

**Metropolitan Transportation Commission  
Policy Advisory Council**

**December 17, 2024**

**Handout - Agenda Item 6b**

**Plan Bay Area 2050+: Final Blueprint**

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**Subject:**

Overview of the Plan Bay Area 2050+ Final Blueprint, the regional plan for transportation, housing, economic development, and environmental resilience, prior to the Commission and ABAG Executive Board considering advancing it for analysis in January.

**Background:**

In July 2023, MTC/ABAG kicked off Plan Bay Area 2050+, a limited and focused update to the regional vision for transportation, housing, economic development, and environmental resilience. In parallel, staff have been advancing the Transit 2050+ effort in close coordination with transit operators to develop a comprehensive update to the plan's transit strategies to support system connectivity, ridership recovery, reliability, and more.

Following approval of the Plan Bay Area 2050+ Draft Blueprint strategies and growth geographies for further study in January 2024, staff released outcomes from the Draft Blueprint Analysis in June 2024 as well as the Draft Network from the parallel Transit 2050+ process in July 2024. To-date, staff have completed two extensive rounds of engagement, most recently summarized in a presentation to the MTC Policy Advisory Council last month. The next major milestone anticipated for the plan will be requesting approval from the MTC and ABAG boards to further study the Final Blueprint in early 2025. For an overview of the key elements of the Final Blueprint – which includes baseline data, planning assumptions, as well as proposed strategies and investments – please see **Attachment A**.

**Baseline Data and Final 2024 Equity Priority Communities Map:**

Within the context of Plan Bay Area 2050+, baseline data reflects the latest information regarding current conditions within the region and includes items such as Equity Priority Communities (EPCs), updated zoning and land use data, as well as post-COVID transit service levels. Staff evaluates the equity impacts of the plan's proposed policies and investments by analyzing their impact on EPCs. In April 2024, MTC/ABAG released the Draft 2024 EPCs Map intended for use in Plan Bay Area 2050+. In October 2024, staff presented a summary of

stakeholder feedback received during the spring and summer EPC engagement process to the Council. In response to that feedback and additional Council input, staff have finalized the 2024 EPC map. As further detailed in **Attachment A** and shown in **Attachment B**, staff will incorporate EPCs identified with 2014-2018 ACS data as well as EPCs identified with 2018-2022 ACS data into a single consolidated map of Plan Bay Area 2050+ Equity Priority Communities. This approach will ensure that no EPC tracts from Plan Bay Area 2050 “lose” EPC status as part of the plan update.

**Planning Assumptions:**

Planning assumptions, by contrast, reflect forecasts and assumptions regarding the region’s future. These assumptions include: (1) external forces, which are related to future year conditions independent from the plan in areas such as work from home levels, anticipated sea level rise, and transit travel preferences; (2) a regional growth forecast of population, jobs, housing units, and households by the year 2050; and (3) financial needs and revenue forecasts for the plan’s Transportation, Housing, and Environment Elements. These forecasts and assessments have been updated for the Final Blueprint where appropriate, as summarized in **Attachments A and C**. More detailed needs and revenue forecasts were also included as part of the October update to the MTC Planning Committee and ABAG Administrative Committee.

| Plan Element Category   | Plan Bay Area 2050+ Draft Blueprint | Plan Bay Area 2050+ Final Blueprint | Change         |
|-------------------------|-------------------------------------|-------------------------------------|----------------|
| Transportation Needs    | \$382 billion                       | \$380 billion                       | (\$2 billion)  |
| Transportation Revenues | \$496 billion                       | \$512 billion                       | \$16 billion   |
| Housing Needs           | \$565 billion                       | \$500 billion                       | (\$65 billion) |
| Housing Revenues        | \$159 billion                       | \$161 billion                       | \$2 billion    |
| Environment Needs       | \$225 billion                       | \$228 billion                       | \$3 billion    |
| Environment Revenues    | \$30 billion                        | \$31 billion                        | \$1 billion    |
| Economy Needs           | \$237 billion                       | \$246 billion                       | \$9 billion    |
| Economy Revenues        | n/a                                 | n/a                                 | n/a            |

**Plan Bay Area 2050+ Final Blueprint Strategies and Geographies:**

The plan's strategies and geographies encompass the policies and investments intended to guide the region towards a Bay Area that is affordable, connected, diverse, healthy, and vibrant for all by the year 2050. The Draft Blueprint included various refinements to Plan Bay Area 2050's 35 strategies, reflecting progress made to date, the post-pandemic planning context, and insights gathered during Round 1 engagement. Based on analysis of the anticipated outcomes of implementing Draft Blueprint strategies, recommendations from the parallel Transit 2050+ effort, as well as public and stakeholder feedback gathered during Round 2 engagement, staff are proposing additional strategy refinements for the Final Blueprint, as follows:

- Transportation strategy refinements focused on incorporating Transit 2050+ recommendations, including expanded investments in paratransit improvements; refining non-transit strategies to align with fiscal and climate realities; and further refining the plan's roadway pricing approach;
- Housing strategy refinements focused on scaling up innovative approaches to affordable housing design, construction, and project financing in order to reduce projected affordable housing construction costs (as reflected in the table on the preceding page), in addition to expanding housing opportunities;
- Economy strategy refinements focused on better aligning the location of future jobs with the region's existing and planned transit network; and
- Environment strategy refinements focusing on supporting accessibility enhancements to homes and parks, as well as greater investment in urban parks and sea level rise adaptation.

**Attachment A** contains a summary of the proposed Final Blueprint strategies, including where past Council feedback has informed key aspects of the Final Blueprint. **Attachment E** contains detailed descriptions of all the plan's strategies as well as proposed funding levels.

Staff have also refined the plan's growth geographies, which are geographic areas used to guide where future housing and job growth will be focused under the plan's strategies. Final adjustments to the Blueprint growth geographies reflect Transit 2050+ network improvements

not previously included in the Draft Blueprint. **Attachment D** provides more details on the Final Blueprint Growth Geographies.

**Draft Transportation and Resilience Project Lists:**

Among the plan's four elements, the Transportation Element holds a unique role in federally- and state-mandated transportation planning processes. In particular, the plan identifies long-range transportation investment priorities as well as regionally significant projects; inclusion on the plan's statutorily required, fiscally constrained Transportation Project List is a requirement for major projects to be eligible for state and federal funding and to move to construction phases. A summary of the Plan Bay Area 2050+ Draft Transportation Project List is included in **Attachment A**, whereas **Attachment F** includes further details regarding proposed near- and long-term investments in transit, highways, bicycle/pedestrian improvements, climate strategies, and other regional/local programs.

In addition to the Transportation Project List, Plan Bay Area 2050+ for the first time includes a Sea Level Rise Resilience Project List (Resilience Project List) delineating the specific projects and associated costs included in the plan's Strategy EN1, Adapt to Sea Level Rise. While not statutorily required, the Resilience Project List represents a proactive step toward regional adaptation efforts, providing a critical planning and advocacy resource intended to help adapt the Bay Area to climate change. For more information on background details, project list development process, and areas of overlap between the two lists, please see **Attachment G**. The Draft Resilience Project List, which has also been broken down into near- and long-term investments based upon the height at which flooding is projected to occur along the shoreline, is summarized in **Attachment A**, with further details included in **Attachment H**.

**Issues:**

Given the reality of less money, a shifting federal and state policy and funding environment, as well as continued challenges meeting the plan's statutorily required GHG emissions reduction target, staff anticipate the plan could face several hurdles as it moves towards adoption and eventual implementation. In particular, there may be (1) concerns from partners regarding projects not included on the project list; (2) developments at the federal and state level that could

impact long-range planning assumptions and strategies; and (3) ongoing scrutiny from the California Air Resources Board (CARB) that could jeopardize plan approval.

**Next Steps:**

Staff will make any needed technical corrections to the plan's revenue forecasts as well as remaining revisions to the full suite of Final Blueprint strategies, including project lists, in response to ongoing feedback received from the public, partners, and policymakers. The MTC Planning Committee and ABAG Administrative Committee are then anticipated to consider approval of Final Blueprint strategies and geographies in January 2025, prior to Commission and Executive Board action later that month. Following this approval, staff will conduct further modeling and analysis of Final Blueprint outcomes, returning to policymakers in early spring 2025 to present those findings prior to advancing the plan to the environmental phase (CEQA). Staff anticipate releasing the Draft Plan, Draft Environmental Impact Report (EIR), and Draft Implementation Plan for additional public feedback and engagement in summer 2025.

**Action:**

Information

**Attachments:**

- Attachment A: PowerPoint
- Attachment B: Final Plan Bay Area 2050+ Equity Priority Communities Map
- Attachment C: Final Regional Growth Forecast
- Attachment D: Final Blueprint Growth Geographies
- Attachment E: Final Blueprint Strategies
- Attachment F: Transportation Project List *[Draft]*
- Attachment G: Transportation and Resilience Project Lists Briefer
- Attachment H: Resilience Project List *[Draft]*