

PLAN BAY AREA 2050

An aerial night view of the San Francisco skyline and waterfront. The image is a collage of several panels. The top left panel shows a close-up of the city lights. The top right panel shows a wide view of the city at dusk. The bottom left panel shows a close-up of the waterfront with piers and boats. The bottom right panel shows a wide view of the city at dusk. The text is overlaid on the bottom right panel.

Overview of Plan Bay Area 2050

*Highlights of the Long-Range Regional Plan &
Next Steps Toward Implementation*

Dave Vautin, MTC/ABAG — June 2021

Long-Range Planning... for a Better Bay Area

WHAT IS THE PLAN?

Plan Bay Area 2050 is the long-range plan charting a course for the nine-county San Francisco Bay Area, slated for adoption in fall 2021.

VISION & GUIDING PRINCIPLES

*Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.*

FOUR ELEMENTS OF THE PLAN



- **Transportation** Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies

Long-Range Planning... for an Uncertain Future

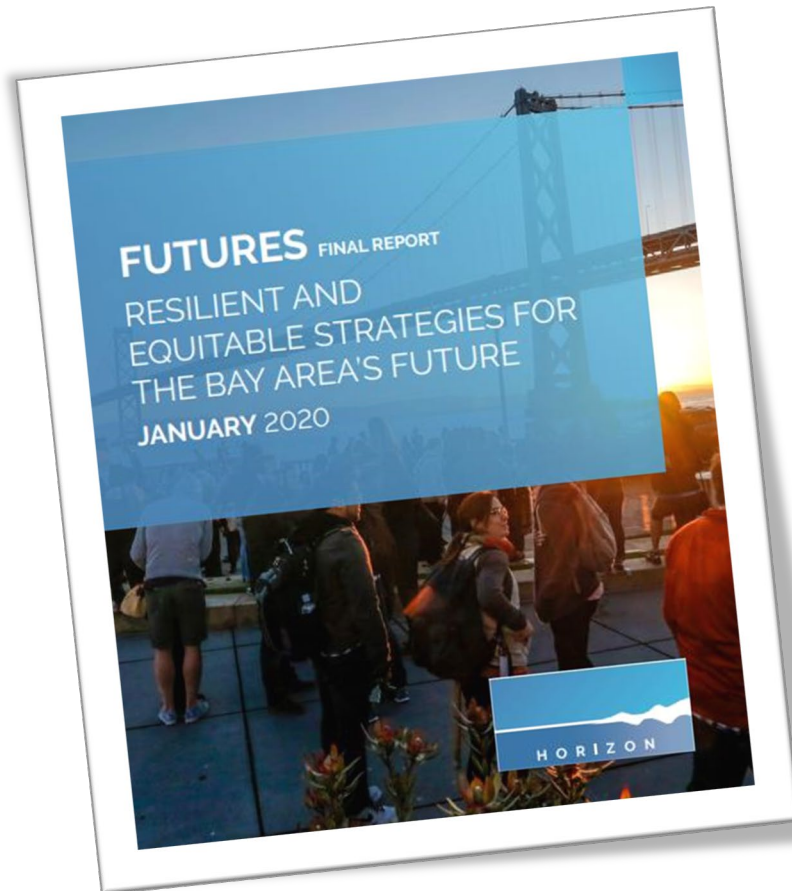
2018

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

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

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

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

220,000+ **public and stakeholder comments** received to date

19,000+ **participants in planning process** to date

Plan Bay Area 2050: Growth 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)**



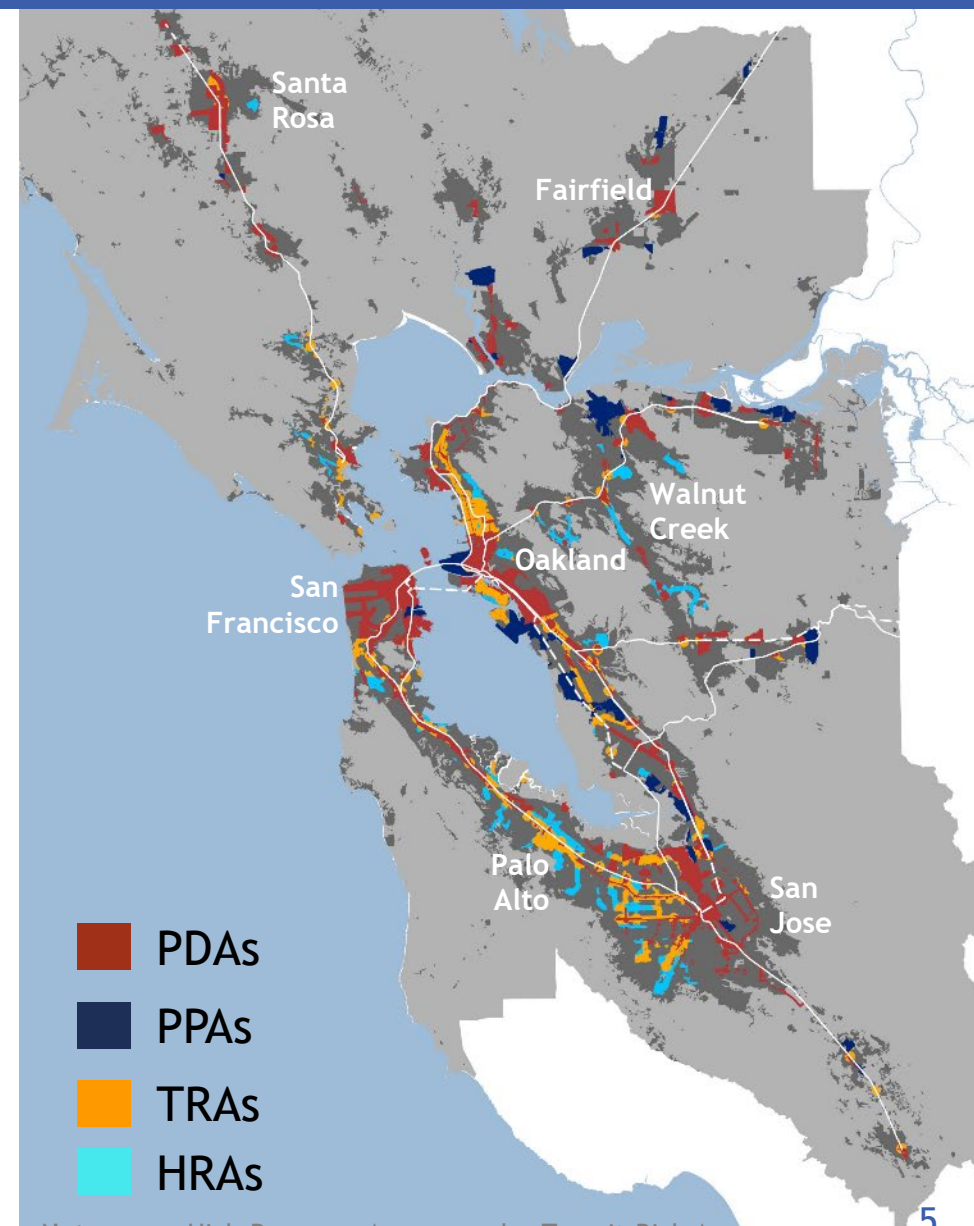
**Priority Production
Areas (PPAs)**



**Transit-Rich Areas
(TRAs)**



**High-Resource
Areas (HRAs)**



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

Plan Bay Area 2050: 11 Themes, 35 Bold Strategies



Housing Strategies – Cost : \$468 Billion

Protect and Preserve Affordable Housing

Further Strengthen Roster 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 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 \$100 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 and growing businesses, as well as job training programs, primarily in historically disadvantaged communities.

**\$5
BILLION**

Invest in High-Speed Internet in Underserved Low-Income Communities. Provide direct subsidies and connect 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 more 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 incentives to employers to relocate offices to housing-rich areas near regional rail stations.

**\$10
BILLION**

Provide Incentives to Employers to Relocate Offices to Housing-Rich Areas. Implement local subsidies to encourage employers to relocate offices to housing-rich areas near regional rail stations.

**\$4
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.

Learn more about each of the 35 adopted strategies at planbayarea.org.

Bold Strategies for a More Affordable Bay Area



Reduce the region's extreme cost of living by enabling over a million new homes near public transit

Strategies include:

- Allow a Greater Mix of Housing Types and Densities in Growth Areas
- Transform Aging Malls and Office Parks into Neighborhoods
- Maintain Urban Growth Boundaries



Produce and preserve much-needed affordable housing through public, non-profit, and private sector action

Strategies include:

- Preserve Existing Affordable Housing
- Build Adequate Affordable Housing to Ensure Homes for All
- Integrate Affordable Housing into All Major Housing Projects



Provide robust discounts for low-income residents both for tolls and transit fares

Strategies include:

- Reform Regional Transit Fare Policy
- Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives

Bold Strategies for a More Connected Bay Area



Create a world-class public transportation system, emphasizing maintenance and ridership as critical twin goals

Strategies include:

- Operate and Maintain the Existing System
- Enhance Local Transit Frequency, Capacity, and Reliability
- Expand and Modernize the Regional Rail Network



Standardize transit fares across the region and advance seamless mobility through schedule coordination

Strategies include:

- Reform Regional Fare Policy
- Enable a Seamless Mobility Experience



Permanently reduce traffic congestion through a proven approach of pricing select corridors

Strategies include:

- Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives
- Build an Integrated Regional Express Lane and Express Bus Network

Bold Strategies for a More Diverse Bay Area



Protect renters from being displaced to the region's periphery and beyond

Strategies include:

- Further Strengthen Renter Protections Beyond State Legislation
- Preserve Existing Affordable Housing
- Support Community-Led Transportation Enhancements



Tackle racial inequities by enabling more housing in historically-exclusionary places

Strategies include:

- Allow a Greater Mix of Housing Types and Densities in Growth Areas
- Build Adequate Affordable Housing
- Accelerate Reuse of Public and Community-Owned Land



Reduce income inequality through new universal basic income and mortgage assistance programs

Strategies include:

- Implement a Statewide Universal Basic Income
- Provide Targeted Mortgage, Rental, and Small Business Assistance to Equity Priority Communities

Bold Strategies for a Healthier Bay Area



Strive to eliminate traffic deaths by making streets safer for all roadway users

Strategies include:

- Advance Regional Vision Zero Policy through Street Design and Reduced Speeds
- Build a Complete Streets Network



Protect tens of thousands of Bay Area homes from rising sea levels and from potential earthquake damage

Strategies include:

- Adapt to Sea Level Rise
- Provide Means-Based Financial Support to Retrofit Existing Residential Buildings



Tackle climate change by electrifying vehicles & buildings and reducing auto trips

Strategies include:

- Expand Clean Vehicle Initiatives
- Fund Energy Upgrades to Enable Carbon Neutrality in Existing Buildings
- Expand Transportation Demand Management Initiatives
- Expand Commute Trip Reduction Programs at Major Employers

Bold Strategies for a More Vibrant Bay Area



Encourage more job growth in housing-rich areas through financial incentives and streamlining

Strategies include:

- Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit
- Allow Greater Commercial Densities in Growth Geographies



Preserve critical industrial lands and work to catalyze job growth in these locations

Strategies include:

- Retain Key Industrial Lands through Establishment of Priority Production Areas
- Expand Job Training and Incubator Programs



Ensure all communities have access to high-speed internet to fully participate in the digital economy

Strategies include:

- Invest in High-Speed Internet in Underserved Low-Income Communities

Plan Bay Area 2050: San Francisco Local Focus

How might the Plan Bay Area 2050 strategies make San Francisco residents' lives better?

Strategy T11

Expand and Modernize the Regional Rail Network

- This strategy includes major new rail expansions like **Link21** and the **Caltrain Downtown Extension**, providing additional capacity in the Transbay corridor and better connecting downtown San Francisco to Peninsula and East Bay destinations.

Strategy H3

Allow a Greater Mix of Housing Densities and Types

- To increase the availability of housing at all income levels throughout the City, this strategy would **enable more households - especially low-income and working-class households - to reside in San Francisco's transit-rich high-resource communities**, focused in PDAs from the Sunset to the Marina to the Mission.

Strategy EC1

Implement a Statewide Universal Basic Income

- By providing a \$500 per month universal basic income, this strategy could help **lift up nearly 125,000 San Francisco households** currently making less than \$45,000 per year.

Strategy EN3

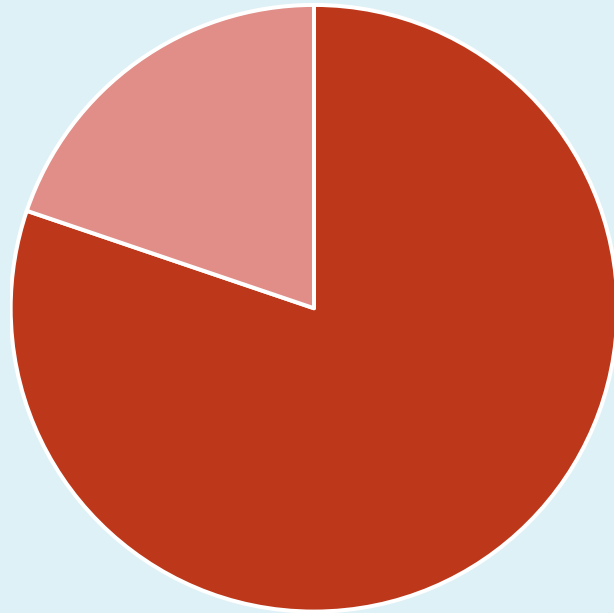
Fund Energy Upgrades in Existing Commercial & Public Buildings

- While San Francisco has been a regional leader in this space, this strategy would **provide additional regional resources to make 19th and 20th century buildings carbon neutral**.

Plan Bay Area 2050: Revenues & Expenditures

Transportation Element

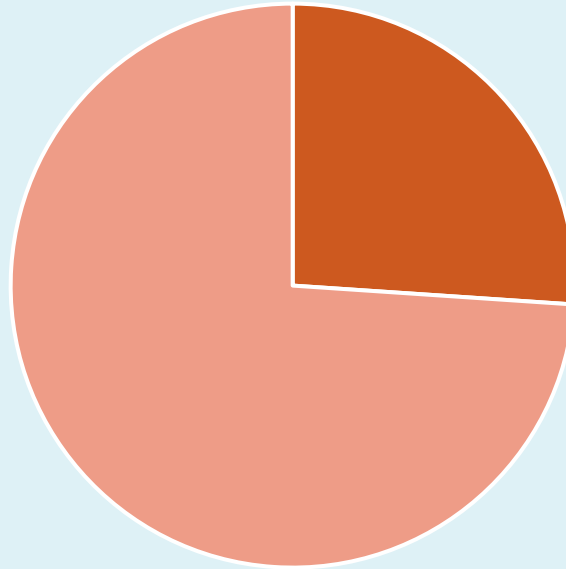
\$466 billion in existing funding
\$113 billion in new revenues



■ Existing Revenues ■ New Revenues

Housing Element

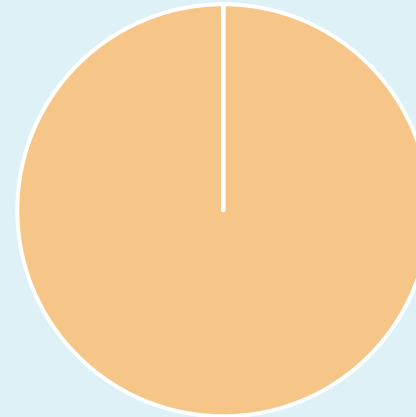
\$122 billion in existing funding
\$346 billion in new revenues



■ Existing Revenues ■ New Revenues

Economy Element

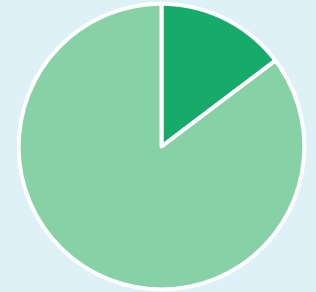
N/A in existing funding
\$234 billion in new revenues



■ 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.

Forecasting the Future: Housing & Jobs Growth

Housing Growth: 2015 to 2050

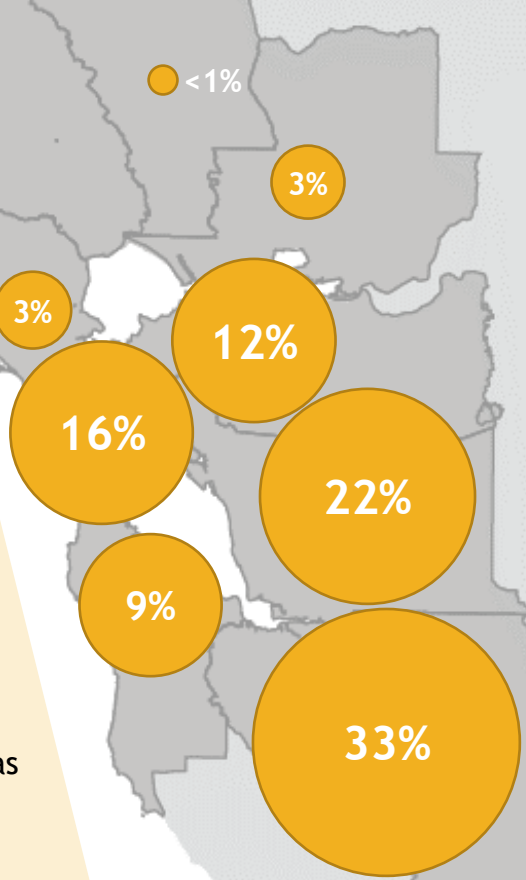
MAP LEGEND

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



Job Growth: 2015 to 2050

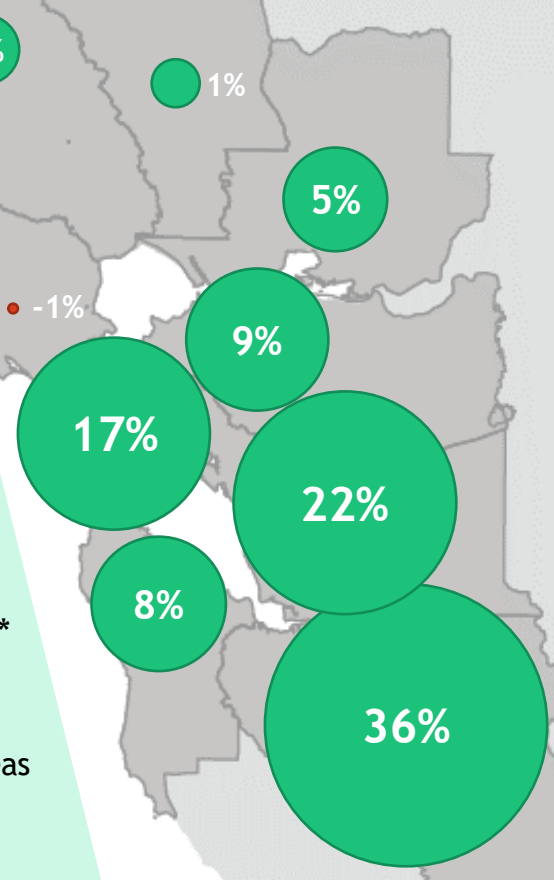
MAP LEGEND

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

KEY GROWTH STATISTICS

39% in Big 3 Cities
45% in Bayside Cities
13% in Inland/Coastal/Delta
3% in Unincorporated Areas*

55% in Growth Geographies
48% in Priority Development Areas
63% in Transit-Rich Areas
14% in High-Resource Areas



* 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.

Forecasting the Future: Projected Outcomes

AFFORDABLE



Plan would reduce housing & transportation cost burden by 13 percentage points, with even greater improvements for low-income households

CONNECTED



Plan would improve access to frequent transit and to safe bicycle & pedestrian facilities, enabling nearly 20 percent of workers to shift away from commuting by auto

DIVERSE



Plan would provide more affordable housing in historically-exclusionary jurisdictions, while helping at least 10 percent of the region's low-income residents to buy their first home

HEALTHY



Plan would meet the state-mandated greenhouse gas reduction target, while concurrently protecting nearly all homes from sea level rise impacts through 2050

VIBRANT



Plan would improve jobs-housing balance in counties throughout the Bay Area, yielding shorter commutes for all workers

Advancing Toward Implementation: Overview

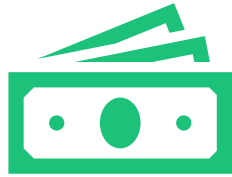
Plan Bay Area 2050
30-year strategies

Implementation Plan
5-year near-term actions

The near-term Implementation Plan for Plan Bay Area 2050 is exploring the **success factors** for each of the 35 strategies, the **role** for MTC/ABAG, and specific **MTC/ABAG implementation actions**.



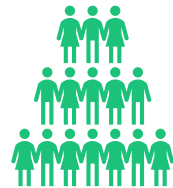
Authority



Financial Resources



Technical Capacity



Public & Political Support



Lead



Partner

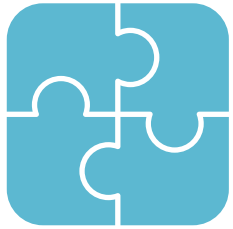


Support

Moving into summer 2021, MTC/ABAG will pivot to the **partnership phase** of the **Implementation Plan**, identifying existing initiatives and roles for partner organizations to ensure the success of Plan Bay Area 2050.

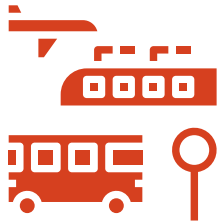
Advancing Toward Implementation: Initial Actions

The initial actions identified in the Draft Implementation Plan focus on near-term actions - through 2025 - that MTC and ABAG can prioritize to advance Plan implementation, which will be augmented by commitments from partners this summer and fall. **Select implementation actions identified to-date are shown below and on the following slide:**



Cross-Cutting

- **Seek new revenues to support identified needs**, from a next-generation transit network to a suite of sea level rise protections to affordable housing production & preservation
- **Continue and seek greater strategic alignment** between a broad range of existing MTC/ABAG programs, including Express Lanes, FasTrak START, Clipper START, Regional Housing Technical Assistance, and Regional Trails, among others



Transportation

- **Implement the recommendations** of the Blue Ribbon Transit Recovery Task Force, the Fare Integration Task Force, and the Regional Active Transportation Plan
- **Complete & advance the TOD Policy Update** to ensure land use supports transit investments
- **Lead the next-generations freeways study** to further explore pricing and complementary strategies through deep engagement with partners, stakeholders, and the public

Advancing Toward Implementation: Initial Actions



Housing

- **Provide financial resources and technical assistance** through the Regional Housing Technical Assistance and PDA Planning Program
- **Launch and deliver a suite of pilot projects** to equitably advance the “3 P’s” of housing: protection, preservation, and production
- **Partner with local jurisdictions** to study and accelerate mall & office park redevelopment



Economy

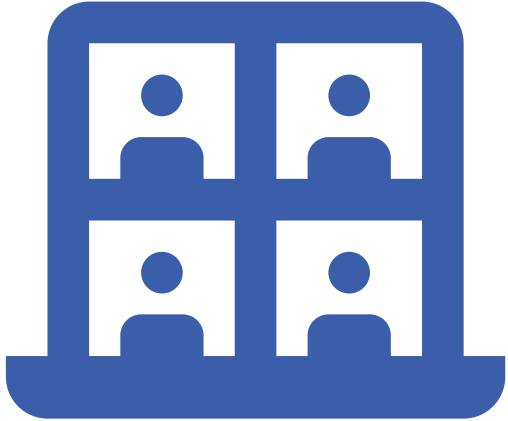
- **Evaluate funding sources** and develop a pilot Priority Production Area (PPA) Planning and Technical Assistance program, with a goal of supporting up to five PPAs by 2025
- **Engage with local partners** on economic recovery as part of the Regional Government Partnership for Local Economic Rebound initiative



Environment

- **Explore legislative reforms** to establish clear roles for sea level rise adaptation
- **Restructure MTC Climate Initiatives** program and operational travel demand management (TDM) programs to ensure they can effectively scale over the next five years
- **Evaluate feasibility** of expanding the scope and mission of BayREN to develop a broader range of program offerings that support building retrofits and water & energy upgrades

What's Next: June & July 2021 Public Engagement



Virtual Public Workshops

- *June 14 at 5 PM — East Bay Focus (Alameda & Contra Costa Counties)*
- *June 17 at 12 PM — South Bay Focus (Santa Clara County)*
- **June 28 at 5 PM — West Bay Focus (San Francisco & San Mateo Counties)**
- **June 30 at 12 PM — North Bay Focus (Marin, Napa, Solano & Sonoma Counties)**



Virtual Public Hearings

- *June 11 at 9:30 AM (Draft Plan Document) & directly after (EIR)*
- **June 22 at 5:30 PM (Draft Plan Document) & 6:30 PM (EIR)**
- **July 7 at 1:30 PM (Draft Plan Document) & 2:30 PM (EIR)**



Overview Videos
& Web Resources



Youth Events &
Video Challenge



Virtual Tribal
Summit

What's Next: Comments Welcome through July 20



Draft Plan Bay Area 2050 is now available for public review on planbayarea.org, including:

- Draft Plan Document + Implementation Plan
- Draft Supplemental Reports
- Draft Environmental Impact Report

The public comment period will continue through July 20th - for more information on how to submit comments, go to planbayarea.org.