

**Metropolitan Transportation Commission and Association of Bay Area Governments**  
**MTC Planning Committee and ABAG Administrative Committee**

**June 13, 2025**

**Agenda Item 7a**

**MTC Resolution No. 4715 and ABAG Resolution No. 8-2025: Advancing Plan Bay Area 2050+ Final Blueprint into Environmental Phase**

**Subject:**

Recommendation to advance the Final Blueprint into the environmental (CEQA) process and presentation on the Plan Bay Area 2050+ Final Blueprint performance and equity outcomes.

**Background:**

In July 2023, MTC-ABAG kicked off Plan Bay Area 2050+, a limited and focused update to the regional vision for transportation, housing, economic development and environmental resilience. Plan Bay Area 2050+ is the region's fourth iteration of an integrated long-range plan since the adoption of Senate Bill (SB) 375 in 2008. Since then, despite ongoing challenges, the Bay Area has made notable progress on key regional long-range planning priorities, including focusing the growth of new housing in locally-nominated Priority Development Areas (PDAs), as well delivering a suite of major, multi-modal transportation projects.

Following the kick-off of Plan Bay Area 2050+, staff completed multiple extensive engagement efforts touching all nine Bay Area counties, including 42 pop-up workshops, three online surveys, 22 partnerships with community-based organizations (CBOs), and six webinars and technical workshops for technical stakeholders, among other activities. Informed by these engagement efforts, in January 2025 the Commission approved MTC Resolution No. 4687 and the ABAG Executive Board approved ABAG Resolution No. 04-2025, adopting the Plan Bay Area 2050+ Final Blueprint Growth Geographies and the Final Blueprint Strategies, including the Final Transportation Project List and the Final Resilience Project List.

This item examines what could happen in the future if the Final Blueprint's strategies were implemented, focusing on notable findings from Final Blueprint modeling and analysis conducted over winter/spring 2025, as well as a "No Project" alternative that analyzes future conditions in the absence of the Final Blueprint. Please refer to **Attachment A** and **Attachment B** for a refresher of key Final Blueprint elements, and to **Attachment B** for a comprehensive summary of the 25+ performance and equity metrics.

**Development of the Final Blueprint:**

The Final Blueprint approved by MTC and ABAG in January 2025 (see <https://planbayarea.org/2050/2050-blueprint/plan-bay-area-2050-blueprint-documents> for more information) is the final draft of the long-range plan, with several key updates informing its development over the past two years. This included updates to baseline data, such as transit service levels and Equity Priority Communities (EPCs); planning assumptions, such as levels of hybrid work and forecasts of future population and jobs; public policies and investments (i.e., strategies) that can be implemented through the year 2050, including specific transportation and resilience project recommendations; and growth geographies where future housing and jobs can be focused, among others. Importantly, the Final Blueprint identified investment priorities across the four elements of the plan, as well as forecasts for reasonably expected revenues across the Transportation, Housing and Environment Elements. For the Transportation Element, the Final Blueprint directs approximately \$500 billion in strategies to maintain and optimize the existing transportation system, create safe and healthy streets, and build a next-generation transit network. The Housing Element features approximately \$500 billion for strategies to protect, preserve, and produce affordable housing. The Economy Element directs nearly \$250 billion to improve economic mobility and to shift the location of jobs. Finally, the Environment Element includes nearly \$230 billion for a suite of strategies that reduce risks from hazards such as sea level rise, expand access to parks and open space, and reduce climate emissions.

**Final Blueprint Key Findings:**

Plan Bay Area 2050+ must accommodate over 1.3 million new jobs as well as over 900,000 new households by the year 2050. In keeping with the plan's goals to accommodate growth in a sustainable manner while also providing access to opportunity, the Final Blueprint succeeds in directing the vast majority of projected growth within the plan's Growth Geographies, with over 70 percent of new jobs and approximately 95 percent of new households between 2023 and 2050 locating in Growth Geographies. Similar to Plan Bay Area 2050, the vast majority of the region's growth is anticipated to be focused in the South Bay, the East Bay, San Francisco, and the Peninsula, with the North Bay seeing more modest growth in both households and jobs.

### What Outcomes Will the Final Blueprint Achieve, if Implemented?

Notable highlights of the Final Blueprint's overall performance and equity outcomes include:

- **Transportation and Mobility:** 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. The share of people driving to work is expected to drop below 50 percent from the current 58 percent.
- **Transit Access and Housing:** 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 that have access to rail, ferry or frequent bus service.
- **Housing and Affordability:** By 2050, low-income households could see a 42-percentage point decrease in the share of their income going to housing, thanks to the Final Blueprint's affordable housing production and preservation strategies, plus protections for renters. All households could reduce the share of their income spent on housing by approximately 12 percentage points.
- **Environment and Resilience:** 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 access to more open space — even with robust expected population growth.
- **Plan Bay Area 2050+ Climate Target:** Subject to review and approval by the California Air Resources Board (CARB), staff anticipate the plan will meet its statutorily required 2035 climate target to reduce per-capita greenhouse gas (GHG) emissions from light-duty vehicles by 19% from 2005 levels. Strategies such as investments in electric vehicles and roadway pricing, in addition to land use policy changes and investments in transit policies and projects, are expected to play a significant role in meeting GHG reduction goals.

Please refer to **Attachments A and B** for more information on the Final Blueprint's growth pattern, performance, and equity findings.

**Transition to the Plan's Final Phase:**

The preceding analysis marks the conclusion of the two-year Blueprint phase, providing insights into how well the Final Blueprint meets key regional performance and equity goals. Developing the Plan Bay Area 2050+ Implementation Plan, which aims to identify the near-term actions through 2030 needed to advance the plan's long-range strategies, will be a key and dynamic focus area for the "Final Phase" of the long-range planning process through early 2026. Other key final phase deliverables include the development of the Plan Bay Area 2050+ plan document as well as the plan's Environmental Impact Report (EIR). For more information on the Final Phase and the CEQA process, please see **Attachment A**.

**Issues:**

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 of these long-range plans, "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 more constrained revenues. As such, staff recommend that the Commission and Executive Board explore different funding trajectories and associated policy packages as part of Plan Bay Area 2060, a major plan update that will kick off in mid-2026. For Plan Bay Area 2050+, however, it is critical for the plan to continue making progress towards adoption to meet statutory requirements to update the long-range plan every four years.

**Next Steps:**

Pending approval from MTC-ABAG decision-makers to advance the Final Blueprint into the environmental process, staff will conduct analysis as required by CEQA to assess the potential impacts of the Final Blueprint's strategies, the "No Project" alternative and two other alternatives scoped to reduce environmental impacts. In late summer, staff will release the Draft Plan, Draft EIR, and Draft Implementation Plan, which will be followed by a final round of public engagement and public comment on the plan that will stretch into fall 2025. The remainder of the

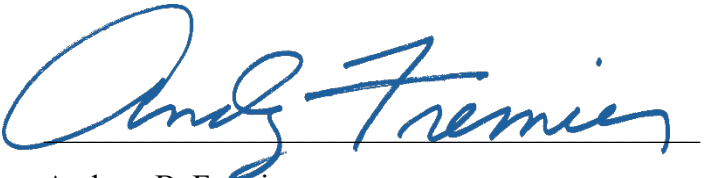
year will focus on providing responses to public comment and revising the draft plan, as needed based on input received, after which staff will return to MTC-ABAG decisionmakers in early 2026 to request approval of the Final Plan Bay Area 2050+, its related supplemental reports, as well as the Final EIR and the Final Implementation Plan.

**Action:**

Staff are requesting that the committees refer MTC Resolution No. 4715 and ABAG Resolution No. 8-2025, advancing the Plan Bay Area 2050+ Final Blueprint into the environmental process for the long-range plan, as required under CEQA, to be analyzed against a reasonable range of alternatives over the remainder of 2025 to the ABAG Executive Board and Commission for approval, respectively.

**Attachments:**

- Attachment A: PowerPoint
- Attachment B: Final Blueprint Compendium
- Attachment C: Final Blueprint Compendium – Executive Summary (Handout)
- MTC Resolution No. 4715
- ABAG Resolution No. 8-2025

  
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