



PLAN BAY AREA 2050

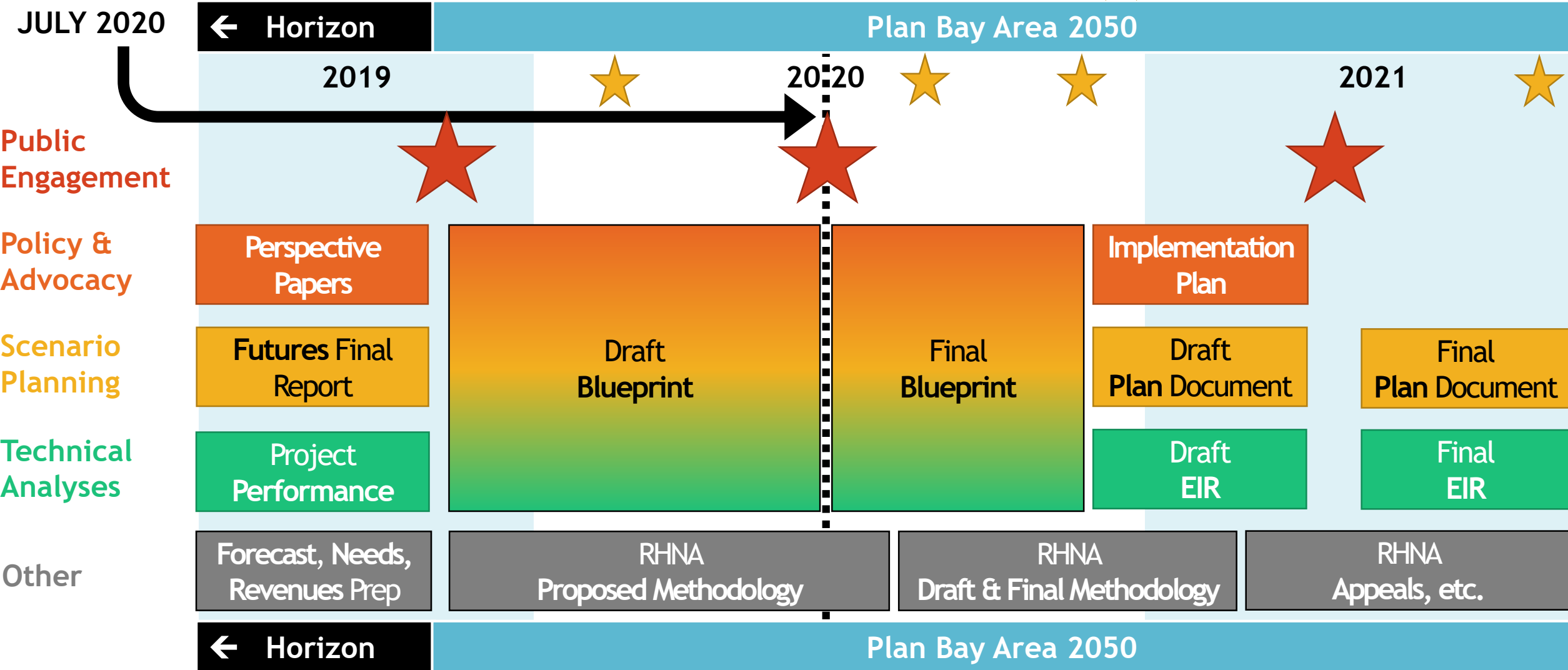
Draft Blueprint: Key Findings

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.

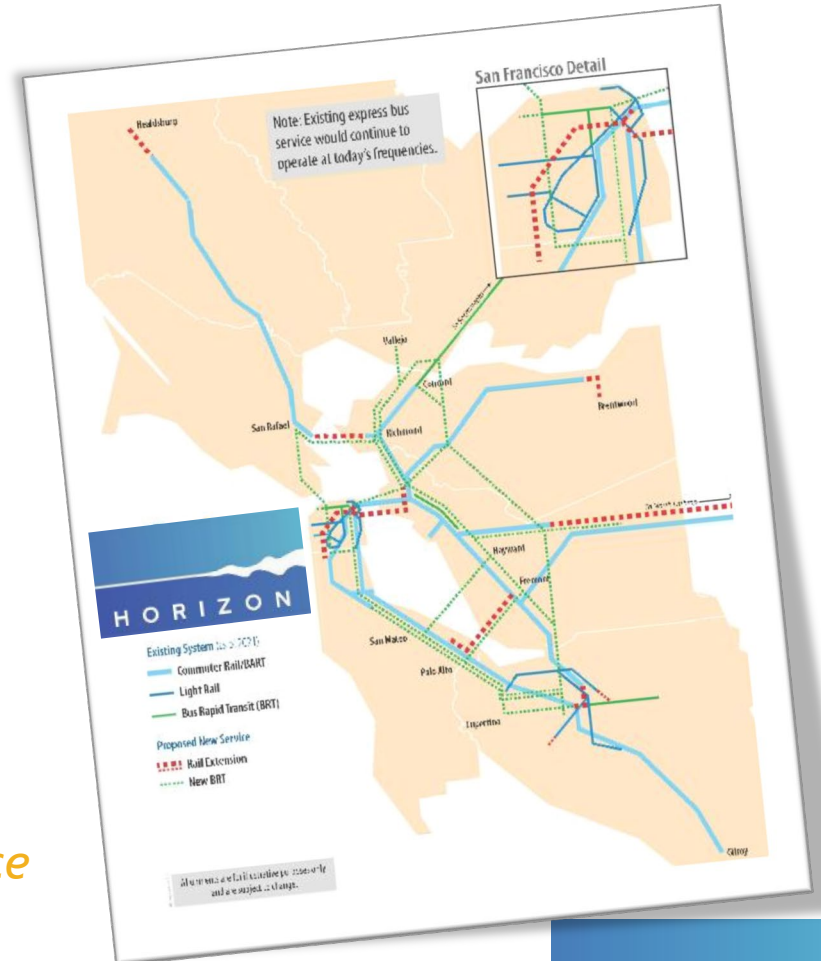
These included megaregional trends, technological shifts, and natural disasters, among others.

Strategies
prioritized
based upon:





Resilience

Equity

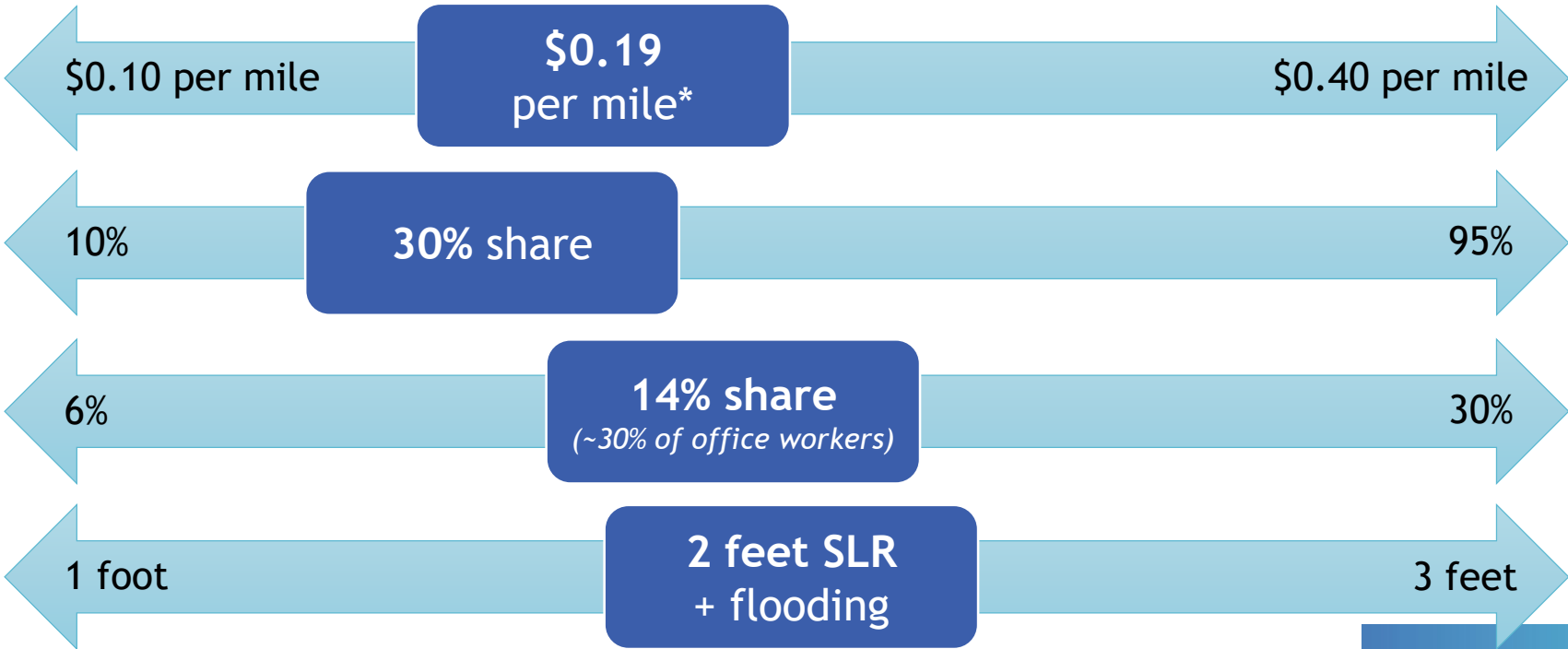


Ultimately, some of the external forces our region may face in the decades ahead make it harder to achieve the regional vision.

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

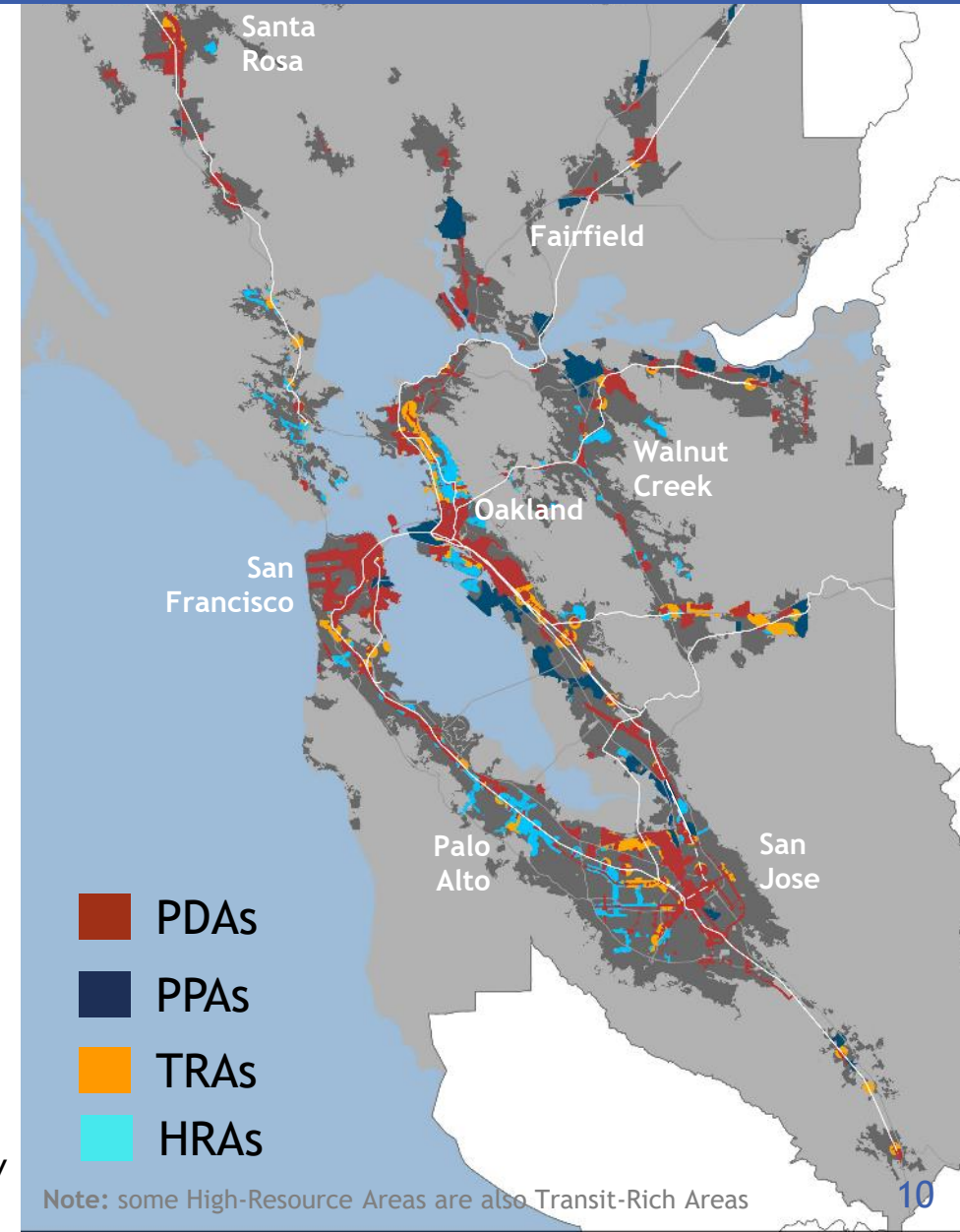


TRAs*:
All Other



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

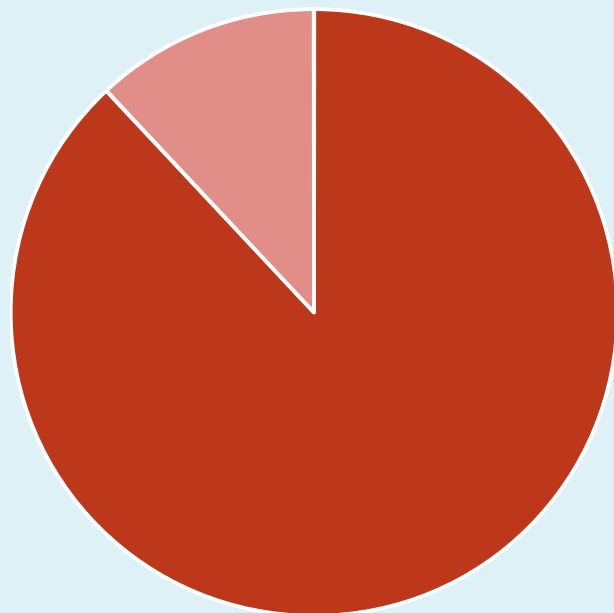
** Applies to all jurisdictions except those that have already
nominated more than 50% of PDA-eligible areas*



Draft Blueprint: New Revenues Required

Transportation Element

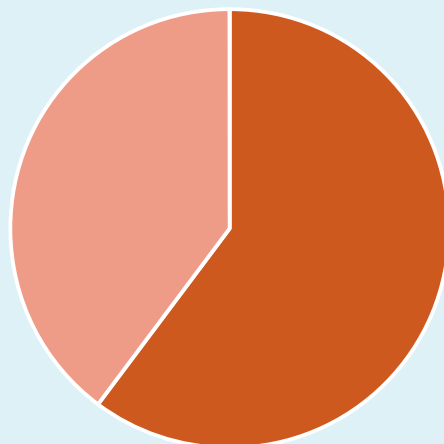
\$463 billion in existing funding
\$63 billion in new revenues



■ Existing Revenues ■ New Revenues

Housing Element

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

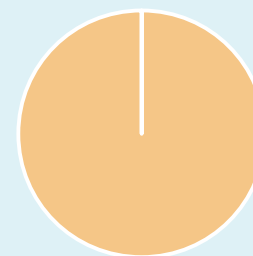


■ Existing Revenues ■ New Revenues

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

Economy Element

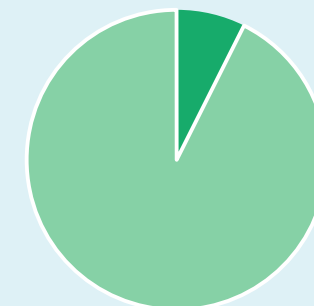
N/A in existing funding
\$33 billion in new revenues



■ Existing Revenues ■ New Revenues

Environment Element

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

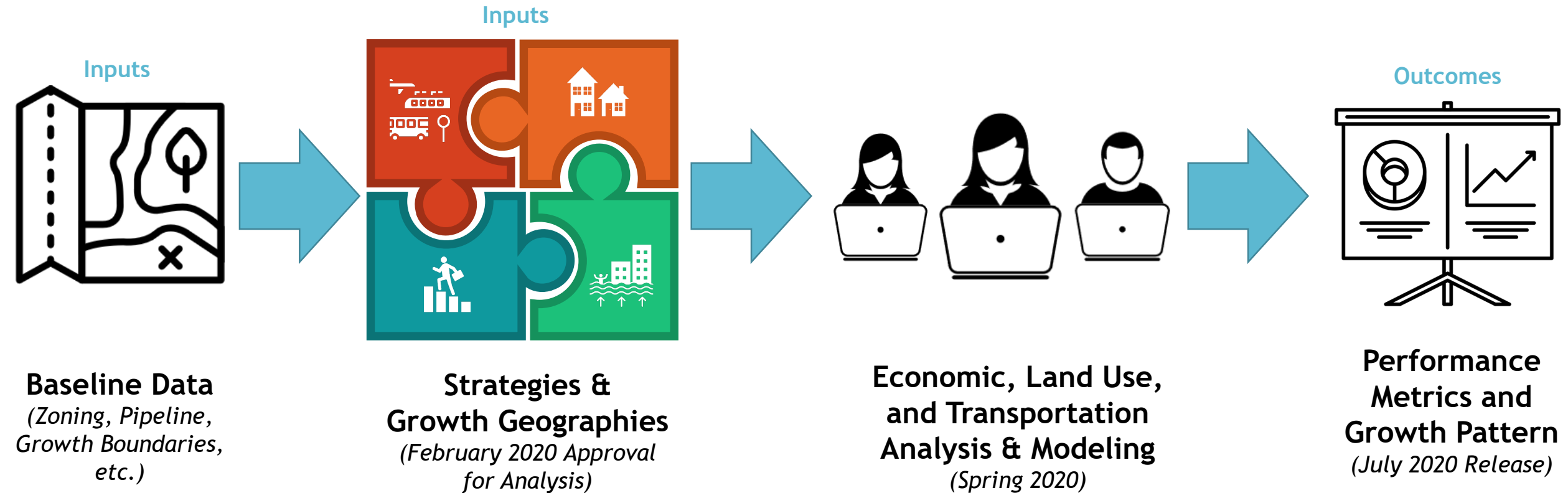


■ Existing Revenues ■ New Revenues

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 \$)

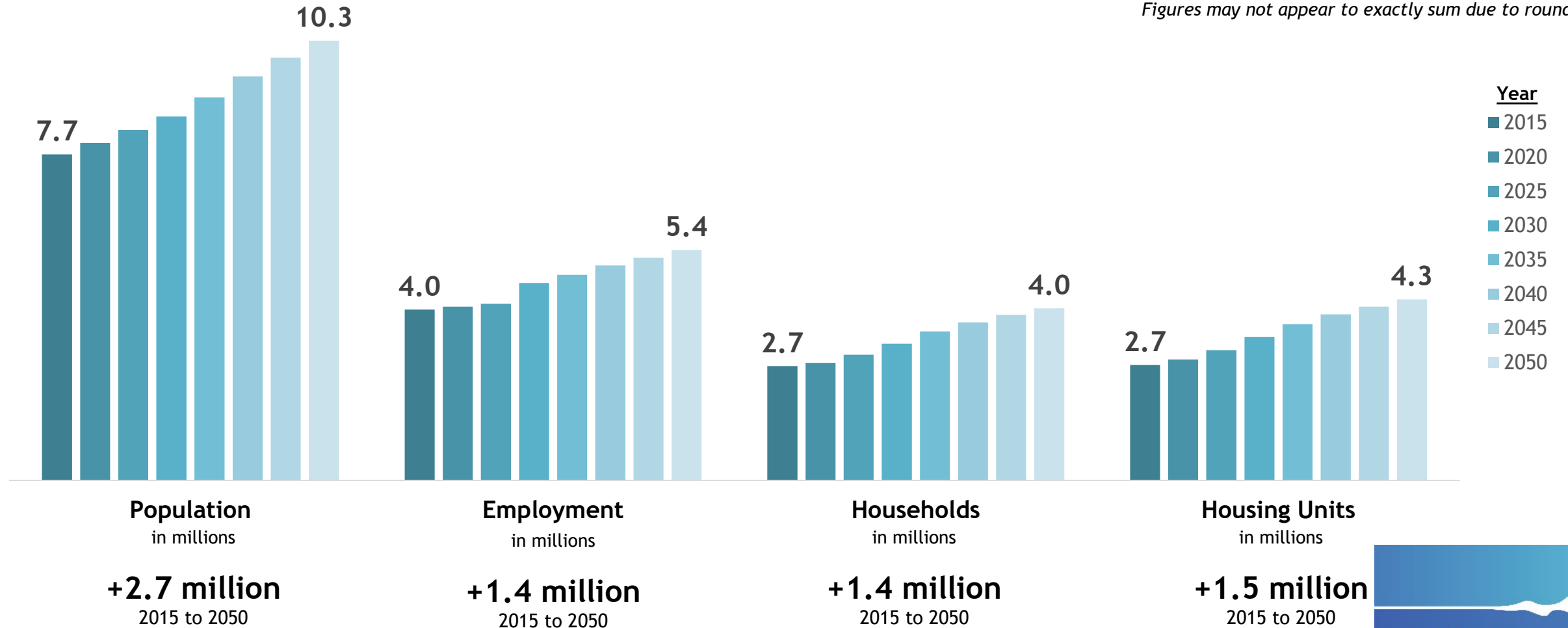
+65%
by 2050

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.

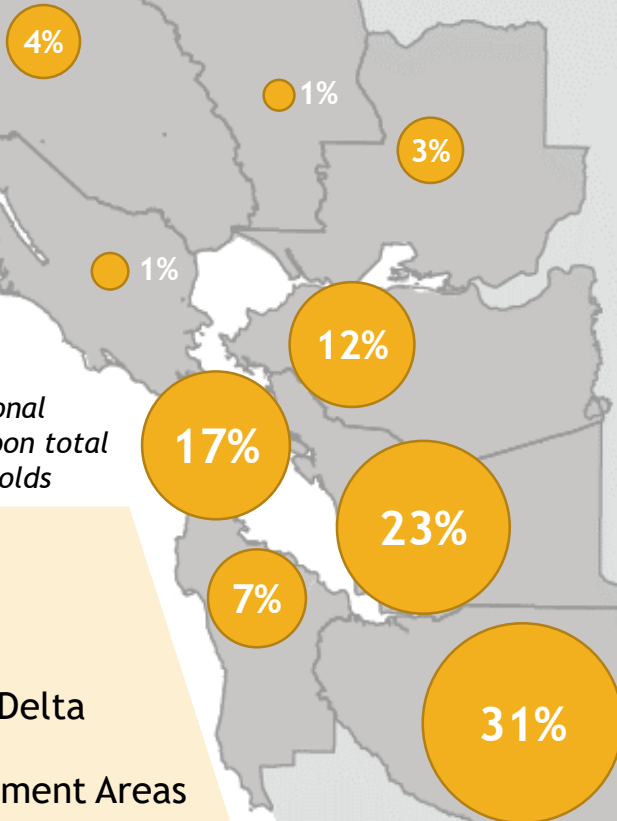
Plan Bay Area 2040: 2010 to 2040 +0.8 million new households

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



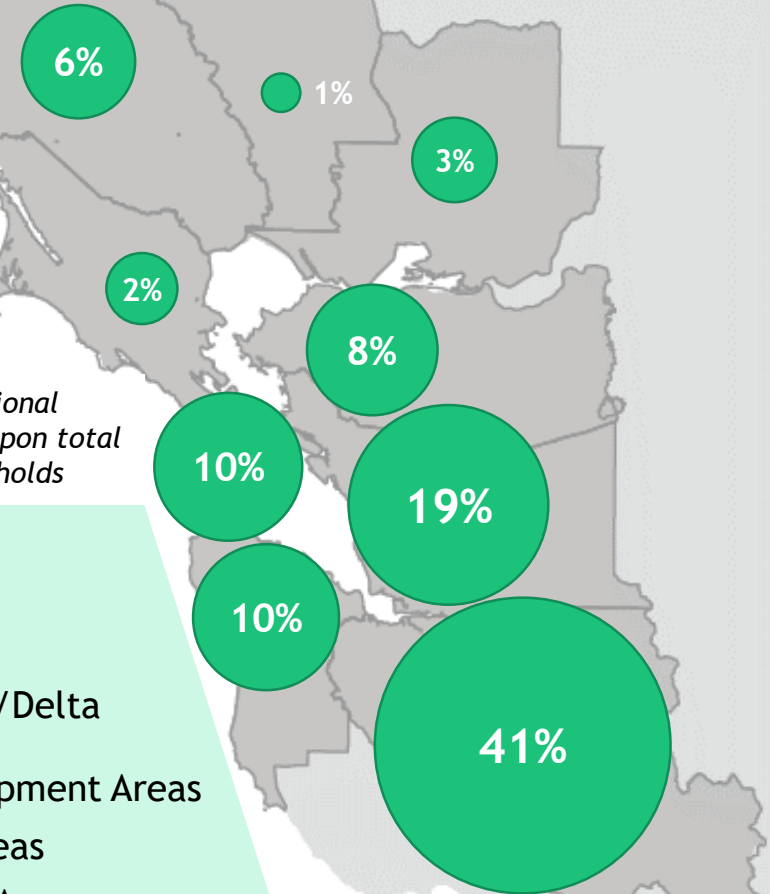
Draft Blueprint: 2015 to 2050 +1.3 million new households

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.

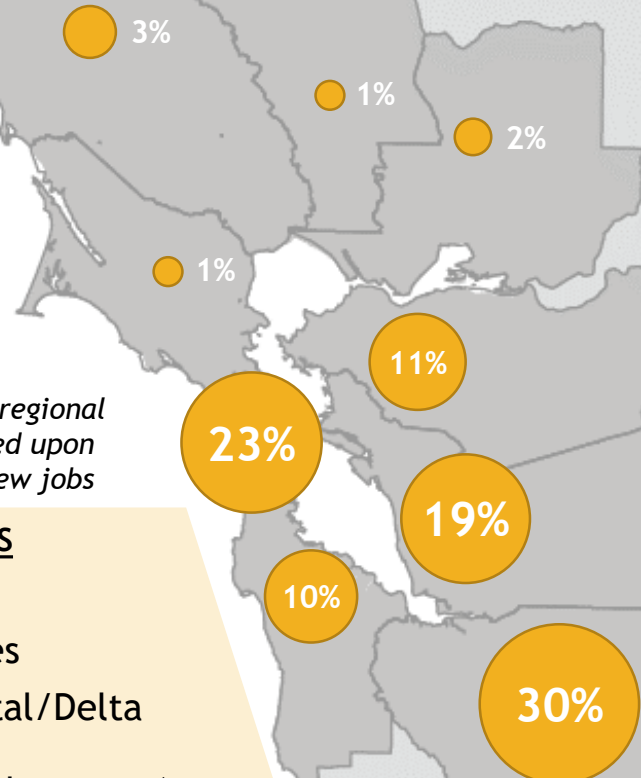
Plan Bay Area 2040: 2010 to 2040 +1.3 million new jobs

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



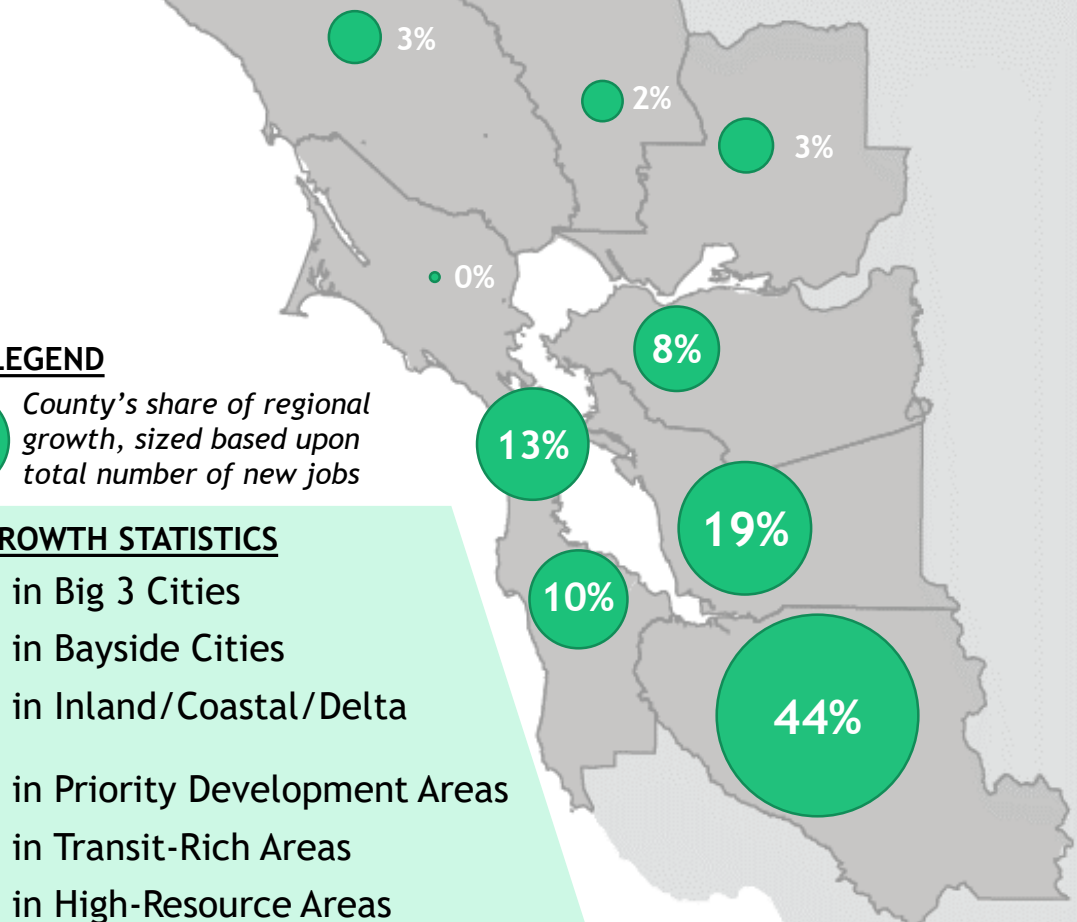
Draft Blueprint: 2015 to 2050 +1.4 million new jobs

MAP LEGEND

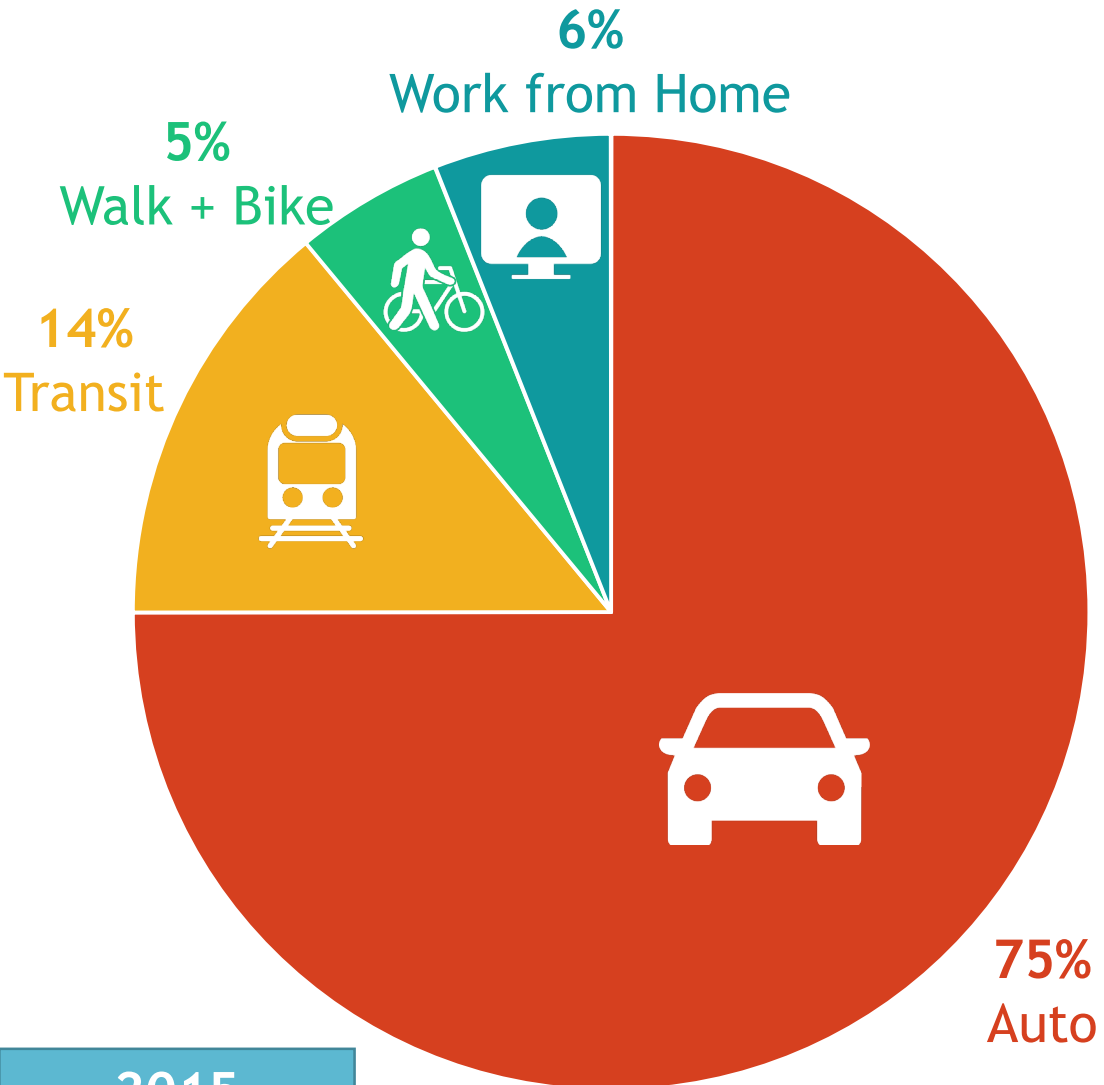
X% County's share of regional growth, sized based upon total number of new jobs

KEY GROWTH STATISTICS

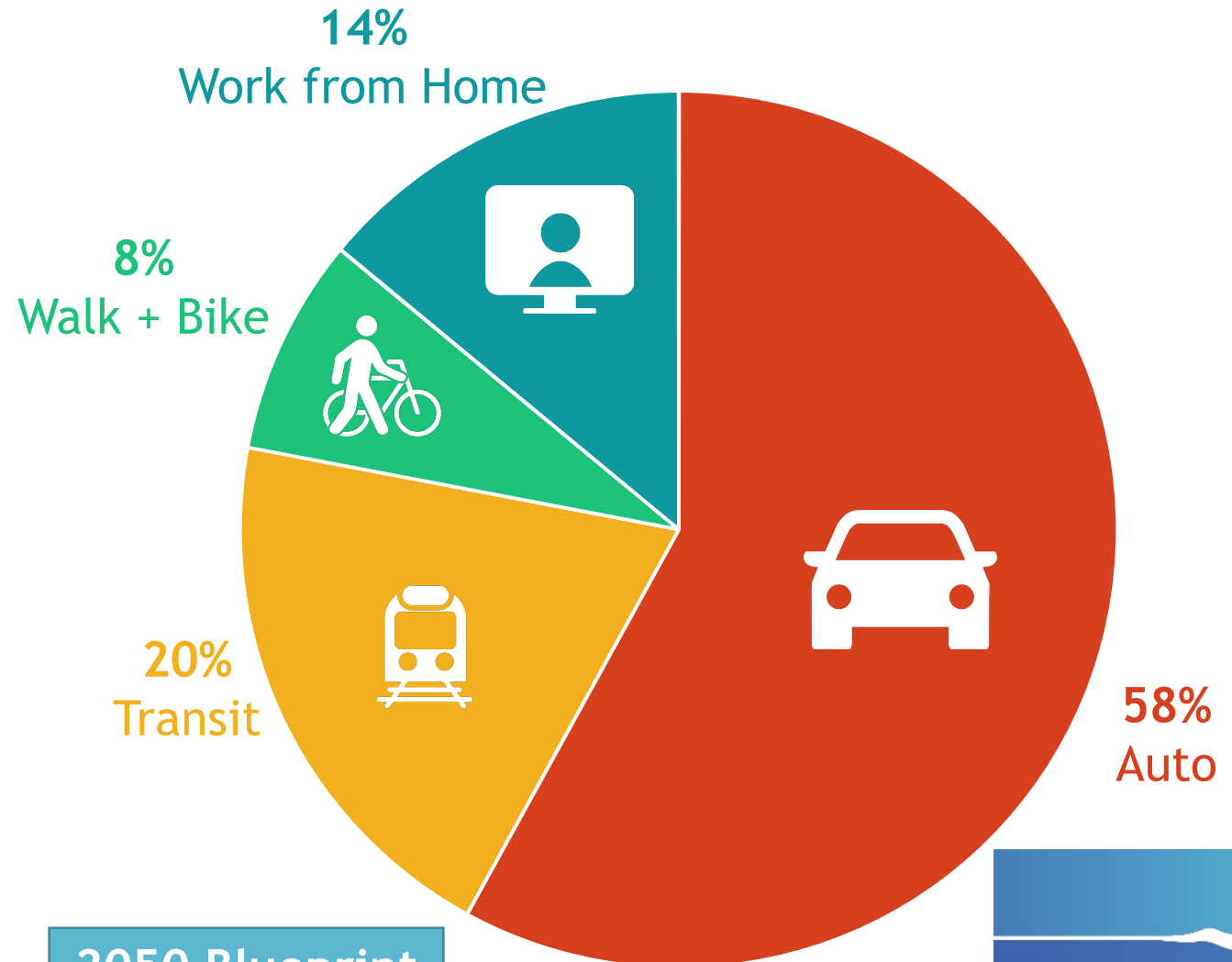
49% in Big 3 Cities
35% in Bayside Cities
16% in Inland/Coastal/Delta
42% in Priority Development Areas
50% in Transit-Rich Areas
19% in High-Resource Areas



Draft Blueprint: Commute Mode Choices



2015

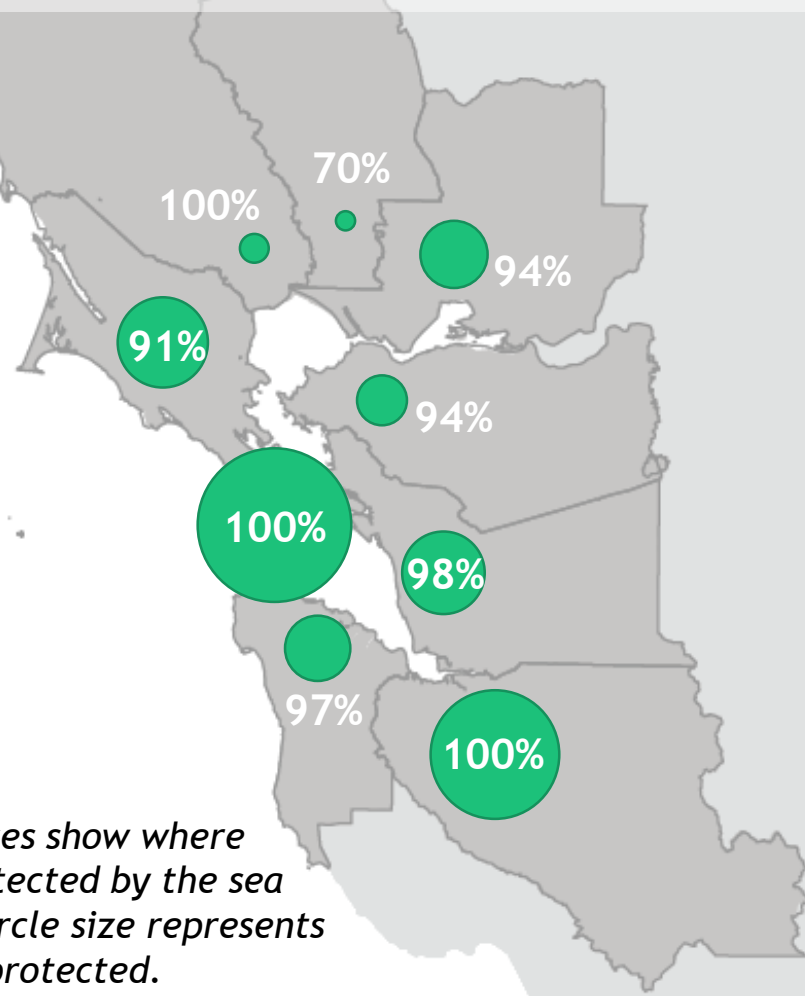


2050 Blueprint

19

Draft Blueprint: Sea Level Rise Protections

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



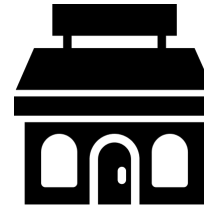
Circles and percentages show where housing units are protected by the sea level rise strategy. Circle size represents the number of units protected.



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

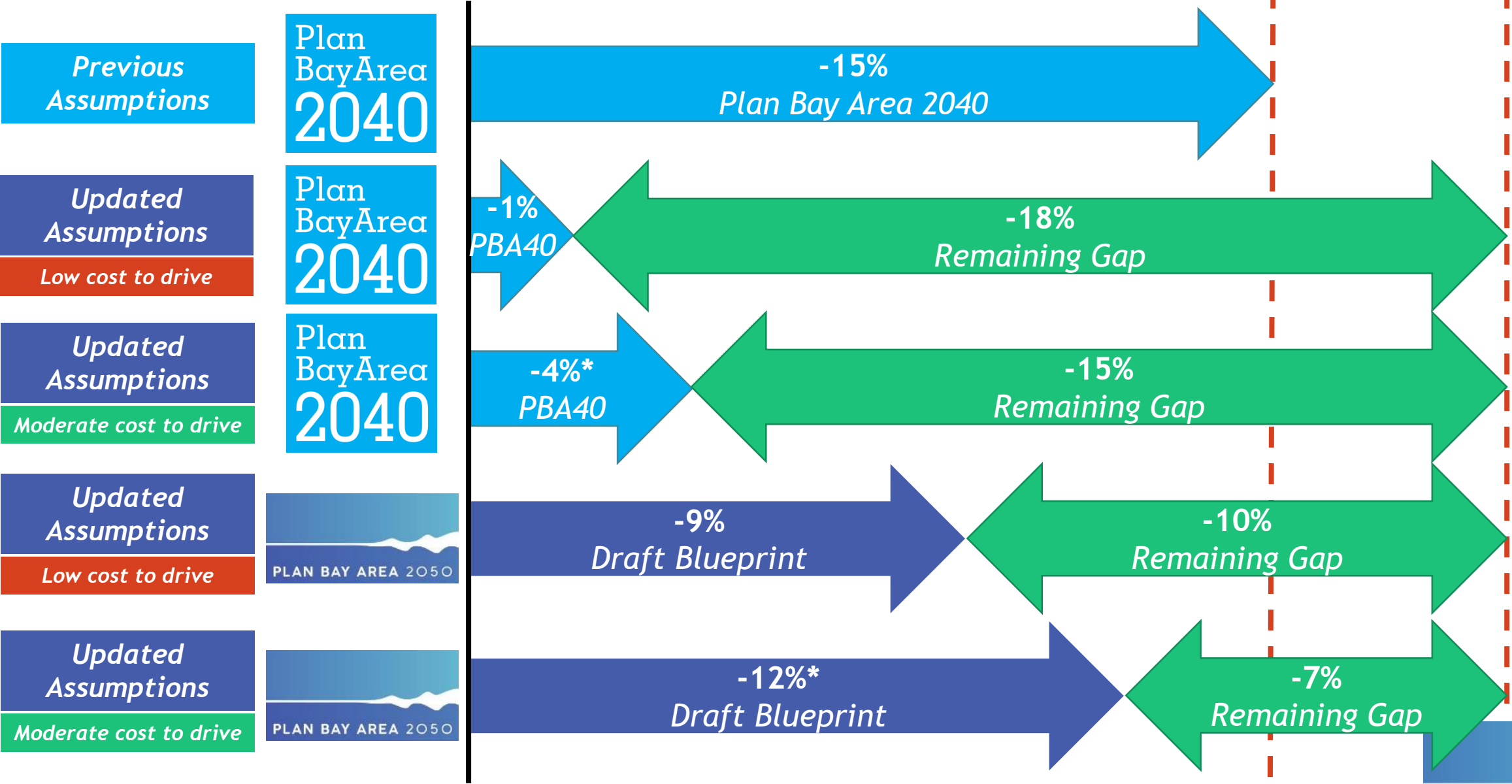


Transportation

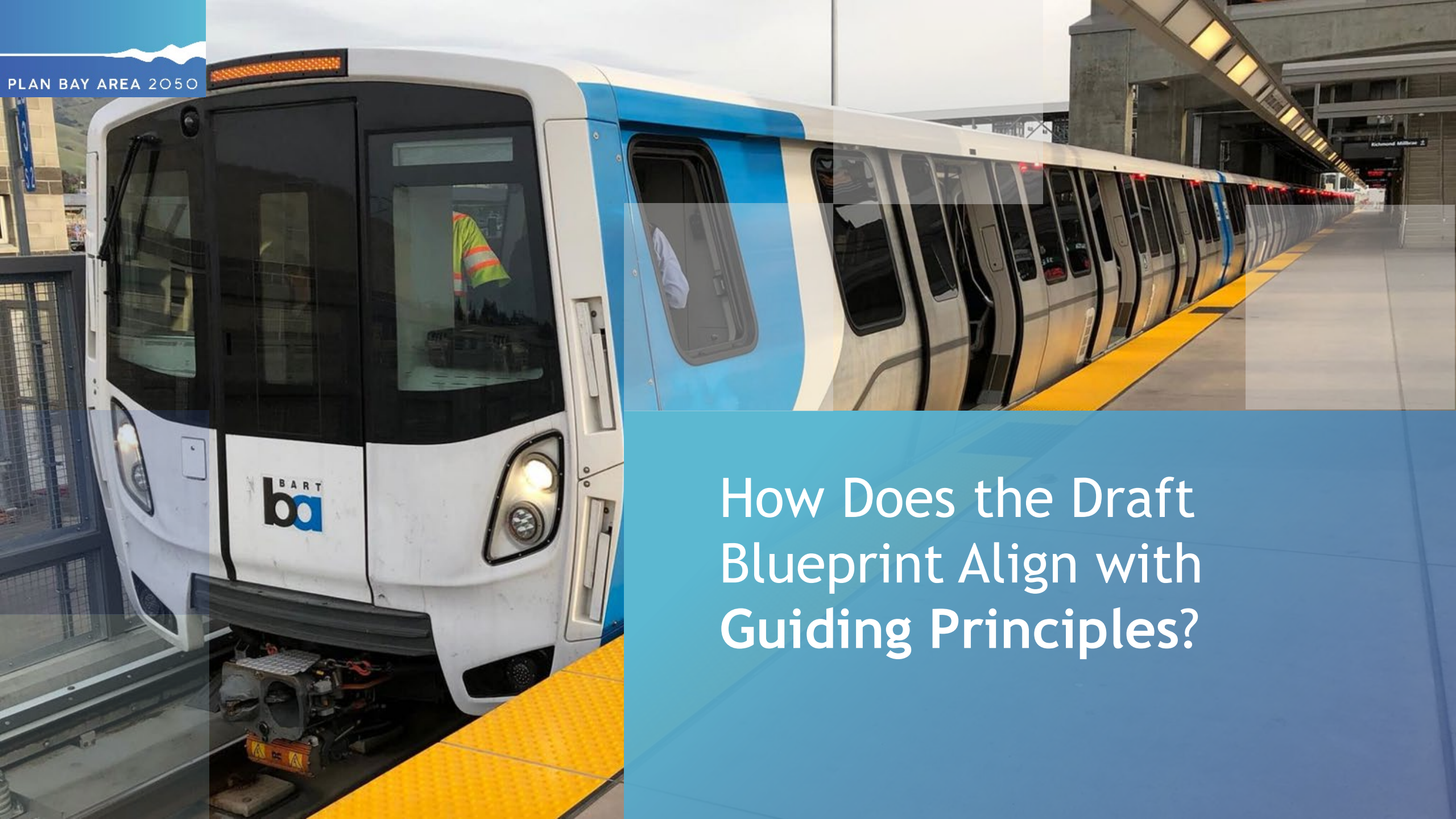
All major highway and rail corridors protected at 2 feet of sea level rise

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 20th 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.

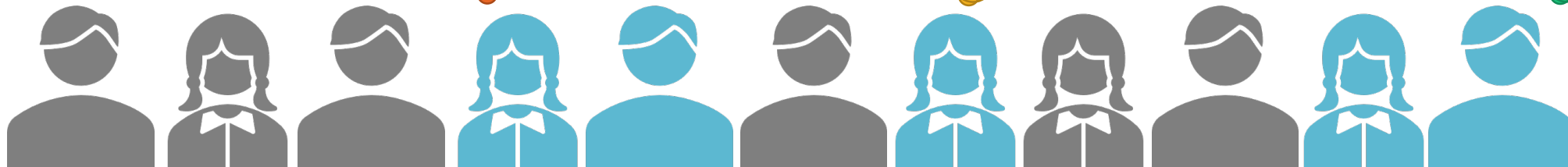
*This is not just
about jobs but about
what kind of jobs.*

*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

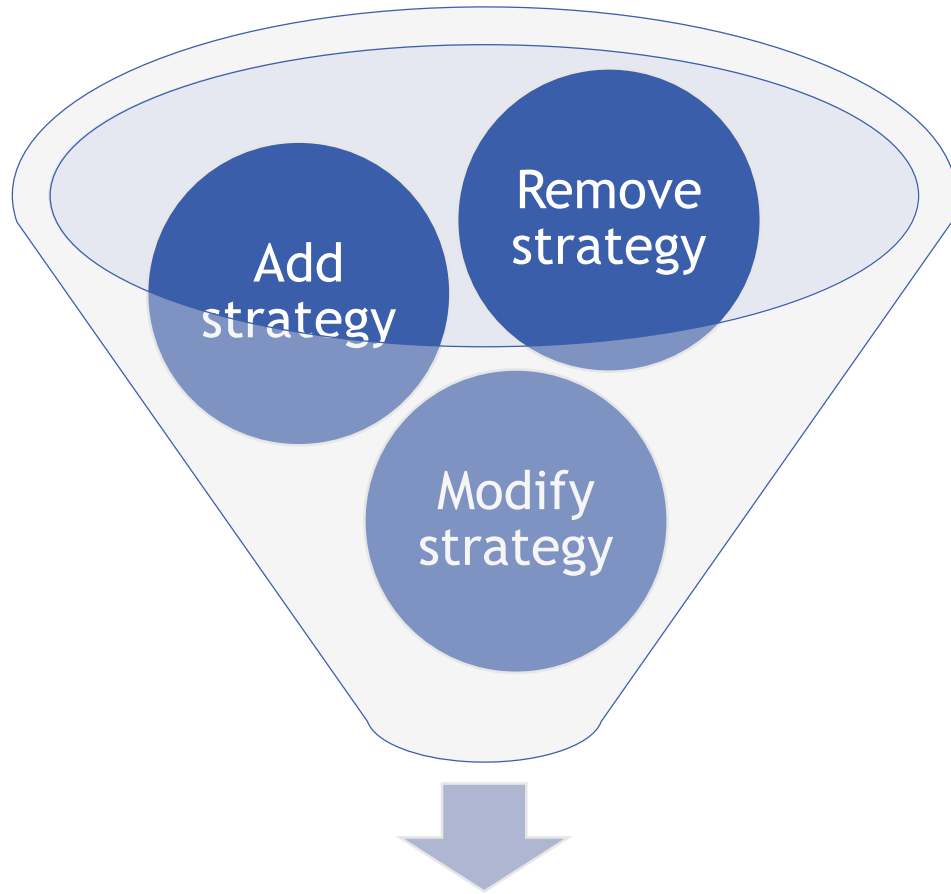
telephone town
halls

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.

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