

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 — September 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

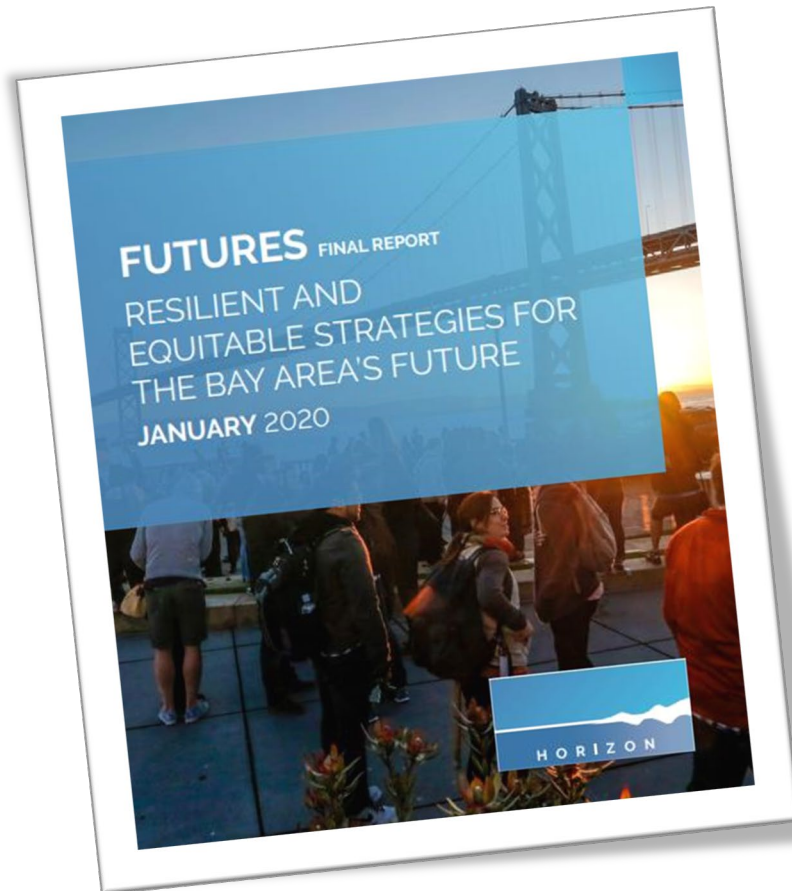
2018

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

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

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

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

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

**24,000+** **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)**



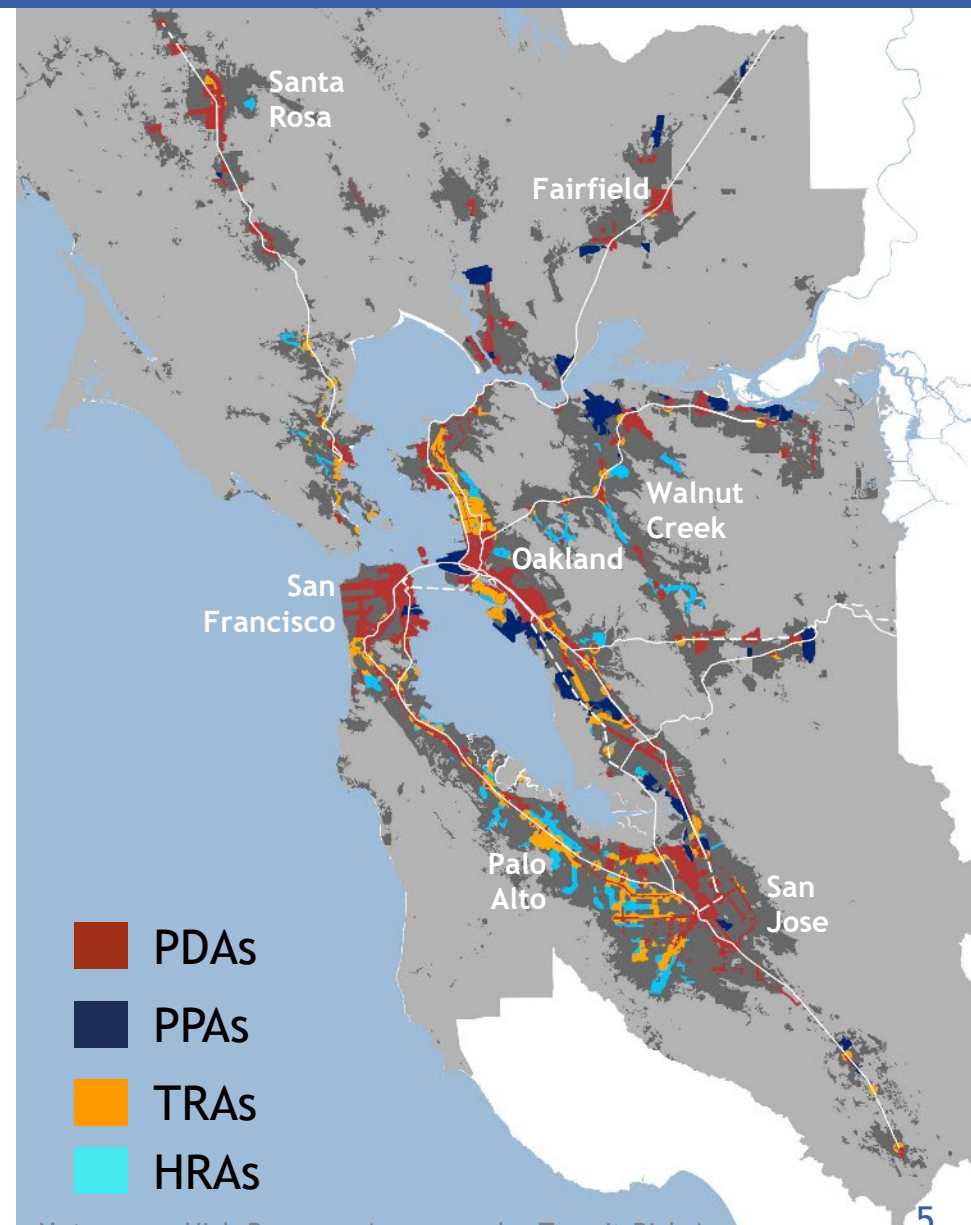
**Priority Production  
Areas (PPAs)**



**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



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

## Plan Bay Area 2050 Preferred Alternative Strategies



Improve Economic Mobility



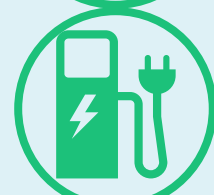
Shift the Location of Jobs



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 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 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 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 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](https://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

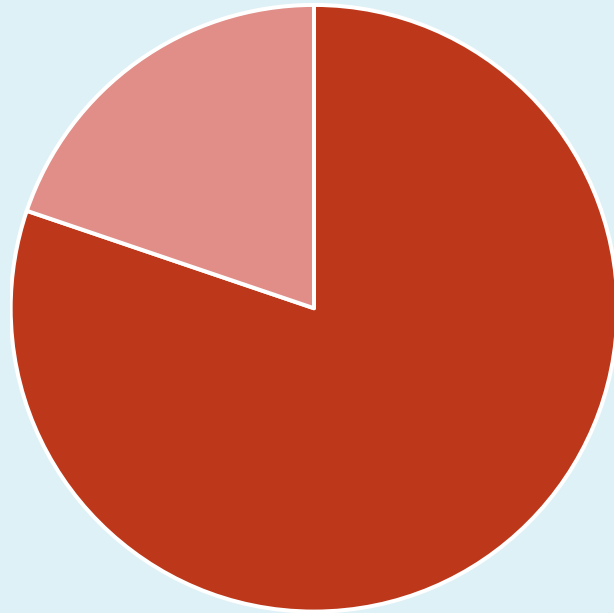
- While San Francisco has been a regional leader in this space, this strategy would **provide additional regional resources to make 19<sup>th</sup> and 20<sup>th</sup> century buildings carbon neutral**.



# Plan Bay Area 2050: Revenues & Expenditures

## Transportation Element

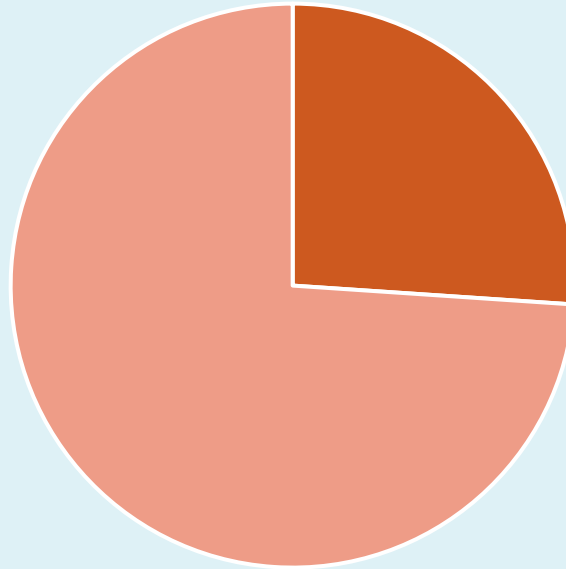
**\$469 billion** in existing funding  
**\$110 billion** in new revenues



■ Existing Revenues ■ New Revenues

## Housing Element

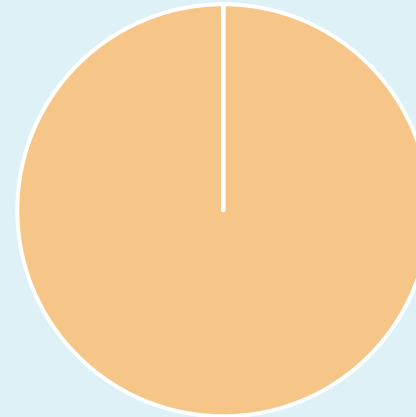
**\$122 billion** in existing funding  
**\$346 billion** in new revenues



■ Existing Revenues ■ New Revenues

## Economy Element

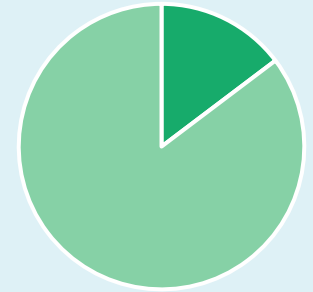
**N/A** in existing funding  
**\$234 billion** in new revenues



■ 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

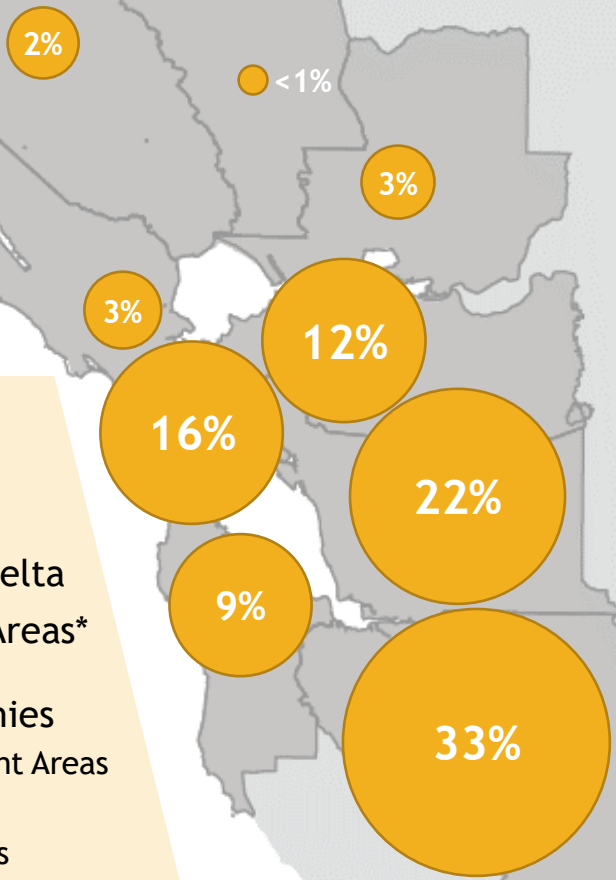
### MAP LEGEND

**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

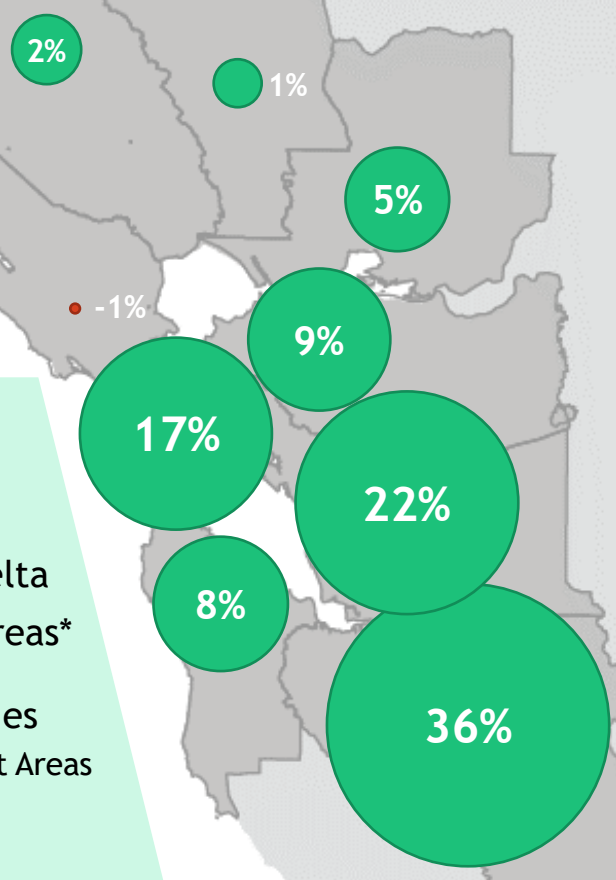
### MAP LEGEND

**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](http://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

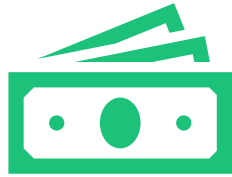
Plan Bay Area 2050  
*30-year strategies*

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

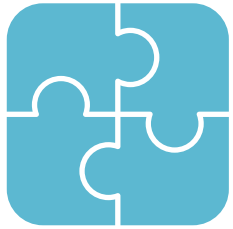


Support

During summer 2021, MTC/ABAG pivoted 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.

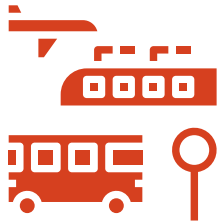
# Advancing Toward Implementation: Initial Actions

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: Final Plan Anticipated in October

While the public comment window closed on July 20<sup>th</sup>, Draft Plan Bay Area 2050 is available for public review on [planbayarea.org](http://planbayarea.org), including:

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

Final Plan Bay Area 2050 is anticipated to be released in early October, with MTC and ABAG considering the Plan for adoption on October 21<sup>st</sup>.

