Final Blueprint: Outcomes & Growth Pattern

Release Webinars
December 18, 2020 and January 5, 2021
MTC/ABAG Regional Planning Program
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

- **130+** public meetings featuring discussion of Horizon & Plan Bay Area 2050
- **100+** public events including in-person & virtual workshops, pop-up events, and focus groups
- **60+** stakeholder events including RAWG and REWG meetings, workshops, and webinars
- **33,000+** public and stakeholder comments received to date
- **15,000+** participants in planning process to date

More diverse engagement techniques

Greater focus on events in Communities of Concern

Targeted youth, unhoused, non-English speakers, low-income populations
Vision: 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
Adopted This Fall: 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
- 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, including the revised Strategy EN7.
Adopted This Fall: Growth Forecast & 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

- 1.4 million new households between 2015 and 2050
- 1.4 million new jobs between 2015 and 2050

1.4 million new households between 2015 and 2050
1.4 million new jobs between 2015 and 2050
**Adopted This Fall: 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>$466 billion</td>
<td>$113 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>
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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.
While the future remains quite uncertain, the emergence of the pandemic this spring gave us time to integrate some of its critical near- and medium-term impacts into the Final Blueprint.

| Integrated near-term revenue impacts from COVID/2020 recession, plus expanded low-cost strategies ideal for an era of fiscal constraint |
| Refreshed economic strategies in Final Blueprint with expanded emphasis on job training and business incubator programs |
| Adjusted telecommute growth projections, with accelerated regional action by major employers to incentivize alternative modes to the automobile |
| Doubled-down on resilience focus of Blueprint to reduce regional risk in the face of other future disasters, including sea level rise, wildfires & earthquakes |
How Does the Final Blueprint Advance the Plan Bay Area 2050 Vision?

(in an uncertain future...)

Oakland (Image Source: Flickr, Creative Commons)
Most of the positive forecasted outcomes from the Draft Blueprint remain in the Final Blueprint, including key highlights spotlighted below. **New strategies adopted in the Final Blueprint enable even further progress in tackling the five key challenges spotlighted in summer 2020 public outreach.**

- **Vast majority of new growth in walkable, transit-rich communities**
- **Significant shift away from auto dependence** for both commute & non-commute trips
- **Nearly all Bay Area homes protected from sea level rise**
- **All high-risk Bay Area homes retrofitted to reduce seismic and wildfire risks**
- **No urban growth envisioned outside of present-day growth boundaries**
- **New revenues required to advance Plan forecasted to support, not inhibit, future economic growth**
Household Growth: Draft vs. Final Blueprint

### Draft Blueprint: Growth from 2015 to 2050

- **MAP LEGEND**
  - X%: County's share of regional growth, sized based upon total number of new households

- **KEY GROWTH STATISTICS**
  - 41% in Big 3 Cities
  - 37% in Bayside Cities
  - 17% in Inland/Coastal/Delta
  - 6% in Unincorporated Areas*
  - 83% in Growth Geographies
  - 70% in Priority Development Areas
  - 70% in Transit-Rich Areas
  - 29% in High-Resource Areas

### Final Blueprint: Growth from 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

*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.
Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?

Allow a Greater Mix of Housing Densities and Types in Growth Areas
Refinements approved in September focused a greater share of growth in transit-rich, high-resource places, yielding shifts toward San Francisco & higher-resource East Bay cities.

Transform Aging Malls & Office Parks + Accelerate Reuse of Public Land
Larger sites with significant development potential - including in North Santa Clara County and in portions of the East Bay - are seeing more housing in the Final Blueprint as a result.

Improved Baseline & Pipeline Data
Further engagement with local jurisdiction partners this summer improved baseline, pipeline, and zoning data, which contributed to changes in household growth projections for select counties.

Final Blueprint: Growth from 2015 to 2050

- **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

* County’s share of regional growth, sized based upon total number of new households

*All urbanized growth in unincorporated areas is focused within existing urban growth boundaries (Strategy EN4).

Totals do not always sum to 100% due to rounding.
Job Growth: Draft vs. Final Blueprint

**Draft Blueprint: Growth from 2015 to 2050**

- **MAP LEGEND**
  - County’s share of regional growth, sized based upon total number of new jobs

- **KEY GROWTH STATISTICS**
  - 49% in Big 3 Cities
  - 35% in Bayside Cities
  - 12% in Inland/Coastal/Delta
  - 4% in Unincorporated Areas*
  - 43% in Growth Geographies
  - 42% in Priority Development Areas
  - 50% in Transit-Rich Areas
  - 19% in High-Resource Areas

- **County’s share of regional growth, sized based upon total number of new jobs**
  - 3%
  - 2%
  - 3%
  - 8%
  - 13%
  - 19%
  - 10%
  - 44%

*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.

**Final Blueprint: Growth from 2015 to 2050**

- **MAP LEGEND**
  - 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

- **County’s share of regional growth, sized based upon total number of new jobs**
  - 2%
  - 1%
  - 5%
  - 9%
  - 17%
  - 22%
  - 36%
  - 8%
  - -1%
Job Growth: Draft vs. Final Blueprint

Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?

Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit
This new strategy to incentivize more job growth in the East Bay and North Bay led to moderate shifts from select South Bay cities; the elimination of jobs-housing imbalance fees featured in the Draft Blueprint also contributed to intra-county shifts within Santa Clara County.

Allow Greater Commercial Densities in Growth Geographies
With a focus on greater capacity near public transit, updates to this strategy led to a much greater share of job growth within walking distance of high-quality transit hubs.

* 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.
Affordability: Draft vs. Final Blueprint

Housing & Transport Costs 2015
- Remaining Household Income: 33%
- Housing: 33%
- Transport: 25%

Housing & Transport Costs 2050 Draft Blueprint
- Remaining Household Income: 26%
- Housing: 26%
- Transport: 22%

Housing & Transport Costs 2050 Final Blueprint
- Remaining Household Income: 21%
- Housing: 24%
- Transport: 24%

Totals do not always sum to 100% due to rounding.
Commute Mode Choice: Draft vs. Final Blueprint

Commute Mode Choice 2015
- 10% Work from Home
- 5% Walk + Bike
- 13% Transit
- 71% Auto

Commute Mode Choice 2050 Draft Blueprint
- 14% Work from Home
- 8% Walk + Bike
- 20% Transit
- 58% Auto

Commute Mode Choice 2050 Final Blueprint
- 17% Work from Home
- 10% Walk + Bike
- 20% Transit
- 53% Auto

Baseline year telecommute data has been updated to better reflect both frequent and infrequent telecommuters working from home on a typical weekday. Totals do not always sum to 100% due to rounding.
GHG: Draft vs. Final Blueprint

Percent reduction in per-capita greenhouse gas emissions from cars and light-duty trucks compared to 2005 levels, with no improvements to fleet efficiency

**Previous Assumptions**

Previous CARB Target

-15% per-capita

**Updated Assumptions***

Plan Bay Area 2040

-15% per-capita

Plan Bay Area 2040

Draft Blueprint

Remaining Gap

-15%

-12%

Updated Assumptions*

Plan Bay Area 2040

Remaining Gap

-7%

Updated Assumptions

Final Blueprint

Up to -22%**

Final Blueprint

-19% per-capita

New Target

Up to -22%**

** = estimated GHG reductions could change as a result of CARB review process in 2021-22; CARB could request even more conservative assumptions re: strategy benefits

*** = impact from updated auto operating cost approximated based upon prior model runs for Plan Bay Area 2040 and Draft Blueprint; approved by CARB in October 2020
Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?

Expand Clean Vehicle Incentives
Increasing funding for clean vehicles helped to accelerate the region’s shift towards clean vehicles and reduce emissions at a faster rate than envisioned by CARB.

Expand Commute Trip Reduction Programs and Transportation Demand Management Initiatives
Strategies for major employers to incentivize sustainable commutes, combined with regional parking initiatives, enabled progress toward the target.

Expand Per-Mile Tolling and Allow a Greater Mix of Housing Densities & Types in Growth Areas
By doubling down on existing Draft Blueprint strategies as identified in the September action item, additional emission reductions were possible.
Final Blueprint: More Affordable than Draft

- Will Bay Area residents spend less on housing and transportation? Yes.
  - Housing cost burden declines significantly from 2015 levels, especially for those with the fewest means to afford Bay Area homes.

- Will the Bay Area produce and preserve more affordable housing? Yes.
  - Final Blueprint strategies to expand preservation and production of affordable units result in more than one-quarter of regional housing stock as deed-restricted affordable by 2050.

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<thead>
<tr>
<th></th>
<th>2015</th>
<th>Draft 2050</th>
<th>Final 2050</th>
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<tr>
<td>Share of average household income spent on housing + transportation</td>
<td>58%</td>
<td>48%</td>
<td>45%</td>
</tr>
<tr>
<td>Share of low-income household income spent on housing + transportation</td>
<td>113%</td>
<td>83%</td>
<td>58%</td>
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Will Bay Area residents be able to access their destinations more easily?
Yes, if using public transit.
- Access to destinations by public transit continue to grow, while means-based road pricing helps to manage congestion and provide reliable auto travel times.

Will Bay Area residents have a transportation system they can rely on?
Yes, especially for motorists.
- While freeway reliability improves due to Final Blueprint strategies, transit crowding remains an ongoing concern on select systems in the medium-to-long term.

Jobs accessible by transit in 45 minutes or less:
- **Average Bay Area resident**
  - **201K** in 2015
  - **389K** in **Draft 2050**
  - **427K** in **Final 2050**
- **Average resident in Community of Concern**
  - **131K** in 2015
  - **254K** in **Draft 2050**
  - **276K** in **Final 2050**
Final Blueprint: More *Diverse* than Draft

- Will Bay Area communities be more inclusive?
  To a limited degree, yes.
  - While Plan Bay Area 2050 makes some headway by focusing affordable housing in transit-rich, high-resource areas, RHNA is likely to go even further.

- Will Bay Area residents be able to stay in place?
  It depends.
  - While new strategies both expand protections for renters and generate much-needed affordable housing, some low-income residents may end up relocating to access these amenities.
Final Blueprint: **Healthier** than Draft

• Will Bay Area residents be healthier and safer?
  Yes.
  • Strategies to invest in parks and open space - focused in disinvested communities - provide more opportunities for recreation.

• Will the environment of the Bay Area be healthier and safer?
  Yes.
  • In addition to reduced GHG emissions for transportation, building modernization strategies create jobs, improve energy efficiency, and reduce water consumption.
Final Blueprint: Resilience Highlights

One common question during the Blueprint planning process relates to how resilience is integrated into the Plan. **Plan Bay Area 2050** is the first comprehensive regional plan featuring multi-hazard strategies to reduce risks, paired with exclusion of unmitigated high-hazard risk areas from the Growth Geographies.

A suite of strategies works together to reduce wildfire risks in the Final Blueprint, including:

- Maintain Urban Growth Boundaries
- Protect and Manage High-Value Conservation Land
- Modernize Existing Residential Buildings

A single, unifying strategy focuses attention on adapting to sea level rise, protecting nearly all communities at risk from two feet of permanent inundation* plus 100,000 acres of marsh restoration.

* Per State guidance; less than 1% chance of greater inundation by year 2050.

Building retrofit strategies tackle seismic and drought deficiencies, with a focus on older residential structures and providing means-based subsidies to do so.
### Final Blueprint: More **Vibrant** than Draft

- **Will jobs and housing be more balanced?**
  - Yes.
  - Even more improvement in the intraregional jobs-housing balance in Final Blueprint help to reduce commute distances, especially for workers with low incomes.

- **Will the Bay Area economy thrive?**
  - Yes.
  - In addition to the robust long-term growth forecasted in the Draft Blueprint, business incubators and job training programs help support more middle-wage jobs in industrial lands across the Bay Area.

| Jobs-housing ratio for combined West & South Bay subregion | 1.8 | in 2015
|----------------------------------------------------------|-----|-------
|                                                          | 1.6 | in Draft 2050
|                                                          | 1.5 | in Final 2050

| Median commute distance for workers with low incomes (in miles) | 10 | in 2015
|---------------------------------------------------------------|----|-------
|                                                               | 12 | in Draft 2050
|                                                               | 9  | in Final 2050 |
December & January: Final Blueprint/RHNA Status

This Month:
- Release Final Blueprint Analysis (Outcomes & Growth Pattern)
- Release Draft RHNA Methodology
- Hold Webinars for Stakeholders, Public, and Local Elected Officials

Next Month:
- Recommend Final Blueprint for Approval as Preferred EIR Alternative
- Recommend Draft RHNA Methodology for Submission to HCD

Winter Office Hours Program:
Opportunity for local jurisdictions and other stakeholders to interact with staff and ask questions about Final Blueprint & Draft RHNA Methodology - available through mid-January. Sign up for a timeslot at planbayarea.org!
What’s Next?
Transitioning to the Final Phase of Plan Bay Area 2050
Winter: Final Phase Next Steps

**Implementation Plan**

- Hold small-group meetings to discuss potential implementation actions for each strategy
- Conduct public & stakeholder outreach to prioritize implementation actions
- Present update to committees & working groups in February on progress to date

**Plan Document (and Supplemental Reports)**

- Develop draft Plan Bay Area 2050 Document (*primary public-facing document*)
- Develop draft Plan Bay Area 2050 Supplemental Reports (*technical reports*)

**Environmental Impact Report (EIR)**

- Finalize EIR alternatives for analysis
- Conduct environmental analyses required under the California Environmental Quality Act (CEQA) for Preferred Alternative and reasonable range of alternatives
Winter/Spring: Public and Stakeholder Engagement

**Winter 2021**
Focus on Implementation Plan Development

- Ongoing small-group stakeholder meetings and CBO focus groups to discuss potential implementation actions
- Online survey & text-based service (for those without internet access) to prioritize strategies to advance/implement first

**Spring 2021**
Focus on Draft Implementation Plan, Draft Plan Document, and Draft EIR Release

- Videos, podcasts, and/or webinars in multiple languages
- Virtual public meetings & digital webinars with partners to learn about the draft Plan
- Postcards, flyers, telephone comment line, and digital in-language promotion
- Virtual scavenger hunt (for youth & young-at-heart)
Seeking Action in January: Preferred Alternative

Plan Bay Area 2050
Final Blueprint

Staff Recommendation: Advance as Preferred EIR Alternative

Environmental Impact Report (EIR)

No Project Alternative as required by CEQA

Alternative #1 based upon comments received in scoping

Alternative #2 based upon comments received in scoping

Alternatives will be finalized this winter with a focus on reducing environmental impacts, as required by CEQA.
Questions?


Sign up for office hours: learn more from staff by scheduling an office hours appointment through mid-January.
Transitioning to Today’s RHNA Presentation…

Plan Bay Area 2050
Final Blueprint
Growth Pattern

35-Year Projections (2015 to 2050):
- Regional Scale: 1.5 million new homes
- County Scale
- Sub-County Scale

Regional Housing Needs Allocation
Draft Methodology

8-Year Need Estimates (2023 to 2031):
- Regional Scale: 441,000+ new homes
- Jurisdiction Scale

Baseline: 2050 Total Households by Jurisdiction

Allocation: 8-Year Housing Need by Income Level

Modified using: Factors & Weights