

An aerial photograph of a city, likely San Jose, with a large mountain range in the background. The city features a mix of residential and commercial buildings, parking lots, and a train station. A blue semi-transparent overlay covers the right side of the image, containing text and logos.

PLAN BAY AREA 2050+



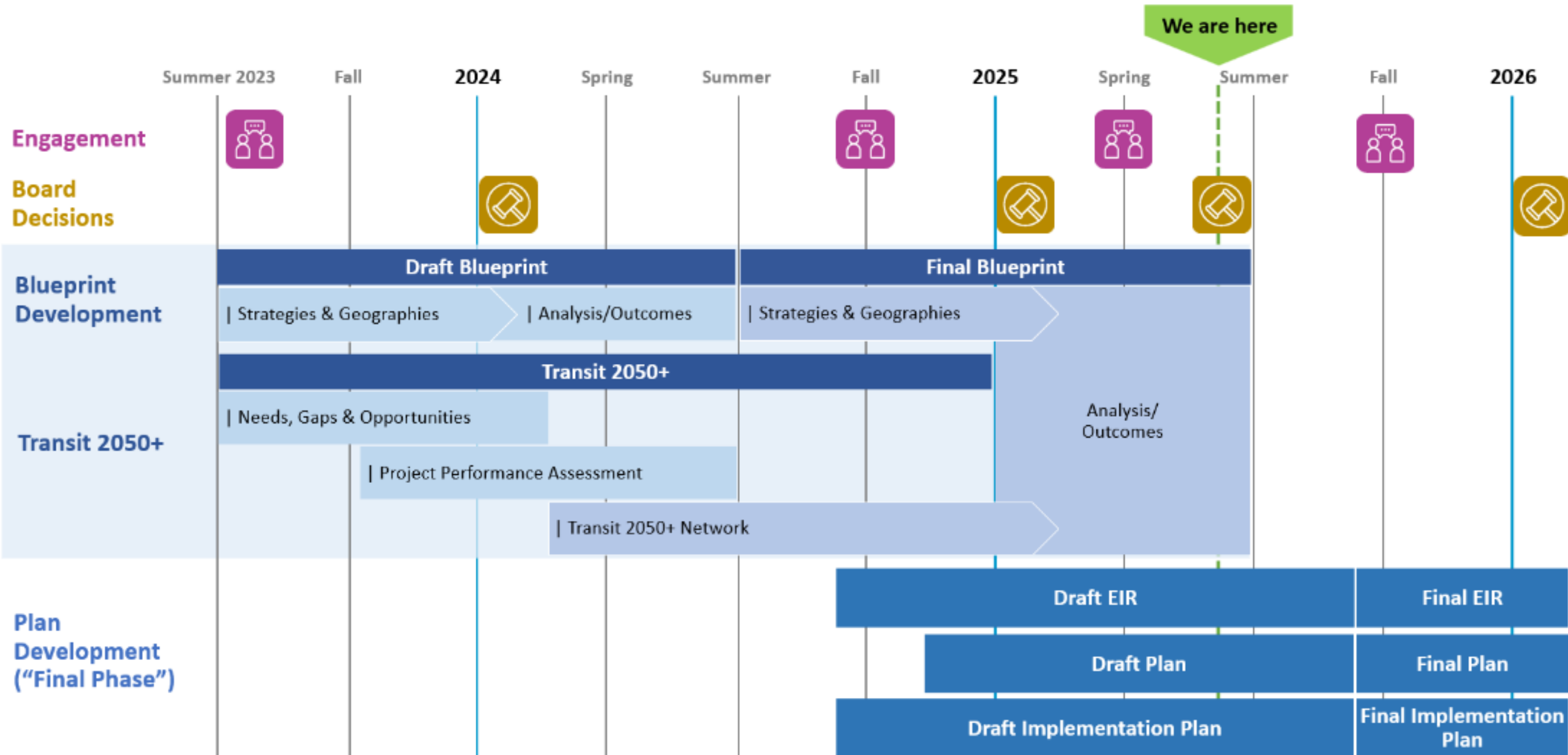
ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

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, 2010-2020¹

66% New Bay Area homes in PDAs, 2018-2023¹

¹. 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



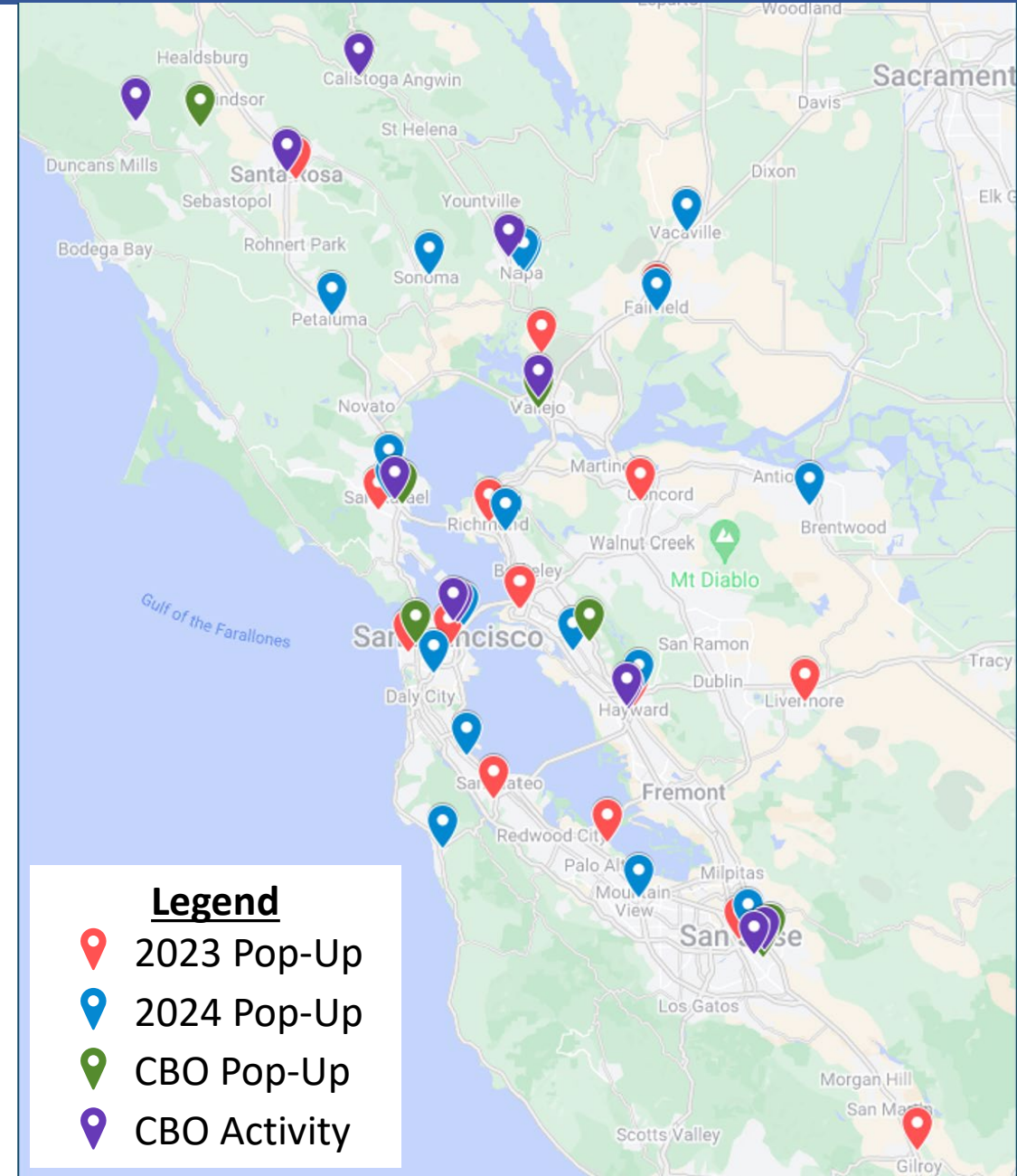
**22 Community-Based
Organization Partnerships**



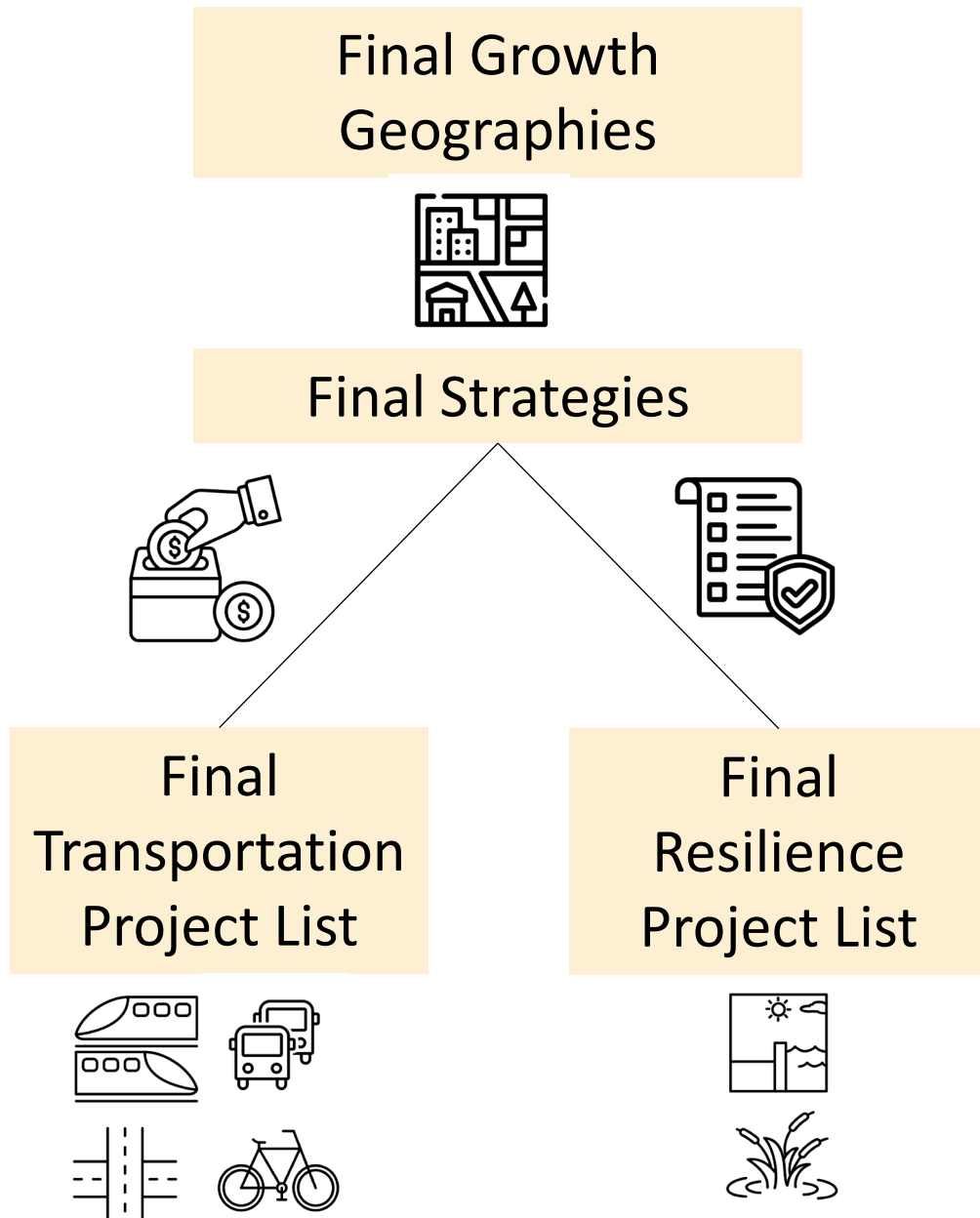
**6 Webinars and Technical
Workshops**



**Widespread Digital
Promotion**



Approved in January: Plan Bay Area 2050+ Final Blueprint

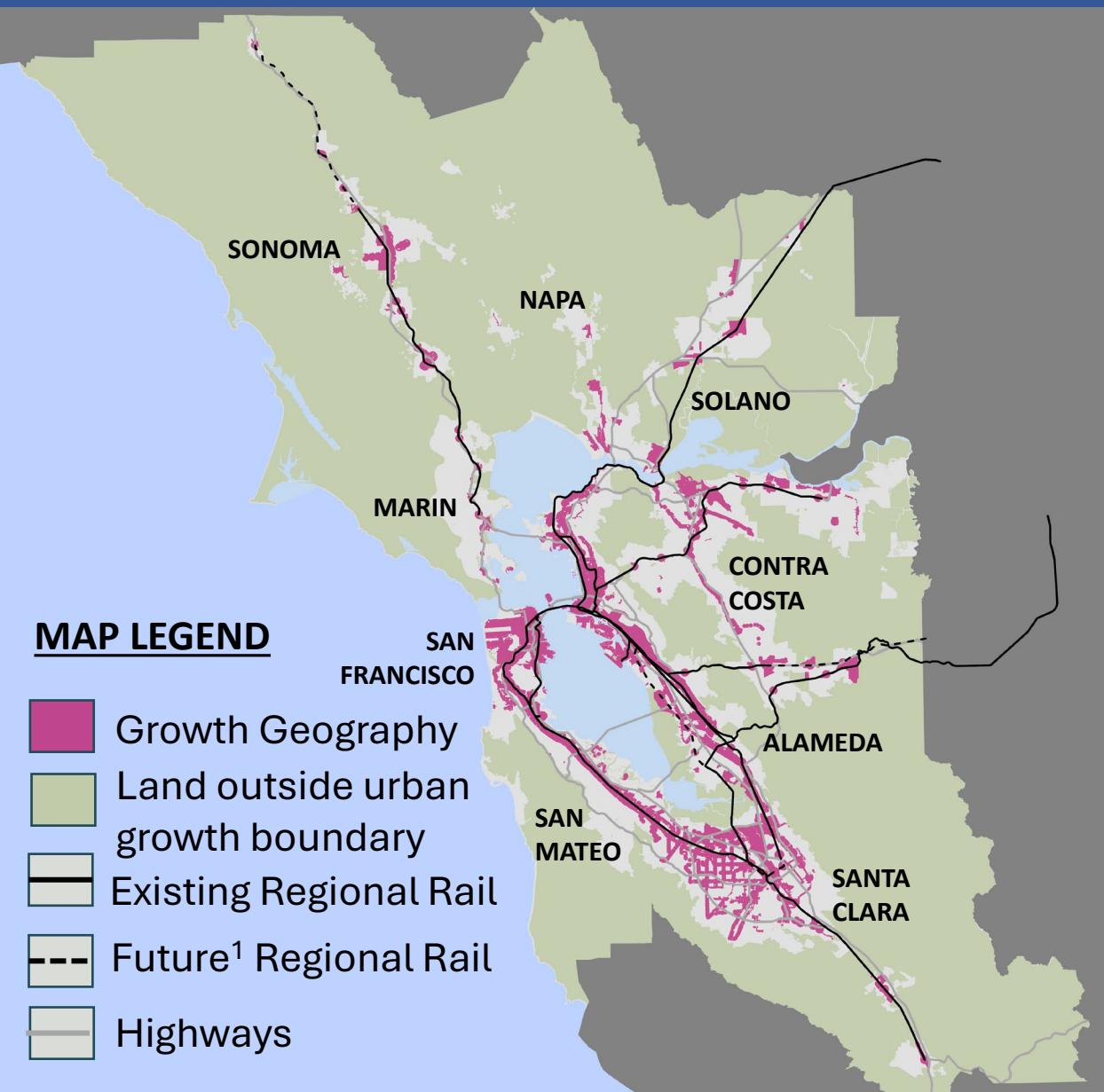


Today's Item: Review notable performance and equity outcomes, i.e., what could happen in the future if the Final Blueprint's policies and investments are implemented, as well as a “No Project” alternative

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.

¹ 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%
2050 Final Blueprint	48%	23%	29%

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%
2050 Final Blueprint	20%	28%

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%

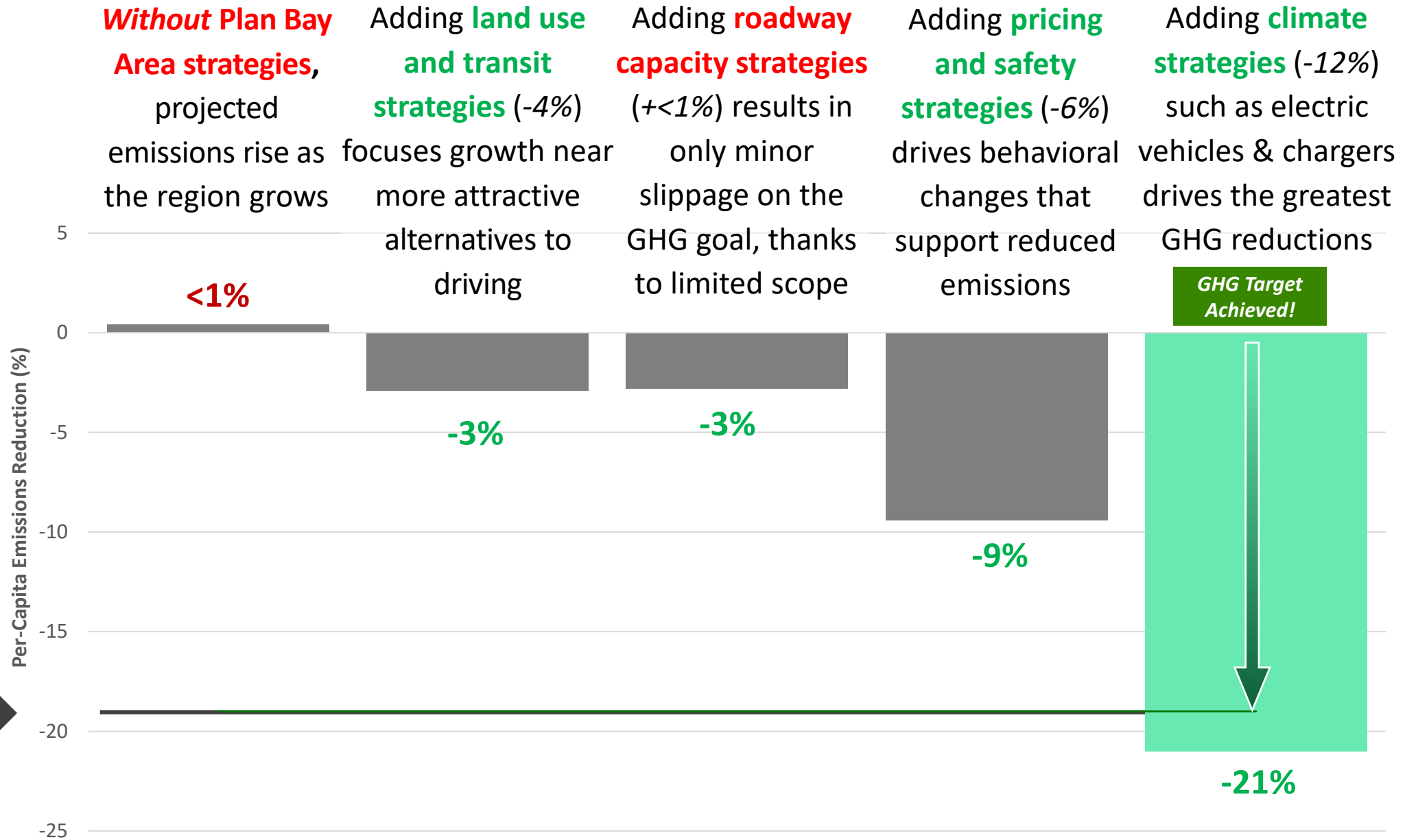
Open Space Acres Per 1k Residents

Year	All Households
2023	113
2050 No Project	91
2050 Final Blueprint	141

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)

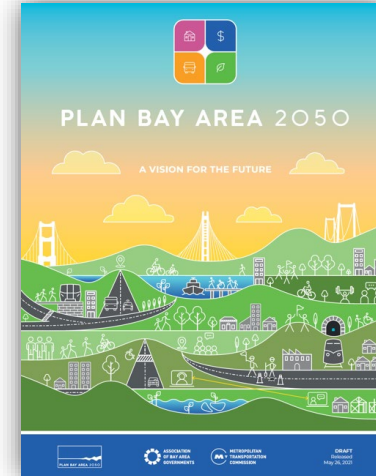
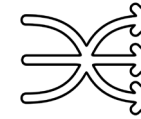


Considerations for the Final Blueprint and Beyond

- 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.



PLAN BAY AREA 2050+

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METROPOLITAN TRANSPORTATION COMMISSION

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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