



PLAN BAY AREA 2050+

ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# Plan Bay Area 2050+: Draft Blueprint Strategies and Geographies

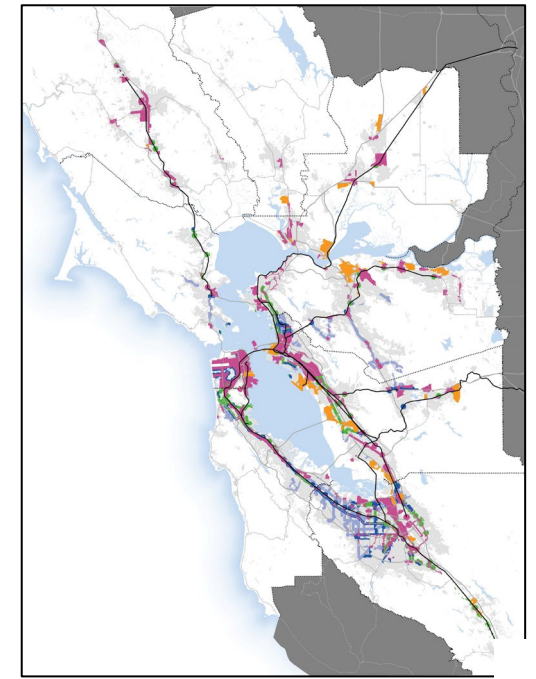
Joint MTC Planning with the ABAG Administrative Committee

January 12, 2024



# Background

- In November 2023, staff shared progress-to-date on Plan Bay Area 2050+, **a limited and focused update to the long-range regional plan.**
- The update included findings from a first round of public and partner engagement, core planning assumptions, and proposed strategy refinements for the Plan Bay Area 2050+ Draft Blueprint.
- Today, staff are requesting the Joint MTC Planning Committee with the ABAG Administrative Committee approve **revised Draft Blueprint strategies and growth geographies.**
- This action will enable **further study** of the Draft Blueprint's performance in meeting critical regional goals for an **affordable, connected, diverse, healthy and vibrant** Bay Area for all.



# What We Heard: Policymakers & Policy Advisory Council



The **scale of projected revenue shortfalls is concerning** and the public may be less receptive to new revenue sources to address funding gaps



It will be critical to address **rising affordable housing construction costs** to lessen the gap between projected financial needs and revenues



The **imminent reality of sea level rise** in the Bay Area means we must appropriately plan for and advance projects to support a resilient region



There are many concerns about the **equity implications of the plan's roadway pricing strategy**



Entrance fees at two events where pop-up public workshops were held over summer 2023 were flagged as **potential barriers to public participation**

# Plan Bay Area 2050+ Themes and Strategies

- Plan Bay Area 2050+ will **retain and build upon the 11 themes and 35 strategies** included in the previous long-range plan.
- The Draft Blueprint includes **targeted strategy refinements**, informed by Plan Bay Area 2050 implementation and Round 1 engagement.
- The parallel **Transit 2050+ effort will identify transit strategy revisions** for incorporation into the Plan Bay Area 2050+ Final Blueprint later in 2024.



**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**

# Draft Blueprint Strategy Refinements



## Affordable

- Address the full range of affordable housing needs across the region, including the Bay Area's homeless population.
- Reduce affordable housing development costs to make better use of scarce public funds.



## Connected

- Encourage more biking, walking, and rolling for all trips *and* All Ages and Abilities.
- Improve accessibility to key destinations through more jobs and housing near transit.
- Improve travel reliability and reduce congestion through expanded roadway pricing.



## Diverse

- Ensure Bay Area residents can stay in place through increased housing options and reduced displacement.
- Promote access to opportunity through good jobs close to transit.

# Draft Blueprint Strategy Refinements (cont'd)



## Healthy

- Reduce greenhouse gas emissions through expanded pricing, building decarbonization, electric vehicles, and other programs.
- Ensure existing neighborhoods are adapted to rising seas and rising temperatures.
- Reduce roadway fatalities through a focus on the Regional Active Transportation and High Injury Networks.



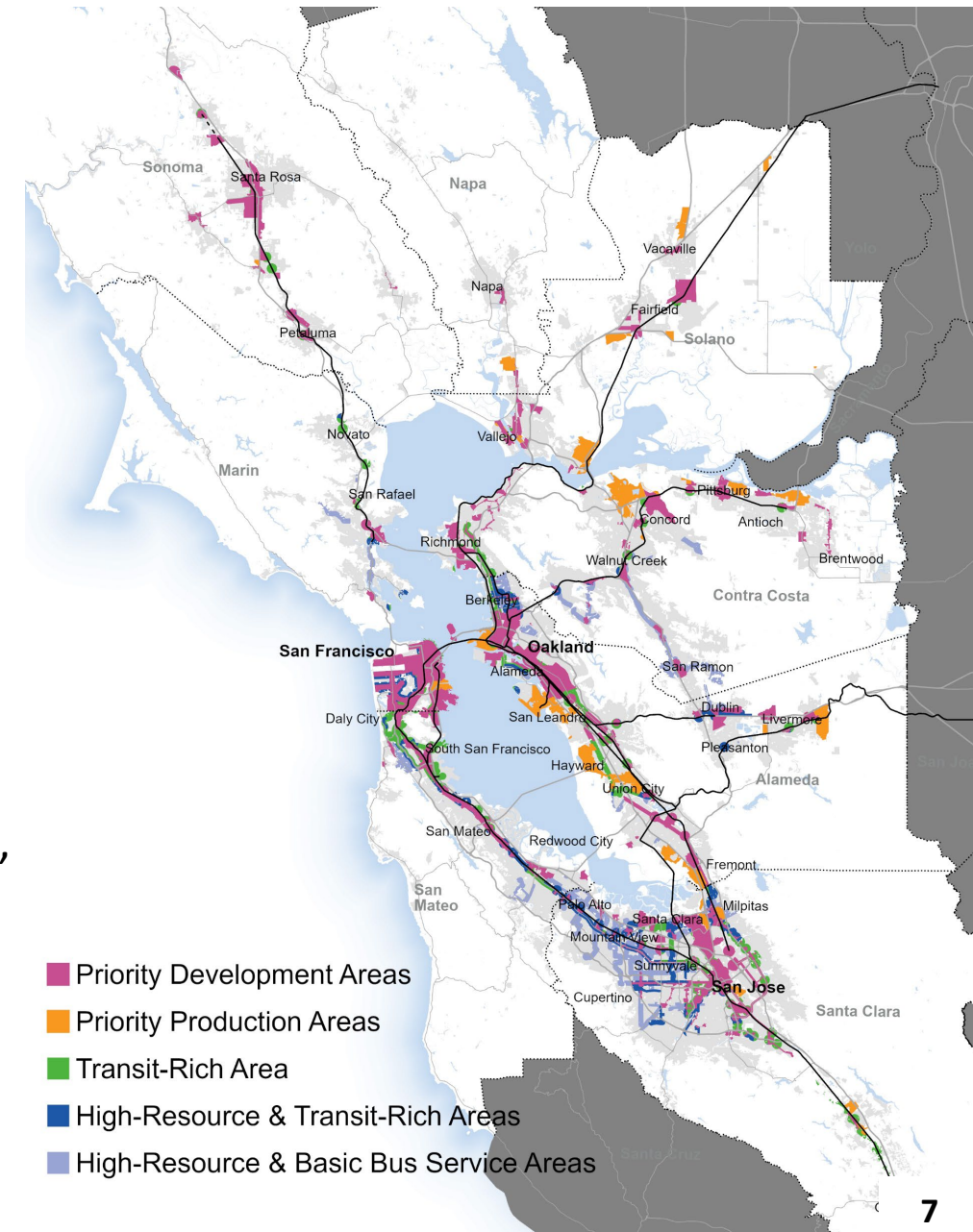
## Vibrant

- Prioritize job growth in regional downtowns and main streets by allowing a wider range of densities and active land uses in the plan's growth geographies.
- Promote middle-wage in-person jobs near transit through incentives for employers, supporting transit recovery and balanced commute patterns.



# Plan Bay Area 2050+ Growth Geographies

- Growth geographies are places that Plan Bay Area prioritizes for future homes, jobs, services and amenities, either through local jurisdiction nomination or because of proximity to transit or access to opportunity.
- Certain areas are excluded from Growth Geographies based upon hazard exposures or protected land status (e.g., parks).
- Proposed growth geographies for Plan Bay Area 2050+ are similar to the previous plan with the following notable changes:
  - Incorporates 5 new PDAs and 16 modified existing PDAs nominated by local Bay Area jurisdictions (as adopted by ABAG in September 2023)
  - Reflects up-to-date information on transit service, natural hazards, and demographics
  - Areas subject to MTC's revised Transit Oriented Communities (TOC) Policy included as Transit-Rich Areas if not already in a PDA



# Plan Bay Area 2050+ Long-Term Financial Challenges

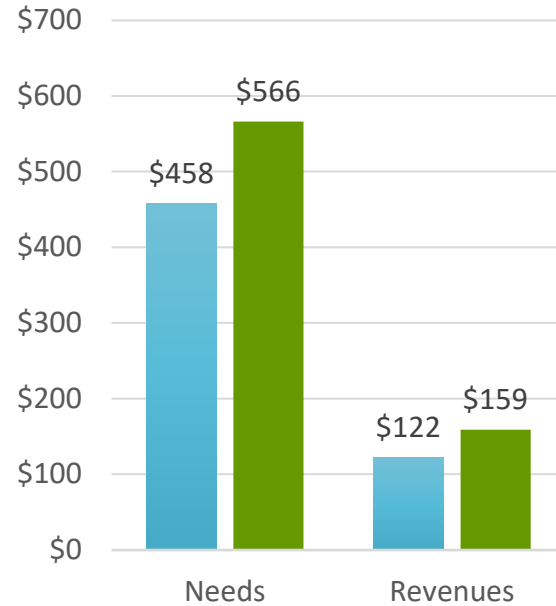
**Draft Transportation Needs & Revenue (\$ in billions)**



■ Plan Bay Area 2050 ■ Plan Bay Area 2050+

Projected transportation revenues have decreased by \$95 billion, despite similar level of needs.

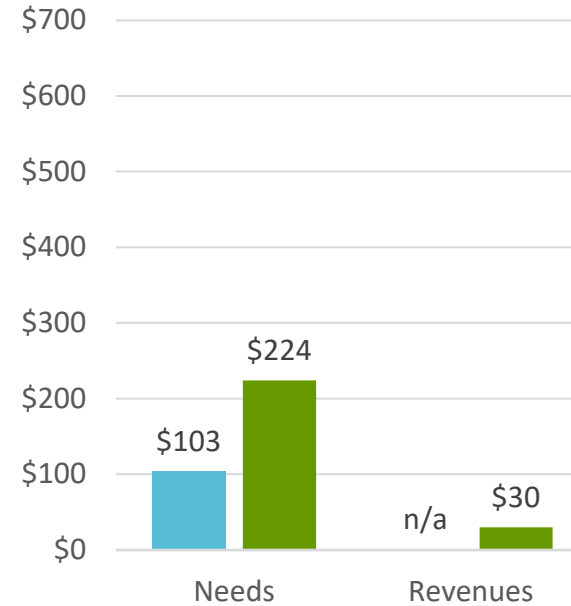
**Draft Housing Needs & Revenue (\$ in billions)**



■ Plan Bay Area 2050 ■ Plan Bay Area 2050+

Housing needs have increased by \$108 billion, despite a \$37 billion increase in projected revenues.

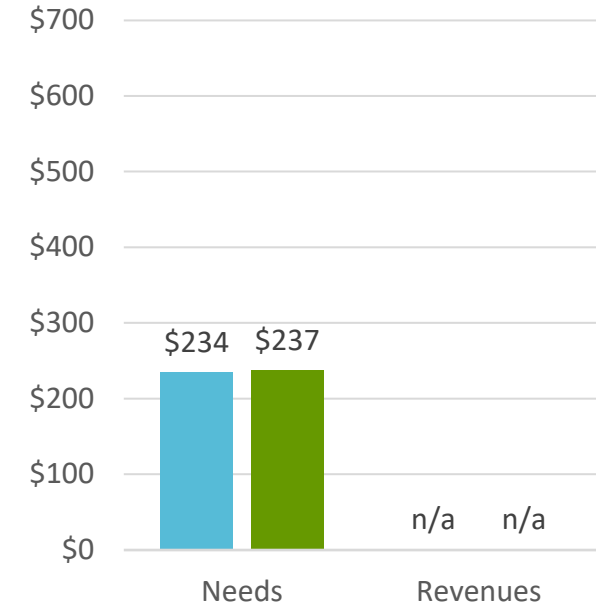
**Draft Environment Needs & Revenue (\$ in billions)**



■ Plan Bay Area 2050 ■ Plan Bay Area 2050+

Environment needs have increased by \$121 billion, primarily driven by sea level rise adaptation costs.

**Draft Economy Needs (\$ in billions)**



■ Plan Bay Area 2050 ■ Plan Bay Area 2050+

Economic development revenues not analyzed; needs increase due to inflation adjustments.



# Refresher: Plan Bay Area's Climate Target and CARB's Role

- Per SB 375 (Steinberg, Statutes of 2008), Plan Bay Area 2050+ must achieve a 19% reduction in per-capita greenhouse gas (GHG) emissions from light-duty cars and trucks by 2035.
- This target is set by the California Air Resources Board (CARB); CARB has final approval over the technical methodologies and assumptions used to quantify GHG impacts.
- CARB also monitors SB 375 implementation progress pursuant to SB 150 (Allen, Statutes of 2017).
- Per CARB guidelines, MTC/ABAG conducts an Incremental Progress Assessment (IPA) to assess how external forces may be affecting the region's ability to meet the target from one plan cycle to the next.



California State Capitol Building, Sacramento

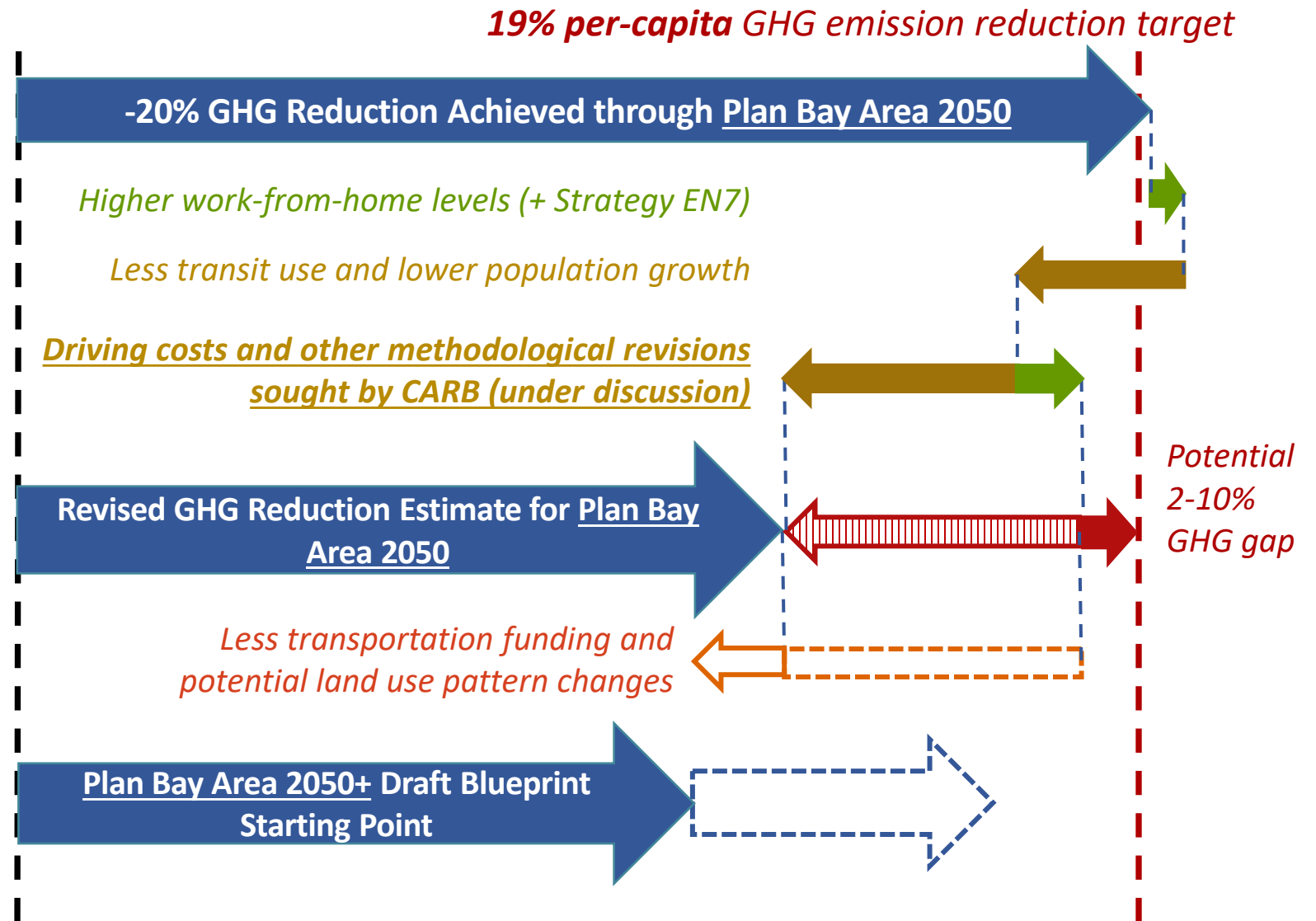
# Plan Bay Area 2050+ Climate Target Challenges

Re-analyzing Plan Bay Area 2050's 35 strategies under updated planning assumptions may yield a **substantial GHG reduction "gap"**.

There is some uncertainty as to the scale of this GHG gap due to several **technical and methodological issues under discussion with CARB**.

This initial **GHG gap will likely widen** as the starting point for the Plan Bay Area 2050+ Draft Blueprint.

Equitable and resilient **Plan Bay Area 2050+ strategy refinements** are critical to help meet the target.



*This is a sketch-level breakdown based on available data/information. Staff anticipates additional updates to GHG emission reduction estimate. CARB has final approval and could require even more conservative assumptions.*

# Ongoing Discussions with CARB

## What issues are driving the uncertainty around the plan's climate target?



### **Future Vehicle Fleet Assumptions**

CARB is not supportive of updating vehicle operating cost methodologies and wants MPOs to use inconsistent vehicle fleet mix assumptions, which could yield inaccurate GHG forecasts.



### **Electric Vehicle Investments**

CARB would prefer that the State receive a greater share of GHG “credit” for electric vehicle strategies going forward.



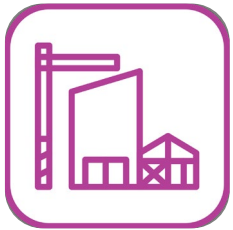
### **Implementation Enforcement**

CARB claims that without evidence of greater progress toward Plan Bay Area 2050 strategy implementation, they will reject inclusion of select strategies in Plan Bay Area 2050+.



# Key Focus Areas for Final Blueprint Phase in 2024

As staff pivot to studying the equity and performance outcomes of the Draft Blueprint, several issues will require further analysis and input prior to Final Blueprint adoption in summer 2024.



## **Reducing Affordable Housing Construction Costs**

What is driving the rising cost of affordable housing production and what are some of the most promising methods to reduce costs?



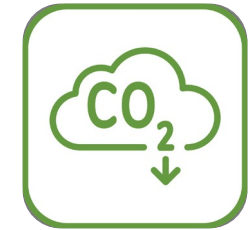
## **Reckoning with Fiscal Realities in Transportation**

With nearly \$100 billion less for system expansion, enhancement, and restoration compared to the last plan, how can we do more with less?



## **Transit in a Post-COVID World\***

How can we reconcile a pipeline of longstanding priority projects with emerging needs for post-pandemic mobility, balancing local service levels with regional connectivity?



## **Equitably Meeting the Plan's Climate Target**

How should the cumulative GHG impacts of pricing, highway projects and Express Lanes be considered? How can we minimize the burdens of pricing on equity priority populations?

\* Transit issues to be explored via the parallel Transit 2050+ process. Staff will provide an update on this effort in February 2024.

# Plan Bay Area 2050+: Schedule

We are here

Summer 2023

Fall 2023

2024

Spring 2024

Summer 2024

Fall 2024

2025

Spring 2025

Summer 2025

Fall 2025

Engagement



Blueprint Development

Draft Blueprint

Final Blueprint

Plan Development

Draft Plan

Final Plan

Draft EIR

Final EIR

Draft Implementation Plan

Final Implementation Plan

Board Decision



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# Requested Action

***Approve Draft Blueprint Strategies and Growth Geographies  
for further study and analysis***

## Next Steps

**Winter/Spring 2024:** Analysis of Draft Blueprint Performance & Equity Outcomes

**Spring 2024:** Round 2 of Public & Stakeholder Engagement

**Summer 2024:** Seek Approval of Final Blueprint Strategies, including Project Lists

**Fall 2024:** Advance Final Blueprint as Preferred EIR Alternative

### **Contact**

Chirag Rabari, Plan Bay Area 2050+ Project Manager

Email: [crabari@bayareametro.gov](mailto:crabari@bayareametro.gov)