

**Metropolitan Transportation Commission and the Association of Bay Area Governments
Joint MTC Planning Committee with the ABAG Administrative Committee**

January 8, 2021

Agenda Item 5a

MTC Resolution No. 4451 and ABAG Resolution No. 01-2021:

Plan Bay Area 2050 Final Blueprint: Approval as Preferred EIR Alternative

Subject: Presentation on the Plan Bay Area 2050 Final Blueprint Outcomes, including performance & equity outcomes, and recommendation to advance the Final Blueprint as the Preferred Alternative in the EIR process.

Background: Last fall, MTC and ABAG approved the Strategies and Growth Geographies for the Plan Bay Area 2050 Final Blueprint (**Attachments B and C**), as well as the Final Regional Growth Forecast. The Final Blueprint integrates 35 resilient and equitable strategies, building upon the predecessor Horizon initiative, to advance the adopted vision of a more affordable, connected, diverse, healthy, and vibrant Bay Area for all.

By weaving together strategies for transportation, housing, the economy, and the environment – and integrating public feedback on the Draft Blueprint from summer 2020 – the Final Blueprint moves the region even closer towards this vision. It also addresses the five key challenges laid out in July 2020, ranging from insufficient affordable housing to further climate emissions reduction.

Building on the Draft Blueprint: The Plan Bay Area 2050 Final Blueprint preserves many of the successes of the Draft Blueprint. Most of the region's future growth is focused in walkable, transit-rich communities, within existing urban growth boundaries. Along with a more compact land use pattern, transportation strategies enable a significant shift away from auto use. Robust sea level rise protections ensure that nearly all homes at risk through 2050 are protected, with homes at high risk due to earthquakes and wildfires funded for much-needed retrofits (more context in **Attachment G**).

Final Blueprint Growth Pattern: The Final Blueprint growth pattern (**Attachment F**) continues to focus the largest shares of housing and job growth in Santa Clara County, the heart of Silicon Valley. At the same time, there is slightly more housing and job growth in San Francisco and the East Bay, compared to the Draft Blueprint. The North Bay remains relatively unchanged, with less housing growth in Sonoma County and more job growth in Solano County. Importantly, the growth pattern has even higher shares near frequent public transit – 82 percent of new homes and 63 percent of new jobs – which support the critical greenhouse gas reduction target.

Beyond integrating updated baseline and pipeline land use data, several strategies rise to the top as key drivers of these shifts. With regard to housing, refined strategies enable a greater share of growth to occur in transit-rich, high-resource places to support the Plan's climate target, while large development sites in North Santa Clara County and portions of the East Bay are transformed into dense walkable communities near BART and light rail. With regard to jobs, the new economic strategy to incentivize development near regional rail stations in the East Bay and North Bay play a role in the slightly higher shares in Alameda, Solano, and (to a lesser extent) Contra Costa counties.

Supporting the Plan Vision: The Final Blueprint also makes further headway towards ensuring the Bay Area is more affordable, connected, diverse, healthy, and vibrant for all. Key findings related to each of the Plan's Guiding Principles are spotlighted below, with additional context in **Attachments D and E**:

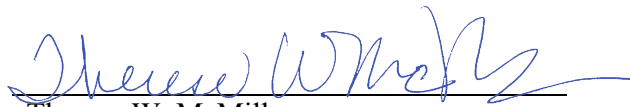
- **Advancing Affordability:** The Final Blueprint reduces the burden of housing and transportation on a typical household's budget from 58 percent in 2015 to 45 percent in 2050, with even greater reductions for low-income households.
- **Advancing Connectivity:** The Final Blueprint doubles the number of jobs accessible by transit for a typical household, supporting a reduction in auto commute mode share from 71 percent in 2015 to 53 percent in 2050.
- **Advancing Diversity:** The Final Blueprint enables nearly one-quarter of low-income households to live in High-Resource Areas, while also reducing displacement risk in Growth Geographies through robust affordable housing development.
- **Advancing Public Health:** The Final Blueprint builds parks, trails, and open space in historically disinvested communities, closing the gap in urban park access between Communities of Concern and the rest of the region.
- **Advancing Economic Vibrancy:** The Final Blueprint makes even further headway on the jobs-housing imbalance by integrating strategies to provide tax incentives to employers locating offices in transit-rich, housing-rich East Bay communities.

Next Steps: Following the identification of the Preferred EIR Alternative, staff will proceed into the final phase of Plan Bay Area 2050. In addition to developing the EIR and Plan Document, work in 2021 will further develop the Implementation Plan to define near-term implementation actions for MTC/ABAG to advance in partnership with public, private, and non-profit organizations over the next five years. Following robust public and stakeholder engagement in winter and spring 2021, as shown in **Attachment A**, the final Plan Bay Area 2050 is anticipated to be considered by the Commission and Board for approval in fall 2021.

Recommendation: Staff recommends the MTC Planning Committee and ABAG Administrative Committee approve MTC Resolution No. 4451 (**Attachment H**) and ABAG Resolution No. 01-2021 (**Attachment I**), respectively, which approve the identification of the Final Blueprint as the Preferred Alternative for the Plan Bay Area 2050 EIR, and refer them to the MTC Commission and ABAG Executive Board (respectively) for approval.

Attachments:

- Attachment A: Presentation
- Attachment B: Final Blueprint – Strategies (*adopted fall 2020*)
- Attachment C: Final Blueprint – Growth Geographies (*adopted fall 2020*)
- Attachment D: Final Blueprint – Investment Analysis
- Attachment E: Final Blueprint – Outcomes
- Attachment F: Final Blueprint – Growth Pattern
- Attachment G: Final Blueprint – Additional Context on Resilience Integration
- Attachment H: MTC Resolution No. 4451
- Attachment I: ABAG Resolution No. 01-2021


Therese W. McMillan

PLAN BAY AREA 2050



Final Blueprint: Approval as Preferred EIR Alternative

January 2021

Dave Vautin and Lisa Zorn

MTC/ABAG Regional Planning Program

Long-Range Planning... for an Uncertain Future

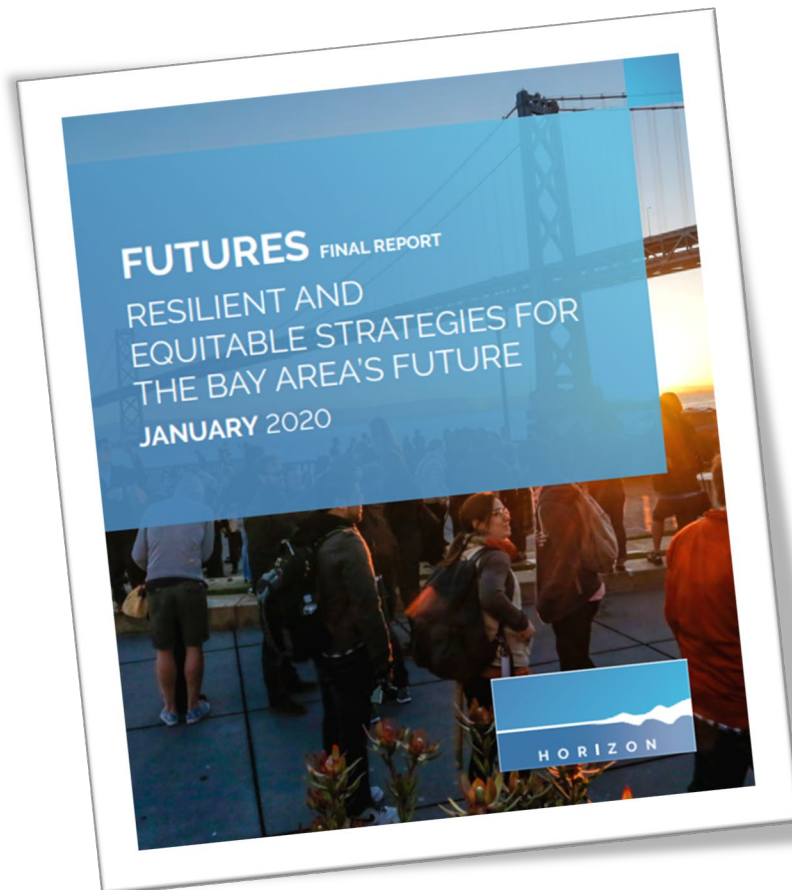
2018

2019

2020

2021

Plan Bay Area 2050 built upon the foundation of the Horizon initiative, which generated new strategy ideas and stress-tested them against a broad range of economic, technological, environmental, and political forces.



**Strategies
prioritized
based upon:**



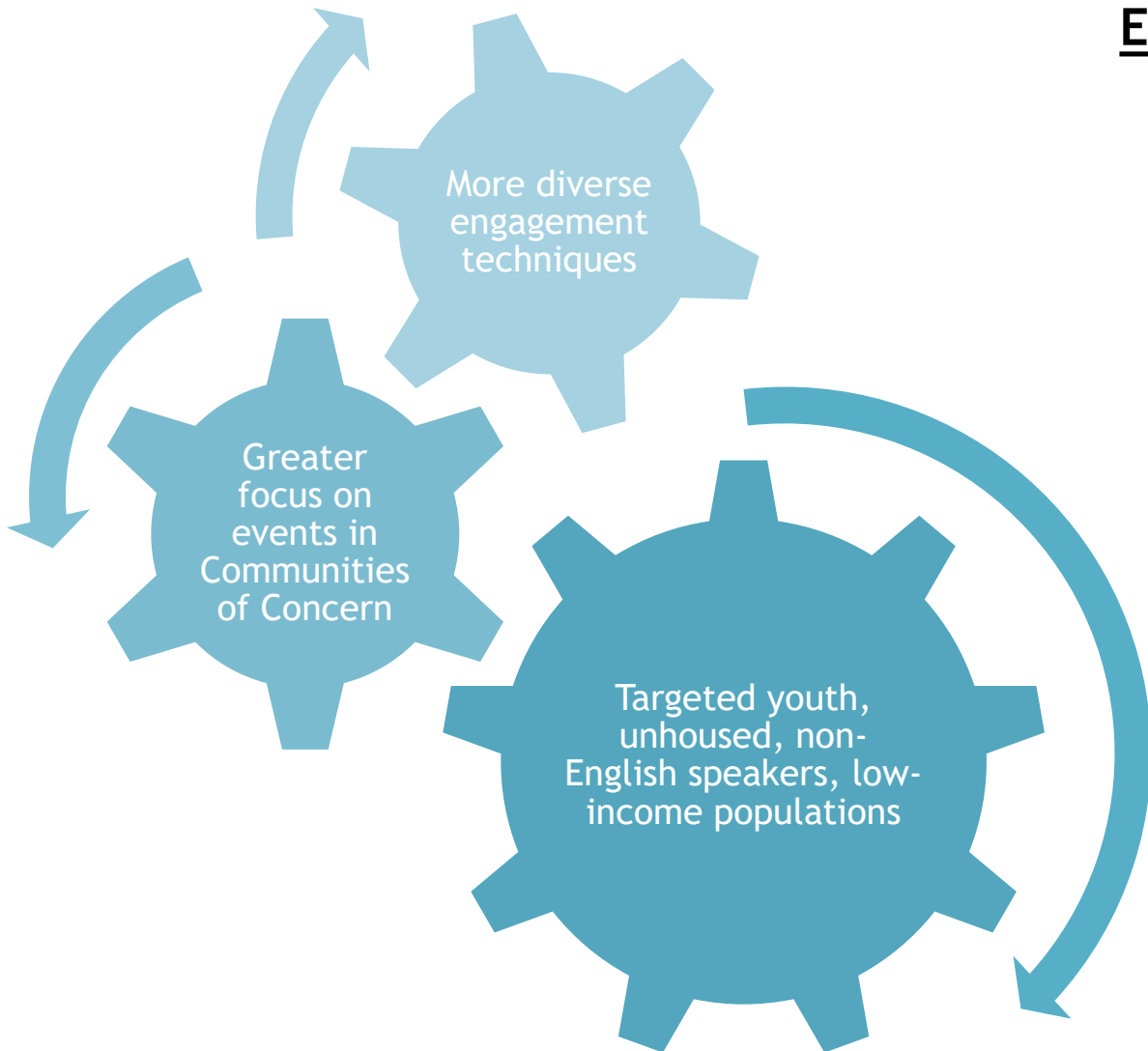
Resilience



Equity



Long-Range Planning... Driven by Public Input



Engagement to Date by the Numbers

130+ **public meetings** featuring discussion of Horizon & Plan Bay Area 2050

100+ **public events** including in-person & virtual workshops, pop-up events, and focus groups

60+ **stakeholder events** including RAWG and REWG meetings, workshops, and webinars

33,000+ **public and stakeholder comments** received to date

15,000+ **participants in planning process** to date

Final Blueprint: Advancing the Plan Vision

*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

Adopted This Fall: 11 Themes, 35 Bold Strategies

Final Blueprint Strategies (Inputs to Modeling Process)



Maintain and Optimize the Existing System



Create Healthy and Safe Streets



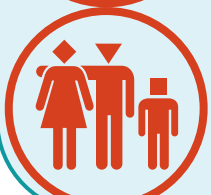
Build a Next-Generation Transit Network



Protect and Preserve Affordable Housing



Spur Housing Production at All Income Levels



Create Inclusive Communities



Improve Economic Mobility



Shift the Location of Jobs



Reduce Risks from Hazards



Expand Access to Parks and Open Space



Reduce Climate Emissions

Housing Strategies – Cost: \$468 Billion		
Protect and Preserve Affordable Housing	Further Strengthen Renter Protections Beyond State Legislation. Building upon recent tenant protection laws, limit annual rent increases to the rate of inflation, while exempting units less than 10 years old.	\$2 BILLION
	Preserve Existing Affordable Housing. Acquire homes currently affordable to low- and middle-income residents for preservation as permanently deed-restricted affordable housing.	\$237 BILLION
Spur Housing Production at All Income Levels	Allow a Greater Mix of Housing Densities and Types in Growth Areas. Allow a variety of housing types at a range of densities to be built in Priority Development Areas, select Transit-Rich Areas, and select High-Resource Areas.	N/A
	Build Adequate Affordable Housing to Ensure Homes for All. Construct enough deed-restricted affordable homes necessary to fill the existing gap in housing for the unsheltered community and to meet the needs of low-income households.	\$219 BILLION
	Integrate Affordable Housing into All Major Housing Projects. Require a baseline of 10 to 20 percent of new market-rate housing developments of 5 units or more to be affordable to low-income households.	N/A
	Transform Aging Malls and Office Parks into Neighborhoods. Permit and promote the reuse of shopping malls and office parks with limited commercial viability as neighborhoods with housing at all income levels.	N/A
Create Inclusive Communities	Provide Targeted Mortgage, Rental and Small Business Assistance to Communities of Concern. Provide assistance to low-income communities and communities of color to address the legacy of exclusion and predatory lending, while helping to grow locally owned businesses.	\$10 BILLION
	Accelerate Reuse of Public and Community-Owned Land for Mixed-Income Housing and Essential Services. Help public agencies, community land trusts and other non-profit landowners to accelerate development of mixed-income affordable housing.	N/A

Economic Strategies – Cost: \$234 Billion		
Improve Economic Mobility	Implement a Statewide Universal Basic Income. Provide an average \$500 per month payment to all Bay Area households to improve family stability, promote economic mobility and increase consumer spending.	\$205 BILLION
	Expand Job Training and Incubator Programs. Fund assistance programs for establishing a new business, as well as job training programs, primarily in historically disinvested communities.	\$5 BILLION
	Invest in High-Speed Internet in Underserved Low-Income Communities. Provide direct subsidies and construct public infrastructure to ensure all communities have affordable access to high-speed internet.	\$10 BILLION
Shift the Location of Jobs	Allow Greater Commercial Densities in Growth Geographies. Allow greater densities for new commercial development in select Priority Development Areas and select Transit-Rich Areas to encourage more jobs to locate near public transit.	N/A
	Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit. Provide subsidies to encourage employers to relocate offices to housing-rich areas near regional rail stations.	\$10 BILLION
	Retain Key Industrial Lands through Establishment of Priority Production Areas. Implement local and state policies to protect key industrial lands identified as Priority Production Areas, while funding key infrastructure improvements in these areas.	\$4 BILLION

Learn more about each of the 35 adopted strategies at planbayarea.org, including the revised Strategy EN7.

Adopted This Fall: Growth Forecast & Geographies



1.4
million

new households
between 2015
and 2050



1.4
million

new jobs
between 2015
and 2050

Protect



Areas Outside
Urban Growth
Boundaries
(including PCAs)



Unmitigated
High Hazard
Areas

Prioritize



Priority Development
Areas (PDAs)



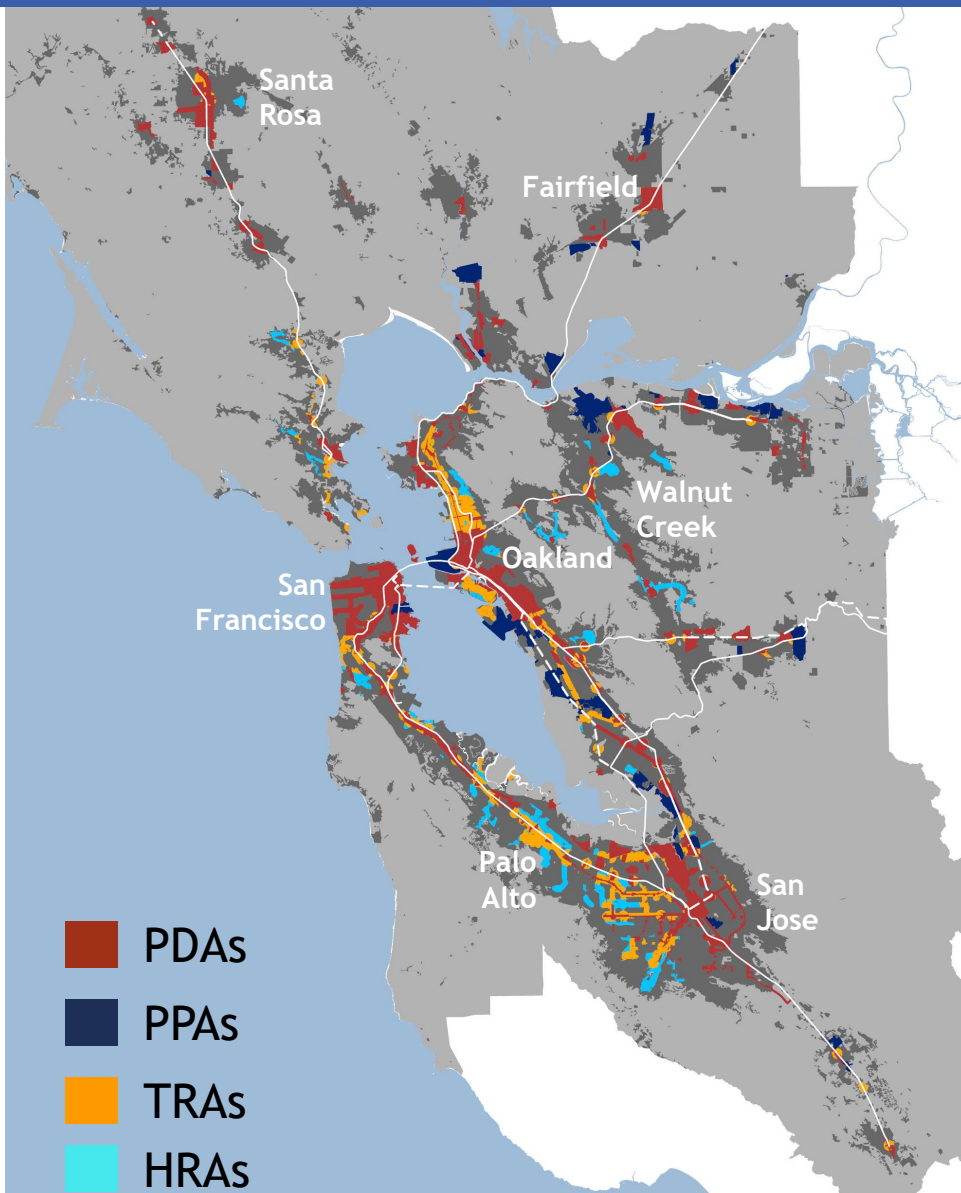
Priority Production
Areas (PPAs)



Transit-Rich Areas
(TRAs)



High-Resource
Areas (HRAs)

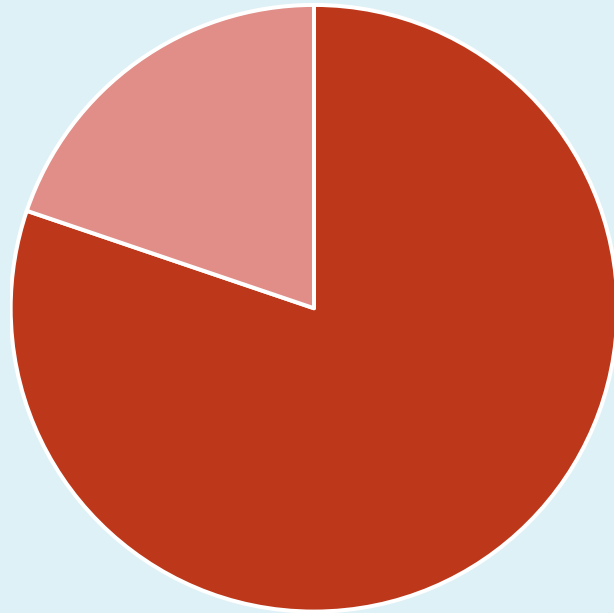


Note: some High-Resource Areas are also Transit-Rich Areas

Adopted This Fall: Revenues & Expenditures

Transportation Element

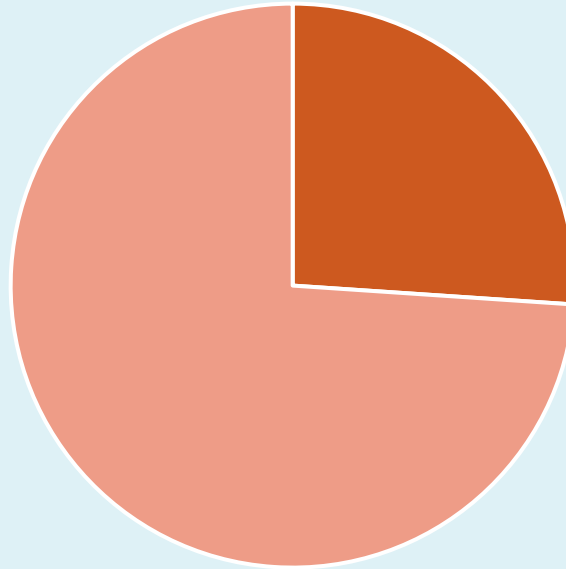
\$466 billion in existing funding
\$113 billion in new revenues



■ Existing Revenues ■ New Revenues

Housing Element

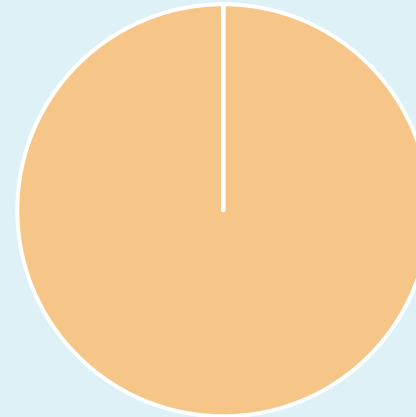
\$122 billion in existing funding
\$346 billion in new revenues



■ Existing Revenues ■ New Revenues

Economy Element

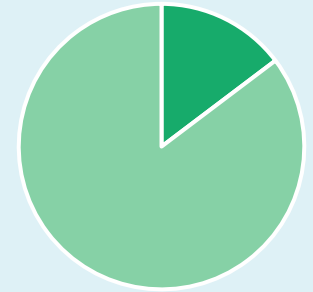
N/A in existing funding
\$234 billion in new revenues



■ Existing Revenues ■ New Revenues

Environment Element

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



■ Existing Revenues ■ New Revenues

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

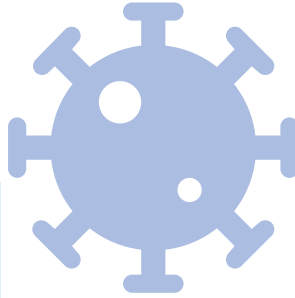
Note: new housing revenues could come from a mix of federal, state, regional, or local sources.

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

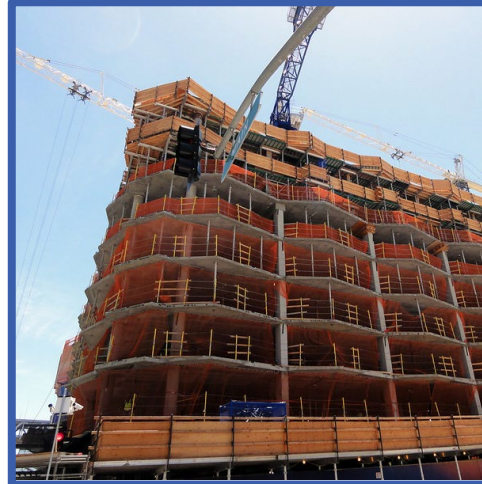
Note: as Needs & Revenue data is unavailable for parks & conservation, existing funding is underrepresented.

Final Blueprint: Preparing for a Post-COVID Future

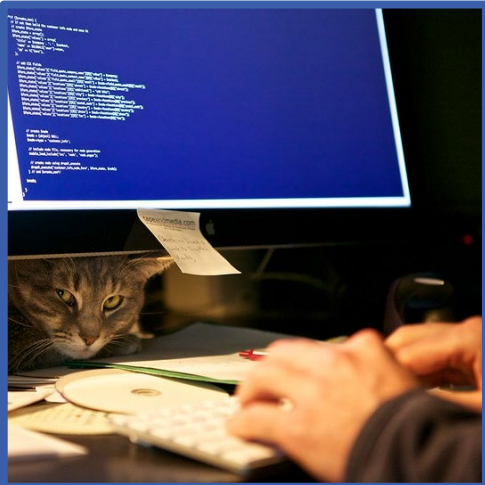
While the future remains quite uncertain, the emergence of the pandemic this spring gave us time to integrate some of its critical near- and medium-term impacts into the Final Blueprint.



Integrated near-term revenue impacts from COVID/2020 recession, plus expanded low-cost strategies ideal for an era of fiscal constraint



Refreshed economic strategies in Final Blueprint with expanded emphasis on job training and business incubator programs



Adjusted telecommute growth projections, with accelerated regional action by major employers to incentivize alternative modes to the automobile



Doubled-down on resilience focus of Blueprint to reduce regional risk in the face of other future disasters, including sea level rise, wildfires & earthquakes



How Does the Final Blueprint Advance the Plan Bay Area 2050 Vision?

(in an uncertain future...)

Final Blueprint: Builds Upon July's Draft Blueprint

Most of the positive forecasted outcomes from the Draft Blueprint remain in the Final Blueprint, including key highlights spotlighted below. New strategies adopted in the Final Blueprint enabled even further progress in tackling the five key challenges spotlighted in summer 2020 public outreach.

Vast majority of new growth in **walkable, transit-rich communities**

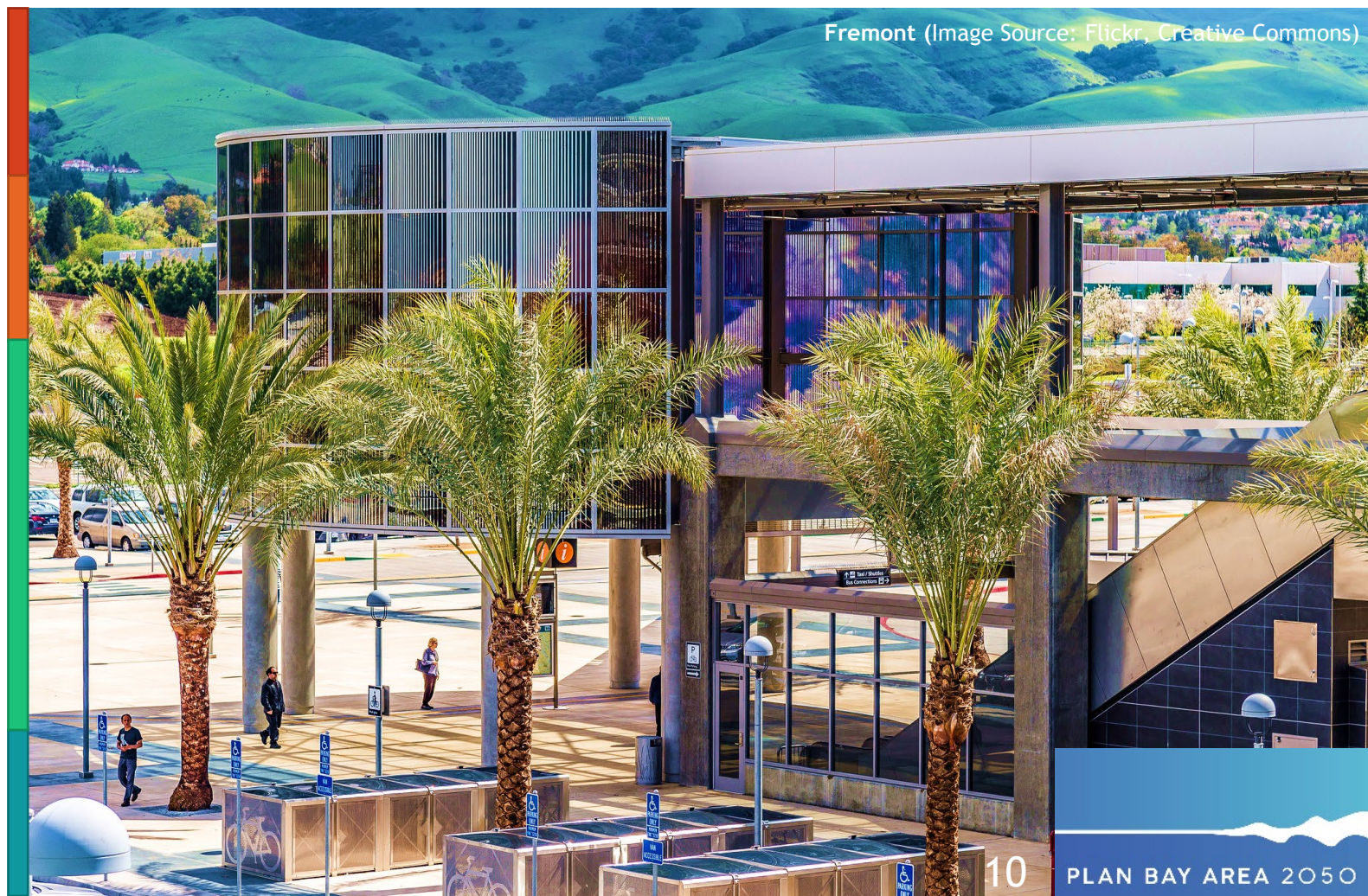
Significant **shift away from auto dependence** for both commute & non-commute trips

Nearly all Bay Area homes **protected from sea level rise**

All high-risk Bay Area homes **retrofitted to reduce seismic and wildfire risks**

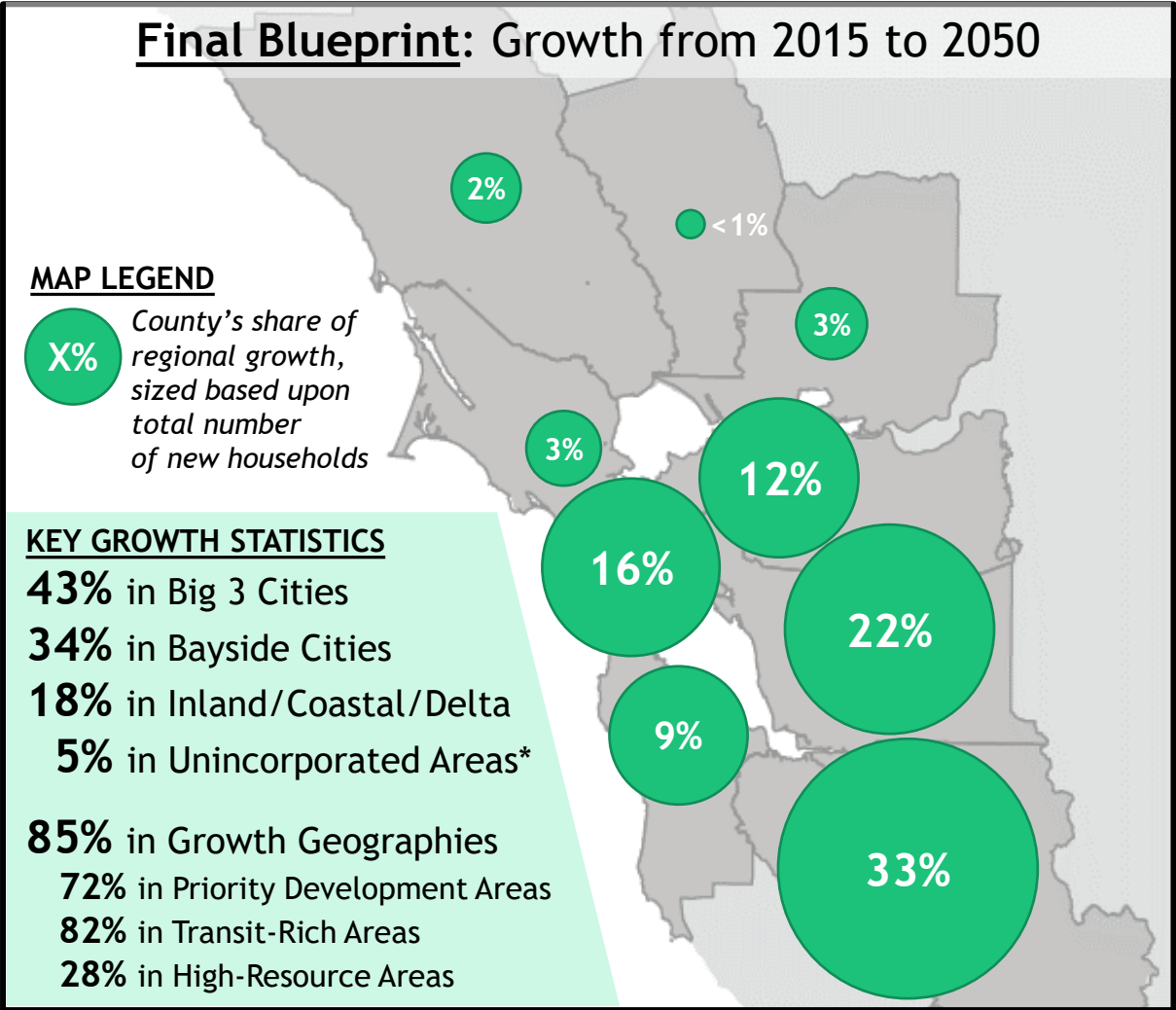
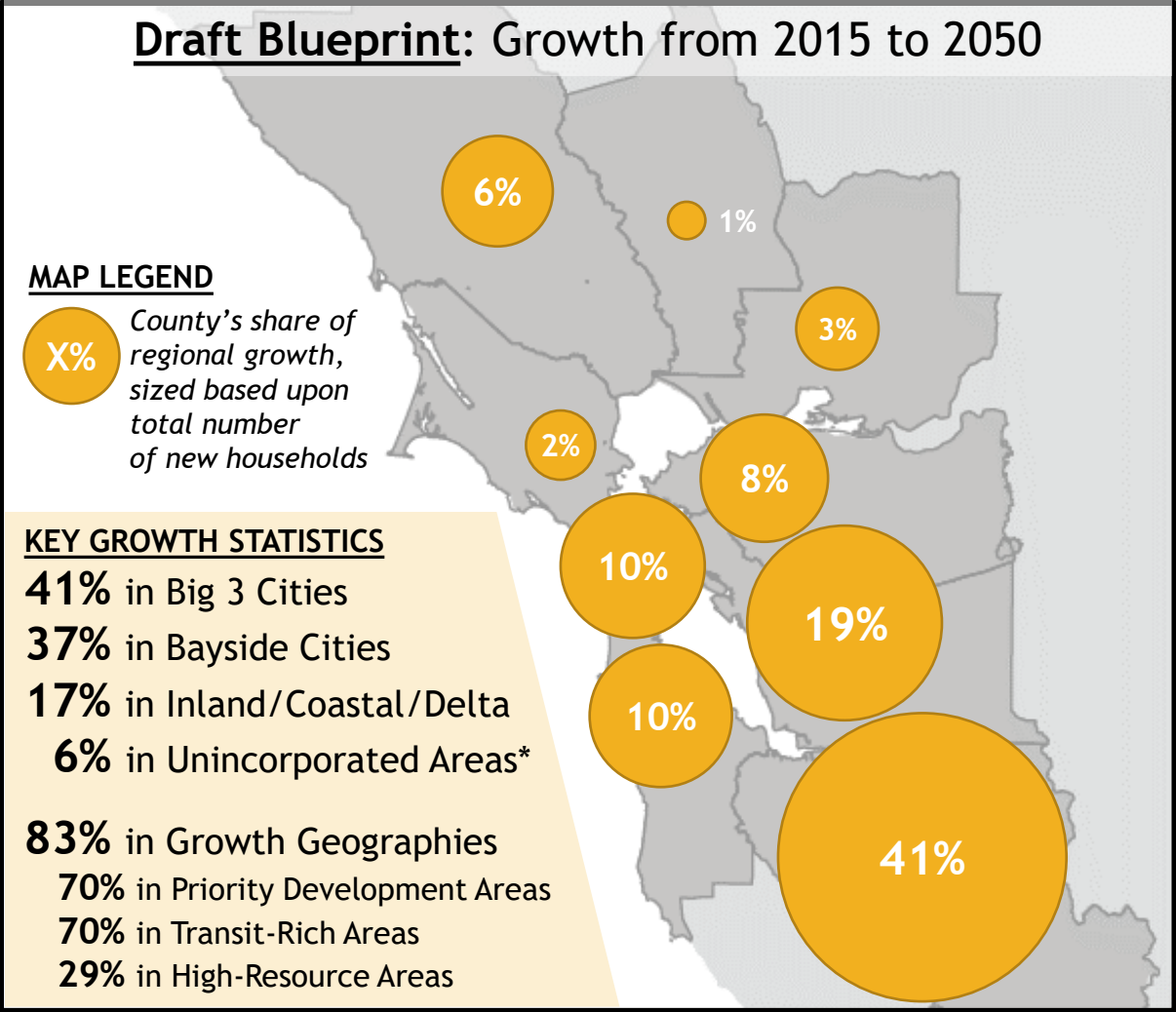
No urban growth envisioned **outside of present-day growth boundaries**

New revenues required to advance Plan **forecasted to support, not inhibit, future economic growth**



Fremont (Image Source: Flickr, Creative Commons)

Household Growth: Draft vs. Final Blueprint



* All urbanized growth in unincorporated areas is focused within existing urban growth boundaries (Strategy EN4).
For breakdowns on the subcounty level, please refer to the Final Blueprint Growth Pattern on planbayarea.org.
Totals do not always sum to 100% due to rounding.

Household Growth: Draft vs. Final Blueprint

Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?



Allow a Greater Mix of Housing Densities and Types in Growth Areas

Refinements approved in September focused a greater share of growth in transit-rich, high-resource places, yielding shifts toward San Francisco & higher-resource East Bay cities.



Transform Aging Malls & Office Parks + Accelerate Reuse of Public Land

Larger sites with significant development potential - including in North Santa Clara County and in portions of the East Bay - are seeing more housing in the Final Blueprint as a result.



Improved Baseline & Pipeline Data

Further engagement with local jurisdiction partners this summer improved baseline, pipeline, and zoning data, which contributed to changes in household growth projections for select counties.

Final Blueprint: Growth from 2015 to 2050

MAP LEGEND

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

KEY GROWTH STATISTICS

43% in Big 3 Cities

34% in Bayside Cities

18% in Inland/Coastal/Delta

5% in Unincorporated Areas*

85% in Growth Geographies

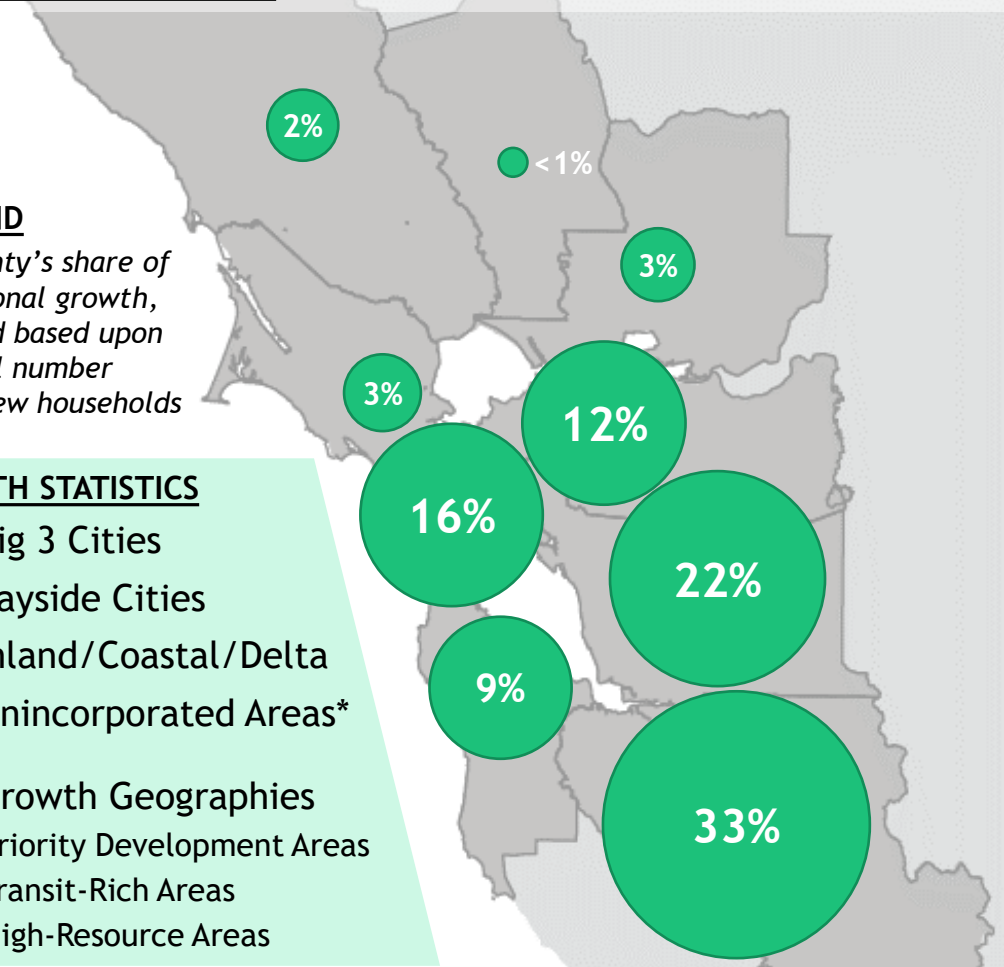
72% in Priority Development Areas

82% in Transit-Rich Areas

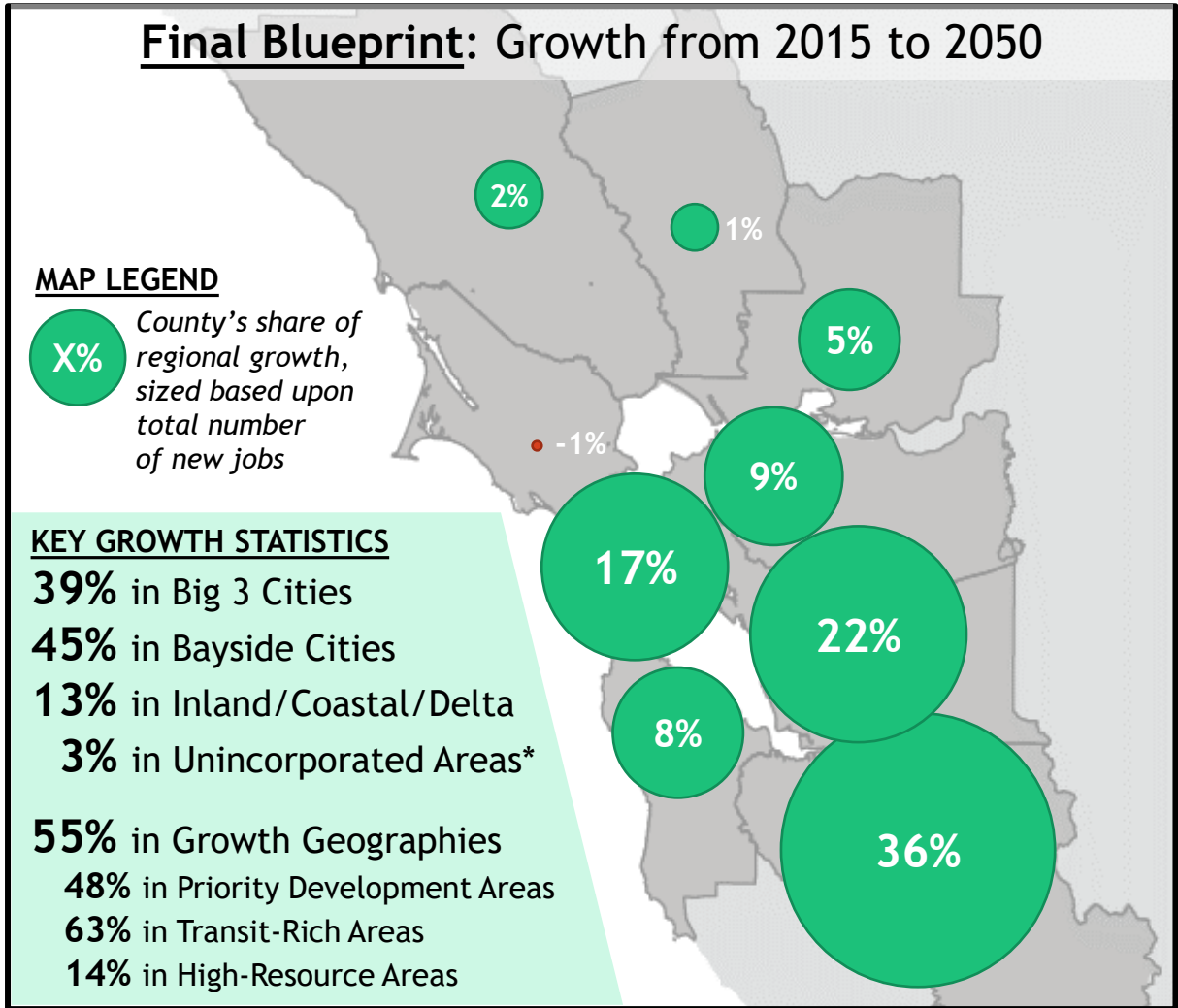
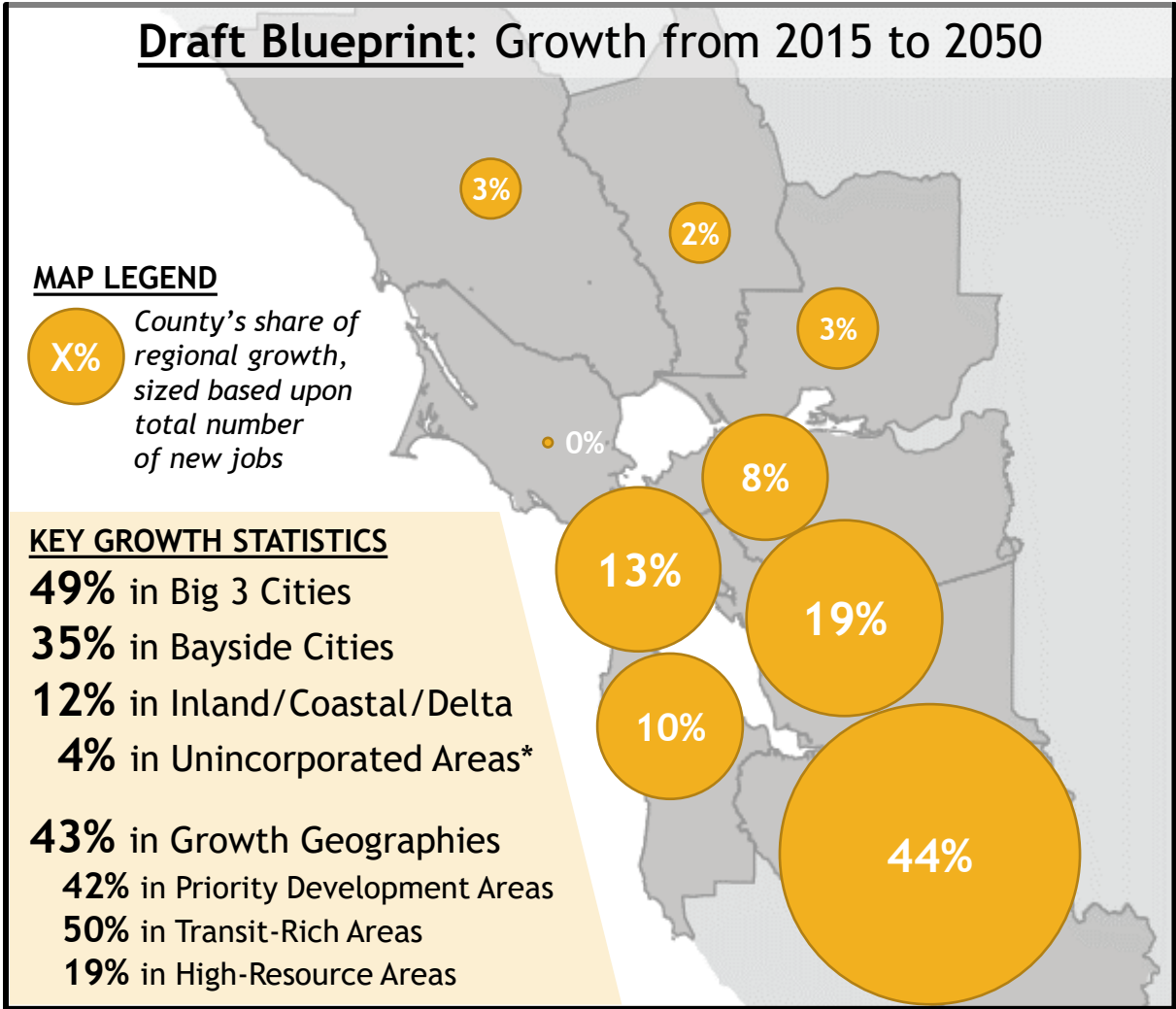
28% in High-Resource Areas

* All urbanized growth in unincorporated areas is focused **within existing urban growth boundaries** (Strategy EN4).

Totals do not always sum to 100% due to rounding.



Job Growth: Draft vs. Final Blueprint



* All urbanized growth in unincorporated areas is focused within existing urban growth boundaries (Strategy EN4).
For breakdowns on the subcounty level, please refer to the Final Blueprint Growth Pattern on planbayarea.org.
Totals do not always sum to 100% due to rounding.

Job Growth: Draft vs. Final Blueprint

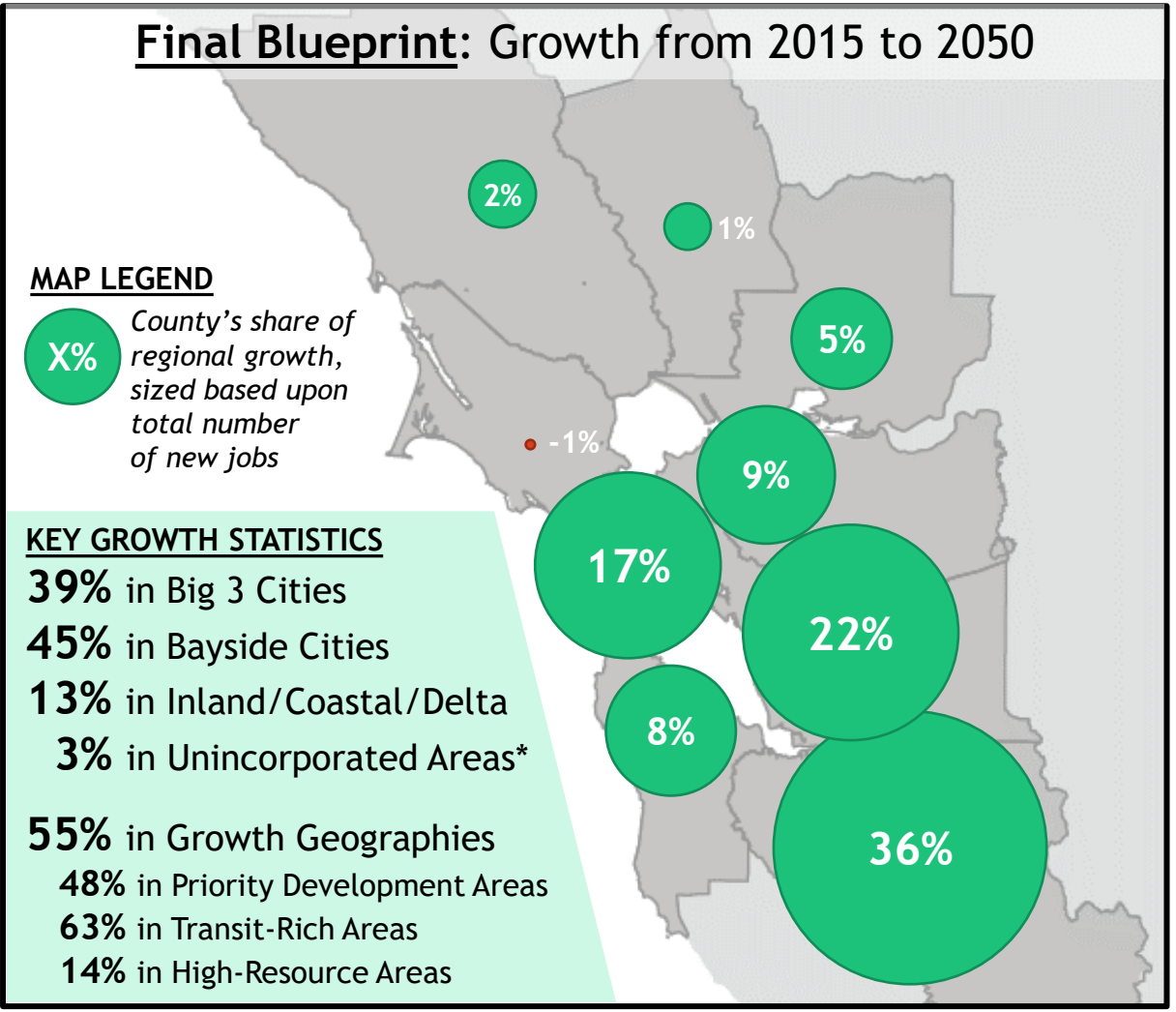
Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?



Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit
This new strategy to incentivize more job growth in the East Bay and North Bay led to moderate shifts from select South Bay cities; the elimination of jobs-housing imbalance fees featured in the Draft Blueprint also contributed to intra-county shifts within Santa Clara County.



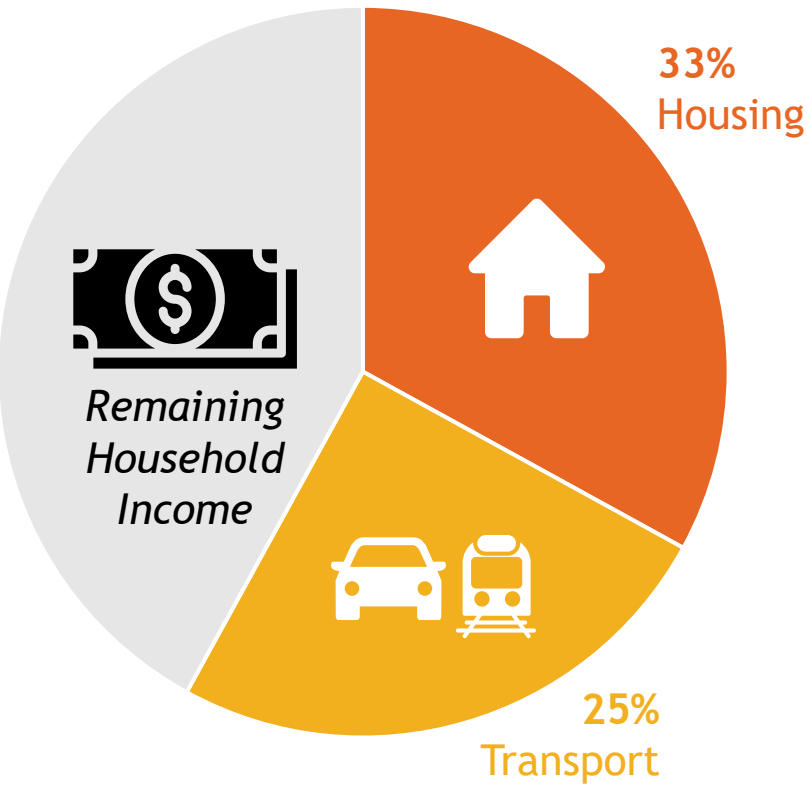
Allow Greater Commercial Densities in Growth Geographies
With a focus on greater capacity near public transit, updates to this strategy led to a much greater share of job growth within walking distance of high-quality transit hubs.



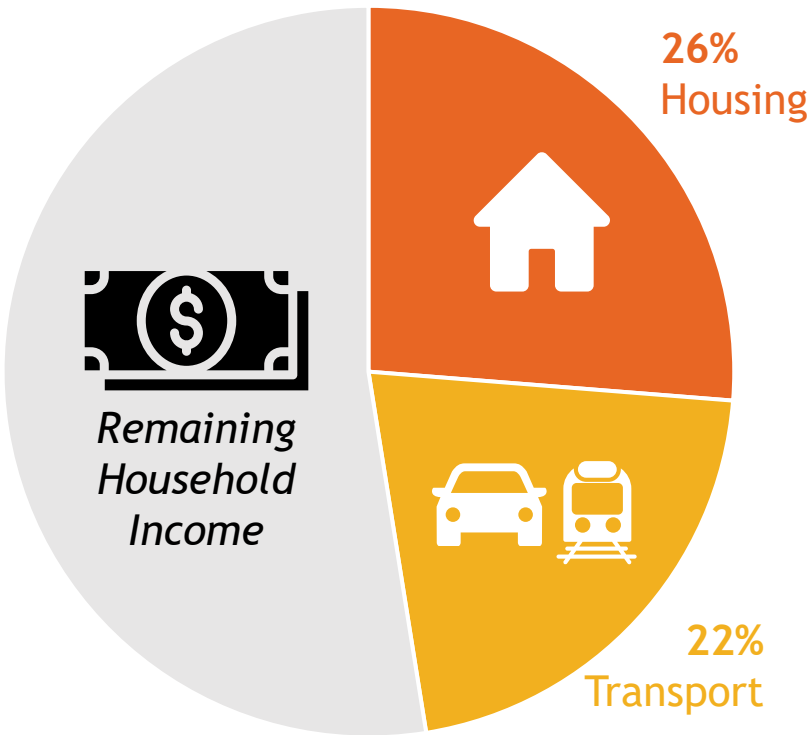
* All urbanized growth in unincorporated areas is focused **within existing urban growth boundaries** (Strategy EN4).
For breakdowns on the subcounty level, please refer to the Final Blueprint Growth Pattern on planbayarea.org.
Totals do not always sum to 100% due to rounding.

Affordability: Draft vs. Final Blueprint

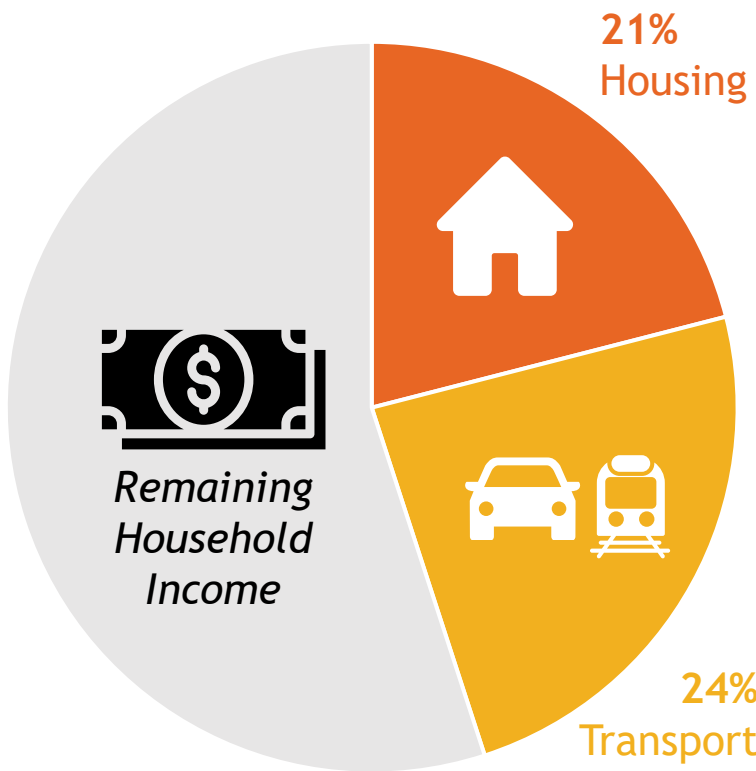
Housing & Transport Costs
2015



Housing & Transport Costs
2050 Draft Blueprint



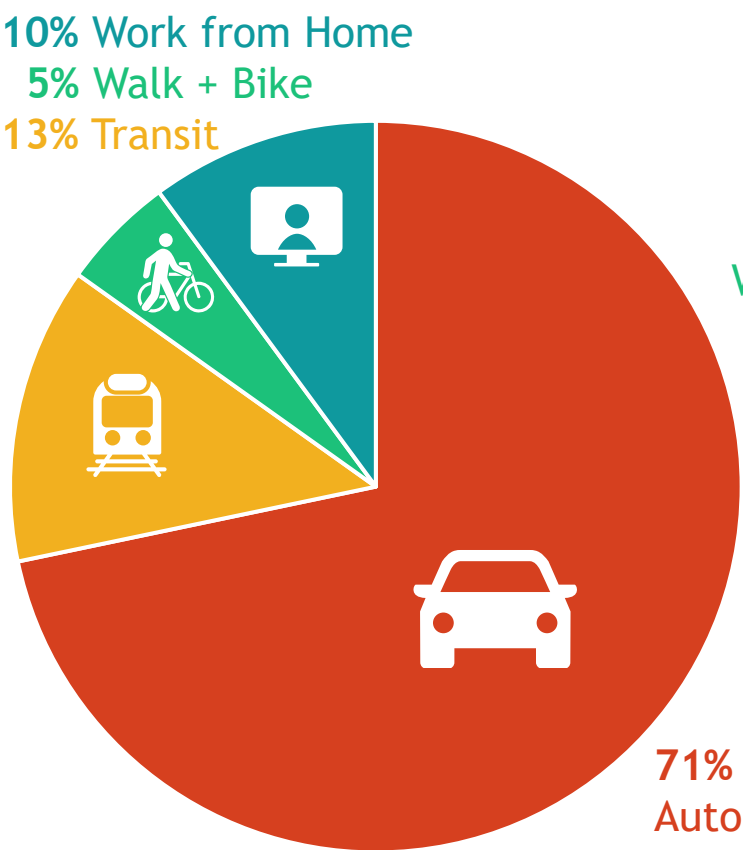
Housing & Transport Costs
2050 Final Blueprint



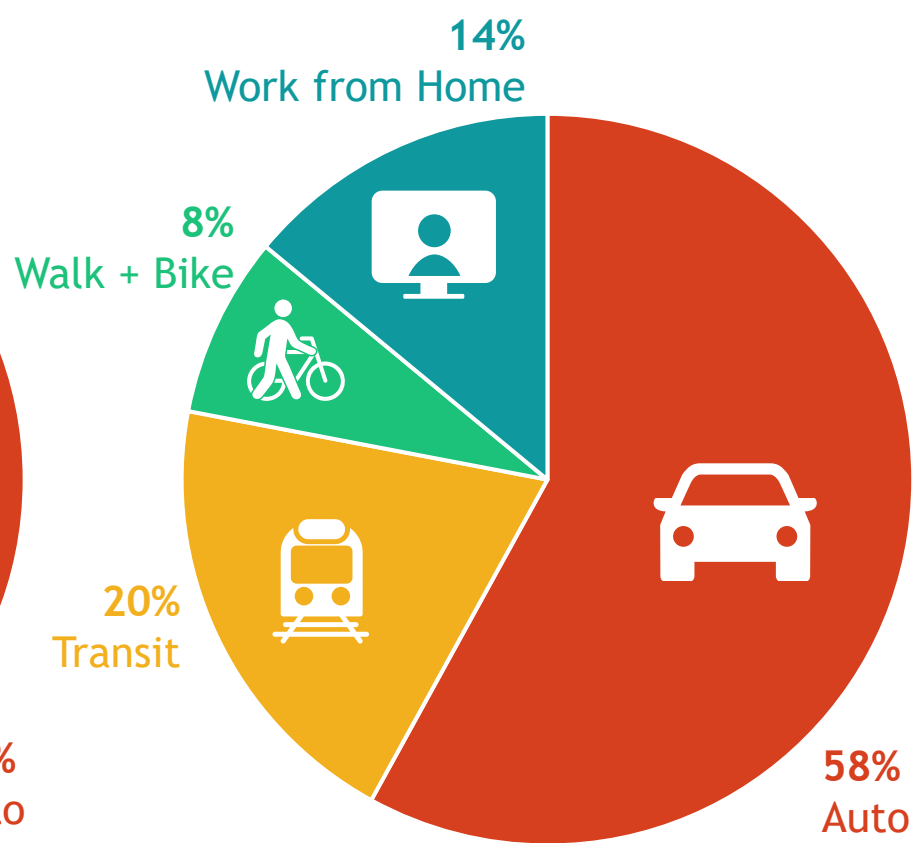
Totals do not always sum to 100% due to rounding.

Commute Mode Choice: Draft vs. Final Blueprint

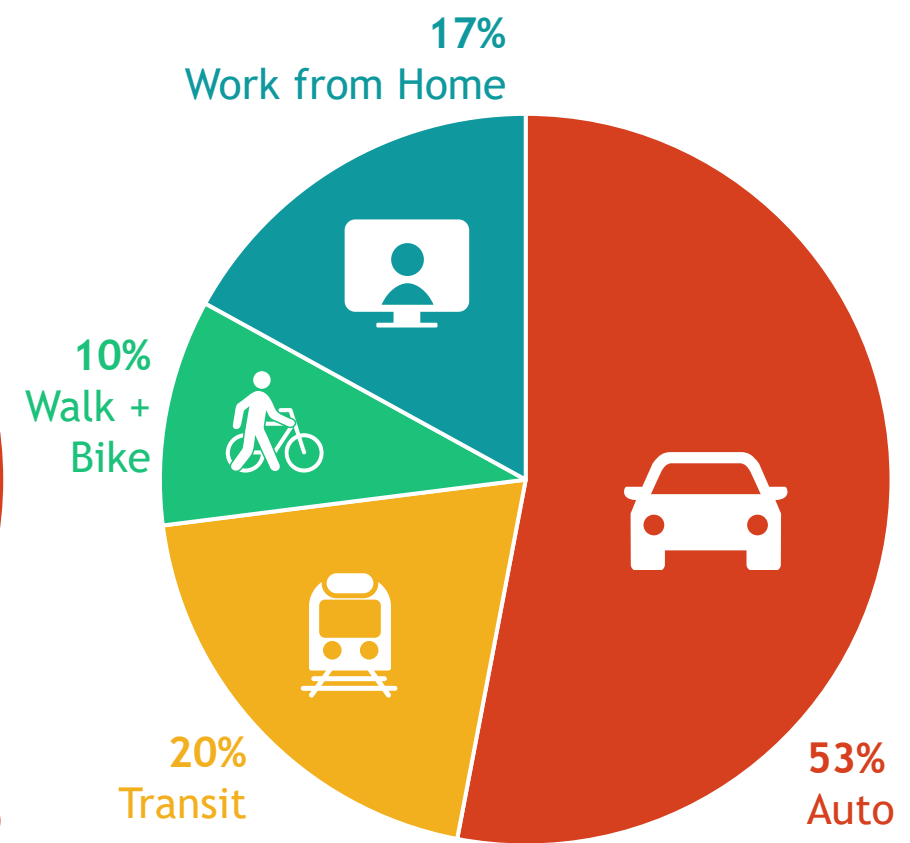
Commute Mode Choice
2015



Commute Mode Choice
2050 Draft Blueprint



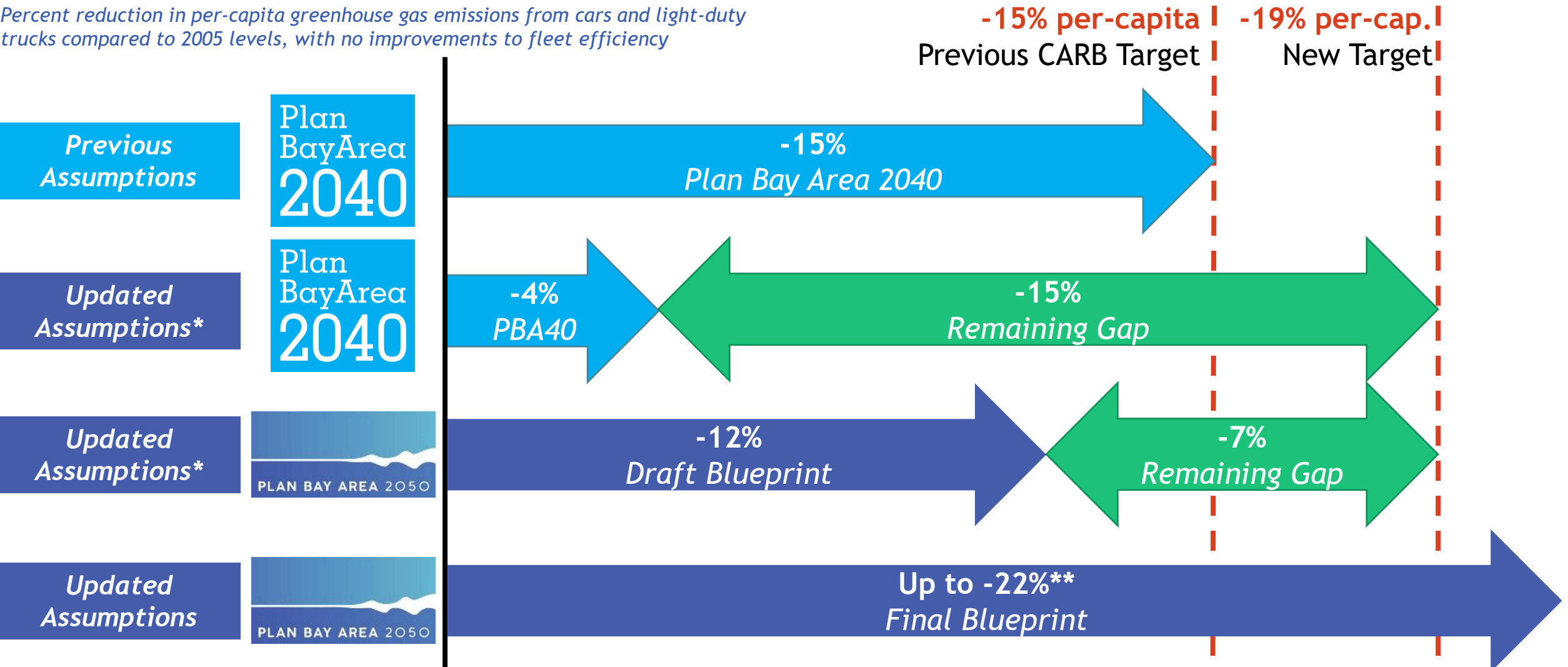
Commute Mode Choice
2050 Final Blueprint



Baseline year telecommute data has been updated to better reflect both frequent and infrequent telecommuters working from home on a typical weekday. Totals do not always sum to 100% due to rounding.

GHG: Draft vs. Final Blueprint

Percent reduction in per-capita greenhouse gas emissions from cars and light-duty trucks compared to 2005 levels, with no improvements to fleet efficiency



* = impact from updated auto operating cost approximated based upon prior model runs for Plan Bay Area 2040 and Draft Blueprint; approved by CARB in October 2020

** = estimated GHG reductions could change as a result of CARB review process in 2021-22; CARB could request even more conservative assumptions re: strategy benefits



GHG: Draft vs. Final Blueprint

Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?



Expand Clean Vehicle Incentives

Increasing funding for clean vehicles helped to accelerate the region's shift towards clean vehicles and reduce emissions at a faster rate than envisioned by CARB.



Expand Commute Trip Reduction Programs and Transportation Demand Management Initiatives

Strategies for major employers to incentivize sustainable commutes, combined with regional parking initiatives, enabled progress toward the target.



Expand Per-Mile Tolling and Allow a Greater Mix of Housing Densities & Types in Growth Areas

By doubling down on existing Draft Blueprint strategies as identified in the September action item, additional emission reductions were possible.



Marin Headlands (Image Source: Flickr, Creative Commons)

Final Blueprint: More Affordable than Draft



- Will Bay Area residents spend less on housing and transportation?
Yes.
 - Housing cost burden declines significantly from 2015 levels, especially for those with the fewest means to afford Bay Area homes.
- Will the Bay Area produce and preserve more affordable housing?
Yes.
 - Final Blueprint strategies to expand preservation and production of affordable units result in more than one-quarter of regional housing stock as deed-restricted affordable by 2050.

Share of <u>average</u> household income spent on housing + transportation	58%	in <u>2015</u>
	48%	in <u>Draft 2050</u>
	45%	in <u>Final 2050</u>

Share of <u>low-income</u> household income spent on housing + transportation	113%	in <u>2015</u>
	83%	in <u>Draft 2050</u>
	58%	in <u>Final 2050</u>

Final Blueprint: More Connected than Draft



- Will Bay Area residents be able to access their destinations more easily?
Yes, if using public transit.
 - Access to destinations by public transit continue to grow, while means-based road pricing helps to manage congestion and provide reliable auto travel times.
- Will Bay Area residents have a transportation system they can rely on?
Yes, especially for motorists.
 - While freeway reliability improves due to Final Blueprint strategies, transit crowding remains an ongoing concern on select systems in the medium-to-long term.

<i>Jobs accessible by transit in 45 minutes or less (average Bay Area resident)</i>	131k	in <u>2015</u>
	254k	in <u>Draft 2050</u>
	276k	in <u>Final 2050</u>

<i>Jobs accessible by transit in 45 minutes or less (average resident in Community of Concern)</i>	201k	in <u>2015</u>
	389k	in <u>Draft 2050</u>
	427k	in <u>Final 2050</u>

Final Blueprint: More Diverse than Draft



- **Will Bay Area communities be more inclusive?**
To a limited degree, yes.
 - While Plan Bay Area 2050 makes some headway by focusing affordable housing in transit-rich, high-resource areas, RHNA is likely to go even further.
- **Will Bay Area residents be able to stay in place?**
It depends.
 - While new strategies both expand protections for renters and generate much-needed affordable housing, some low-income residents may end up relocating to seek improved housing or other amenities.

Share of low-income households in High-Resource Areas	20%	in <u>2015</u>
	22%	in <u>Draft 2050</u>
	24%	in <u>Final 2050</u>

Share of Growth Geography tracts at risk of displacement	42%	17%
	<u>Draft</u>	<u>Final</u>
Share of Communities of Concern tracts at risk of displacement	42%	40%
	<u>Draft</u>	<u>Final</u>

Final Blueprint: Healthier than Draft



- Will Bay Area residents be healthier and safer?
Yes.
 - Strategies to invest in parks and open space - focused in disinvested communities - provide more opportunities for recreation.
- Will the environment of the Bay Area be healthier and safer?
Yes.
 - In addition to reduced GHG emissions for transportation, building modernization strategies create jobs, improve energy efficiency, and reduce water consumption.

	1.7	in <u>2015</u>
Acres of urban parks per 1,000 residents (<u>regionwide</u>)	1.7	in <u>Draft 2050</u>
	2.1	in <u>Final 2050</u>

	1.4	in <u>2015</u>
Acres of urban parks per 1,000 residents (<u>Communities of Concern</u>)	1.4	in <u>Draft 2050</u>
	2.3	in <u>Final 2050</u>

Final Blueprint: Resilience Highlights



One common question during the Blueprint planning process relates to how resilience is integrated into the Plan. **Plan Bay Area 2050 is the first comprehensive regional plan featuring multi-hazard strategies to reduce risks, paired with exclusion of unmitigated high-hazard risk areas from the Growth Geographies.**



Source: Southern Marin Fire Protection District

A suite of strategies works together to reduce wildfire risks in the Final Blueprint, including:

- Maintain Urban Growth Boundaries
- Protect and Manage High-Value Conservation Land
- Modernize Existing Residential Buildings



A single, unifying strategy focuses attention on adapting to sea level rise, protecting nearly all communities at risk from two feet of permanent inundation* plus 100,000 acres of marsh restoration.

** Per State guidance; less than 1% chance of greater inundation by year 2050.*



Building retrofit strategies tackle seismic and drought deficiencies, with a focus on older residential structures and providing means-based subsidies to do so.

Final Blueprint: More Vibrant than Draft

- Will jobs and housing be more balanced?
Yes.
 - Even more improvement in the intraregional jobs-housing balance in Final Blueprint help to reduce commute distances, especially for workers with low incomes.
- Will the Bay Area economy thrive?
Yes.
 - In addition to the robust long-term growth forecasted in the Draft Blueprint, business incubators and job training programs help support more middle-wage jobs in industrial lands across the Bay Area.

<i>Jobs-housing ratio for combined West & South Bay subregion</i>	1.8	in <u>2015</u>
	1.6	in <u>Draft 2050</u>
	1.5	in <u>Final 2050</u>

<i>Median commute distance for workers with low incomes (in miles)</i>	10	in <u>2015</u>
	12	in <u>Draft 2050</u>
	9	in <u>Final 2050</u>

What's Next?

Transitioning to the Final Phase of
Plan Bay Area 2050

Winter/Spring: Public and Stakeholder Engagement

Winter 2021
Focus on
Implementation Plan
Development



Ongoing small-group stakeholder meetings and CBO focus groups to discuss potential implementation actions

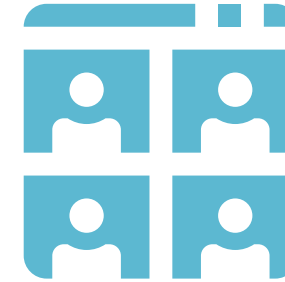


Online survey & text-based service (for those without internet access) to prioritize strategies to advance/implement first

Spring 2021
Focus on
Draft *Implementation Plan*,
Draft *Plan Document*, and
Draft *EIR* Release



Videos, podcasts, and/or webinars in multiple languages



Virtual public meetings & digital webinars with partners to learn about the draft Plan



Postcards, flyers, telephone comment line, and digital in-language promotion



Virtual scavenger hunt (for youth & young-at-heart)

Seeking Approval: Preferred EIR Alternative

Plan Bay Area 2050 *Final Blueprint*



No Project Alternative
as required by CEQA

Alternative #1
based upon comments received in scoping

Alternative #2
based upon comments received in scoping

*Alternatives will be finalized
this winter with a focus on
reducing environmental
impacts, as required by
CEQA.*

Staff Recommendation:
*Approve MTC Resolution
No. 4451 and ABAG
Resolution No. 01-2021
to Advance as Preferred
EIR Alternative*

**Environmental
Impact Report
(EIR)**