

PLAN BAY AREA 2050

Final Blueprint: Summer 2020 Engagement & Action on Blueprint Revisions

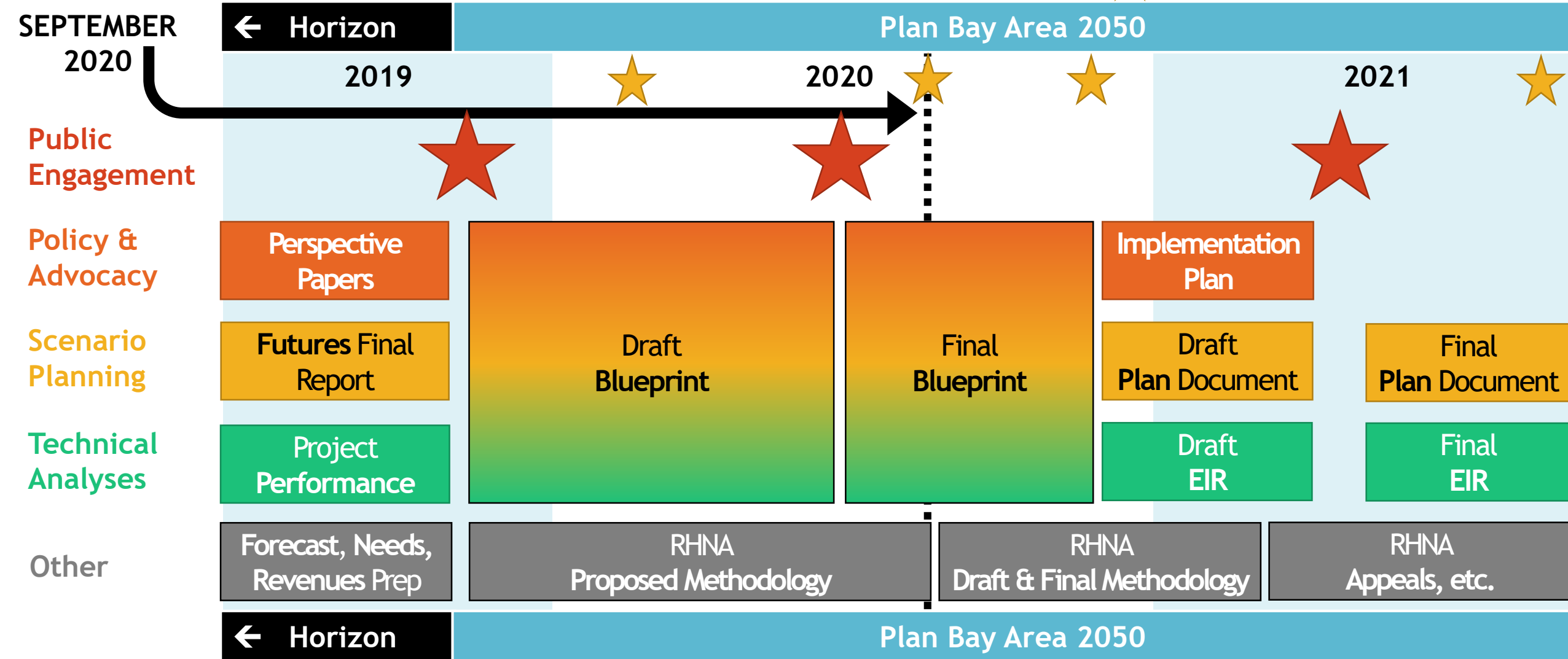
September 2020

MTC/ABAG Regional Planning Program

Plan Bay Area 2050: Schedule

We are **seeking your approval to study a package of expanded strategies for the Final Blueprint** to make even more progress towards the Vision for Plan Bay Area 2050.

★ = *Major Policy Board Decisions*



Plan Bay Area 2050: Resilient, Equitable Strategies

*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

Summer 2020 Engagement: Listening & Learning

- **Second of three rounds of public engagement** during the two-year Plan update process
- Coronavirus pandemic required a **pivot** to digital/remote-only engagement
- **Opportunity to innovate** and engage a broader audience
- Implemented a **comprehensive suite of digital and non-digital** approaches



Summer 2020 Outreach

Also:

- Digital Tribal Summit
- Online Survey
- Online Comment Form
- Listening Line
- Email Comments
- Office Hours
- Statistically Valid Poll

9

county-specific
digital public
workshops

3

digital stakeholder
workshops

5

telephone town
halls

7

focus groups in
partnership with
CBOs

Summer 2020 Engagement: Promotion

19,700+

total number of *pageviews*

- Plan Bay Area website
- MTC and ABAG websites
- Downloaded materials

83,700+

total number of *engagements*

- Workshop registrations
- Social media likes, comments, shares, clicks
- E-mail/mail communications sent



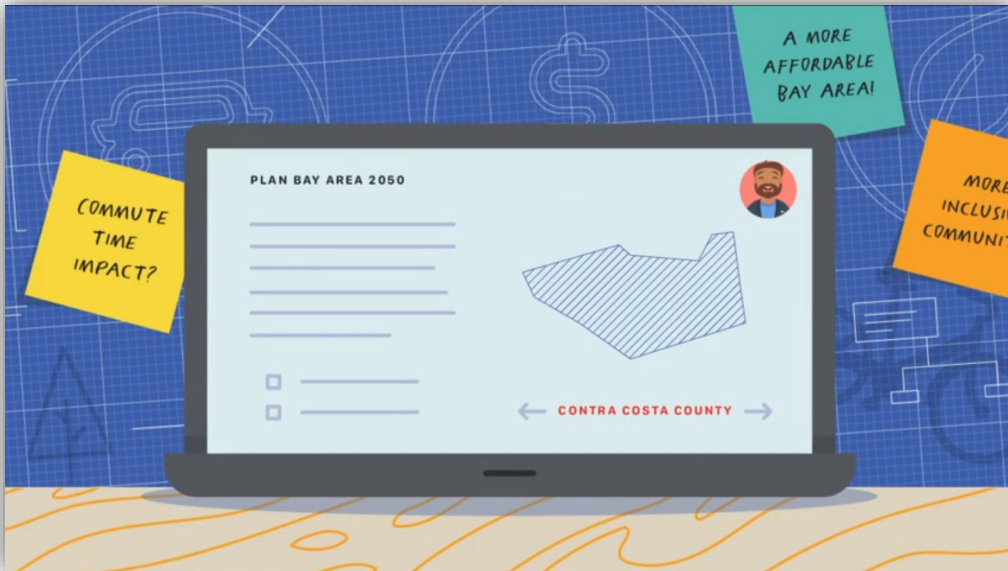
Summer 2020 Engagement: Participation



7,600+

total no. of *participants* in all activities

- Online survey
- Statistically-valid poll
- Virtual meetings



3,400+

total no. of *comments* received

- Online survey
- Virtual meetings
- Letters and e-mails

Final Blueprint: Tackling the “Big 5” Challenges

What are the top two most important challenges from the Draft Blueprint to tackle in the Final Blueprint?



Insufficient
Affordable
Housing

#1 priority



Greenhouse
Gas Emissions

#2 priority



Congestion &
Transit
Crowding

#3 priority



Jobs-Housing
Imbalance

#4 priority



Displacement
Risk

#5 priority

Challenge #1: Insufficient Affordable Housing



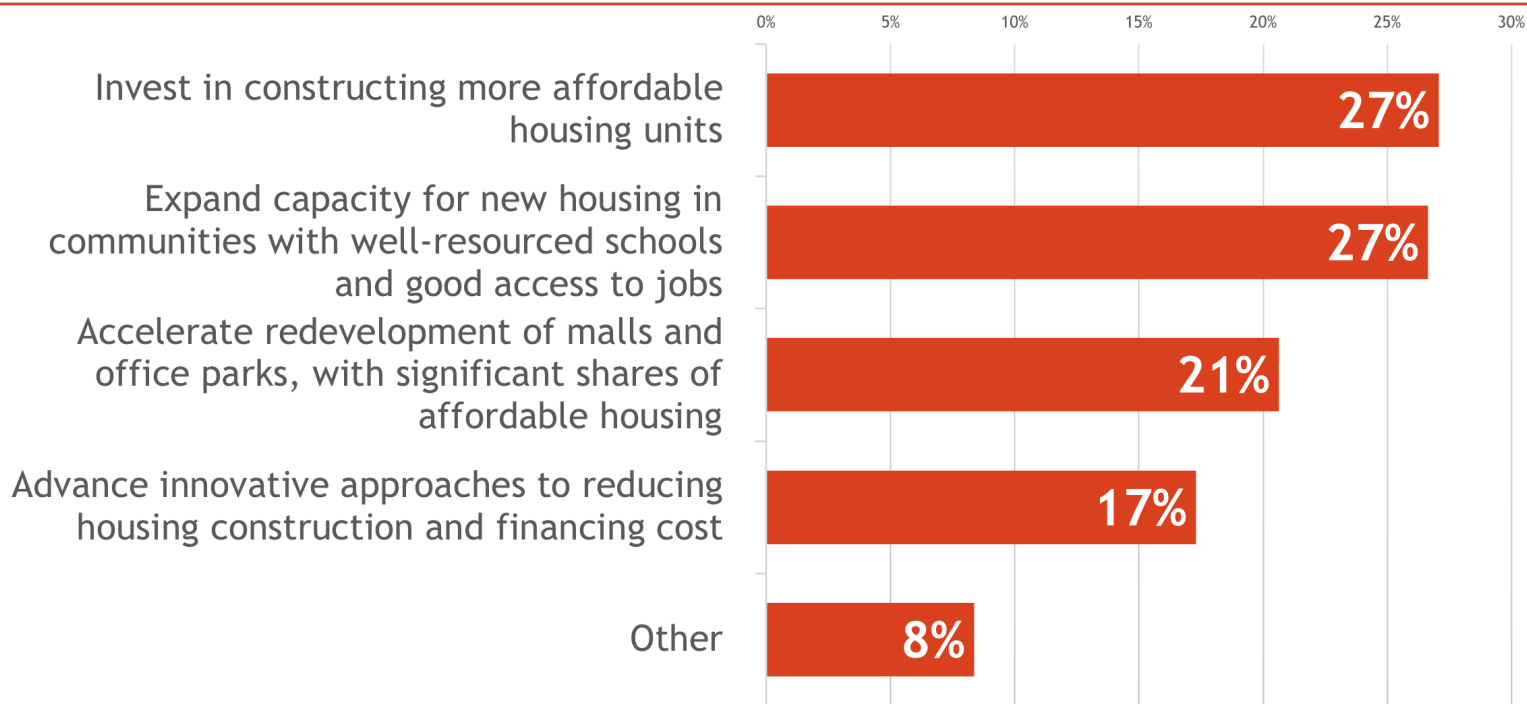
Finding from Draft Blueprint

While the Draft Blueprint quintuples the amount of permanently-affordable housing in the Bay Area, hundreds of thousands of residents still lack access to such housing.

Challenge

How can new or expanded strategies help create more permanently-affordable housing, especially in areas with well-resourced schools, amenities and transportation options?

Public Response via Online Survey, Workshops, and Town Halls



Challenge #1: Insufficient Affordable Housing



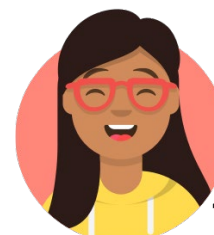
“Work to change zoning and income tax laws to have more equitable outcomes—this issue is part of the legacy of redlining; change the laws that enable this problem.”

“Lift zoning restrictions and construction regulations that slow development. You don’t need to pay for it — just lower the barrier to entry and the market will jump in.”

“Increase funding for preservation of existing affordable housing. ”

“Increase the minimum wage or introduce a living wage so that more people can afford living in the Bay Area.”

“Create a grant or funding program for communities to invest in community land trusts to ensure that permanently affordable housing is owned by the residents themselves.”



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West Oakland (Image Source: SFHAC)



Challenge #1: Insufficient Affordable Housing



What revisions are proposed for the Final Blueprint to better tackle this challenge?

1

Expand new revenues by \$110 billion to support more affordable housing production, including for unhoused people

- Revised Strategy: “Build Adequate Affordable Housing to Ensure Homes for All”

2

Expand new revenues by \$120 billion to expand preservation strategy beyond existing deed-restricted units

- Revised Strategy: “Preserve Existing Affordable Housing”

3

Address the income side of the unaffordability equation through a \$500 per month universal basic income

- New Strategy: “Implement a Statewide Universal Basic Income”
- Removed Strategy: “Expand Childcare Support for Low-Income Families”

4

Jumpstart development on public and community-owned land to boost construction of 100% affordable developments

- New Strategy: “Accelerate Reuse of Public and Community-Owned Land”

West Oakland (Image Source: SFHAC)



Challenge #2: Greenhouse Gas Emissions



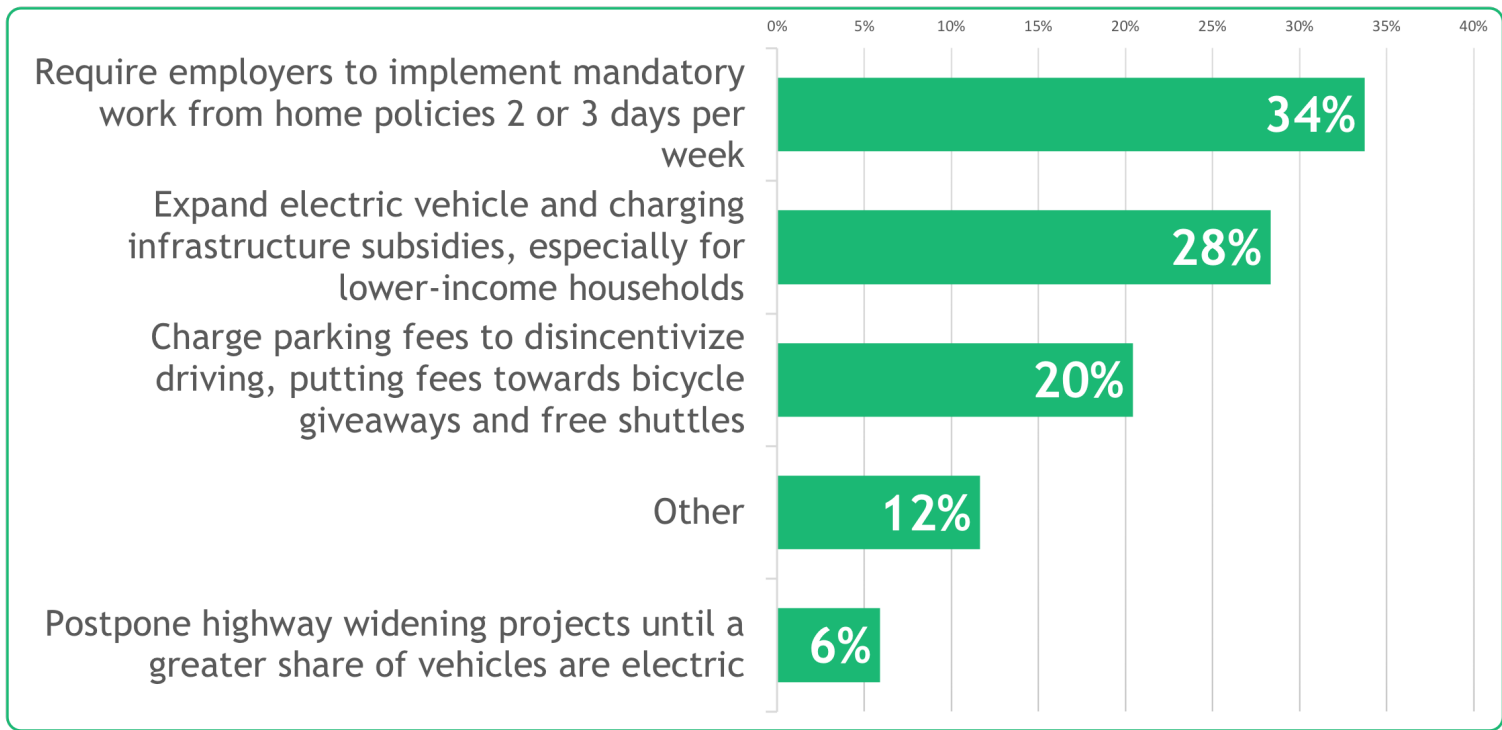
Finding
from Draft
Blueprint

While outperforming Plan Bay Area 2040 by eight percentage points, the Draft Blueprint only gets us halfway to our statutory climate target.

Challenge

How do we further reduce transportation-related greenhouse gas emissions to reach critical climate goals?

Public Response via Online Survey, Workshops, and Town Halls



(Image Source: Flickr, Creative Commons)



Challenge #2: Greenhouse Gas Emissions



“Electrify everything. Make sure low-income families have access to electric vehicles. All self-driving cars must be electric.”

“Increase broadband internet accessibility to help enable telecommuting.”

“Implement tolling, road tax or congestion charge, and use the funds to build transit and pedestrian-friendly streets; not just for commuting, but for everyday life.”

“Office-based companies should require employees to work from home a specified amount of time per week. Requiring 25-30% of office workers to work from home each day would greatly improve livability, air quality, congestion of the region.”

“Increase density to make mass transit more effective and efficient, which lowers the vehicle miles that cause greenhouse gases.”



(Image Source: Flickr, Creative Commons)



Challenge #2: Greenhouse Gas Emissions



What revisions are proposed for the Final Blueprint to better tackle this challenge?

1

Exponentially expand regional electric vehicle & charger subsidies by 8x with even steeper low-income discounts

- Revised Strategy: “Expand Clean Vehicle Initiatives”

2

Institute requirement for 60 percent of workers to telecommute on a given day at major office-based employers

- New Strategy: “Institute Mandatory Telecommuting Levels for Major Employers”
- New Strategy: “Invest in High-Speed Internet in Underserved Communities”

3

Expand means-based all-lane tolling to additional corridors to offset greenhouse gas increases from highway projects

- Revised Strategy: “Implement Means-Based Per-Mile Tolling on Congested Freeways”

4

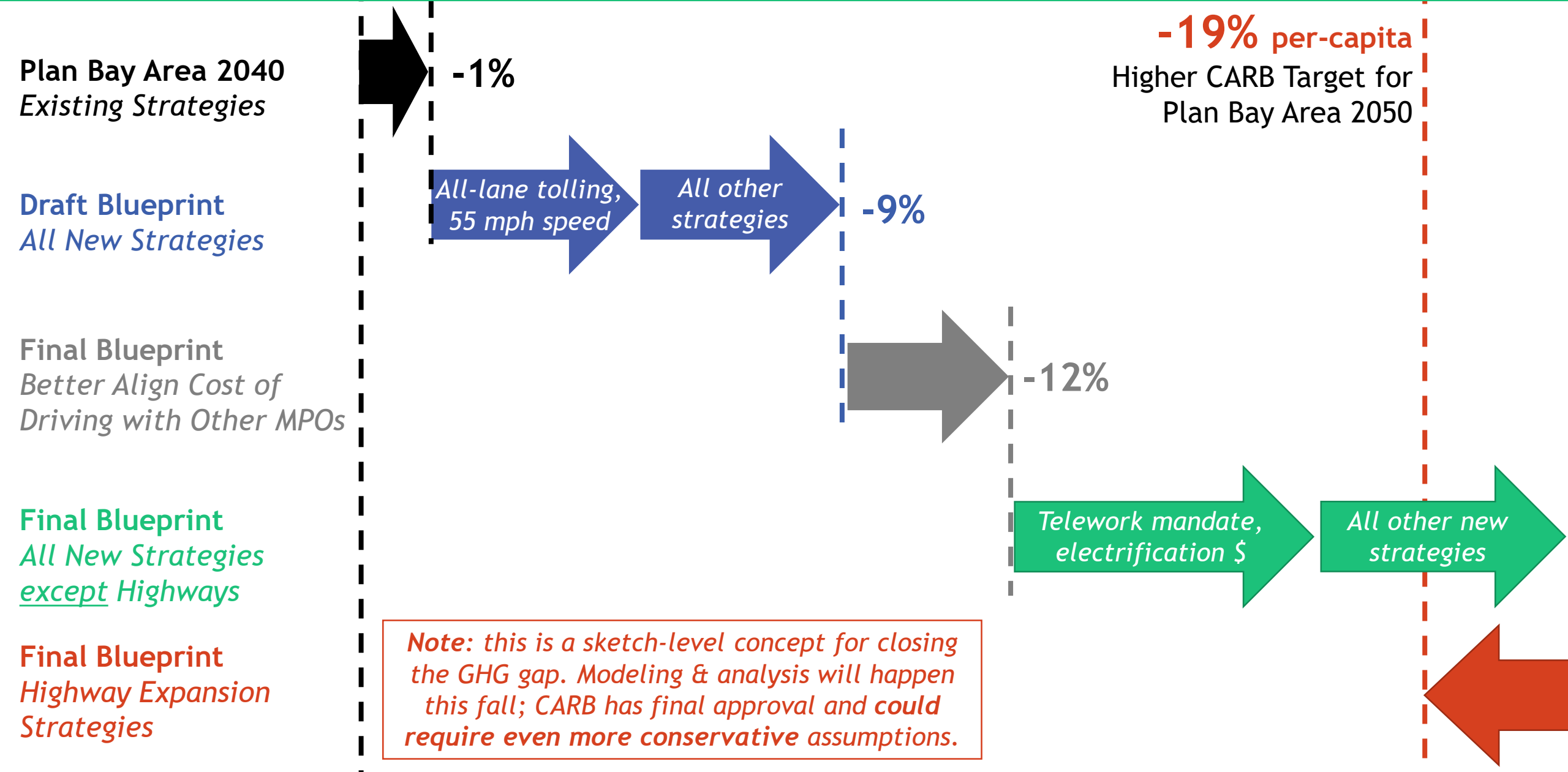
Enable more growth in transit-rich, high-resource places by modifying zoning strategies

- Revised Strategy: “Allow a Greater Mix of Housing Densities & Types”
- Revised Strategy: “Allow Greater Commercial Densities”

(Image Source: Flickr, Creative Commons)



Challenge #2: Greenhouse Gas Emissions



Challenge #3: Congestion & Transit Crowding



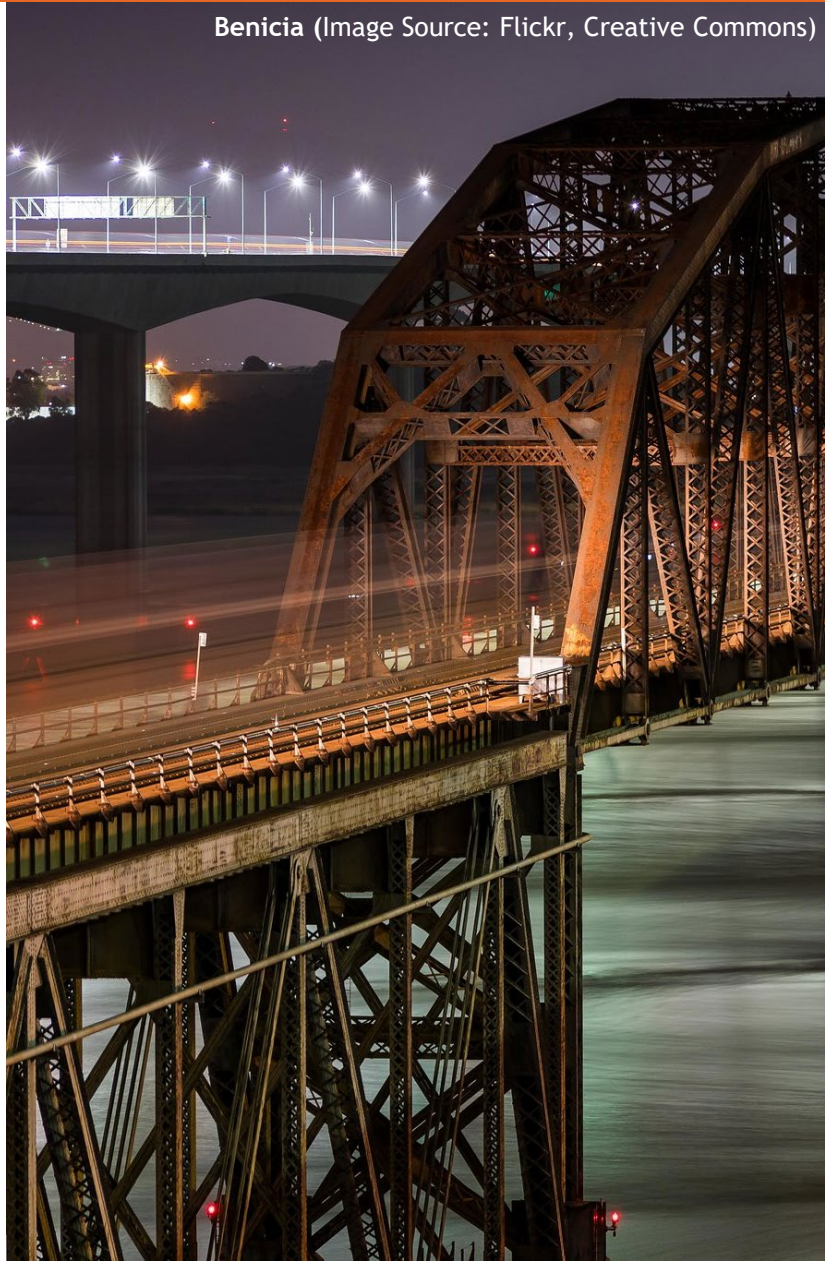
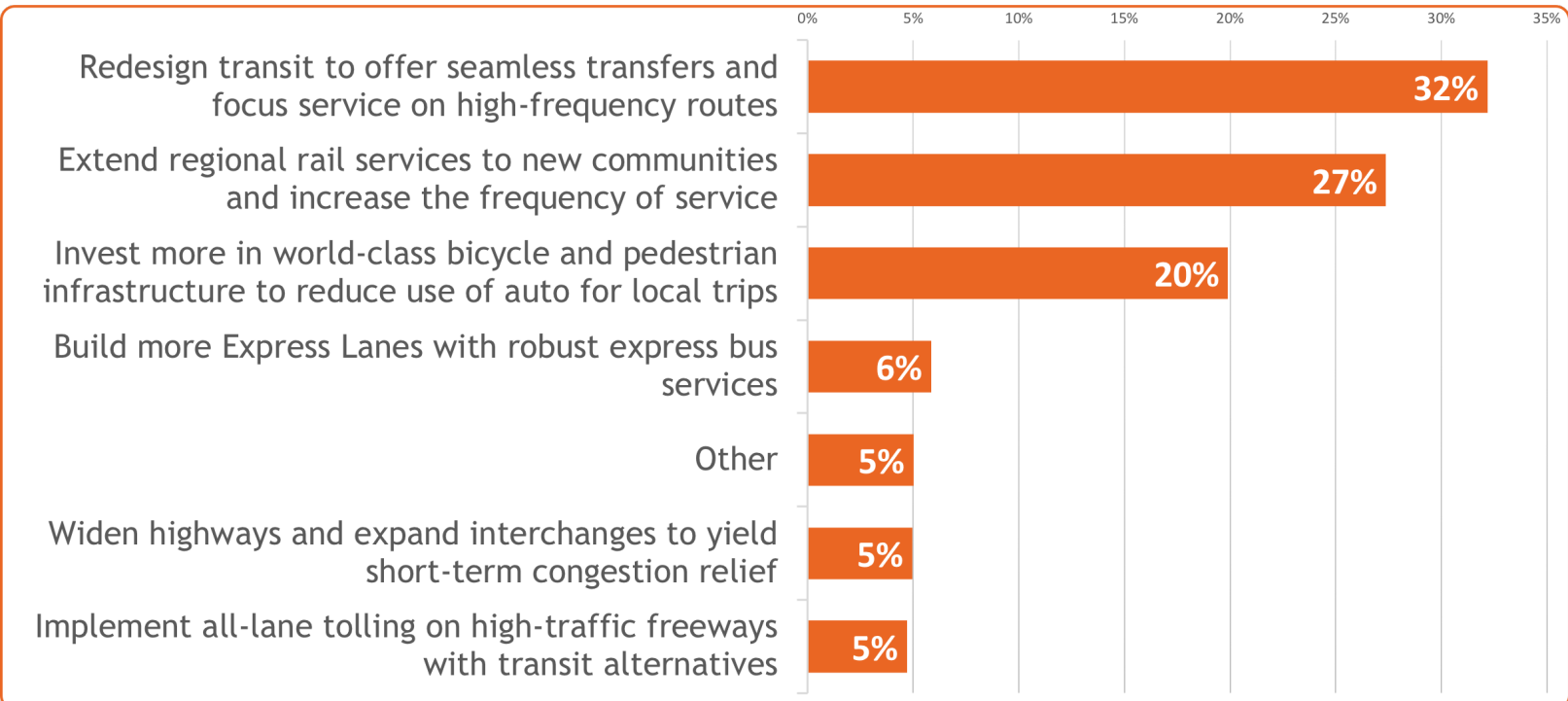
Finding
from Draft
Blueprint

All-lane tolling on select corridors and a New Transbay Rail Crossing address congestion & crowding on key corridors – but many suburban corridors continue to see challenges.

Challenge

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

Public Response via Online Survey, Workshops, and Town Halls



Challenge #3: Congestion & Transit Crowding



“Express lanes for buses is a great idea. I second that. We need some bus ‘arteries’ on the freeways.”

“We need fly overs and wider highways and expanded interchanges. Improve exit routes.”

“We need to implement the ‘Seamless Bay Area’ strategy — getting a true Metropolitan Transit Authority that can control routes through the whole region.”

“Provide high frequency, clean transit in all dense areas — so people don't see a need to drive.”

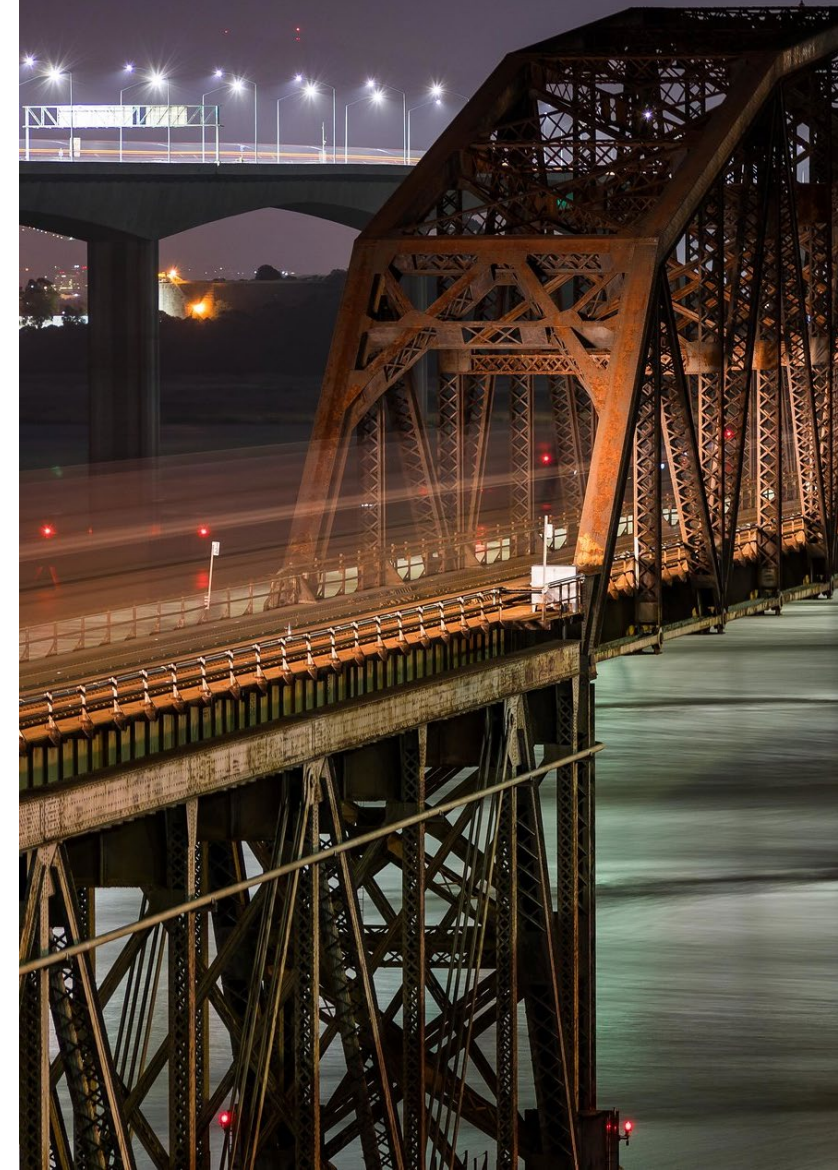
“As seen with the pandemic, bicycling has great potential even during times of distress. A good bicycle network also promotes economic growth at the local level.”

“We need regional fare coordination with one regional tariff and branding. Having two dozen agencies with differing policies, fares, schedules is nuts.”



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Benicia (Image Source: Flickr, Creative Commons)



Challenge #3: Congestion & Transit Crowding



What revisions are proposed for the Final Blueprint to better tackle this challenge?

1

Double-down on increased funding both for expanded transit operations and new rail investments

- New Strategy: “Enhance Local Transit Frequency, Capacity, and Reliability”
- New Strategy: “Expand and Modernize the Regional Rail Network”

2

Expand seamless mobility to include an optimized network, featuring timed transfer hubs

- Revised Strategy: “Enable a Seamless Mobility Experience”

3

Weave in additional investments in biking and walking, with at least 10,000 miles of protected lanes & paths

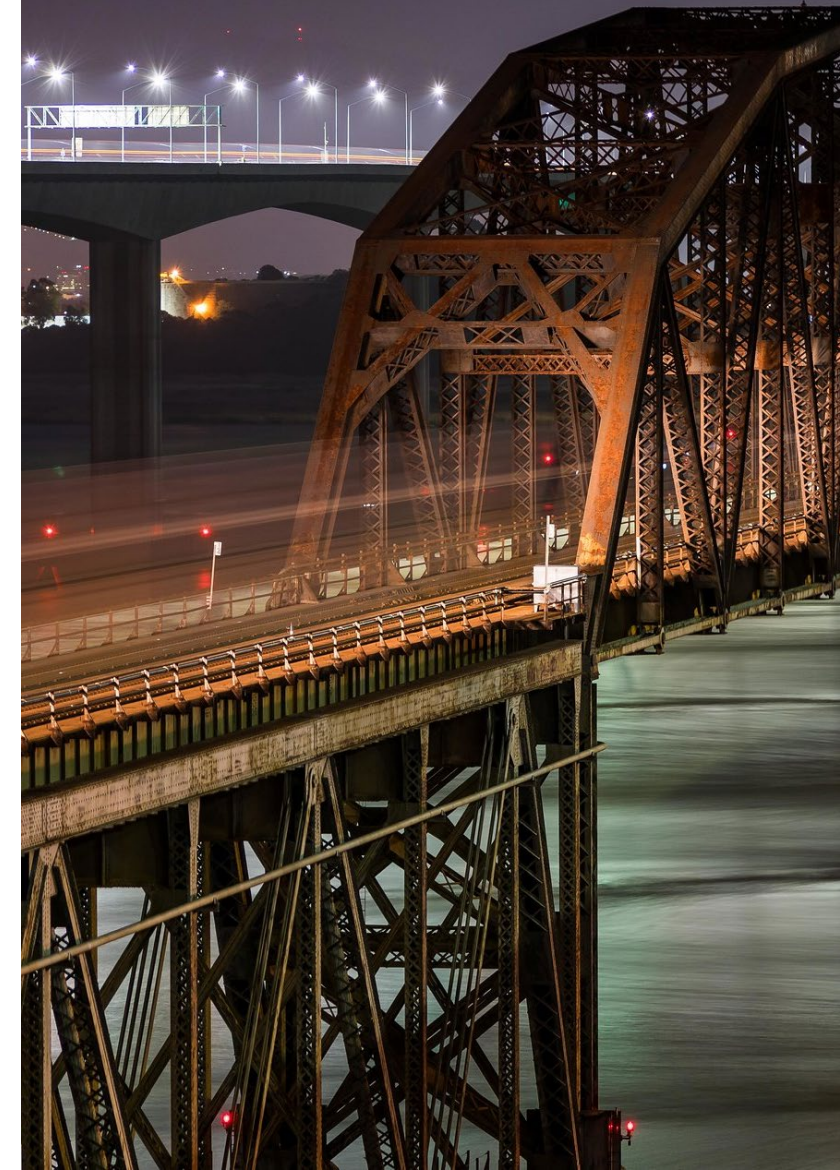
- Revised Strategy: “Build a Complete Streets Network”

4

Make strategic investments in the region’s highway system, with emission increases offset by expanded climate strategies

- New Strategy: “Build an Integrated Regional Express Lane and Express Bus Network”
- New Strategy: “Improve Interchanges and Address Highway Bottlenecks”

Benicia (Image Source: Flickr, Creative Commons)

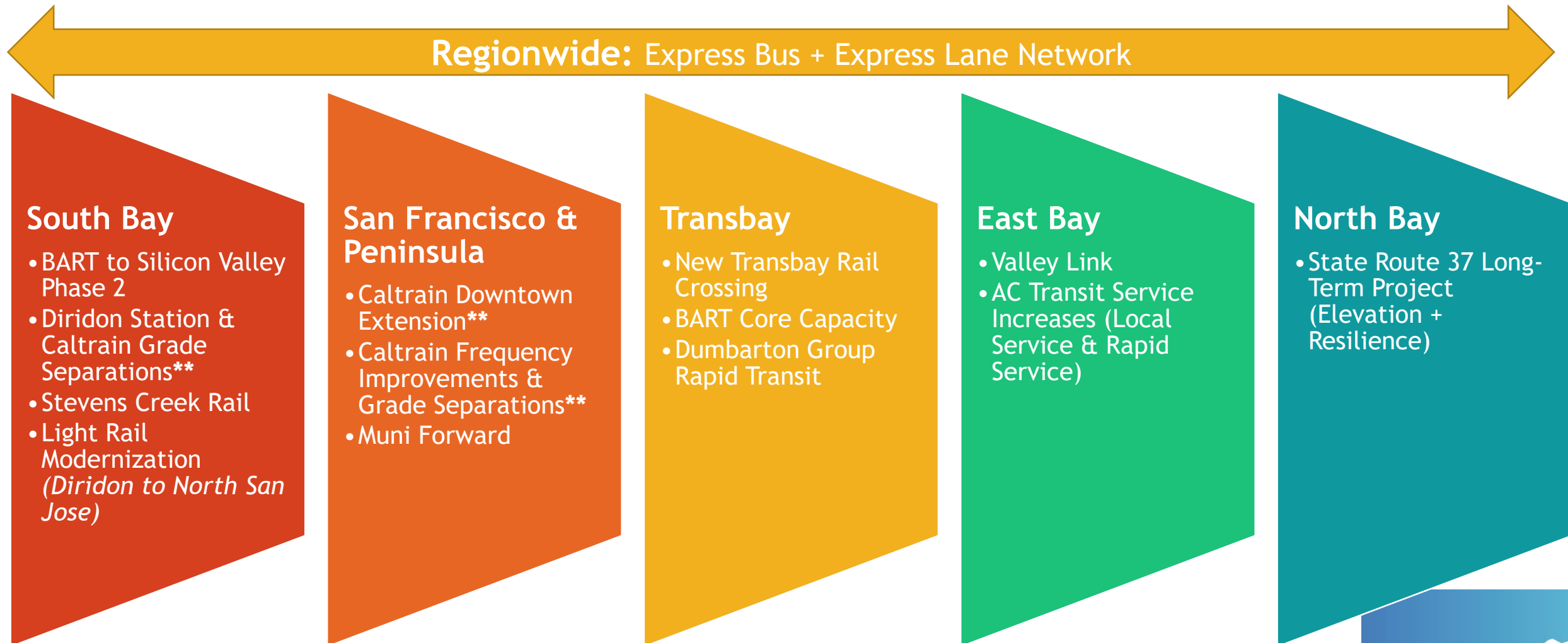


Challenge #3: Congestion & Transit Crowding



Spotlighting Bay Area Megaprojects Integrated into Final Blueprint Strategies

(with year-of-expenditure costs greater than \$2 billion)



**** Note:** these transportation projects would help advance California High-Speed Rail project delivery in Bay Area.

Challenge #4: Jobs-Housing Imbalance



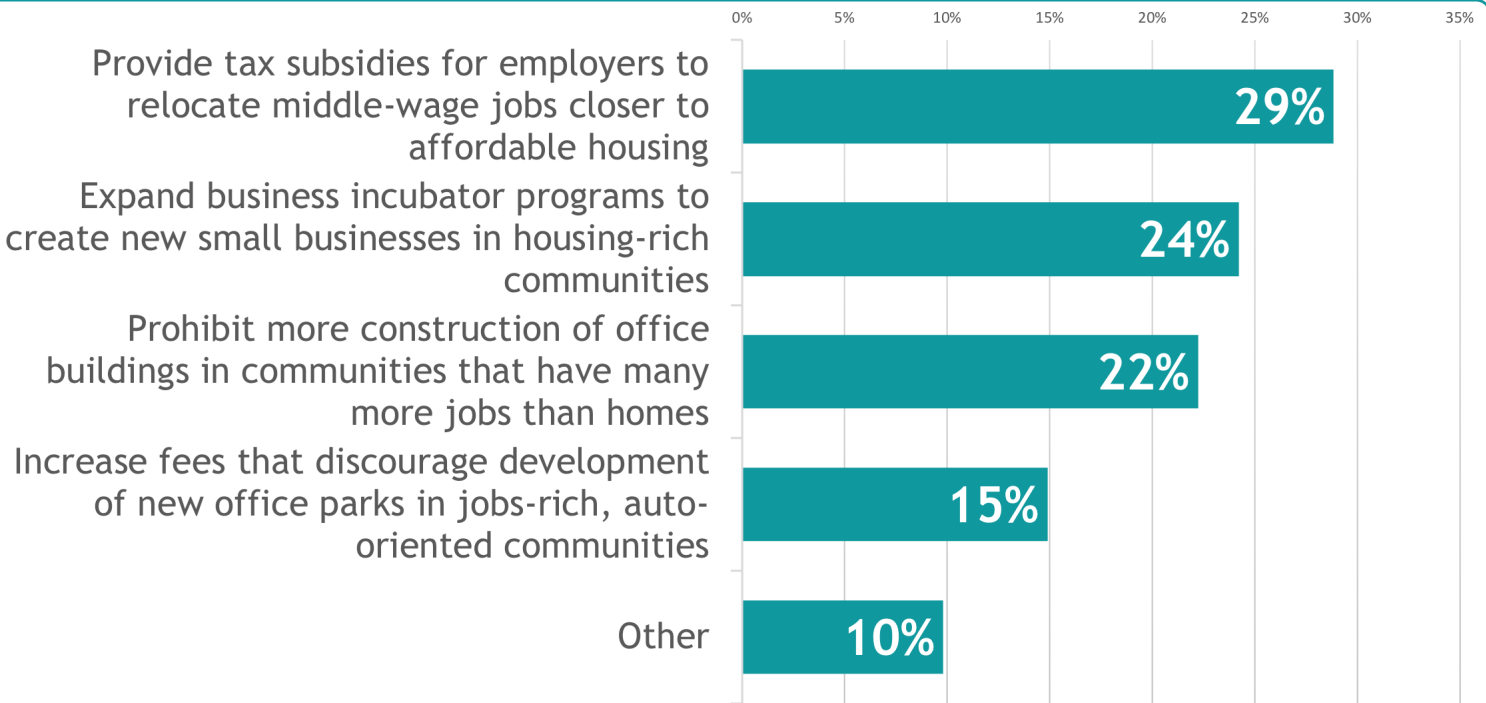
Finding
from Draft
Blueprint

While the jobs-housing imbalance is somewhat reduced by more housing in Silicon Valley, East Bay and North Bay communities remain housing-rich.

Challenge

How could more ambitious economic strategies be employed to shift jobs closer to existing housing-rich communities?

Public Response via Online Survey, Workshops, and Town Halls



San Ramon (Image Source: Flickr, Creative Commons)



Challenge #4: Jobs-Housing Imbalance



“Don’t discourage jobs, encourage construction of housing!”

“Expand on the HUBZone program that’s been implemented on a federal level with additional incentives for businesses to move to affordable housing areas.”

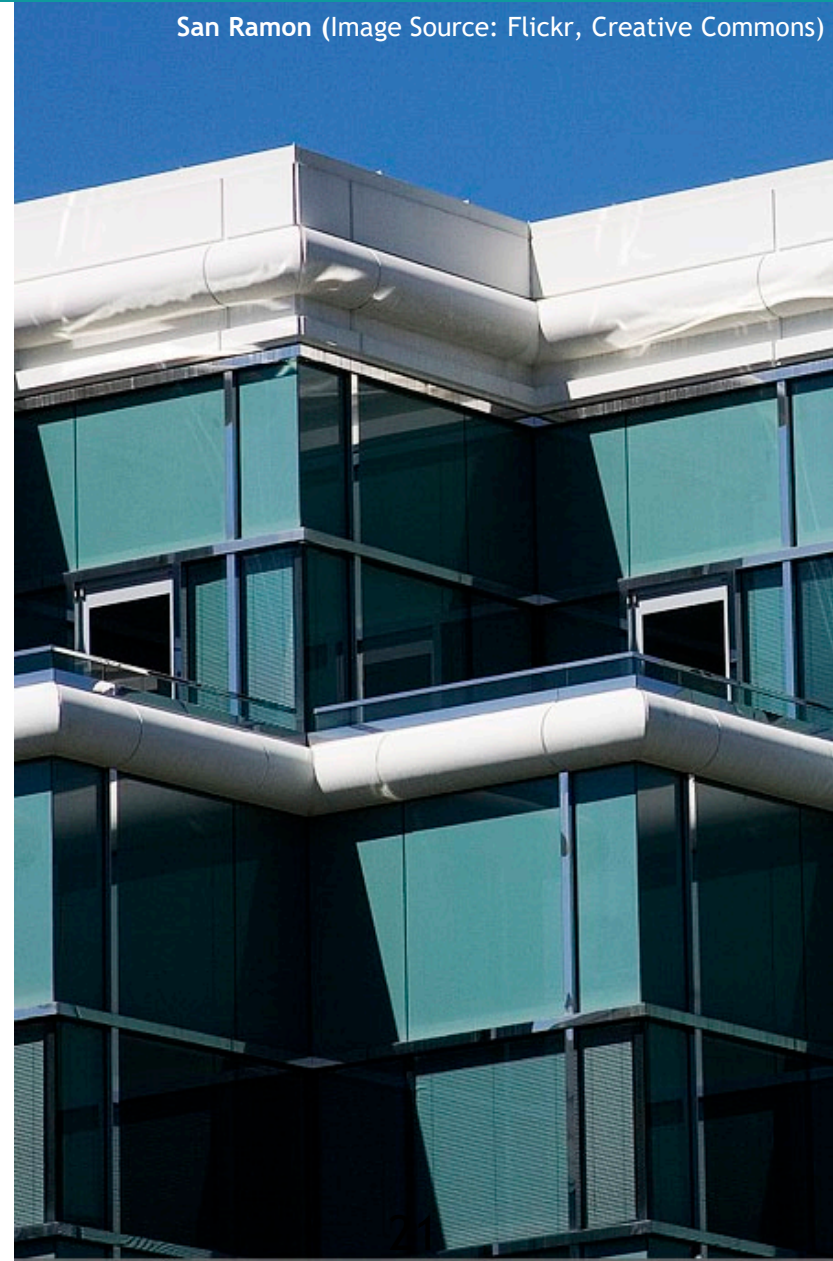
“More equitable pay. Access to better paying jobs. Job training for better paying jobs.”

“Businesses should be given tax incentives to distribute themselves.”

“Ensure that protection policies address industrial lands in PDAs as well as in PPAs.”



San Ramon (Image Source: Flickr, Creative Commons)



Challenge #4: Jobs-Housing Imbalance



What revisions are proposed for the Final Blueprint to better tackle this challenge?

1

Shift to an incentive-based approach to encourage jobs in housing-rich places, with funding from increased taxes

- Removed Strategies: “Assess Impact Fees on New Office Developments”
- New Strategy: “Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas”

2

Add job training programs in areas with limited access to opportunity to address racial and economic inequities

- Revised Strategy: “Expand Job Training and Incubator Programs”

3

Fund strategic infrastructure investments in Priority Production Areas to further stimulate job growth

- Revised Strategy: “Retain and Invest in Key Industrial Lands”

San Ramon (Image Source: Flickr, Creative Commons)



Challenge #5: Displacement Risk



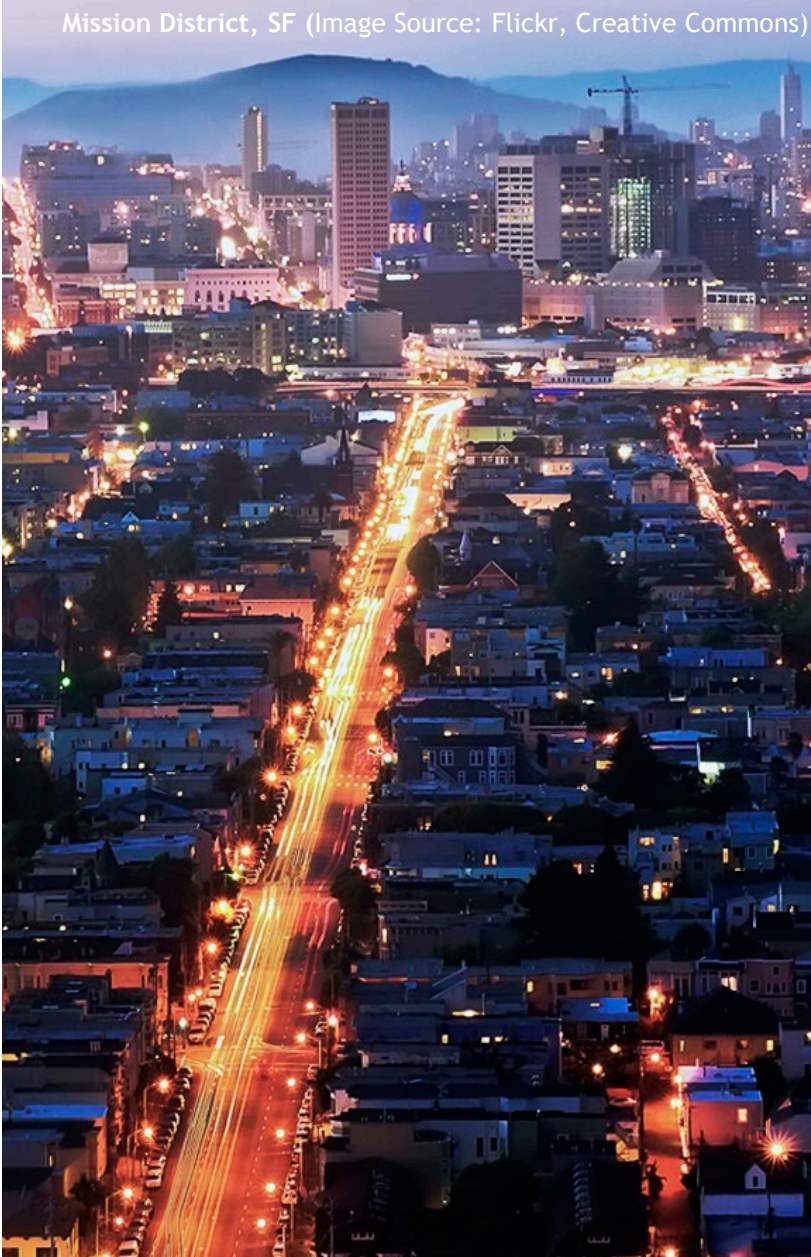
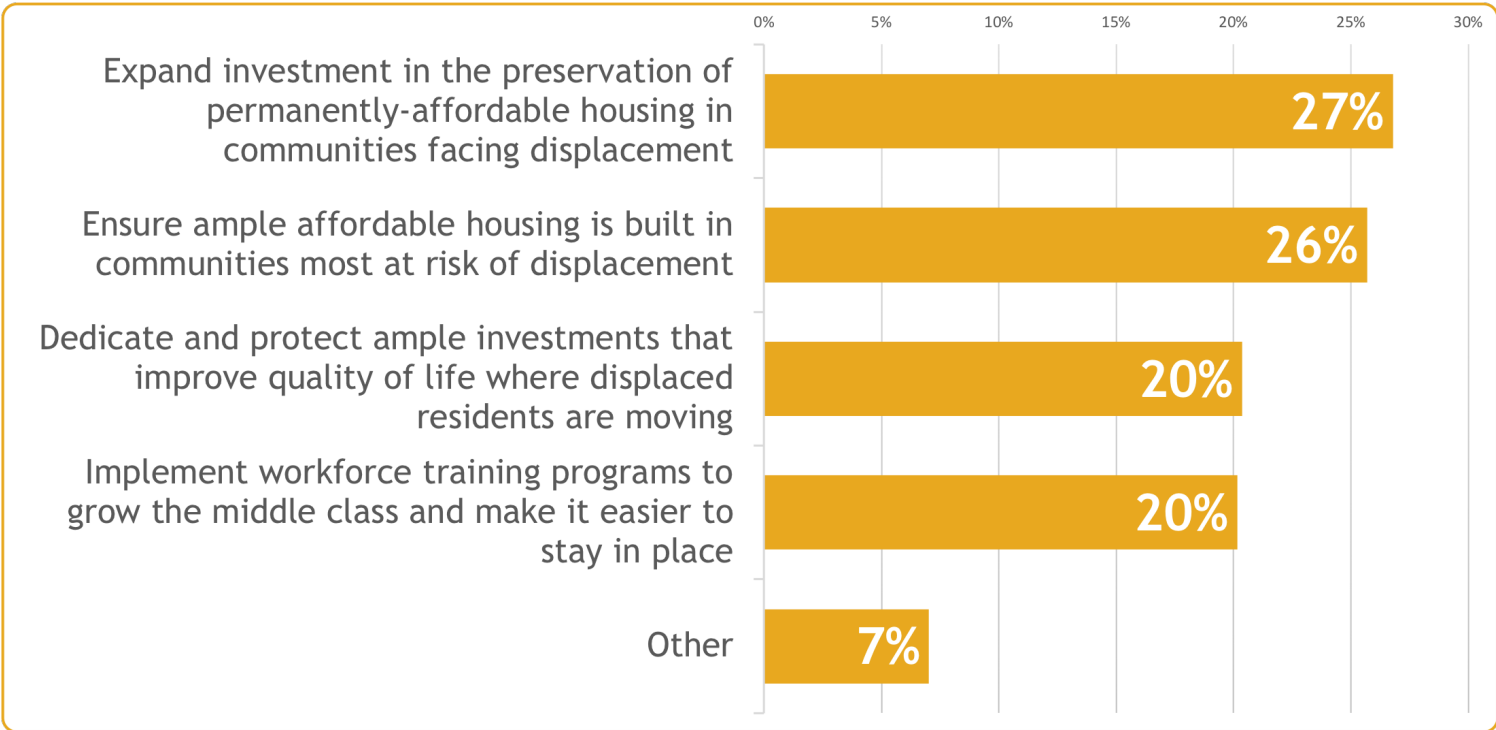
Finding from Draft Blueprint

Despite expanded renter protections and more affordable housing, the risk of displacement in most Bay Area communities continues to grow over time.

Challenge

How can new or expanded strategies help further ensure that low-income residents and communities of color are not ultimately displaced to areas with limited access to opportunity?

Public Response via Online Survey, Workshops, and Town Halls



Challenge #5: Displacement Risk



“Make it easier for cities to set aside new affordable housing for those who are being displaced.”

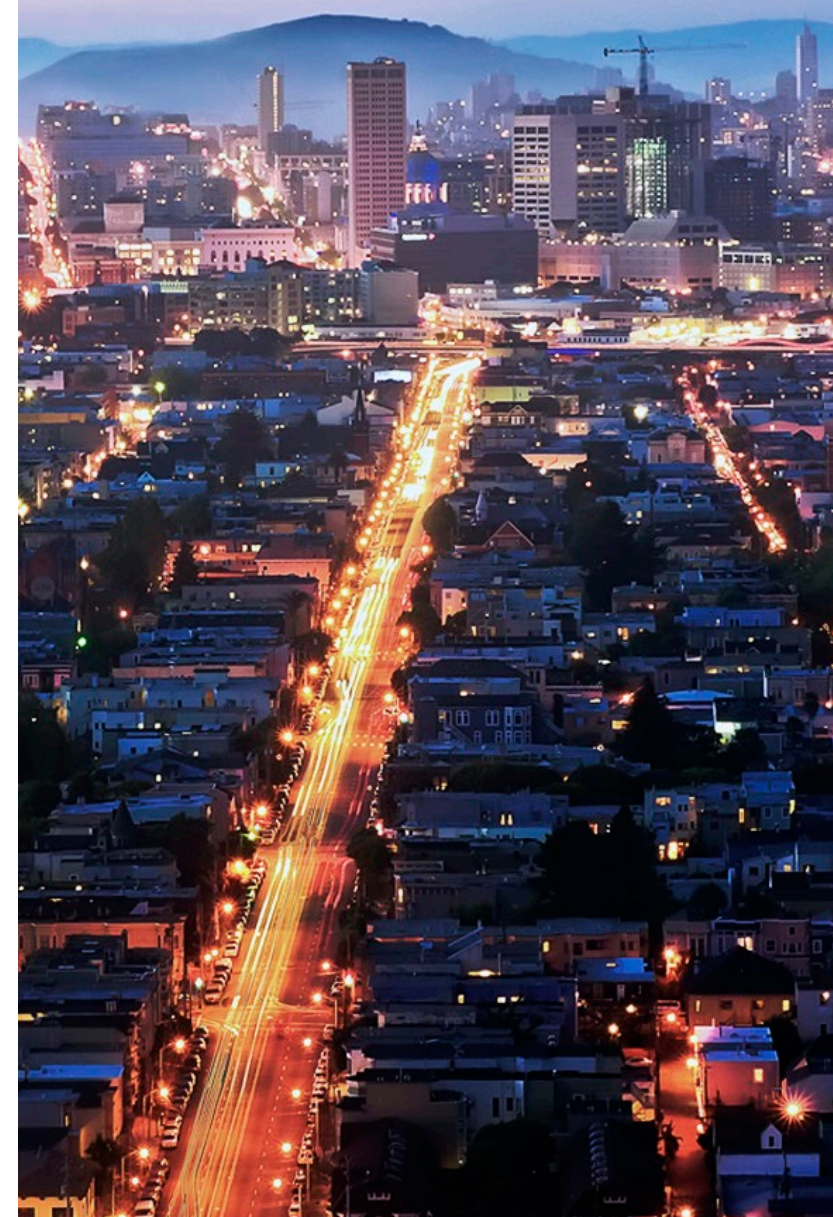
“Work to change zoning and income tax laws to have more equitable outcomes – this issue is part of the legacy of redlining; change the laws that enable this problem.”

“‘Inclusionary Section 8’ instead of traditional inclusionary housing, require that a percentage of units accept Section 8 vouchers. Counties could cover gaps in rent.”

“Create a government-backed investment program that allows people in these communities to buy their homes, thus removing the ability of developers or gentrifiers to displace them.”

“Provide rent support and provide universal basic income to residents earning below a living wage threshold.”

Mission District, SF (Image Source: Flickr, Creative Commons)



Challenge #5: Displacement Risk



What revisions are proposed for the Final Blueprint to better tackle this challenge?

1

Tackle the legacy of racial exclusion through strategic programs to support pathways to economic security

- New Strategy: “Provide Targeted Mortgage, Rental, Small Business Assistance”
- New Strategy: “Accelerate Reuse of Public and Community-Owned Land”

2

Enable more households to remain in place through expanded focus on preserving affordable units

- Revised Strategy: “Preserve Existing Affordable Housing”

3

Empower communities to overcome decades of systematic disinvestment by funding locally-prioritized infrastructure

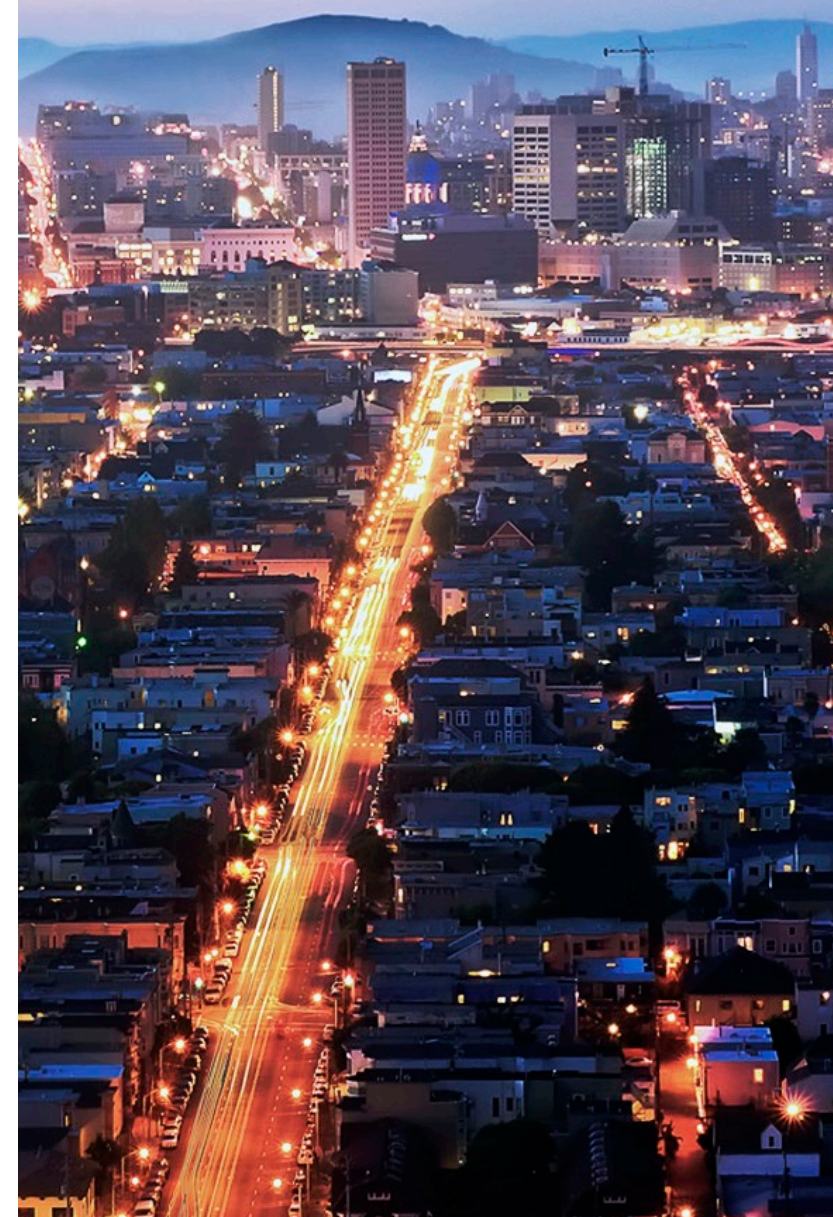
- New Strategy: “Support Community-Led Transportation Enhancements”

4

Integrate legal aid and other supportive actions to further expand upon renter protections in Draft Blueprint

- Revised Strategy: “Further Strengthen Renter Protections Beyond State Legislation”

Mission District, SF (Image Source: Flickr, Creative Commons)



Summer 2020 Engagement: Poll vs. Engagement

Similarities:

- Housing is the top concern, particularly affordable housing
- Strong support for seamless transit and Complete Streets; more limited support for all-lane tolling
- Support for EV incentives and business incubators

Differences:

- Greater support for rebuilding interchanges in polling results compared to other engagement
- Greater support for expanded job training programs in polling results compared to other engagement



Final Blueprint: 11 Themes and 35 Bold Strategies



Draft Blueprint
25
initial strategies



Final Blueprint
35
new & expanded strategies

Refer to [Attachment I](#) for Final Blueprint strategy details.

Final Blueprint: Updates to Growth Geographies

Growth Geographies would remain largely unchanged from the Draft Blueprint, with minor updates related to PDAs approved in July 2020.

Protect



Areas outside
Urban Growth
Boundaries
(including PCAs)



Unmitigated
High Hazard
Areas

Prioritize



**Priority Development
Areas (PDAs)**



**Priority Production
Areas (PPAs)**



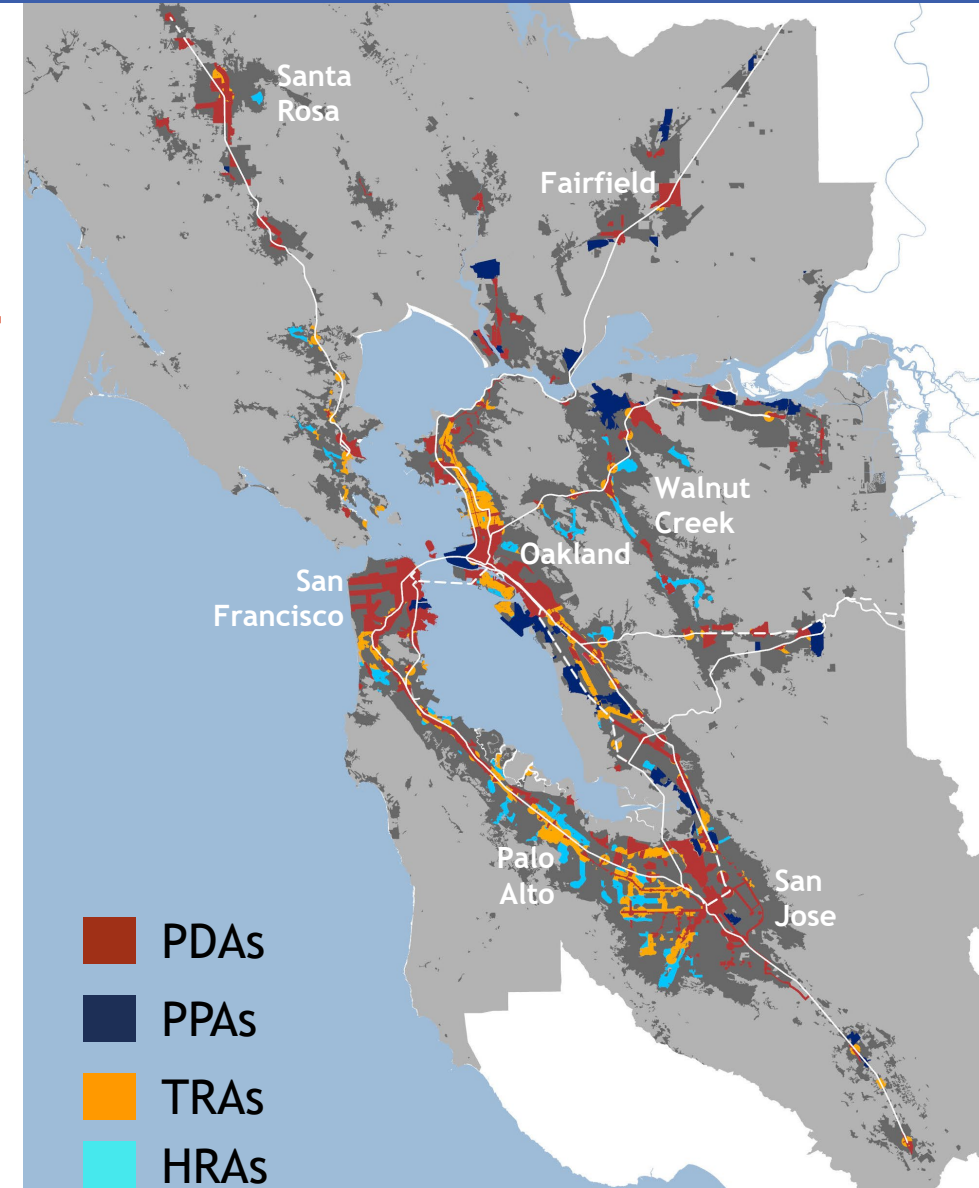
**Transit-Rich
Areas* (TRAs):**
Frequent Regional Rail



TRAs*:
All Other



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



Note: some High-Resource Areas are also Transit-Rich Areas

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

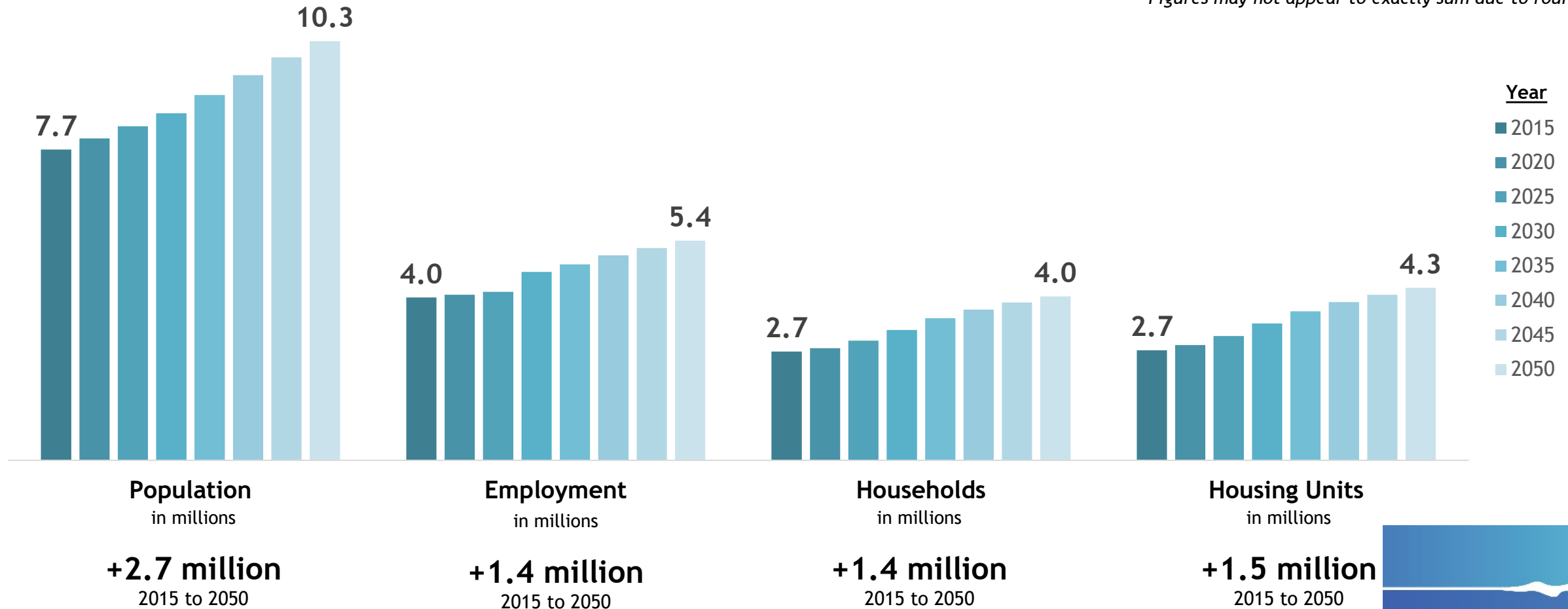
Final Blueprint: Regional Growth Forecast

In accordance with the settlement agreement with the Building Industry Association, the Final Blueprint action integrates the Regional Growth Forecast, which has been adjusted to integrate COVID-19 & 2020 recession impacts.

Population, Jobs, Households, and Housing Units

Integrating COVID-19/Recession Impacts between 2020 and 2030

Figures may not appear to exactly sum due to rounding.

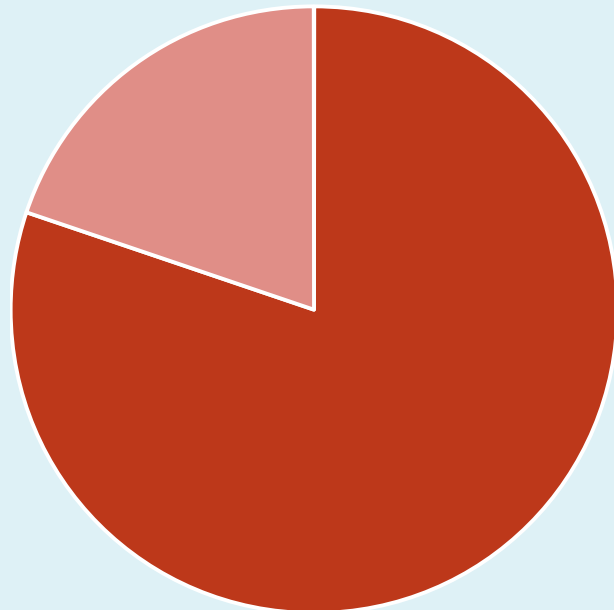


Final Blueprint: Revenues & Expenditures

Transportation Element

\$466 billion in existing funding
\$115 billion in new revenues

+\$121 billion in spending
compared to Draft Blueprint

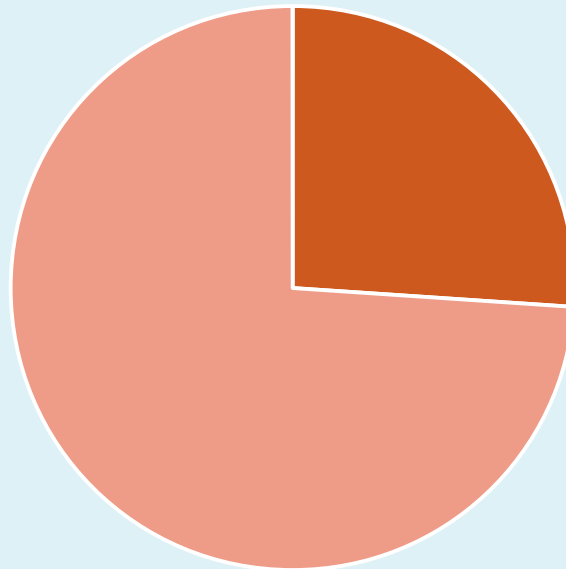


■ Existing Revenues ■ New Revenues

Housing Element

\$122 billion in existing funding
\$346 billion in new revenues

+\$297 billion in spending
compared to Draft Blueprint

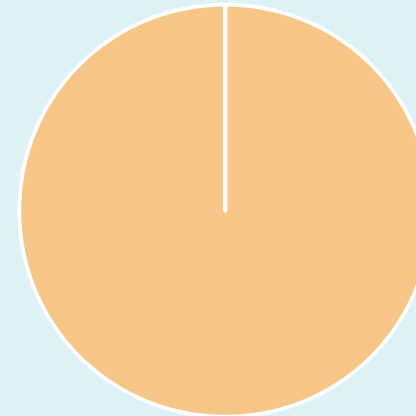


■ Existing Revenues ■ New Revenues

Economy Element

N/A in existing funding
\$234 billion in new revenues

+\$201 billion in spending
compared to Draft Blueprint

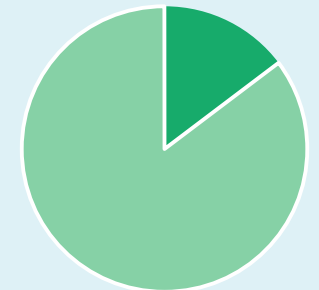


■ Existing Revenues ■ New Revenues

Environment Element

\$15 billion in existing funding
\$87 billion in new revenues

+\$49 billion in spending
compared to Draft Blueprint



■ Existing Revenues ■ New Revenues

Note: \$12 billion in existing transportation funding is shown in Environment Element for climate & sea level rise strategies.

Note: new housing revenues could come from a mix of federal, state, regional, or local sources.

Note: as Needs & Revenue data is unavailable for economic development, existing funding is underrepresented.

Note: as Needs & Revenue data is unavailable for parks & conservation, existing funding is underrepresented.³⁰

What's Next: Milestones through Spring 2021



September

- Report Out on Public & Stakeholder Engagement
- Action on Final Blueprint Strategies & Growth Geographies

October

- Notice of Preparation for EIR
- Scoping Process & EIR Alternatives Development

November

- Kickoff for Implementation Plan (*focused on next 5 years*)

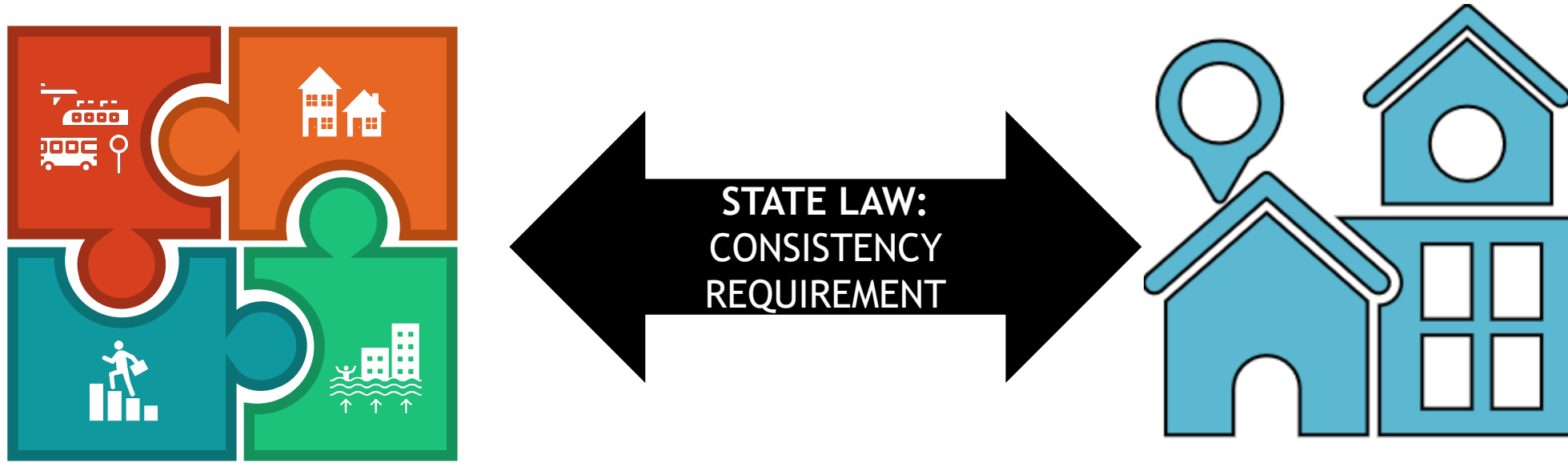
December

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

Spring 2021

- Release of Draft Plan, Draft EIR, Draft Implementation Plan
- Final Round of Public Engagement

What's Next: Consistency with RHNA



Final Blueprint

Envisioned growth pattern at the county and sub-county levels over the next 30 years

RHNA

Housing allocations at the jurisdiction level over the next eight years; nexus with Housing Elements on local level

In August, ABAG's Housing Methodology Committee recommended using 2050 Blueprint households as the baseline for the RHNA allocation methodology.

The ABAG Board will consider the proposed RHNA methodology for release in October.

What's Next: Near-Term Implementation Efforts



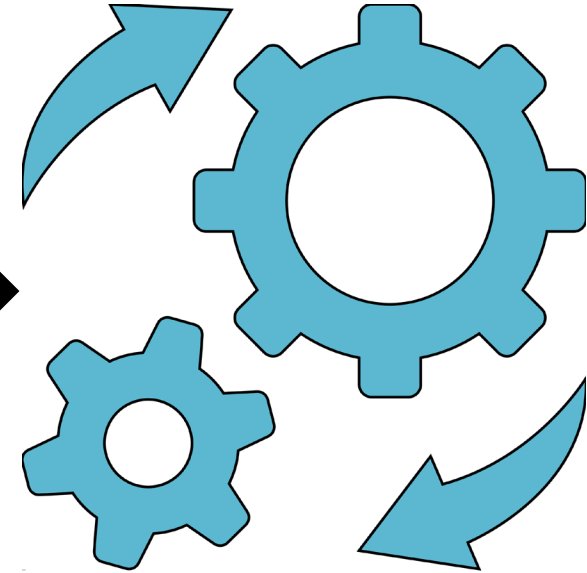
Final Blueprint

Timeframe: 30-year planning horizon

Focus: strategies (policies & investments) for local, regional, and state governments

Strategies: September 2020

Outcomes: December 2020



Implementation Plan

Timeframe: 2021 through 2025

Focus: near-term actions for MTC/ABAG in partnership with other public, private, and non-profit entities



Kickoff: Fall 2020

This month, staff are **seeking approval from the boards to move forward with analysis of the Final Blueprint:**

- Strategies
- Growth Geographies
- Regional Growth Forecast