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

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.

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

• Transportation Strategies
• Housing Geographies & Strategies
• Economic Geographies & Strategies
• Environmental Strategies
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
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

Long-Range Planning... Driven by Public Input
Plan Bay Area 2050: Growth Geographies

**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

Plan Bay Area 2050 Preferred Alternative 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
- Improve Economic Mobility
- Shift the Location of Jobs
- Reduce Risks from Hazards
- Expand Access to Parks and Open Space
- Reduce Climate Emissions

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

<table>
<thead>
<tr>
<th>Strategy T11</th>
<th>Expand and Modernize the Regional Rail Network</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Strategy H3</th>
<th>Allow a Greater Mix of Housing Densities and Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Strategy EC1</th>
<th>Implement a Statewide Universal Basic Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Strategy EN3</th>
<th>Fund Energy Upgrades in Existing Commercial &amp; Public Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
<td></td>
</tr>
</tbody>
</table>
## Plan Bay Area 2050: Revenues & Expenditures

<table>
<thead>
<tr>
<th>Element</th>
<th>Existing Revenues</th>
<th>New Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transportation</strong></td>
<td>$469 billion</td>
<td>$110 billion</td>
</tr>
<tr>
<td><strong>Housing</strong></td>
<td>$122 billion</td>
<td>$346 billion</td>
</tr>
<tr>
<td><strong>Economy</strong></td>
<td>N/A</td>
<td>$234 billion</td>
</tr>
<tr>
<td><strong>Environment</strong></td>
<td>$15 billion</td>
<td>$87 billion</td>
</tr>
</tbody>
</table>

**Note:**
- $12 billion in existing transportation funding is shown in Environment Element for climate & sea level rise strategies.
- New housing revenues could come from a mix of federal, state, regional, or local sources.
- As Needs & Revenue data is unavailable for economic development, existing funding is underrepresented.
- As Needs & Revenue data is unavailable for parks & conservation, existing funding is underrepresented.
Forecasting the Future: Housing & Jobs Growth

Housing Growth: 2015 to 2050

- **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

- **39%** in Big 3 Cities
- **45%** in Bayside Cities
- **13%** in Inland/Coastal/Delta
- **3%** in Unincorporated Areas*
- **85%** in Growth Geographies
  - **72%** in Priority Development Areas
  - **82%** in Transit-Rich Areas
  - **28%** 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.
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**.

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 20th, Draft Plan Bay Area 2050 is available for public review on 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 21st.