

**Metropolitan Transportation Commission**  
**Policy Advisory Council**

**May 24, 2024**

**Agenda Item 6a**

**Plan Bay Area 2050+ Draft Blueprint: Key Findings**

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**Subject:**

Key performance and equity findings from the Draft Blueprint analysis, prior to summer 2024 public and stakeholder engagement.

**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, applying a connected network planning approach to update the transit-related strategies in Plan Bay Area 2050's Transportation Element.

Following an extensive first round of engagement in the latter half of 2023, the Joint MTC Planning Committee with the ABAG Administrative Committee approved the revised Plan Bay Area 2050+ Draft Blueprint strategies and growth geographies for further study in January 2024. This summary sheet presents key performance and equity findings from the technical modeling and analysis of the Draft Blueprint that occurred over the winter and spring of 2024, organized by plan's adopted vision and guiding principles to ensure a more affordable, connected, diverse, healthy, and vibrant Bay Area for all.

**Development of the Draft Blueprint:**

The Draft Blueprint can be thought of as a "first draft" of the long-range plan; several key updates informed its development over the past year. This included updates to baseline data, such as transit service levels; planning assumptions, such as levels of hybrid work; public policies and investments (i.e., strategies) that can be implemented over a 25-year period; and growth geographies where future housing and jobs can be focused, among others. Importantly, the Draft Blueprint identified an initial set of investment priorities across the four elements of the plan. For the Transportation Element, the Draft Blueprint directs nearly \$400 billion in investments to maintain and optimize the existing transportation system, as well as to create safe and healthy streets. The Housing Element features over \$550 billion invested in protecting, preserving and

producing affordable housing. The Economy Element directs over \$200 billion to improve economy mobility by reducing poverty and supporting pathways to the middle class and to shift the location of jobs. Finally, the Environment Element includes over \$200 billion to a suite of strategies that reduce risks from hazards such as sea level rise, expand access to parks and open space, and reduce climate emissions. These investment priorities, as well as the revenue forecasts that support them, will be further refined as part of the Final Blueprint phase this summer.

**Draft Blueprint Key Findings:**

Plan Bay Area 2050+ must accommodate over 1.3 million new jobs as well as over 0.9 million new households by the year 2050. In keeping with the plan's goals to accommodate growth in a sustainable manner that also provides access to opportunity, the Draft Blueprint succeeds in directing the vast majority of projected growth within the plan's Growth Geographies, with 70 percent of new jobs and nearly 90 percent of new households between 2023 and 2050 locating in Growth Geographies. Similar to Plan Bay Area 2050, the vast majority of the region's growth is anticipated to be focused in the South Bay, the East Bay, San Francisco, and the Peninsula, with the North Bay seeing more modest growth in both households and jobs.

Notable highlights of the Draft Blueprint's overall performance and equity outcomes include:

- **A More Affordable Bay Area:** Housing cost burdens are expected to decline across the region, especially for households with low incomes. The Bay Area is also expected to see a significant expansion in the number of permanently affordable housing units.
- **A More Connected Bay Area:** There will be major improvements in the share of households within a ½ mile of frequent transit, with low-income households seeing particularly meaningful gains. However, more will need to be done to reduce roadway congestion and transit crowding.
- **A More Diverse Bay Area:** Households with lower incomes are expected to have a much wider range of housing options within High Resource and Transit Rich areas, as well as increased home ownership rates.

- **A Healthier Bay Area:** The region will see meaningful reductions in automobile mode share, as well as expanded protections from sea level rise and more open space for all residents. However, more will need to be done to meet the plan's greenhouse gas (GHG) reduction goals.
- **A More Vibrant Bay Area:** The Bay Area is expected to see continued strong economic growth moving forward, as well as post-pandemic recoveries in activity levels for the region's largest downtowns.

While the Draft Blueprint demonstrates significant successes across a number of policy areas for the region, there are several areas that will require additional focus as part of the plan's Final Blueprint phase. These include:

- Refining housing strategies to integrate development cost reduction approaches to make the most of public investment in affordable housing;
- Identifying cost-effective transportation investments that align with the plan update's more limited transportation expansion revenues, while further optimizing pricing strategies;
- Further reducing automobile mode share, while integrating updated cost assumptions related to sea level rise projects and accessibility upgrades into the plan's environment strategies; and
- Meeting the plan's statutorily-required GHG emissions reduction goal through targeted investments and equitable strategies.

For more information on the Draft Blueprint's growth pattern and performance and equity findings, as well as key focus areas for the Final Blueprint, please refer to **Attachment A**.

**Next Steps:**

In early June, staff will formally release the Plan Bay Area 2050+ Draft Blueprint's equity and performance outcomes, followed by release of the Project Performance Assessment and Draft Transit 2050+ Network in July. Round 2 engagement activities to further inform the development of the Final Blueprint will commence over summer 2024, starting in July and concluding in August. The goals of this engagement are to (1) share the Draft Blueprint's

outcomes as well as the Transit 2050+ Draft Network; (2) gather feedback on Final Blueprint focus areas; and (3) identify early priorities for implementing Plan Bay Area 2050+. There are expected to be a wide variety of touchpoints for members of the public as well as partners and stakeholders, including pop-up workshops, online activities, community-based organization partnerships, partner and stakeholder workshops, and a public comment period, among others. For more information on summer 2024 engagement and the near-term timeline of activities (including planned updates to the Policy Advisory Council), please refer to **Attachment A**. The Commission and the ABAG Executive Board are anticipated to consider approval of Final Blueprint strategies in fall 2024.

**Issues:**

None identified.

**Attachments:**

- Attachment A: PowerPoint