

A BLUEPRINT FOR THE BAY AREA'S FUTURE

PLAN BAY AREA 2050



What is Plan Bay Area 2050?

Plan Bay Area 2050 is the long-range plan now being developed by the Metropolitan Transportation Commission and the Association of Bay Area Governments to guide the growth of our nine-county region for the next generation. Scheduled for completion in 2021, the plan integrates strategies for transportation, housing, the environment and the economy.

What requirements must Plan Bay Area 2050 meet?

The plan must work to advance the Vision and Guiding Principles adopted by MTC and ABAG in 2019 — to ensure that the Bay Area in 2050 is more affordable, connected, diverse, healthy and vibrant for all. Furthermore, among many statutory requirements, the plan must meet or exceed a 19 percent per capita greenhouse gas (GHG) emissions reduction target for light-duty vehicles by 2035, while planning for sufficient housing at all income levels.

What is the Final Blueprint?



The Final Blueprint integrates 35 bold, equitable and resilient strategies—building upon the predecessor Horizon Initiative—to tackle the region’s transportation, housing, economic and environmental challenges.

What is a “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, a mandate for a jurisdiction or agency, or a legislative proposal. In addition, because Plan Bay Area 2050 must be fiscally constrained, not every strategy can be integrated into the plan given finite available revenues.

Who implements 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 and ABAG are being identified through a collaborative Implementation Plan process between fall 2020 and summer 2021. See inside to learn more about the Final Blueprint strategies.

Four Elements of Plan Bay Area 2050



TRANSPORTATION



HOUSING



ECONOMY



ENVIRONMENT



Key Milestones

SPRING

- Analyze Draft Blueprint Outcomes

SUMMER

- Convene Public and Stakeholder Workshops
- Revise Strategies for Final Blueprint

FALL

- Adopt Final Blueprint
- Advance to Environmental Impact Report (EIR)

WINTER

- Conduct Environmental Analysis
- Develop Implementation Plan



Transportation Strategies – Cost : \$579 Billion

Maintain and Optimize the Existing System

Restore, Operate and Maintain the Existing System. Commit to operate and maintain the Bay Area's roads and transit infrastructure, while restoring transit service frequencies to 2019 levels no later than 2035.

\$390
BILLION

Support Community-Led Transportation Enhancements in Communities of Concern. Provide direct funding to historically marginalized communities to fund locally identified transportation needs.

\$8
BILLION

Enable a Seamless Mobility Experience. Eliminate barriers to multi-operator transit trips by streamlining fare payment and trip planning, while requiring schedule coordination at timed transfer hubs.

\$3
BILLION

Reform Regional Transit Fare Policy. Streamline fare payment and replace existing operator- specific discounted fare programs with an integrated fare structure across all transit operators.

\$10
BILLION

Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives. Apply a per-mile charge on auto travel on select congested freeway corridors where transit alternatives exist, with discounts for carpoolers, low-income residents, and off-peak travel, with excess revenues reinvested into transit alternatives in the corridor.

\$1
BILLION

Improve Interchanges and Address Highway Bottlenecks. Rebuild interchanges and widen key highway bottlenecks to achieve short-to-medium-term congestion relief.

\$11
BILLION

Advance Other Regional Programs and Local Priorities. Fund regional programs like Clipper and 511, while supporting local transportation investments on arterials and local streets.

\$18
BILLION

Create Healthy and Safe Streets

Build a Complete Streets Network. Enhance streets to promote walking, biking, and other micro-mobility through sidewalk improvements, car-free slow streets, and 10,000 miles of bike lanes or multi-use paths.

\$13
BILLION

Advance Regional Vision Zero Policy through Street Design and Reduced Speeds. Reduce speed limits to 20 to 35 miles per hour on local streets and 55 miles per hour on freeways, relying on design elements on local streets and automated speed enforcement on freeways.

\$4
BILLION

Build a Next-Generation Transit Network

Enhance Local Transit Frequency, Capacity and Reliability. Improve the quality and availability of local bus and light rail service, with new bus rapid transit lines, South Bay light rail extensions, and frequency increases focused in lower-income communities.

\$31
BILLION

Expand and Modernize the Regional Rail Network. Better connect communities while increasing frequencies by advancing a New Transbay Rail Crossing, BART to Silicon Valley Phase 2, Valley Link and Caltrain/High-Speed Rail Grade Separations, among other projects.

\$81
BILLION

Build an Integrated Regional Express Lane and Express Bus Network. Complete the buildout of the Regional Express Lanes Network to provide uncongested freeway lanes for expanded express bus services, carpools and toll-paying solo drivers.

\$9
BILLION



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 Geographies. 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 unhoused 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 and Invest in Key Industrial Lands. Implement local land use policies to protect key industrial lands identified as Priority Production Areas, while funding key infrastructure improvements in these areas.

**\$4
BILLION**



Environmental Strategies – Cost : \$102 Billion

Reduce Risks from Hazards

Adapt to Sea Level Rise. Protect shoreline communities affected by sea level rise, prioritizing areas of low costs and high benefits and providing additional support to vulnerable populations.

**\$19
BILLION**



Provide Means-Based Financial Support to Retrofit Existing Residential Buildings. Adopt building ordinances and incentivize retrofits to existing buildings to meet higher seismic, wildfire, water and energy standards, providing means-based subsidies to offset associated costs.

**\$15
BILLION**

Fund Energy Upgrades to Enable Carbon-Neutrality in All Existing Commercial and Public Buildings. Support electrification and resilient power system upgrades in all public and commercial buildings.

**\$18
BILLION**

Expand Access to Parks and Open Space

Maintain Urban Growth Boundaries. Using urban growth boundaries and other existing environmental protections, confine new development within areas of existing development or areas otherwise suitable for growth, as established by local jurisdictions.

N/A



Protect and Manage High-Value Conservation Lands. Provide strategic matching funds to help conserve and maintain high-priority natural and agricultural lands, including but not limited to Priority Conservation Areas and wildland-urban interface lands.

**\$15
BILLION**

Modernize and Expand Parks, Trails and Recreation Facilities. Invest in quality parks, trails and open spaces that provide inclusive recreation opportunities for people from all backgrounds, abilities and ages to enjoy.

**\$30
BILLION**

Reduce Climate Emissions

Expand Commute Trip Reduction Programs at Major Employers. Set a sustainable commute target for major employers as part of an expanded Bay Area Commuter Benefits Program, with employers responsible for funding incentives and disincentives to shift auto commuters to any combination of telecommuting, transit, walking, and/or bicycling.

N/A



Expand Clean Vehicle Initiatives. Expand investments in clean vehicles, including more fuel-efficient vehicles and electric vehicle subsidies and chargers.

**\$4
BILLION**

Expand Transportation Demand Management Initiatives. Expand investments in programs like vanpools, bikeshare, carshare and parking fees to discourage solo driving.

**\$1
BILLION**

ADVANCING EQUITY WITH BOLD STRATEGIES

As a cross-cutting issue of Plan Bay Area 2050, staff has worked to weave equity into every single strategy for the Final Blueprint.



AFFORDABLE



Consistent regional means-based discounts for fares and tolls.



CONNECTED



Service frequency increases in currently underserved PDAs and community-prioritized transportation improvements.



DIVERSE



Emphasis on growth in High-Resource Areas to address the legacy of race-based exclusion.



HEALTHY



Prioritization of retrofit assistance and sea level rise infrastructure in lower-income communities.



VIBRANT



Universal basic income to help enable greater economic mobility.



Stay Involved!

Visit planbayarea.org to stay informed on the Plan Bay Area 2050 process and learn about future opportunities to provide your input. You can also follow MTC BATA on social media.



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