



A T T A C H M E N T F

TO: Joint MTC Planning Committee with the
ABAG Administrative Committee

DATE: September 11, 2020

FR: Executive Director

RE: Plan Bay Area 2050: Final Blueprint - Revisions to Strategies and Growth Geographies

Background

In February 2020, the Commission and the ABAG Executive Board approved a set of Strategies (*public policies and investments for the next 30 years*) and Growth Geographies (*key locations for future focused housing and job growth*) and advanced these forward for analysis in the Plan Bay Area 2050 Draft Blueprint. Over the course of spring 2020, MTC/ABAG staff analyzed the potential outcomes associated with these Strategies and Growth Geographies, releasing the Draft Blueprint Findings in early July with an official public comment period and a series of virtual public meetings.

The analysis highlighted some of the key successes of the Draft Blueprint, ranging from reductions in housing & transportation cost burdens to protections for nearly all homes at high risk of flooding and earthquakes. At the same time, the analysis also found that five key challenges remained, leading staff to seek feedback from the public and from stakeholders on revised and new strategies to improve Final Blueprint outcomes.

Integrating Feedback from Summer 2020 Public Engagement

As discussed in **Attachment B**, Round 2 public engagement efforts involved more than 7,000 Bay Area residents through a range of digital and non-digital formats. Engagement focused on the five key challenges not fully addressed in the Draft Blueprint:

1. **Insufficient Affordable Housing.** How can new or expanded strategies help create more permanently-affordable housing, especially in areas with well-resourced schools, amenities and transportation options?
2. **Climate Emissions.** How do we further reduce transportation-related greenhouse gas emissions to reach critical climate goals?
3. **Congestion and Transit Crowding.** How can new or expanded strategies better address traffic congestion and transit overcrowding?
4. **Jobs-Housing Imbalance.** How could more ambitious economic strategies be employed to shift jobs closer to existing housing-rich communities?
5. **Displacement Risk.** 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?

Addressing Challenges with New or Expanded Strategies

As shown in **Attachment A** and **Attachment I**, staff has developed a set of key revisions to address each of the five challenges, as highlighted below:

- 1. Insufficient Affordable Housing.** To address insufficient quantities of deed-restricted affordable housing in the Draft Blueprint, staff has expanded the revenue assumptions to enable a transformational preservation strategy to be integrated into the Final Blueprint, alongside accelerated redevelopment of public and community-based lands. Furthermore, a universal basic income strategy, previously showcased in the Horizon process, has been added to the mix to address the income side of the affordability equation.
- 2. Climate Emissions.** To address the greenhouse gas emissions reduction gap in the Draft Blueprint, staff has included a much-expanded set of regional electric vehicle subsidies from existing transportation revenues, alongside a proposed state mandate for major office-based employers to reach a 60 percent telecommute share by 2035. These strategies are complemented by strategic expansion to roadway pricing - one of the most powerful drivers of reduced emissions in the Draft Blueprint.
- 3. Congestion and Transit Crowding.** To address rising congestion and transit crowding on select corridors and select transit systems in the Draft Blueprint, staff integrated strategies approved at the July 2020 Commission meeting, which weave together projects into an integrated network of improvements. New and expanded strategies also include integration of timed transit hubs through improved regional transit scheduling, a greater level of funding for bicycle and pedestrian improvements, and new highway investments to improve safety and achieve short-to-medium term congestion relief.
- 4. Jobs-Housing Imbalance.** While staff recognizes how difficult it is to shift the location of jobs, the revised strategies pivot to an incentives-based approach for housing-rich communities funded by new state or regional tax revenues. This approach is complemented by expanded investments in Priority Production Areas (PPAs), building upon the business incubator programs in the Draft Blueprint with new job training programs as well. Furthermore, the industrial lands strategy has been augmented by a modest level of investment into infrastructure outside of the transportation realm, recognizing that many PPAs will not necessarily lead to job growth without direct public investment.
- 5. Displacement Risk.** To address rising displacement risk outside of High-Resource Areas in the Draft Blueprint, staff is proposing new programs to tackle the legacy of racial exclusion throughout the 20th century, including targeted mortgage, rental, and small business assistance. This augments the bolder affordable housing preservation strategy listed above that focuses on stabilizing existing communities, as well as additional community investments to address systematic disinvestment in past decades. Lastly, the renter protections strategy has been augmented with funding to provide legal aid and other supportive actions on the implementation front.

Note that other strategies, beyond those associated the five key challenges, were updated or augmented in response to broader public feedback. Highlights include:

- Integration of a **new parks & recreation strategy** to complement new housing development and to improve access for underserved communities
- Expansion and integration of **non-transportation climate strategies** related to homes and other buildings (*recognizing that such strategies do not count towards SB 375 greenhouse gas reduction target*)

Refer to **Attachment I** for additional information on proposed Final Blueprint Strategies and changes made since the Draft Blueprint phase.

Minor Updates to Growth Geographies

In contrast to refinements to Strategies listed above, staff recommends only limited revisions to the Growth Geographies explored in the Draft Blueprint, which represented a middle ground between a singular focus on Priority Development Areas (PDAs) in past plans and a more inclusive set of Growth Geographies. Changes are primarily related to the nomination of new PDAs and the expansion of existing PDAs, as approved by the ABAG Executive Board in July 2020. Under the criteria established in February 2020, these additional Growth Geographies also lead to modifications in the City of Livermore, as it now exceeds the 50 percent threshold established at that time. Lastly, the maps have been updated with the 2020 data for High-Resource Areas recently finalized by the State of California. The revised Growth Geographies are integrated into ABAG Resolution No. 16-2020 and MTC Resolution No. 4437, as shown in the map featured in **Attachment H**.

Next Steps

To understand these updated Strategies and Growth Geographies, when integrated with the Plan Bay Area 2050 Regional Growth Forecast, affect the potential outcomes in the Final Blueprint, staff is requesting that MTC and ABAG consider **ABAG Resolution No. 16-2020** and **MTC Resolution No. 4437**, enabling analysis of the Final Blueprint this fall. Staff will return with the outcomes of that analysis by the end of 2020, in advance of approval of the Preferred Alternative for the Plan Bay Area 2050 EIR.