



PLAN BAY AREA 2050

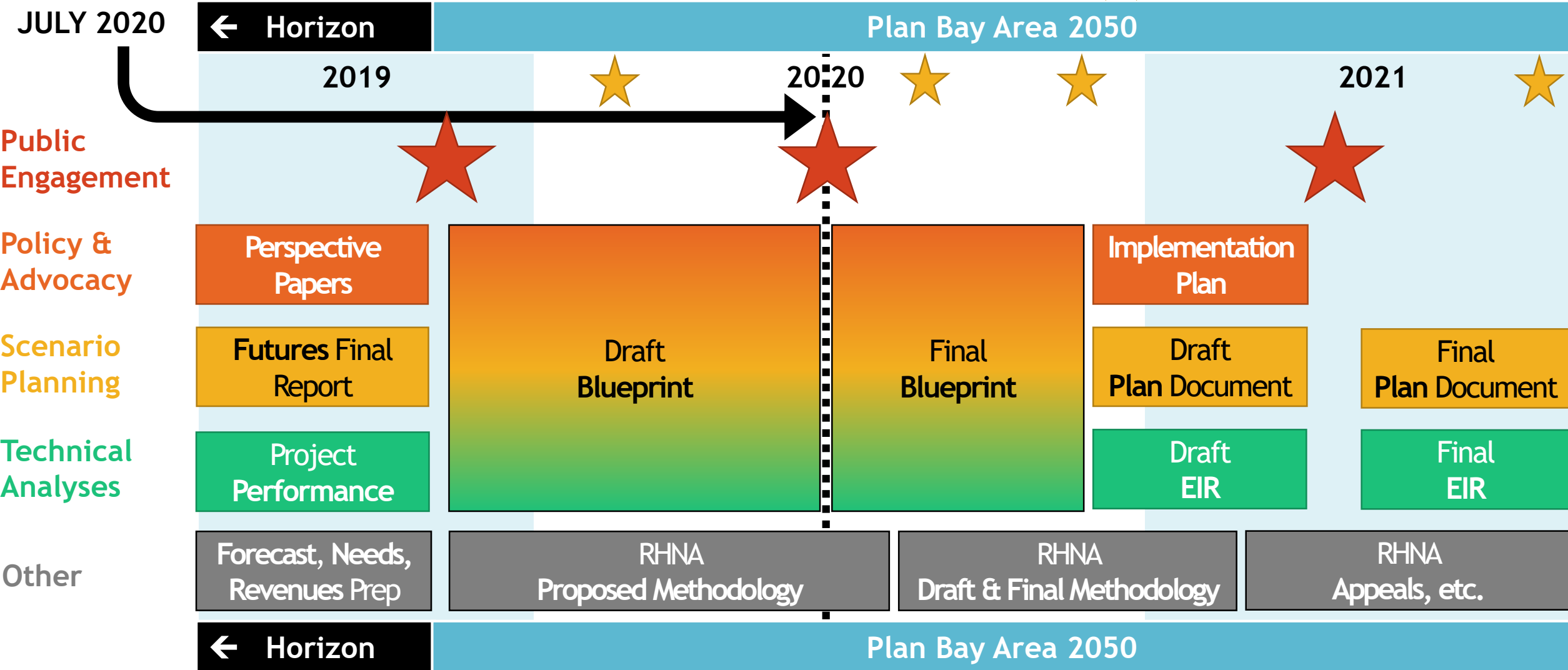
# Draft Blueprint: Key Findings

*July 2020*

*MTC/ABAG Regional Planning Program*

# Draft Blueprint: Major Milestone for Plan Bay Area 2050

★ = Major Policy Board Decisions





# The Draft Blueprint is built upon Horizon, which tested visionary strategies for an uncertain future.



Horizon explored dozens of bold strategies for the region's future, "stress testing" them against a broad range of external forces.

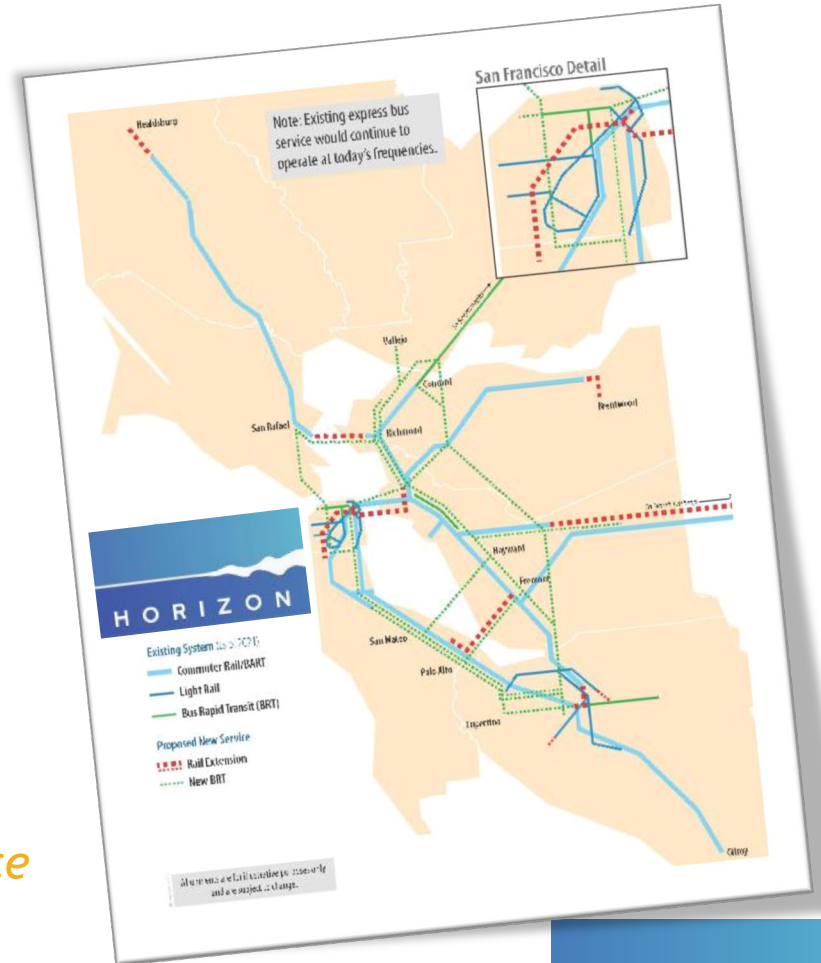
These included megaregional trends, technological shifts, and natural disasters, among others.

Strategies  
prioritized  
based upon:





*Resilience*

*Equity*

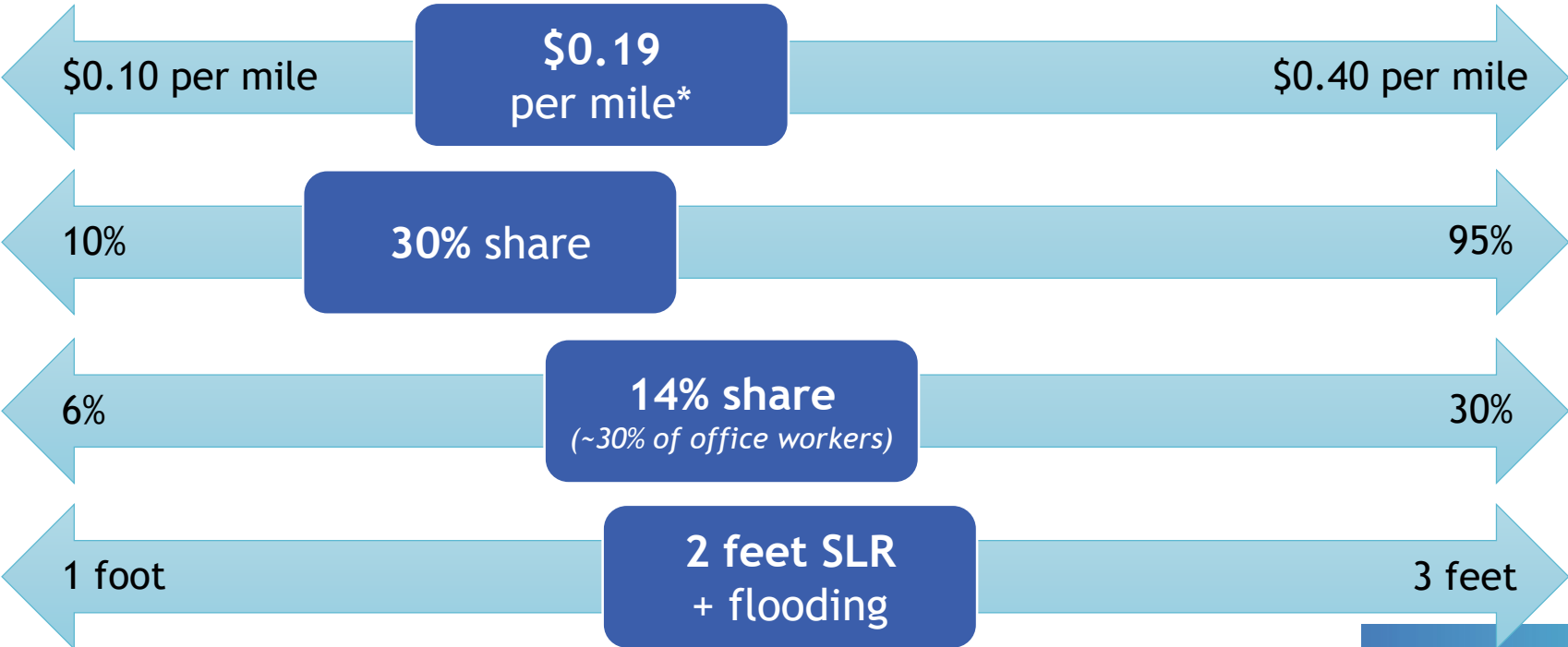


# Ultimately, some of the external forces our region may face in the decades ahead make it harder to achieve the regional vision.

## Examples of External Forces (2050)

-  Cost to drive one mile
-  Market share of autonomous vehicles
-  Share of work from home on typical day
-  Anticipated sea level rise

## Range Explored in Horizon Futures vs. Plan Bay Area 2050 Draft Blueprint



*Note: MTC/ABAG does not have independent authority to set external force levels for Plan Bay Area 2050. CARB regulates these assumptions in the manner prescribed by SB 375.*

*\* MTC/ABAG is specifically seeking a slightly higher auto operating cost from CARB in summer 2020.*

# The Draft Blueprint integrates strategies to make progress towards the regional vision, despite the headwinds from external forces.

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



- **Transportation** Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies

# Refresher: What is a strategy in the context of Plan Bay Area 2050?

What do we mean by “strategy”?

A strategy is either a **public policy or set of investments that can be implemented** in the Bay Area over the next 30 years; a strategy is **not a near-term action or legislative proposal**.

Who would implement these strategies?

Strategies in Plan Bay Area 2050 can be implemented at the **local, regional, or state levels**. Specific implementation actions and the role for MTC/ABAG will be identified through a collaborative process for the Implementation Plan later this year.

How many strategies can we include in the Blueprint?

Plan Bay Area 2050 must be **fiscally constrained**, meaning that not every strategy can be integrated into the Plan given finite revenues available.







3,000

comments at fall 2019  
“pop-up” workshops

9,900

comments from *Mayor of Bayville* online tool



90%

of comments at fall 2019  
“pop-up” workshops  
supported the strategies  
advanced into Plan Bay  
Area 2050 Blueprint



# Draft Blueprint: 9 Themes and 25 Bold Strategies



Refer to **Attachment B** for details on all 25 strategies in the Draft Blueprint.



# Draft Blueprint: Highlights in the COVID-19 Era



While Plan Bay Area 2050 is a 30-year vision for the Bay Area, many of the strategies approved for analysis by the Commission and ABAG Board in February have only become more timely, including...



**Advancing thousands of miles of safe bicycle & pedestrian facilities**

**Integrating protections from sudden rent hikes that accelerate displacement**

**Prioritizing strategies for essential workers, such as childcare subsidies**

**Protecting much-needed open space for the enjoyment of all residents**

# Draft Blueprint: Expanded Growth Geographies

## Protect



Areas outside  
Urban Growth  
Boundaries  
(including PCAs)



Unmitigated  
High Hazard  
Areas

## Prioritize



**Priority Development  
Areas (PDAs)**



**Priority Production  
Areas (PPAs)**



**Transit-Rich  
Areas\* (TRAs):**  
Frequent Regional Rail

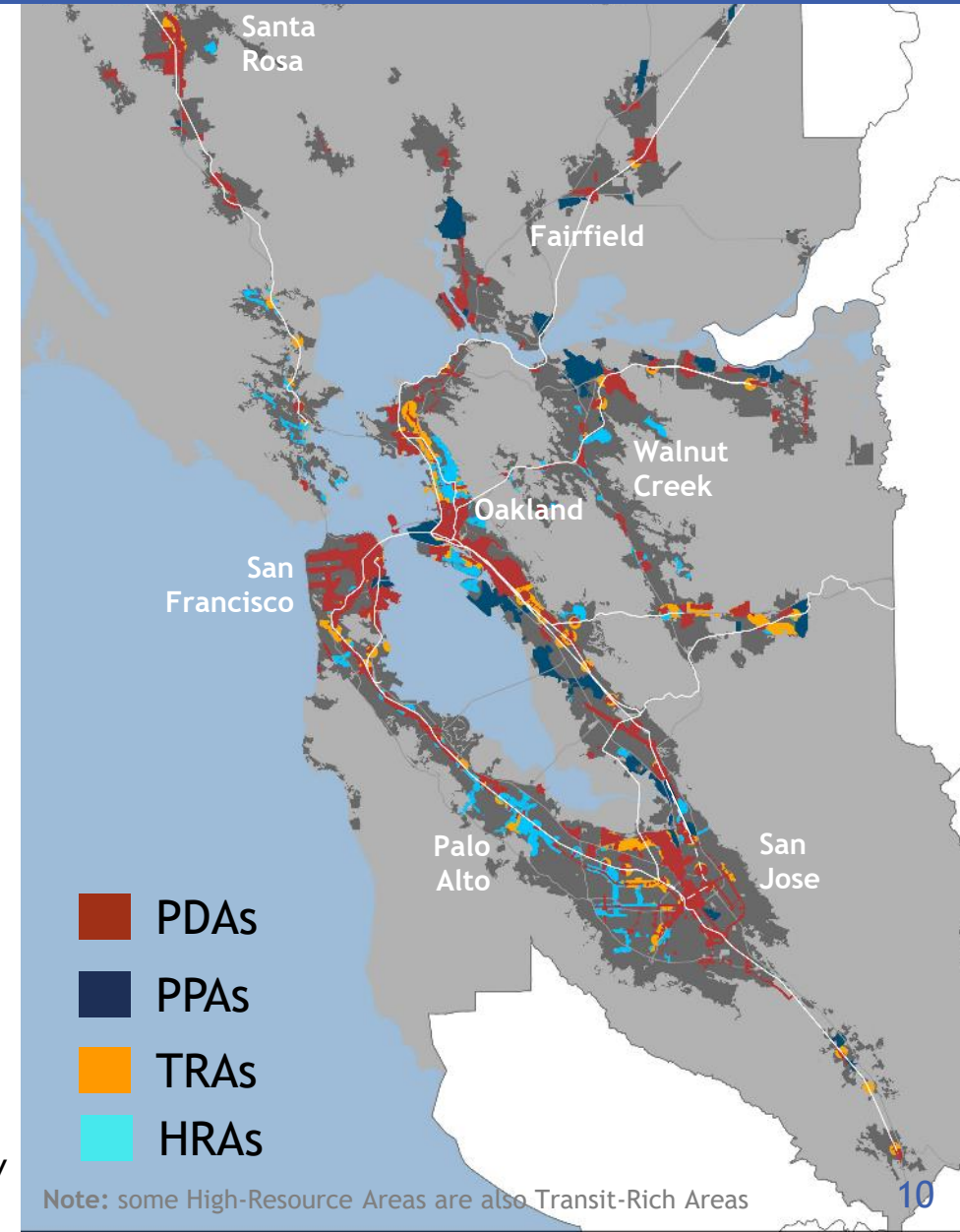


**TRAs\*:**  
All Other



**High-Resource  
Areas\* (HRAs)**

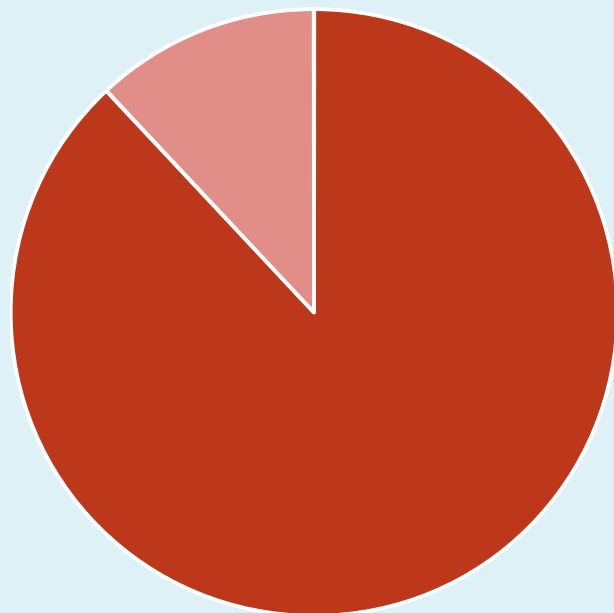
*\* Applies to all jurisdictions except those that have already  
nominated more than 50% of PDA-eligible areas*



# Draft Blueprint: New Revenues Required

## Transportation Element

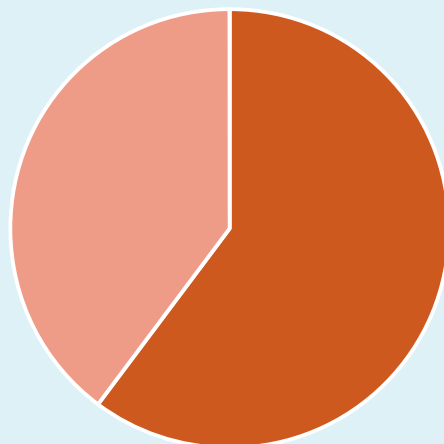
**\$463 billion** in existing funding  
**\$63 billion** in new revenues



■ Existing Revenues ■ New Revenues

## Housing Element

**\$103 billion** in existing funding  
**\$68 billion** in new revenues

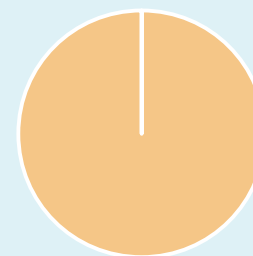


■ Existing Revenues ■ New Revenues

**Remaining Needs:**  
**\$397 billion** unfunded need  
for affordable housing ★

## Economy Element

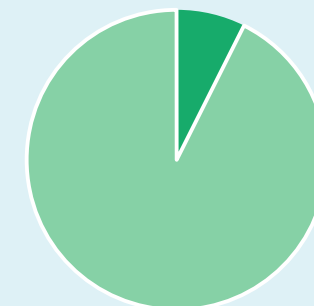
**N/A** in existing funding  
**\$33 billion** in new revenues



■ Existing Revenues ■ New Revenues

## Environment Element

**\$3 billion** in existing funding  
**\$50 billion** in new revenues



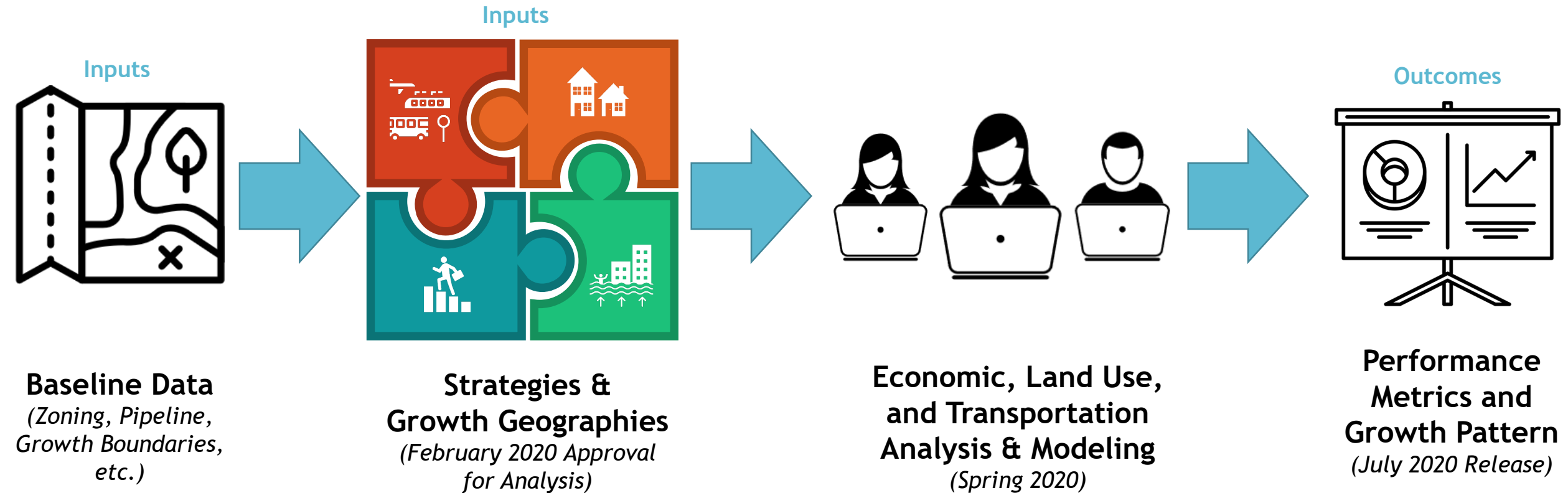
■ Existing Revenues ■ New Revenues

**Note:** some Transportation Element monies were reserved for Final Blueprint, so not all funds were expended in Draft Blueprint.

**Note:** as no Needs & Revenue work was done for Economy Element, we do not have a baseline accounting of local revenues for economic development.



# Draft Blueprint: How Did We Analyze It?



# What are the Potential Outcomes of the Draft Blueprint?

*(in an uncertain future...)*



# Draft Blueprint Highlights (1 of 2)

## Improved Affordability

Housing and transportation costs are significantly reduced, especially for low-income residents.



*% of household  
income spent  
on housing +  
transportation*

**57%**

in 2015

**48%**

in 2050

## More Permanently-Affordable Homes

New revenues enable a significant uptick in production of deed-restricted affordable homes.



*number of new  
permanently-  
affordable  
homes*

**400,000+**

by 2050

## More Growth Near Transit

Most new homes are focused in walkable communities with frequent transit service.



*% of all housing  
within ½ mile of  
high-frequency  
transit*

**32%**

in 2015

**43%**

in 2050



# Draft Blueprint Highlights (2 of 2)

## Lives Saved and Injuries Averted

Strategies to reduce vehicle speeds and build protected bike/ped infrastructure save lives.



*fatalities avoided due to Draft Blueprint strategies*

**>1,500**  
through 2050

## Greater Resilience to Hazards

Seismic retrofits and sea level rise infrastructure protect thousands of homes from damage.



*% of homes at risk protected*

**100% 98%**  
from quake from SLR

## Robust Economic Growth

Despite significant tax increases to pay for new strategies, Bay Area businesses continue to thrive.



*growth in gross regional product per capita (constant \$)*

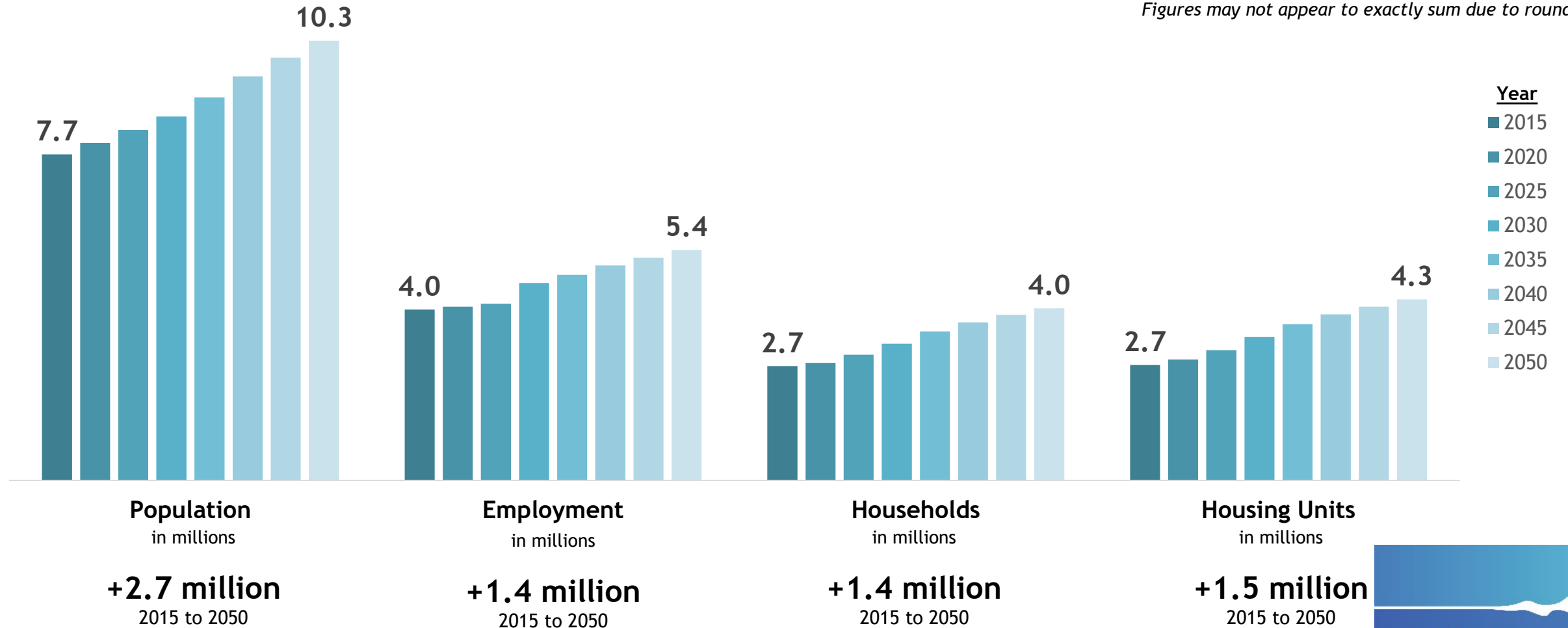
**+65%**  
by 2050

# The Draft Blueprint accommodates the needs of future residents by addressing historical underproduction of housing.

## Regional Growth Forecast: Bay Area

*Integrating COVID-19/Recession Impacts between 2020 and 2030*

*Figures may not appear to exactly sum due to rounding.*



# Draft Blueprint: Housing Growth Pattern

For breakdowns on the subcounty level, please refer to Attachment C. Totals do not always sum to 100% due to rounding.

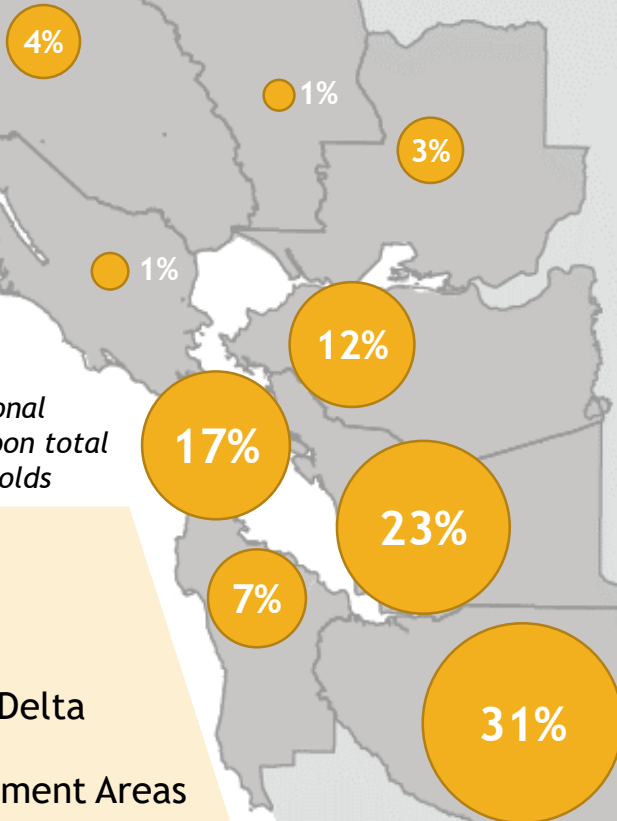
## Plan Bay Area 2040: 2010 to 2040 +0.8 million new households

### MAP LEGEND

**X%** County's share of regional growth, sized based upon total number of new households

### KEY GROWTH STATISTICS

**46%** in Big 3 Cities  
**33%** in Bayside Cities  
**21%** in Inland/Coastal/Delta  
**77%** in Priority Development Areas  
**61%** in Transit-Rich Areas  
**22%** in High-Resource Areas



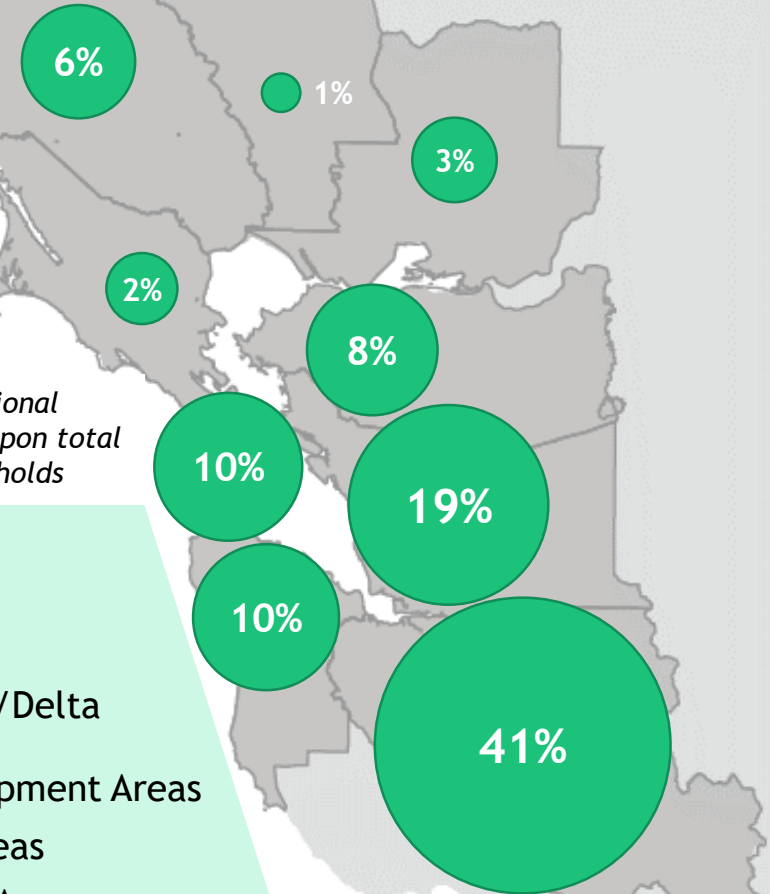
## Draft Blueprint: 2015 to 2050 +1.3 million new households

### MAP LEGEND

**X%** County's share of regional growth, sized based upon total number of new households

### KEY GROWTH STATISTICS

**41%** in Big 3 Cities  
**37%** in Bayside Cities  
**22%** in Inland/Coastal/Delta  
**70%** in Priority Development Areas  
**70%** in Transit-Rich Areas  
**29%** in High-Resource Areas





# Draft Blueprint: Jobs Growth Pattern

For breakdowns on the subcounty level, please refer to Attachment C. Totals do not always sum to 100% due to rounding.

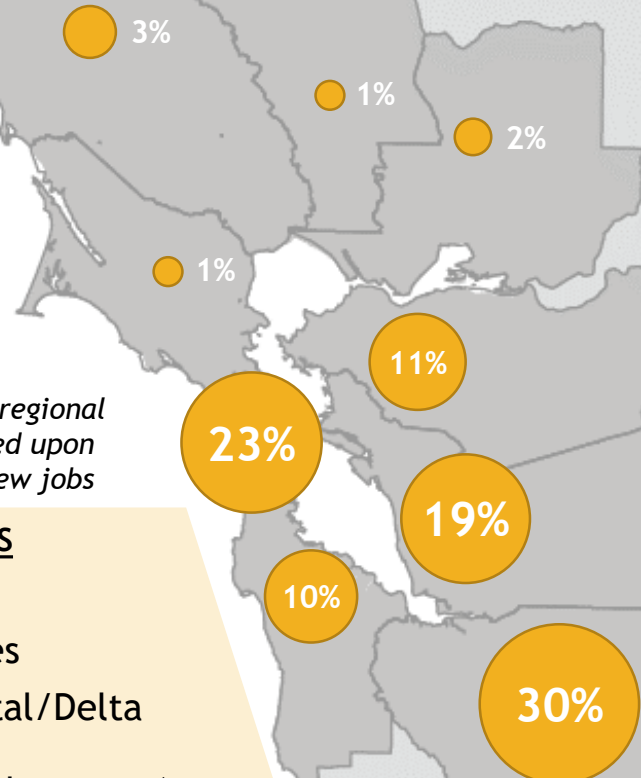
## Plan Bay Area 2040: 2010 to 2040 +1.3 million new jobs

### MAP LEGEND

X% County's share of regional growth, sized based upon total number of new jobs

### KEY GROWTH STATISTICS

**44%** in Big 3 Cities  
**40%** in Bayside Cities  
**17%** in Inland/Coastal/Delta  
**55%** in Priority Development Areas  
**59%** in Transit-Rich Areas  
**25%** in High-Resource Areas



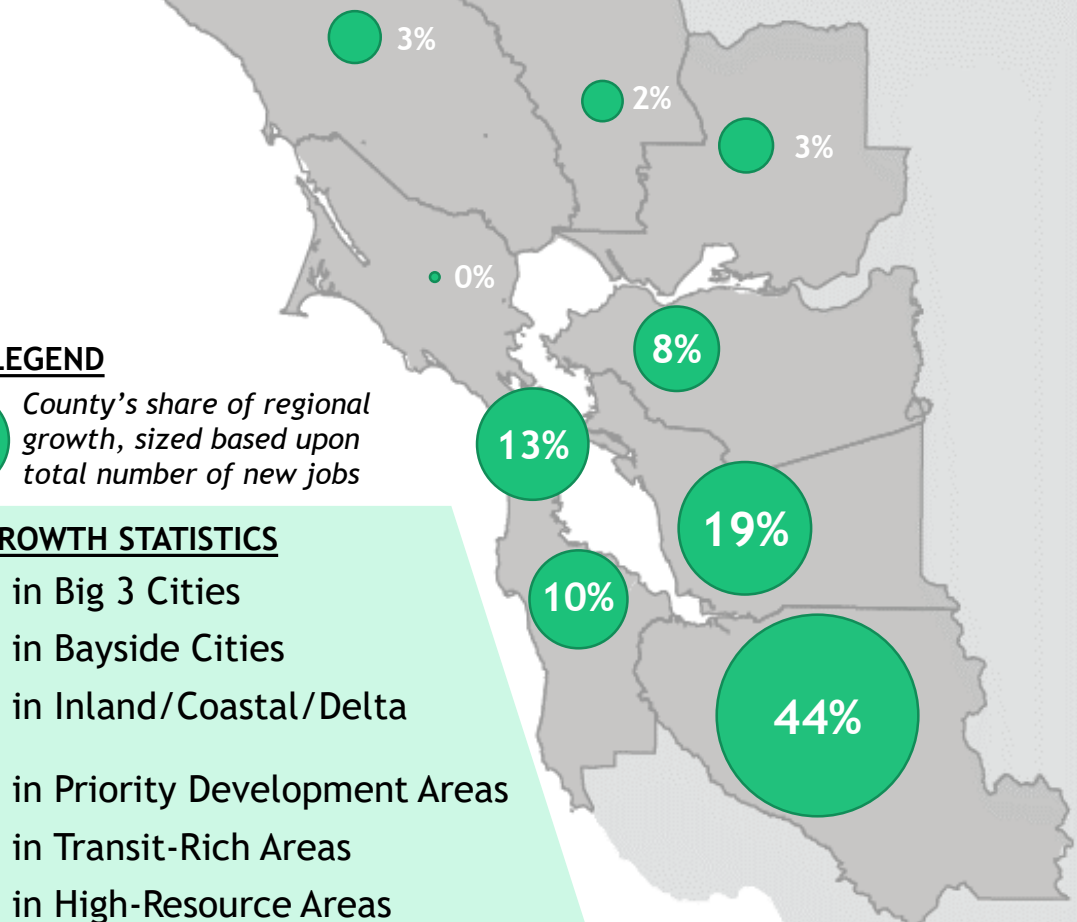
## Draft Blueprint: 2015 to 2050 +1.4 million new jobs

### MAP LEGEND

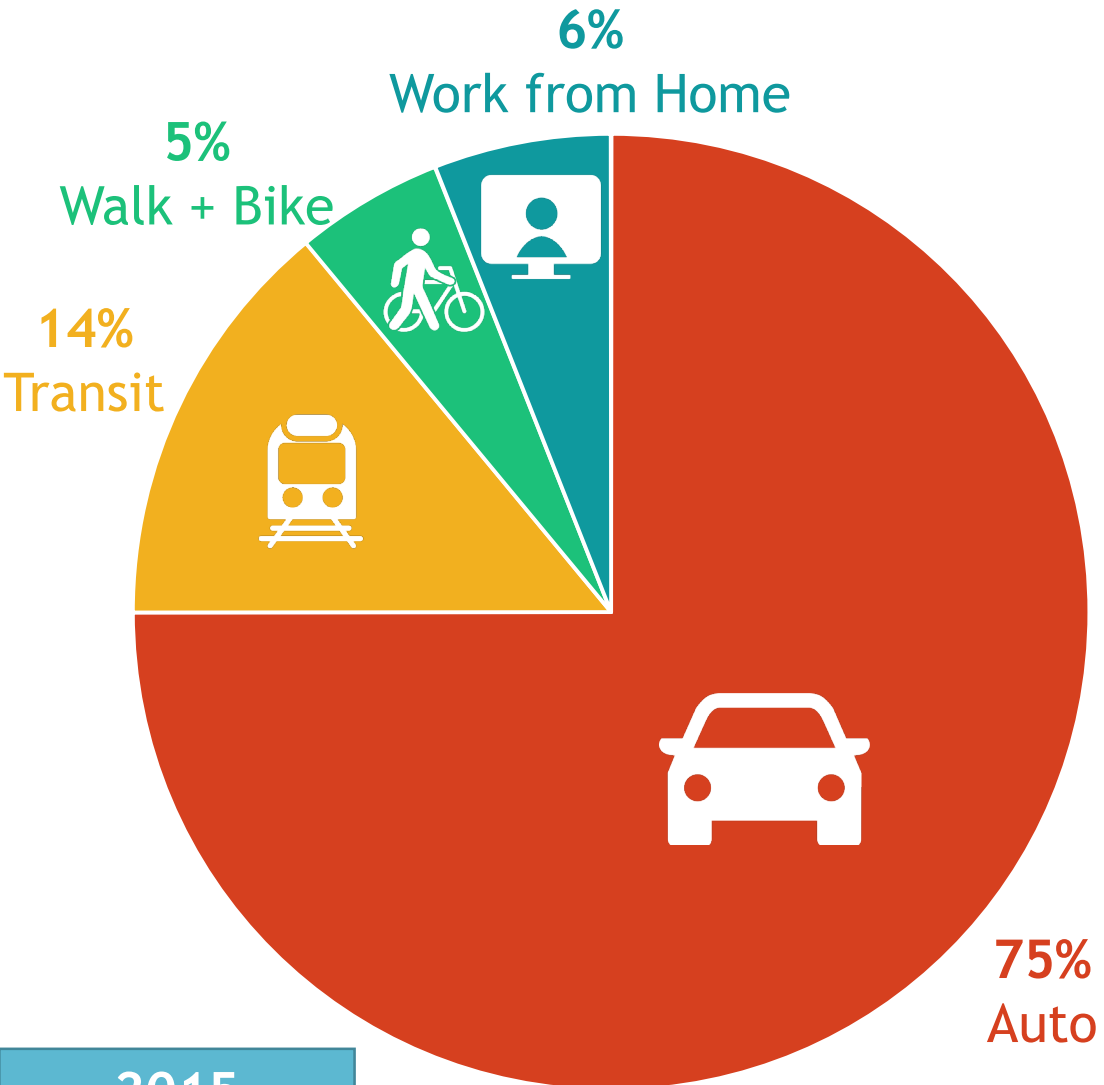
X% County's share of regional growth, sized based upon total number of new jobs

### KEY GROWTH STATISTICS

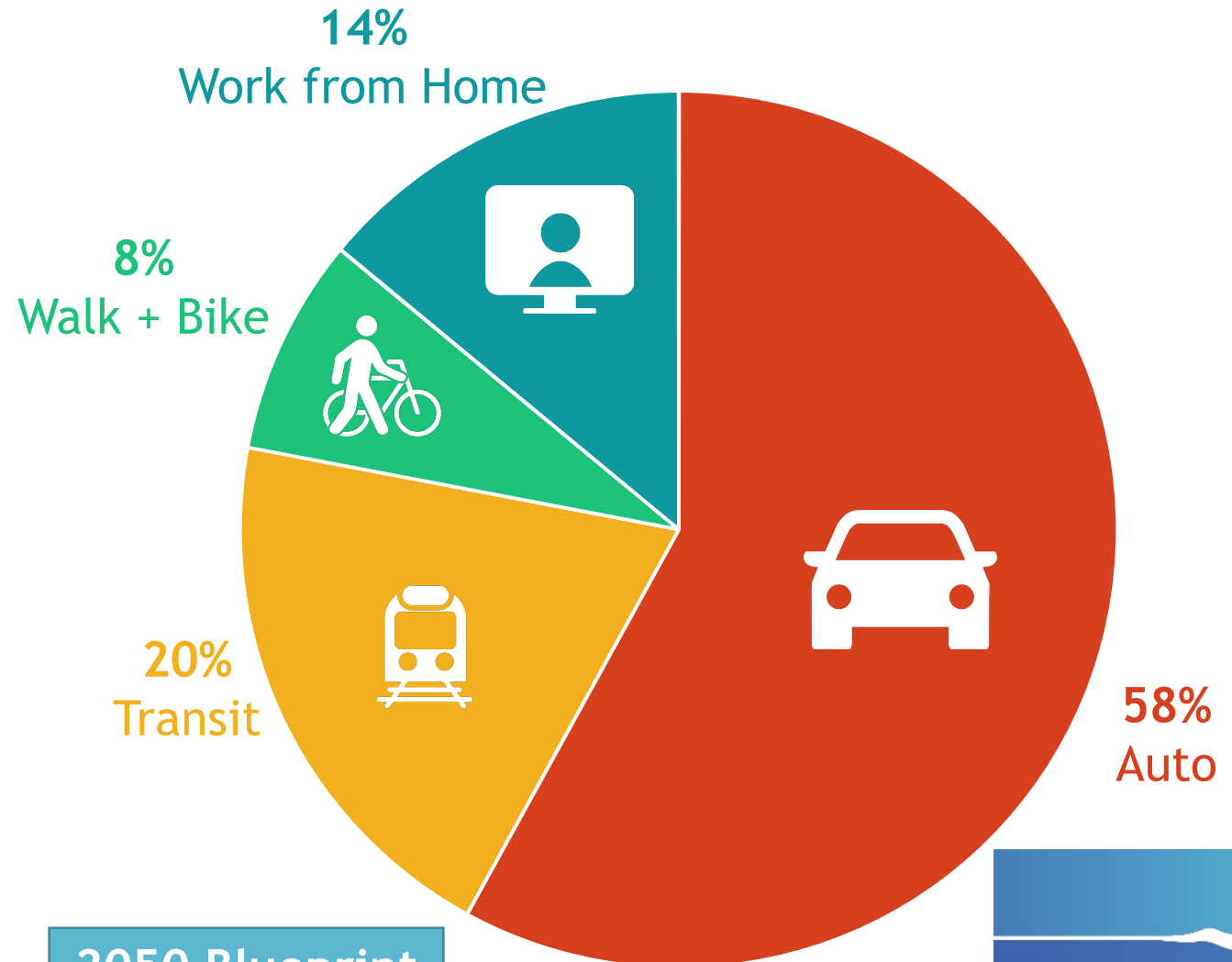
**49%** in Big 3 Cities  
**35%** in Bayside Cities  
**16%** in Inland/Coastal/Delta  
**42%** in Priority Development Areas  
**50%** in Transit-Rich Areas  
**19%** in High-Resource Areas



# Draft Blueprint: Commute Mode Choices



2015

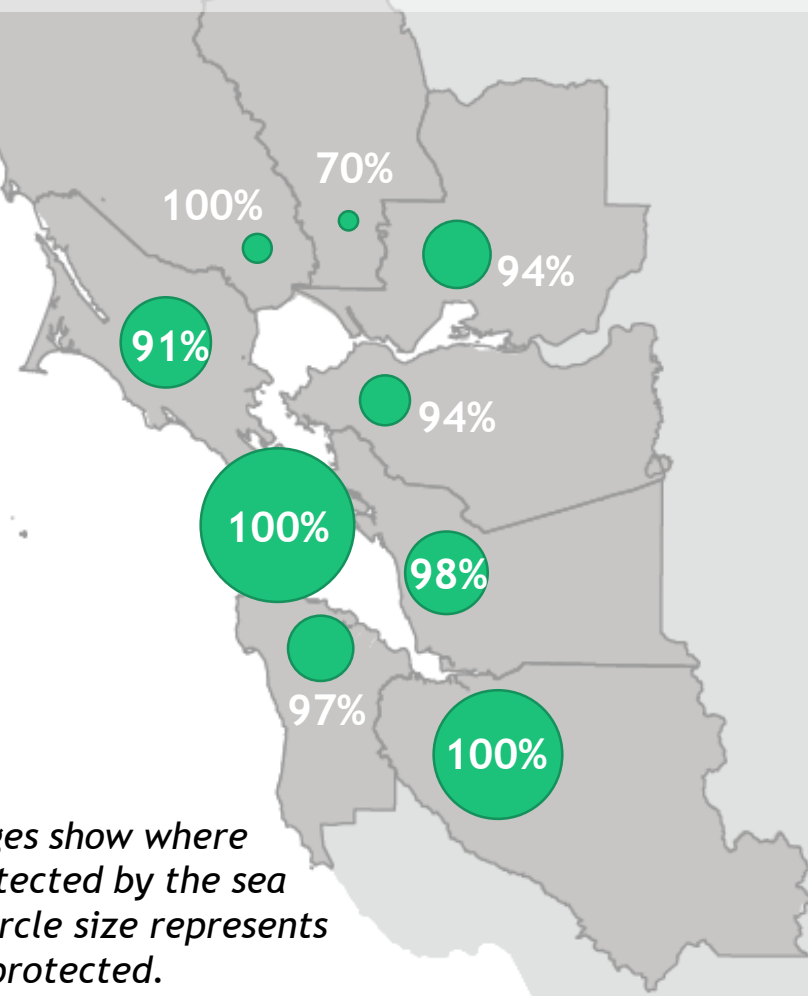


2050 Blueprint

19

# Draft Blueprint: Sea Level Rise Protections

Plan Bay Area 2050: 2015 to 2050  
**+89,000 housing units protected**



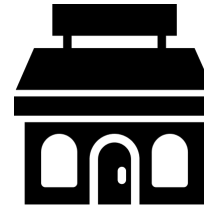
*Circles and percentages show where housing units are protected by the sea level rise strategy. Circle size represents the number of units protected.*



Housing

**89,000**  
units protected

**2,000**  
units still at risk



Jobs

**166,000**  
jobs protected

**10,000**  
jobs still at risk



Environment

**100,000**  
acres of marsh adaptation projects



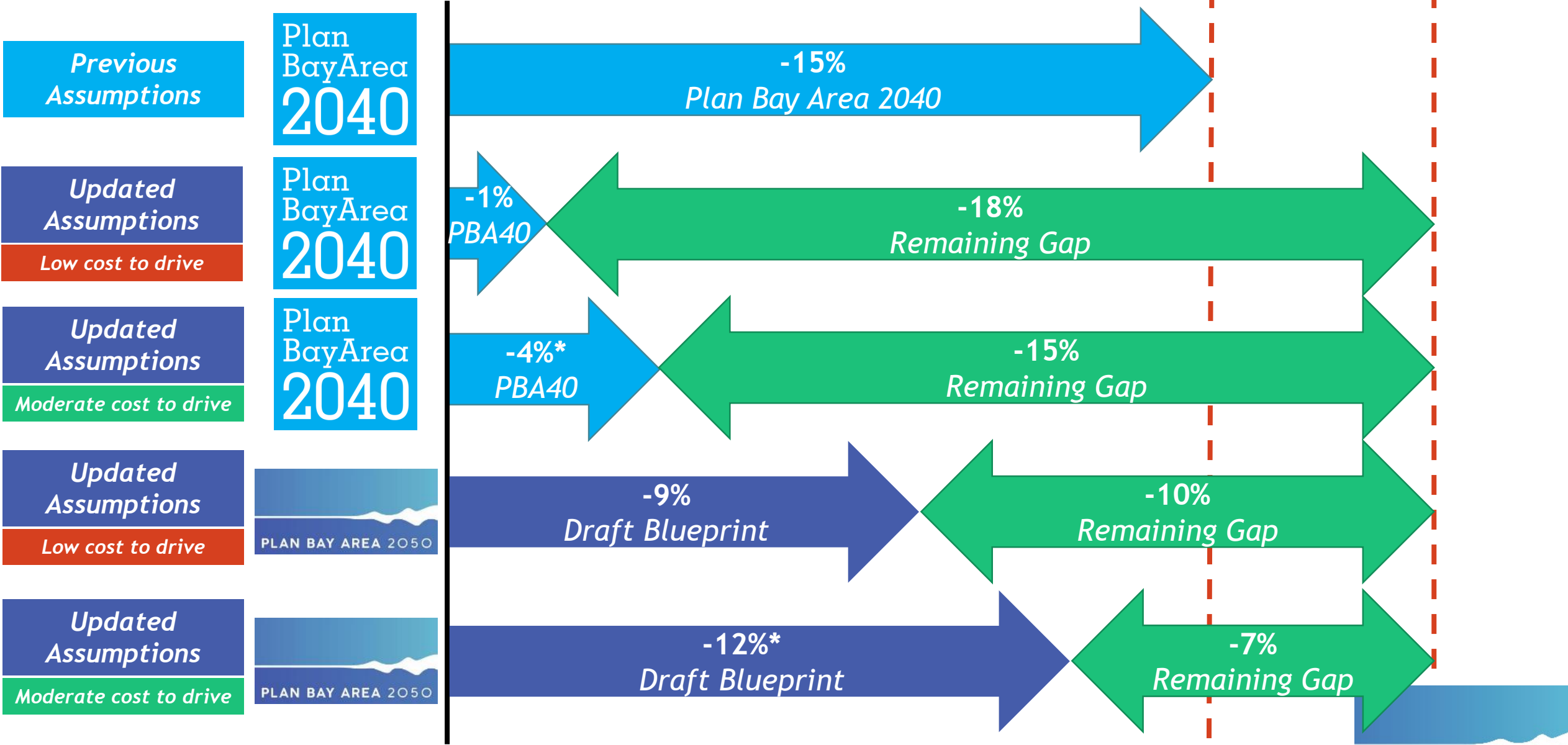
Transportation

**All major highway and rail corridors** protected at 2 feet of sea level rise

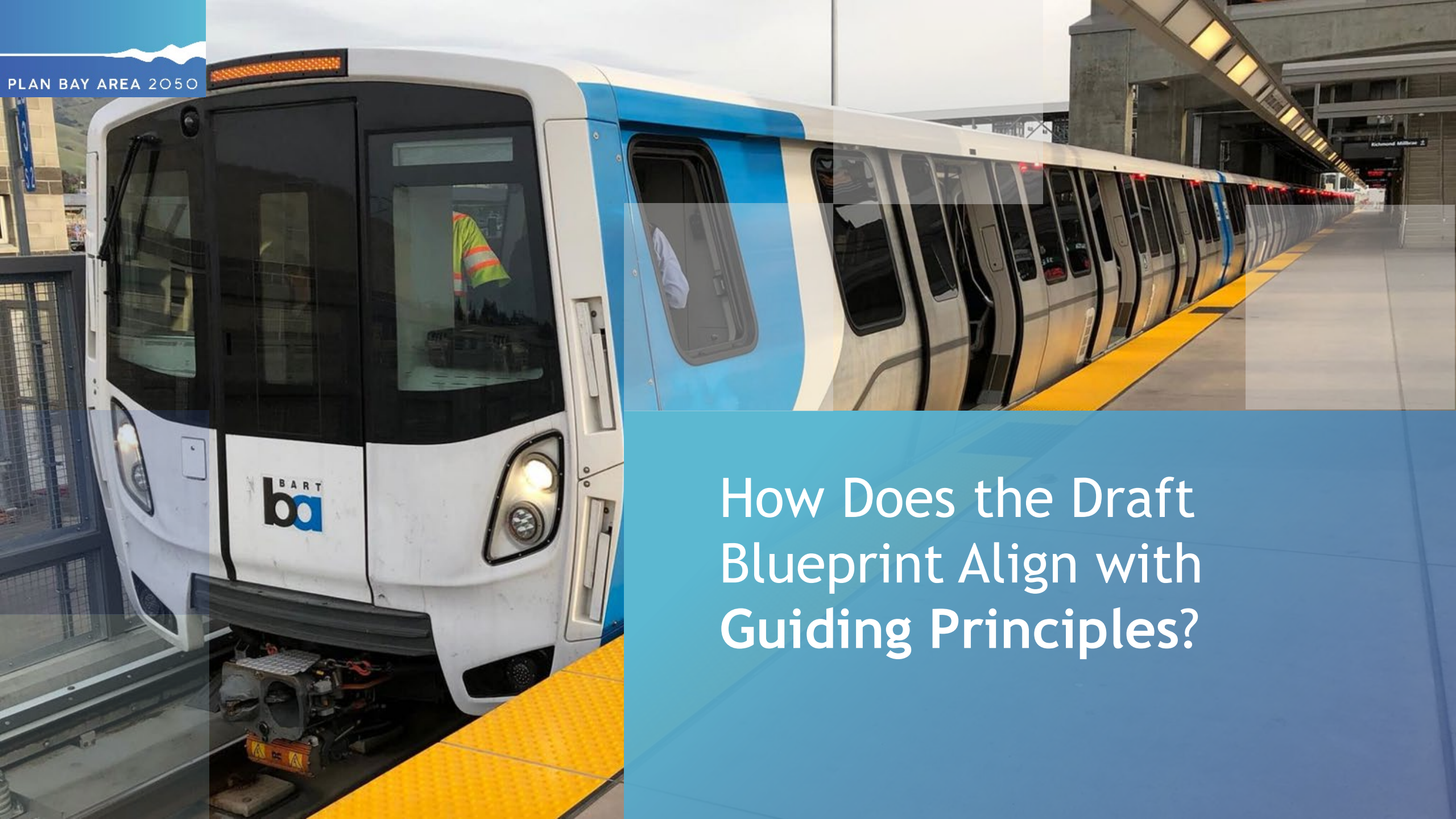


# Draft Blueprint: GHG

-15% per-capita Previous CARB Target | -19% per-cap. New Target



\* = approximated effect of higher auto operating cost based upon past analyses



## How Does the Draft Blueprint Align with Guiding Principles?



## Overarching Finding:

The Draft Blueprint strategies excel in ensuring future growth is more equitable and resilient than past generations. However, righting the wrongs of the 20<sup>th</sup> century would require even bolder action.



# Evaluating the Draft Blueprint

Staff developed **10 evaluation questions** - two for each Guiding Principle - based upon feedback from stakeholder workshops in fall 2019 and winter 2020.



- Will Bay Area residents spend less on housing and transportation?
- Will the Bay Area produce and preserve more affordable housing?



- Will Bay Area residents be able to access their destinations more easily?
- Will Bay Area residents have a transportation system they can rely on?



- Will Bay Area communities be more inclusive?
- Will Bay Area residents be able to stay in place?



- Will Bay Area residents be healthier and safer?
- Will the environment of the Bay Area be healthier and safer?



- Will jobs and housing in the Bay Area be more evenly distributed?
- Will Bay Area businesses thrive?



Refer to **Attachment C** for all the metrics, including breakdowns by income level.

# Key Findings: A More Affordable Bay Area



- Will Bay Area residents spend less on housing and transportation?  
**Yes, with greater reductions for lower-income households.**
  - This will be the first Plan Bay Area that actually reduces housing cost burden, especially for lower-income households.
  - Means-based tolls are effective in mitigating most equity impacts, whereas means-based fares lead to cost burden reductions for low-income transit riders.
- Will the Bay Area produce and preserve more affordable housing?  
**Yes, but it remains short of existing regional needs.**
  - The Draft Blueprint has sufficient funding to permanently protect existing deed-restricted units and to produce approximately enough new units for all low-income household growth through 2050.



**Key Challenge for Final Blueprint:** How do we further increase production of homes affordable to lower-income residents, especially in High-Resource Areas?

# Key Findings: A More Connected Bay Area



- Will Bay Area residents be able to access their destinations more easily?  
**Yes for transit, no for auto.**
  - Access to jobs improves for public transit, particularly in Communities of Concern, thanks to bus and BART investments in the Draft Blueprint.
  - Rising traffic congestion, combined with reduced speed limits, play a role in reducing automobile access to destinations.
- Will Bay Area residents have a transportation system they can rely on?  
**Depends on the highway corridor and transit operator.**
  - Means-based tolls help reduce congestion on key corridors, but toll rates are insufficient to mitigate all impacts of a growing population.
  - While the New Transbay Rail Crossing addresses Transbay capacity constraints, transit crowding challenges continue to grow elsewhere, especially on express buses and rail systems.



**Key Challenge for Final Blueprint:** How can new or expanded strategies better address traffic congestion and transit overcrowding?



# Key Findings: A More Diverse Bay Area



- Will Bay Area communities be more inclusive?  
**Only High-Resource Areas become more inclusive.**
  - Reducing barriers to housing production in High-Resource Areas allows for an increase in the amount of deed-restricted affordable housing in historically-exclusive areas.
  - However, many Transit-Rich Areas are at risk of gentrification, as the Blueprint forecasts an increasingly wealthy demographic profile.
- Will Bay Area residents be able to stay in place?  
**Not over the long-term without further mitigations.**
  - Low-income residents continue to be at a high risk of displacement, especially in Communities of Concern; robust renter protections do not provide meaningful long-term relief.



**Key Challenge for Final Blueprint:** How can we reduce risk of displacement so more residents can remain in place?

# Key Findings: A Healthier Bay Area



- Will Bay Area residents be healthier and safer? **Yes, but more gains are needed for road safety.**
  - Nearly all homes at risk of sea level rise are protected by Draft Blueprint resilience investments.
  - While reduced speed limits save more than 1,500 lives through 2050, expanded strategies would be required to reach Vision Zero.
- Will the environment of the Bay Area be healthier and safer? **Yes, but more reductions are needed for greenhouse gas emissions (GHG).**
  - While the Draft Blueprint strategies make significant headway, a concerted effort in the Final Blueprint will be necessary if the Bay Area intends to close the sizeable remaining gap.



**Key Challenge for Final Blueprint:** How do we close the greenhouse gas emissions gap in a sustainable and equitable manner?



# Key Findings: A More Vibrant Bay Area



- Will jobs and housing be more balanced? **It depends.**
  - Higher-income jobs continue to cluster in Silicon Valley, even as workers may choose to work from home multiple days per week.
  - While job centers like San Francisco and Silicon Valley become more balanced, housing-rich communities in the East Bay and North Bay see more limited job growth.
- Will Bay Area businesses thrive? **Yes, select industries are anticipated to see robust growth.**
  - The Bay Area economy is projected to rebound robustly in the decades ahead; additional tax measures enable some of these gains to more equitably shared by all Bay Area residents.



**Key Challenge for Final Blueprint:** How could more ambitious strategies be employed to shift jobs closer to the region's workforce?



# 5 Key Challenges for Final Blueprint - Seeking Solutions!

How do we further increase production of homes affordable to lower-income residents, especially in High-Resource Areas?

A larger regional measure for affordable housing?

More strategic investment in High-Resource Areas?

Expanded affordability requirements in new TODs?

Support for modular housing and lower-cost techniques?

How can new or expanded strategies better address traffic congestion and transit overcrowding?

New strategies related to regional rail & express bus?

More funding for bike & pedestrian infrastructure?

Redesign transit system with key timed transfers?

More corridors with means-based all-lane tolling?

How can we reduce risk of displacement so more residents can remain in place?

Supportive services in Communities of Concern?

More affordable housing in Transit-Rich Areas?

Workforce training programs?

Pilot universal basic income?

How do we close the greenhouse gas emissions gap in a sustainable and equitable manner?

50% telecommute mandate for big employers?

Exponentially grow regional subsidies for EVs?

Require GHG offsets for all highway projects?

Reform on- and off-street parking policies?

How could more ambitious strategies be employed to shift jobs closer to the region's workforce?

Expand jobs-housing impact fees?

Office development caps in West & South Bay?

Tax subsidies to woo major employers?

# Listening and Learning from CBO Focus Groups

## Highlighted Quotes from Spring 2020 Listening Sessions on Draft Blueprint

A more comprehensive  
report on Public Engagement  
activities is slated for  
September 2020.

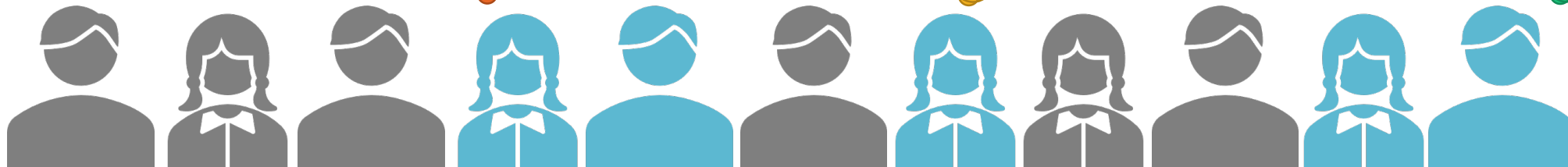
*This is not just  
about jobs but about  
what kind of jobs.*

*10 to 20 percent  
affordable housing is  
simply not  
sufficient.*

*Time transfers so they  
actually work for  
people, especially  
those with disabilities!*

*There are barriers to  
applying for housing,  
such as having a  
criminal record.*

*Any greening of the  
community will  
cause gentrification  
and displacement.*



# Transitioning to the Final Blueprint Phase:

Seeking Input from the Bay Area!



## Upcoming Summer 2020 Blueprint Engagement

### Also:

- Office hours
- Flyers/surveys
- Listening line
- Official comment period
- Statistically-valid poll

9

county-specific  
virtual public  
workshops

3

virtual  
stakeholder  
workshops

5

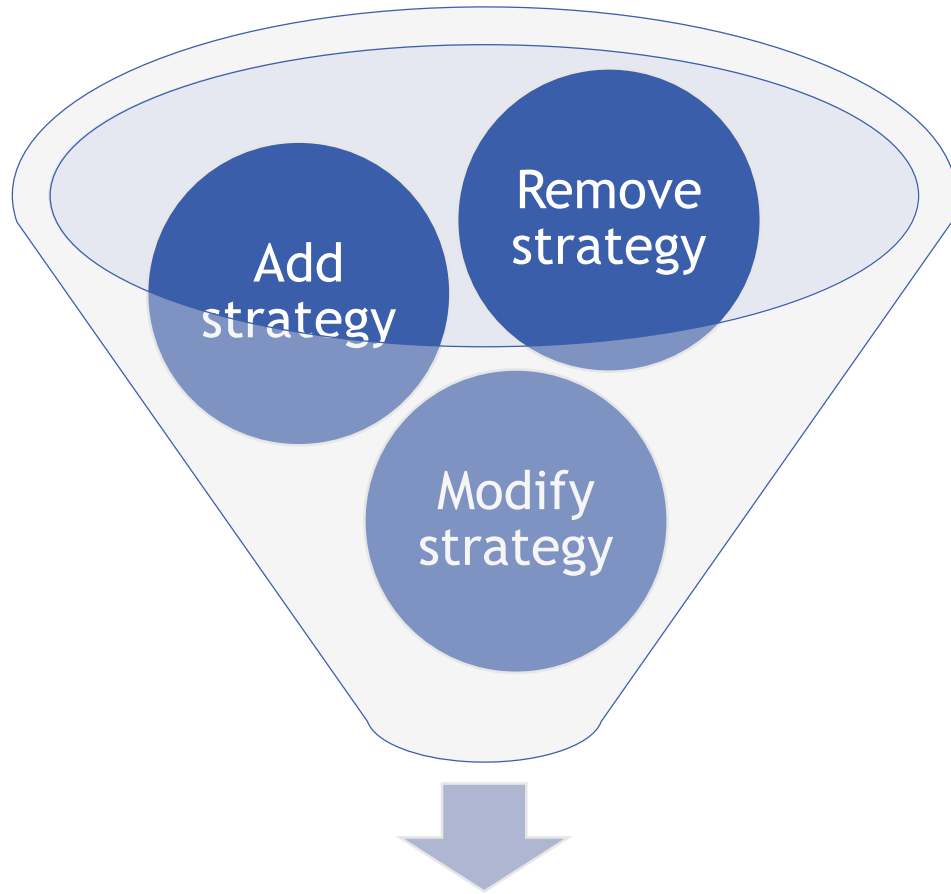
telephone town  
halls

7

focus groups in  
community  
organizations

# Looking for Input:

How can we address these remaining challenges in the Final Blueprint?



Final Blueprint

- We look forward to getting input from elected officials, the public, and stakeholder organizations on **equitable and resilient strategies to advance the Plan Vision of an affordable, connected, diverse, healthy, and vibrant Bay Area.**
- We've already started this process with the Transportation Element - **projects with performance challenges were identified early** and project sponsors have made commitments to address many of them. Work on this strand continues through September - **but transportation projects are just one small piece of the puzzle.**

# What's Next?



July

- Release of Draft Blueprint
- Virtual Workshops & Engagement

Mid-August

- Close of Blueprint Comment Period
- Strategy Refinements for Final Blueprint

September

- Report Out on Public & Stakeholder Engagement
- MTC/ABAG Action on Final Blueprint Strategies & Geographies

December

- Release of Final Blueprint
- MTC/ABAG Action on Preferred Alternative for Plan Bay Area 2050 EIR



## Questions/Comments?

For more information: refer to Attachments B and C in your packet or go to [planbayarea.org](http://planbayarea.org).

Contact info: Dave Vautin,  
[dvautin@bayareametro.gov](mailto:dvautin@bayareametro.gov)