

PLAN BAY AREA 2050



Final Blueprint: Approval as Preferred EIR Alternative

January 2021

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MTC/ABAG Regional Planning Program

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
 Create Inclusive Communities	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
	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
 Shift the Location of Jobs	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
	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.

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**

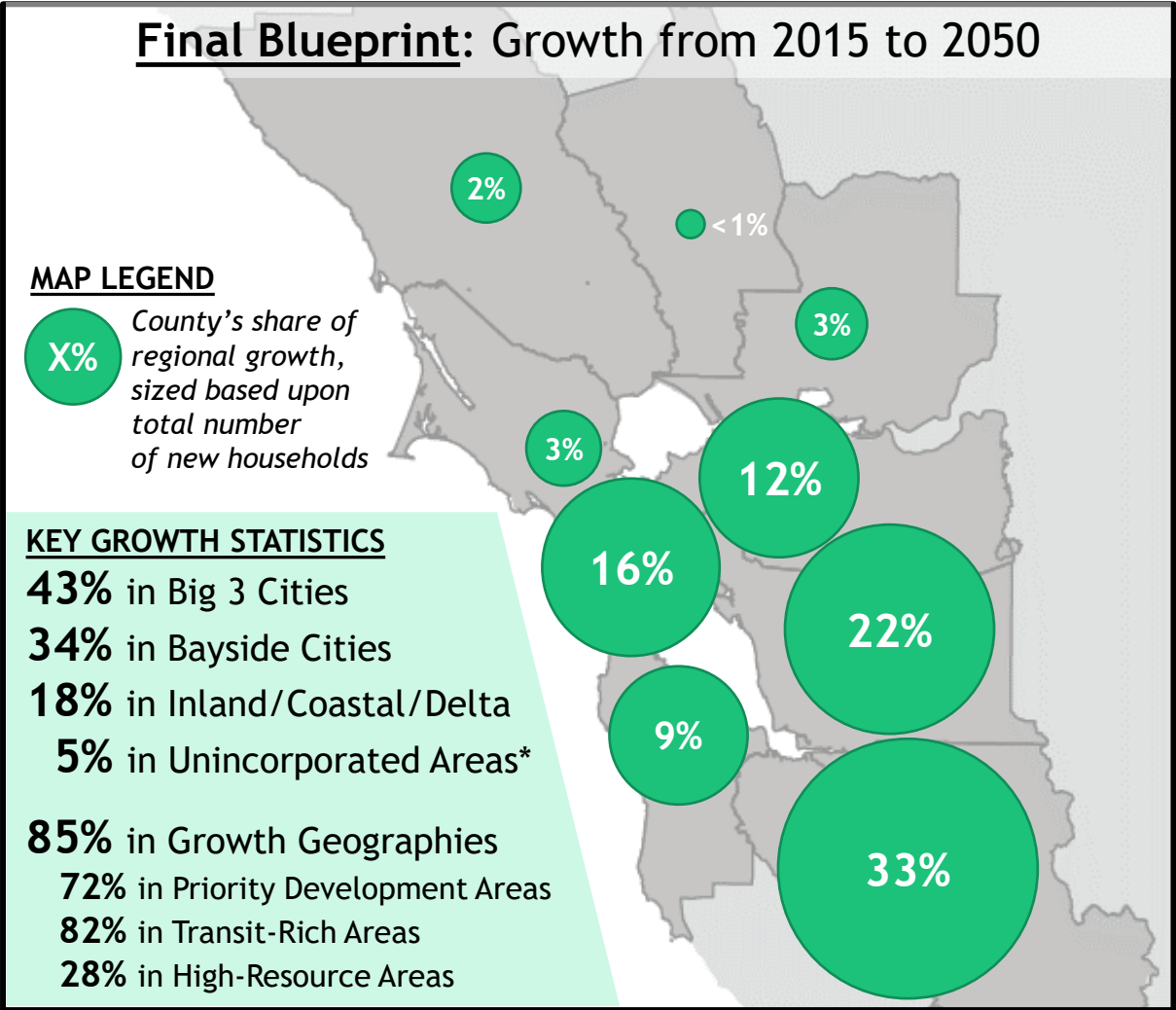
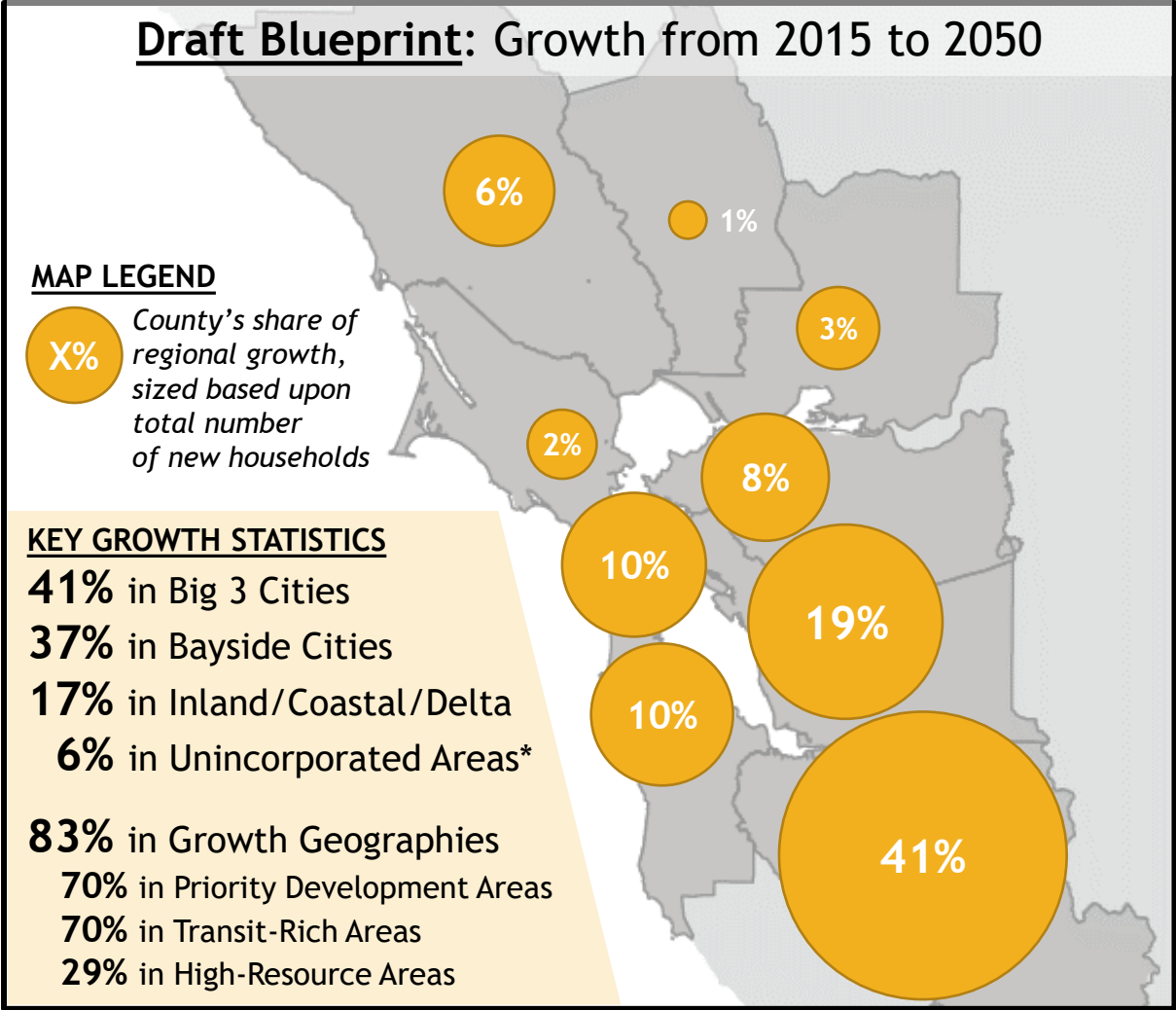
No urban growth envisioned **outside of present-day growth boundaries**

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

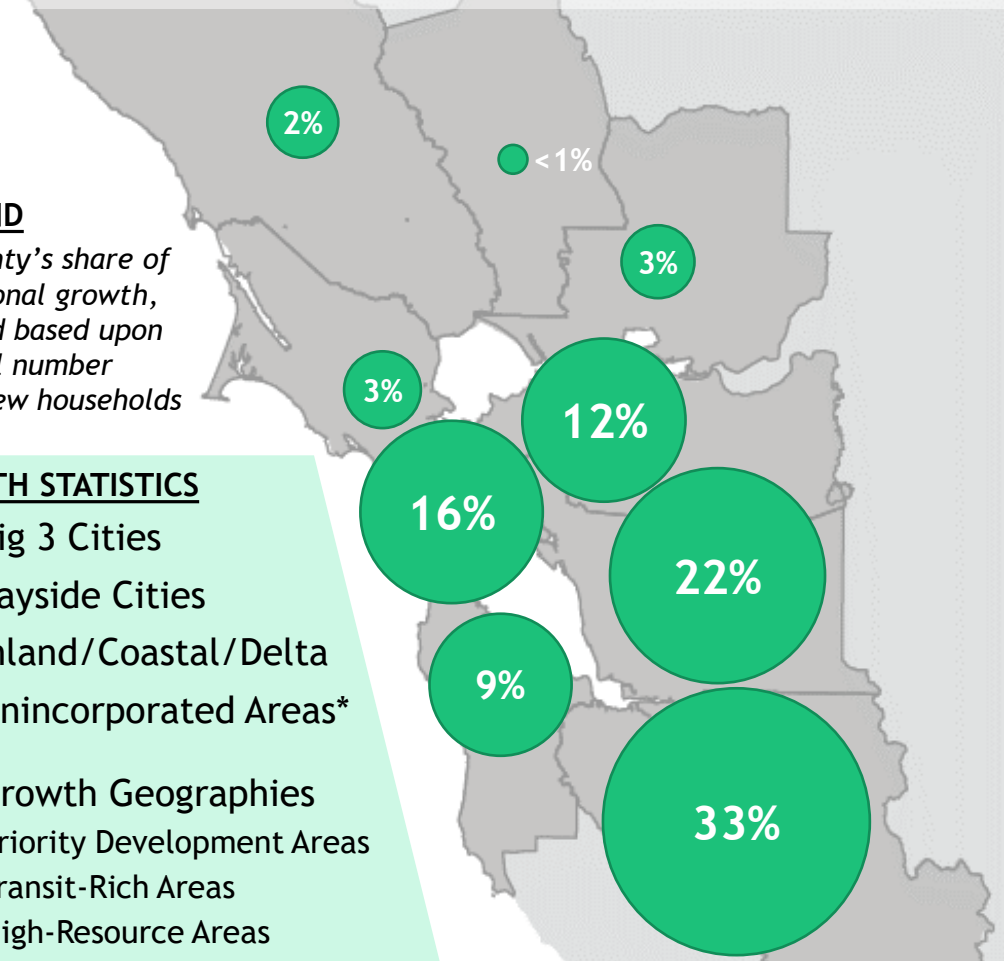
X% County's share of regional growth, sized based upon total number of new households

KEY GROWTH STATISTICS

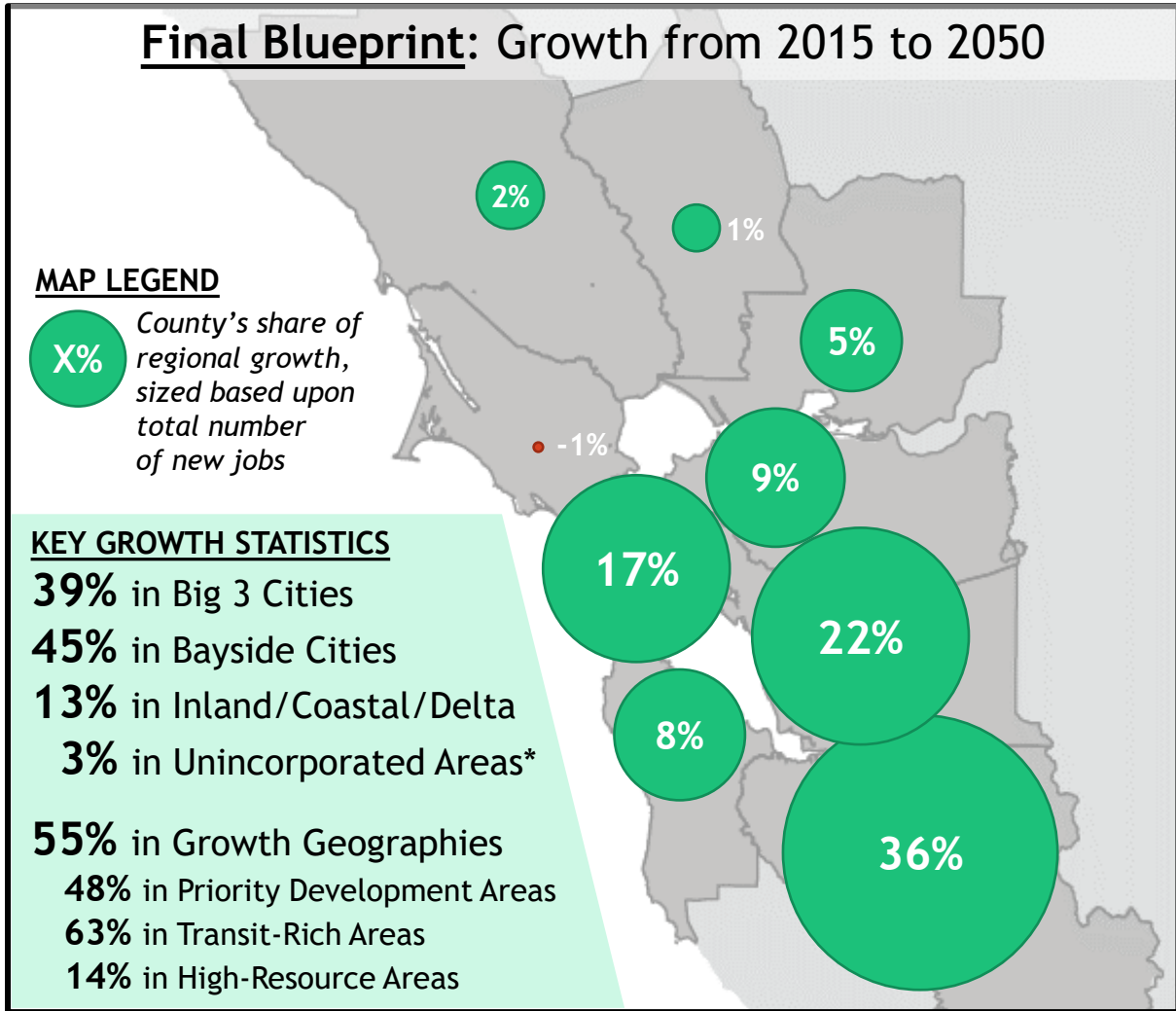
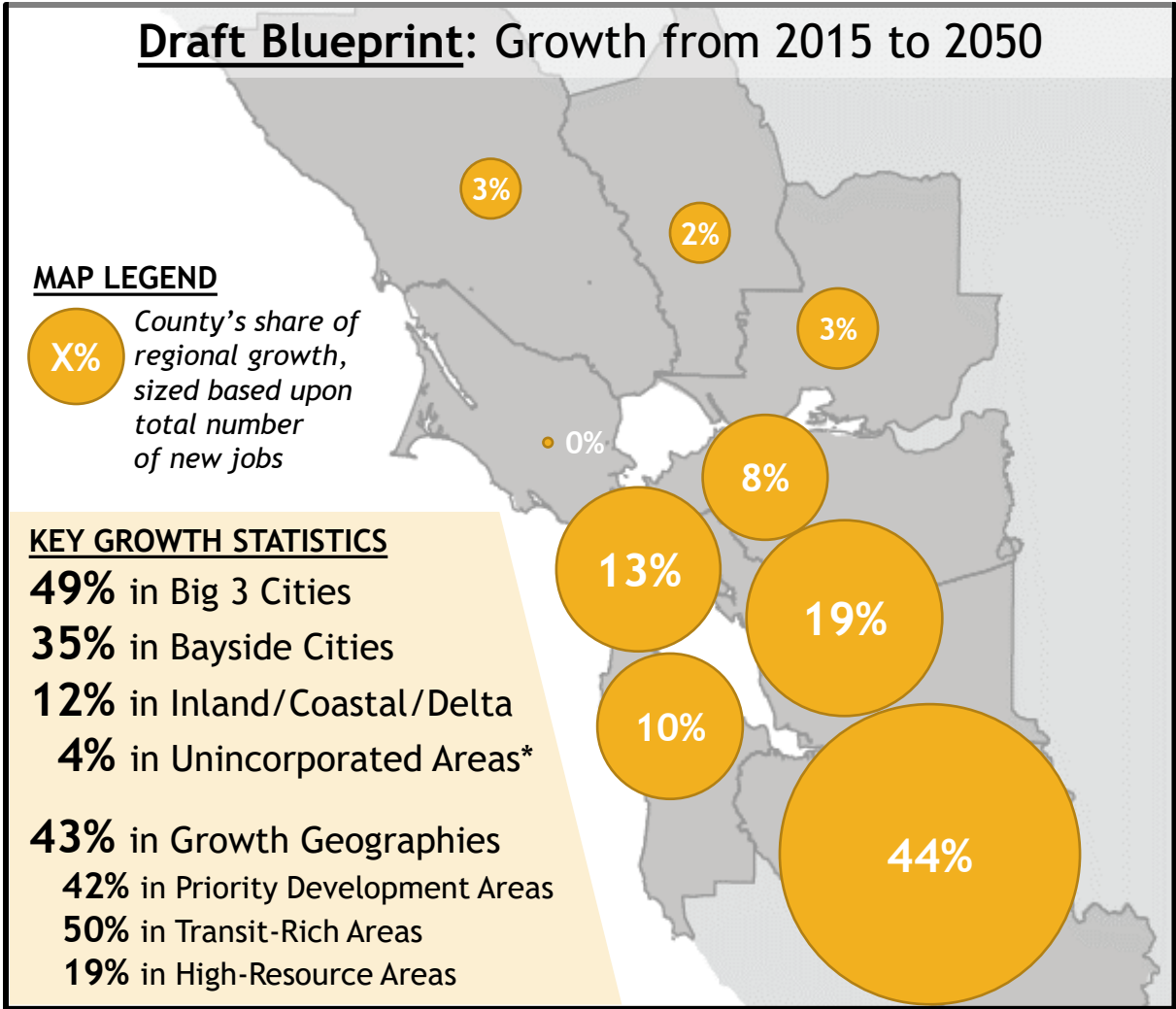
43% in Big 3 Cities
34% in Bayside Cities
18% in Inland/Coastal/Delta
5% in Unincorporated Areas*
85% in Growth Geographies
72% in Priority Development Areas
82% in Transit-Rich Areas
28% in High-Resource Areas

* 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




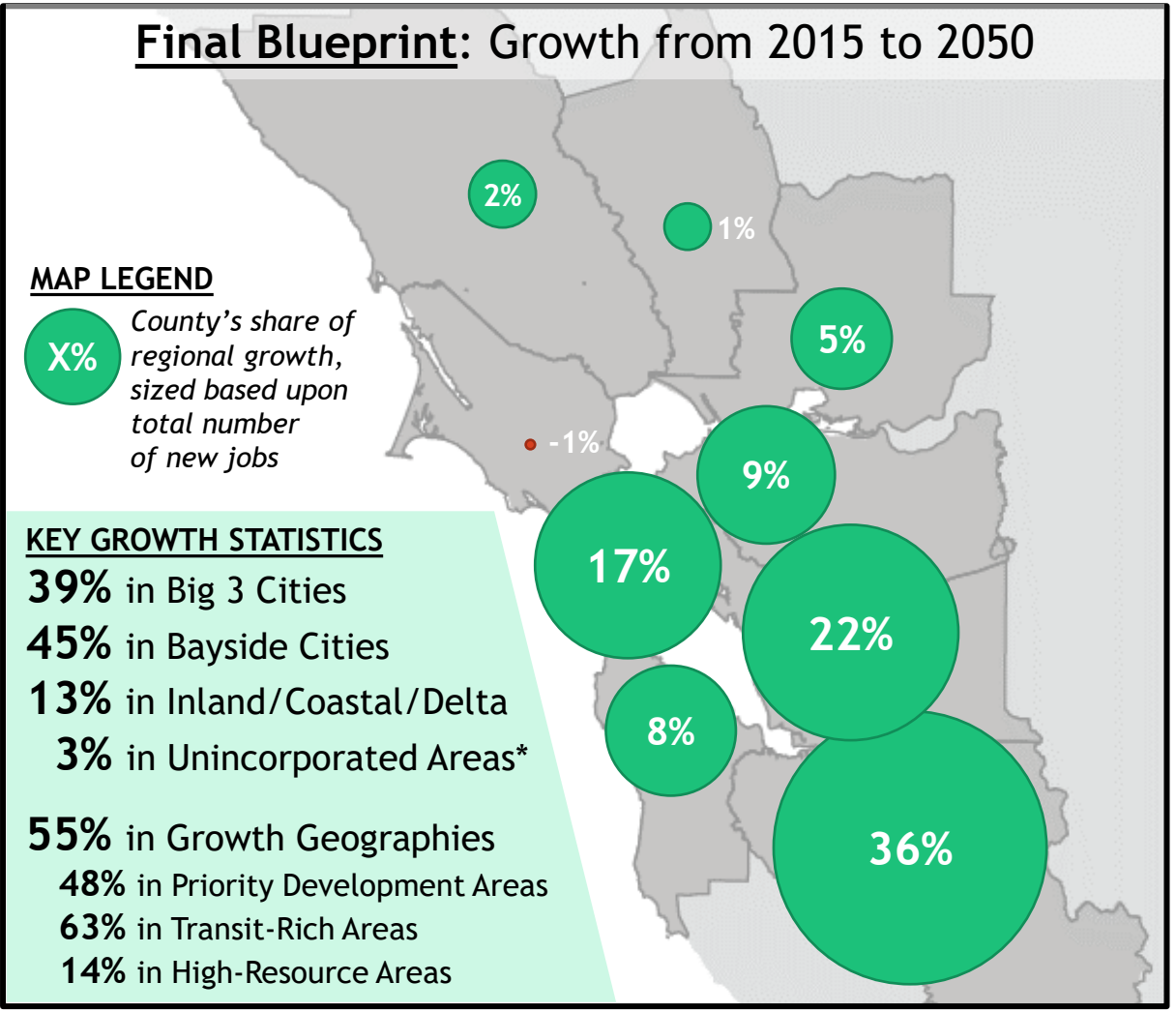
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Job Growth: Draft vs. Final Blueprint

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.

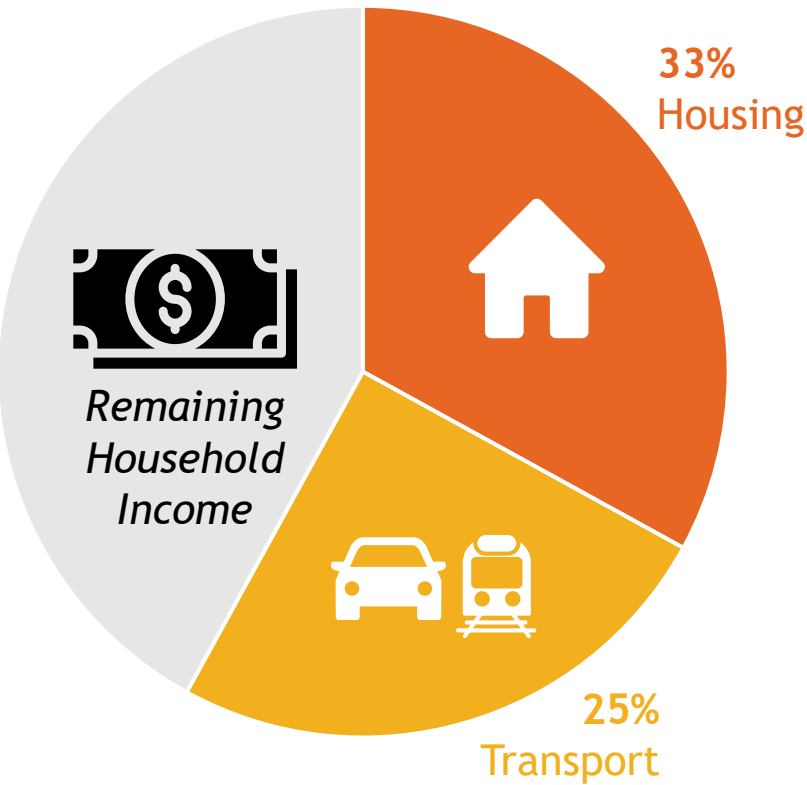
 **Allow Greater Commercial Densities in Growth Geographies**
With a focus on greater capacity near public transit, updates to this strategy led to a much greater share of job growth within walking distance of high-quality transit hubs.



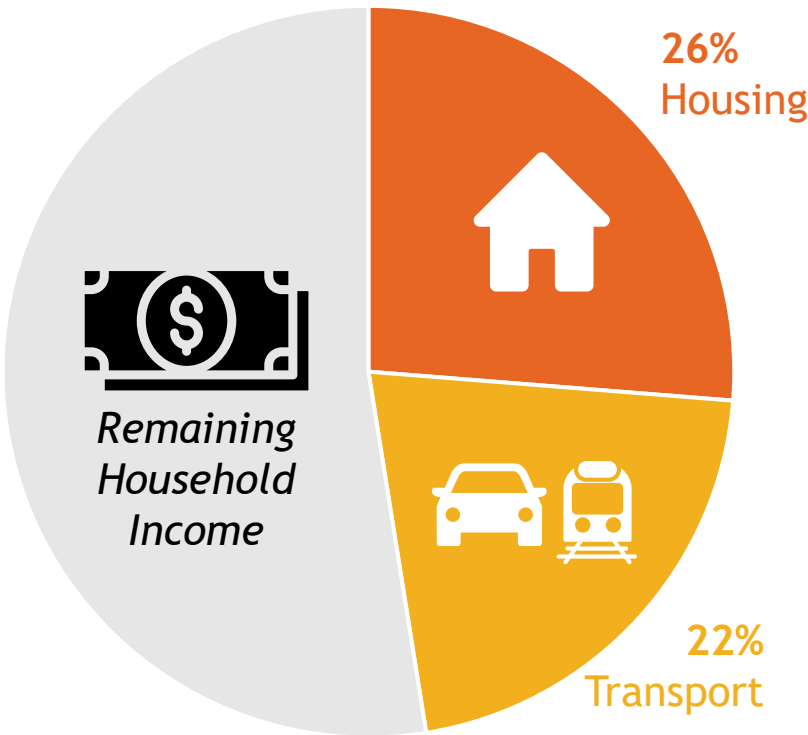
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Affordability: Draft vs. Final Blueprint

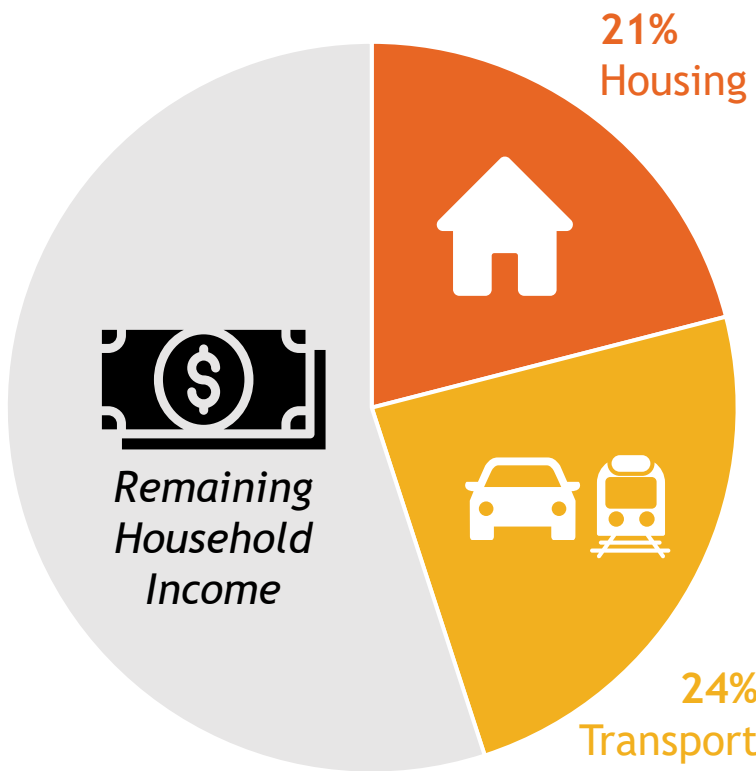
Housing & Transport Costs
2015



Housing & Transport Costs
2050 Draft Blueprint



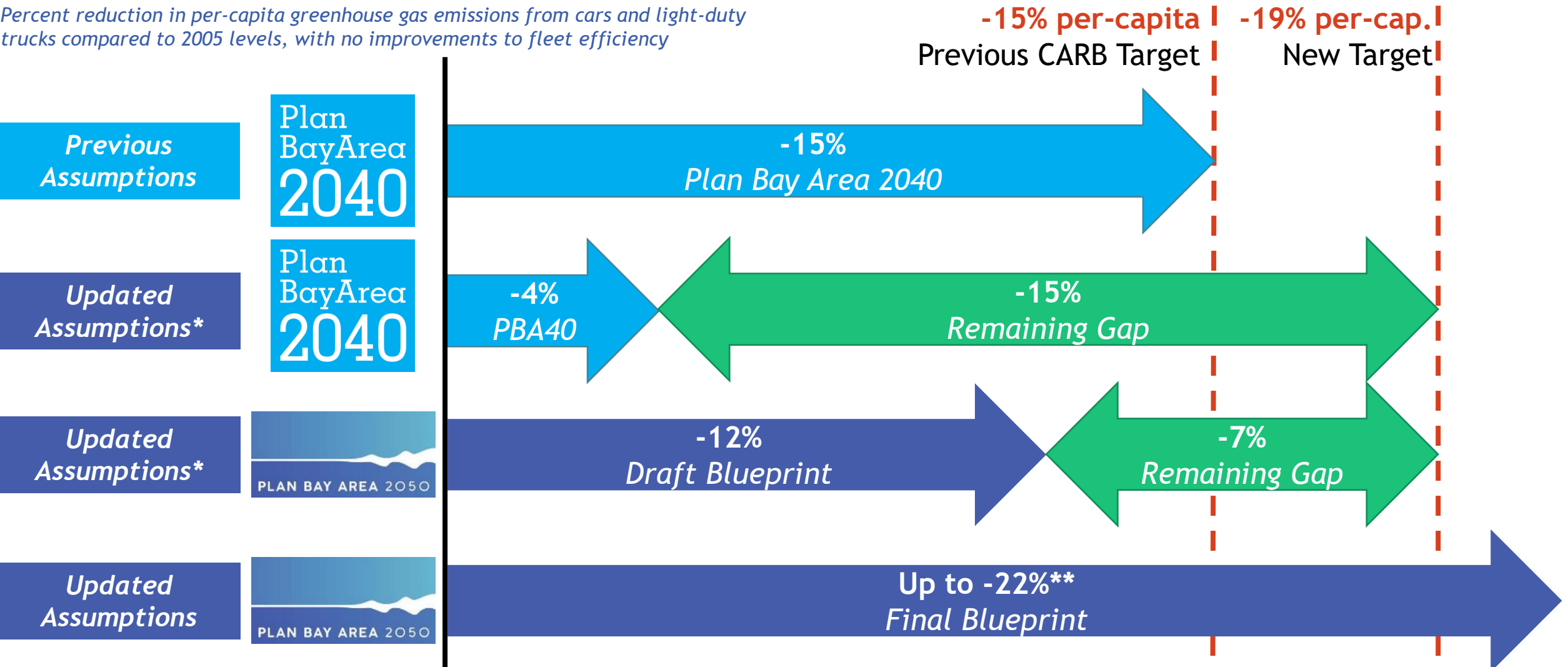
Housing & Transport Costs
2050 Final Blueprint



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

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



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)**