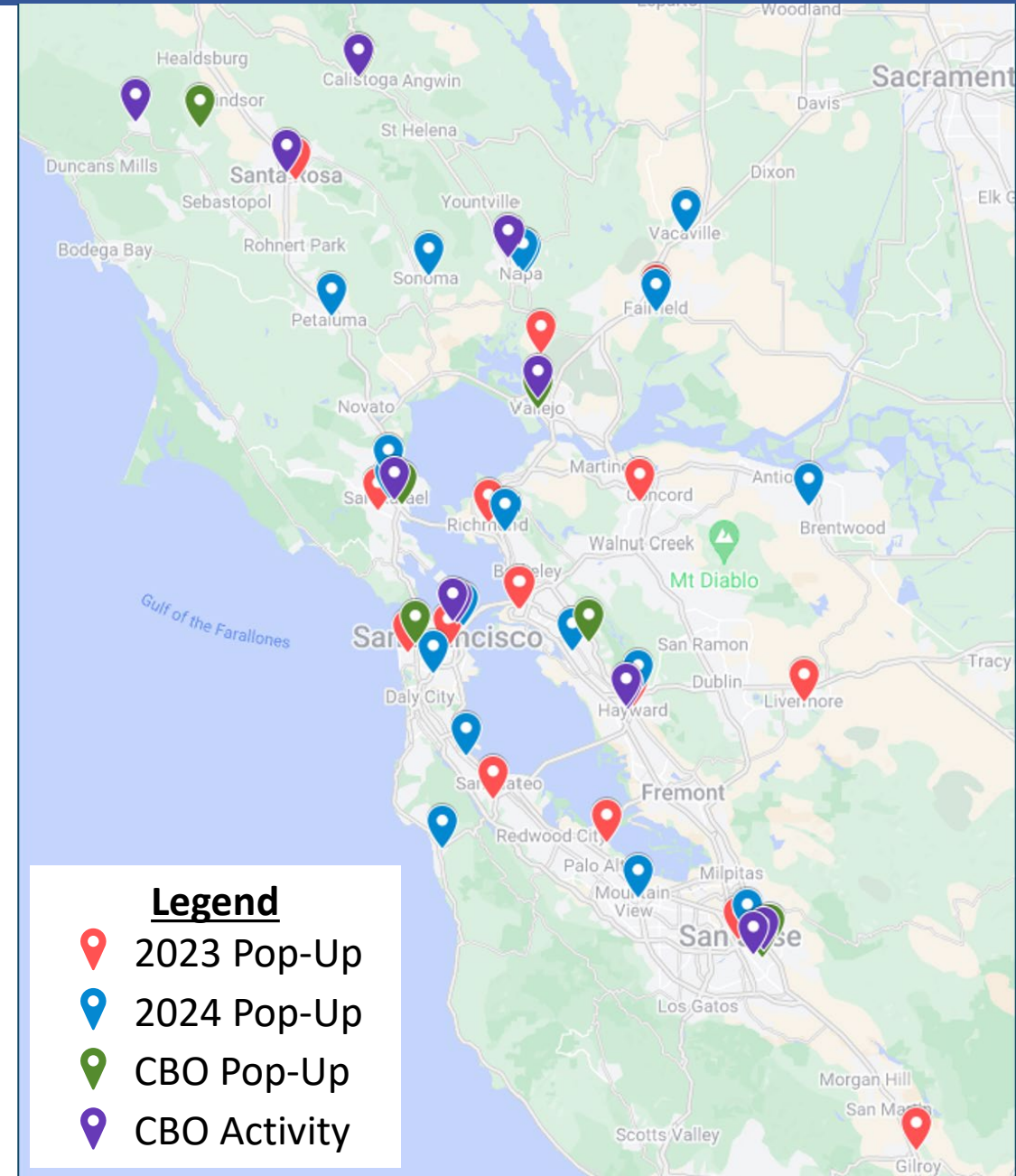
**22 Community-Based  
Organization Partnerships**



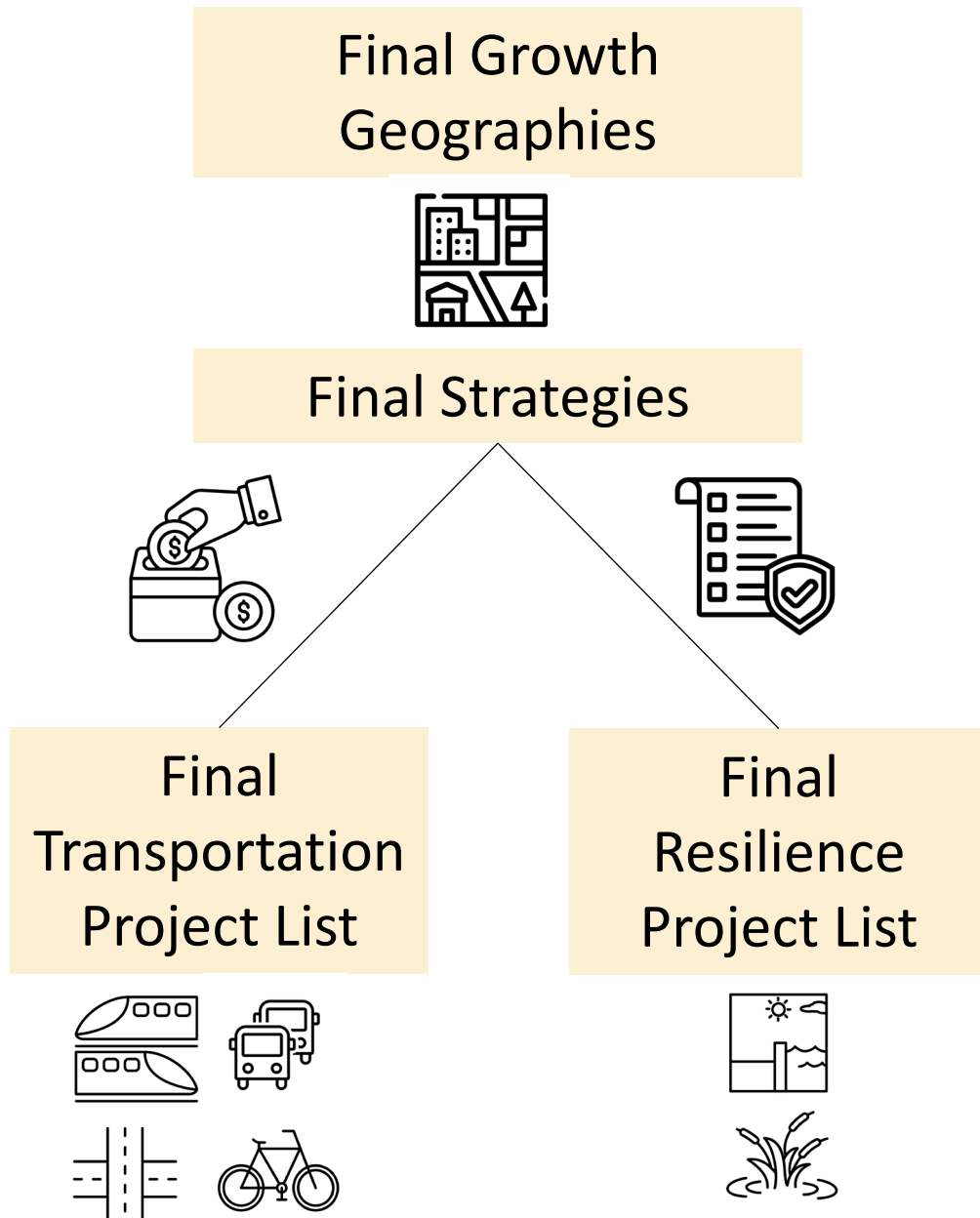
**6 Webinars and Technical  
Workshops**



**Widespread Digital  
Promotion**



# Approved in January: Plan Bay Area 2050+ Final Blueprint

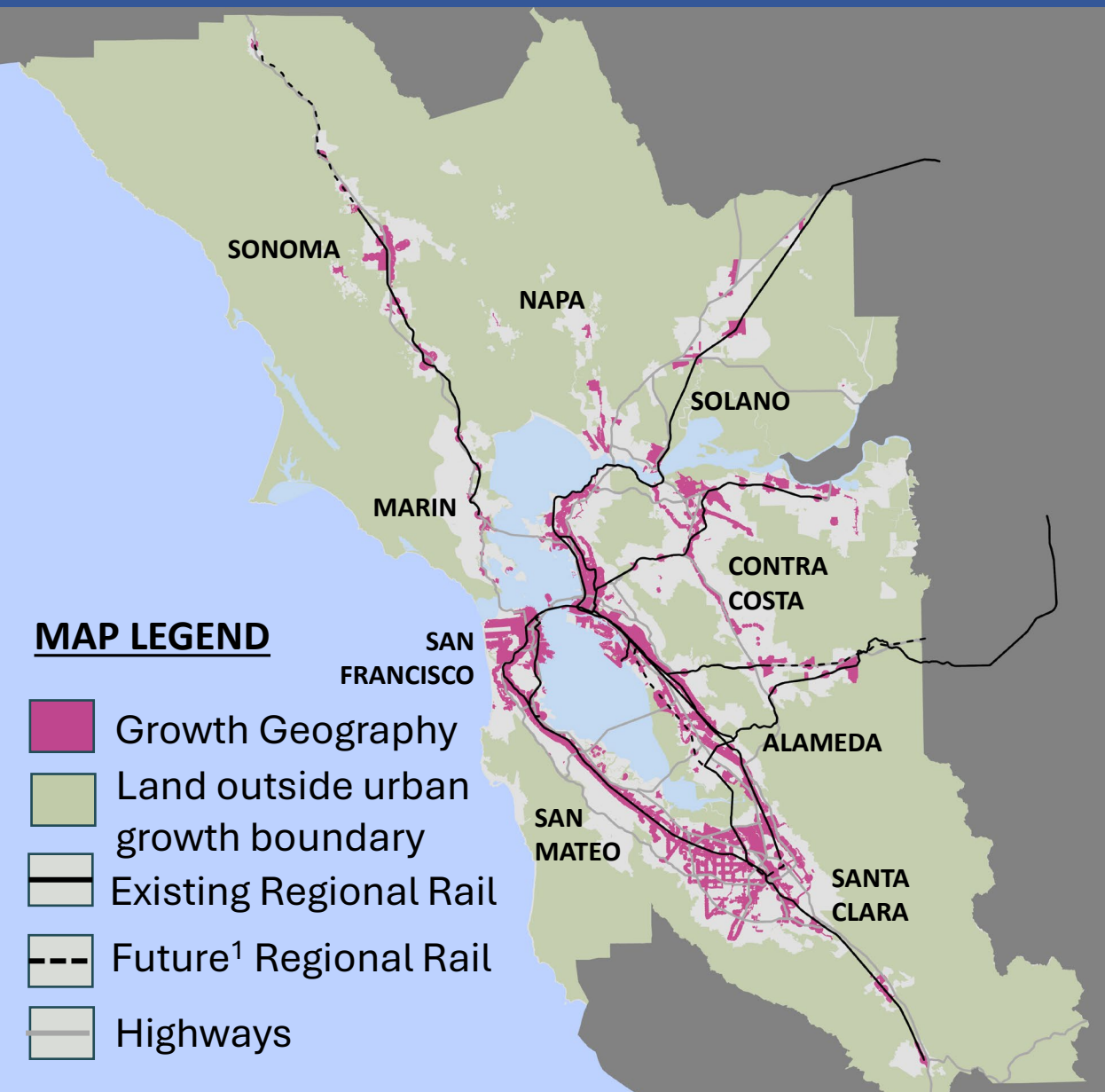


**Today's Item:** Review notable performance and equity outcomes, i.e., what could happen in the future if the Final Blueprint's policies and investments are implemented, as well as a “No Project” alternative

**Later this Year:** Identify near-term implementation actions to move the Final Blueprint forward

Visit <https://planbayarea.org/2050/2050-blueprint/plan-bay-area-2050-blueprint-documents> to review previously approved Final Blueprint materials.

# Growth Pattern: New Households & Jobs through 2050



## Key Growth Statistics



Location of new households

**95%** in Growth Geographies



Location of new jobs

**72%** in Growth Geographies



Conservation

**<1%** of new development outside local urban growth boundaries

**Reminder:** Growth geographies include locally nominated PDAs and Priority Production Areas (PPAs), as well as regionally identified High-Resource Areas and Transit-Rich Areas.

<sup>1</sup> Includes all regional rail extensions in Final Blueprint project list



By 2050, the share of people **commuting via transit, biking or walking could more than double**, driven by Final Blueprint investments in safer and expanded transit services, as well as active transportation.

*Commute Mode Share*

Year	Auto	Transit + Bike + Walk	Work from Home
2023	58%	11%	31%
2050 No Project	56%	15%	29%
<b>2050 Final Blueprint</b>	<b>48%</b>	<b>23%</b>	<b>29%</b>

## Key Plan Strategies

**T4.** Enhance Security Measures and Improve Safety and Cleanliness on Transit (**\$4B**)

**T5.** Implement Pricing Strategies to Manage Demand (**\$5B**)

**T9.** Build a Complete Streets Network (**\$9B**)

**T11.** Enhance Transit Frequency, Capacity and Reliability (**\$44B**)



Enhanced transit service, combined with land use policies to focus growth near existing transportation corridors, could create double-digit increases in the share of households within walking distance of rail, ferry or frequent bus service.

## Households Within 1/2 Mile of High-Quality Transit

Year	All Households	Low-Income Households
2023	43%	53%
2050 No Project	46%	54%
2050 Final Blueprint	62%	83%

### Key Plan Strategies

**T12.** Expand Transit Services throughout the Region (\$28B)

**H3:** Allow a Greater Mix of Housing Densities and Types in Growth Geographies (<\$1B)

**H6:** Transform Aging Malls and Office Parks into Neighborhoods (<\$1B)

**H8:** Accelerate Reuse of Public and Community-Owned Land for Mixed-Income Housing (<\$1B)



By 2050, low-income households could see a **42-percentage point reduction** in the share of their income spent on housing, thanks to Final Blueprint affordable housing production and preservation strategies, plus expanded renter protections.

*Share of Income Spent on Housing*

Year	All Households	Low-Income Households
2023	32%	70%
2050 No Project	29%	59%
<b>2050 Final Blueprint</b>	<b>20%</b>	<b>28%</b>

## Key Plan Strategies

**H1.** Strengthen Renter Protections (**\$2B**)

**H2.** Preserve Existing Affordable Housing (**\$250B**)

**H4.** Build Adequate Affordable Housing to Ensure Homes for All (**\$236B**)

**H5.** Integrate Affordable Housing into All Major Housing Projects (**<\$1B**)



By 2050, vulnerable Bay Area homes could be **protected from sea level rise, earthquakes and wildfires** through retrofitting and resilience measures and residents could also enjoy 20% more acres of **open space** per capita, even with robust growth.

## Key Plan Strategies

**EN1:** Adapt to Sea Level Rise (\$96B)

**EN2:** Seismic, Wildlife and Accessibility Home Retrofits (\$9B)

**EN5:** Protect and Manage High-Value Conservation Lands (\$35B)

**EN6:** Expand Urban Greening in Communities (\$27B)

## Share of Households in Risk-Prone Areas/Buildings that are Protected/Retrofit

Hazard Type (2050 Final Blueprint)	Share Protected
Sea Level Rise (2 ft)	95%
Earthquake	100%
Wildfire (med/high risk)	100%

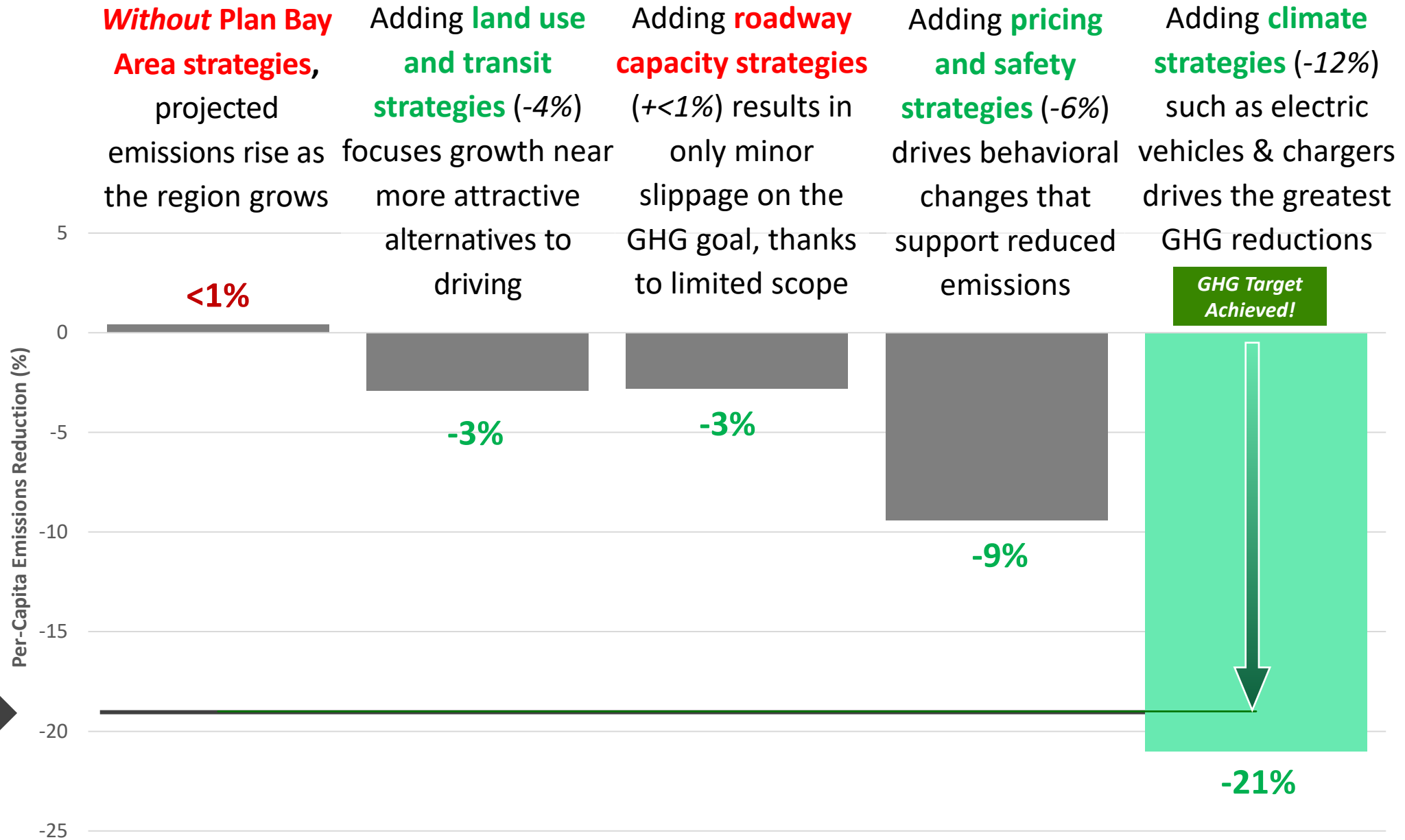
## Open Space Acres Per 1k Residents

Year	All Households
2023	113
2050 No Project	91
<b>2050 Final Blueprint</b>	<b>141</b>

# Plan Bay Area 2050+ Progress Towards Climate Goal

*Note: CARB has final approval over the technical methodologies & assumptions used to quantify GHG impacts and may require different or more conservative assumptions.*

**19%** per-capita 2035 GHG emission reduction target (relative to 2005)

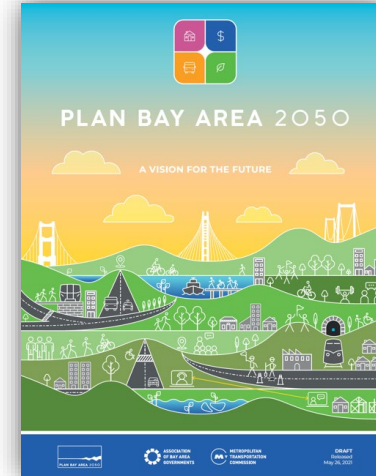
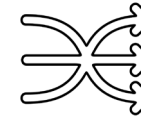


# Considerations for the Final Blueprint and Beyond

- Plan Bay Area 2050+ is a minor long-range plan update that was scoped as a limited and focused refresh of Plan Bay Area 2050.
- Similar to the past plan, Plan Bay Area 2050+ has taken **an aspirational approach** – leaning into "**what it would take**" to achieve the long-range plan's adopted vision and demonstrate meaningful progress on key performance and equity goals.
- In both Plan Bay Area 2050 and 2050+, "what it would take" has emphasized **expansive public investment**, leveraging existing and new revenues.
- Staff acknowledge this approach may require reconsideration given evolving conditions in the region, and recommend that the Commission and Executive Board **explore different funding and policy scenarios as part of Plan Bay Area 2060**, a major plan update that will kick off in mid-2026.



*Horizon: 2018-2019*



*Plan Bay Area 2050:  
2020-2021*



*Plan Bay Area 2050+:  
2023-26*



*Plan Bay Area 2060:  
2026 and beyond*

# Pivoting to the Plan's Final Phase



## Plan Document

The Plan Bay Area 2050+ document is the primary public-facing deliverable of the long-range planning process.



## Environmental Impact Report

Under CEQA, California MPOs are required to prepare a programmatic EIR for regional long-range plans.



## Implementation Plan



The Implementation Plan identifies concrete, near-term actions MTC-ABAG can take to advance the long-range strategies in the plan.



**The Implementation Plan is the most dynamic part of the final phase**, with significant opportunity to identify and shape near-term action priorities through anticipated Final Plan adoption in early 2026.



# Requested Action

*Approve the Final Blueprint to advance into the environmental process, as required under CEQA*

## Next Steps

### **Late Summer 2025 and Fall 2025:**

- Release Draft Plan, Draft EIR, and Draft Implementation Plan
- Complete final round of engagement on draft plan

### **Early Winter 2026:**

- Request that MTC/ABAG policymakers adopt the Final Plan Bay Area 2050+, including Final Plan, Final EIR, and Final Implementation Plan

### **Contact:**

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