

PLAN BAY AREA 2050

# Final Blueprint: Outcomes & Growth Pattern

*Release Webinars*

*December 18, 2020 and January 5, 2021*

*MTC/ABAG Regional Planning Program*



# Long-Range Planning... for an Uncertain Future

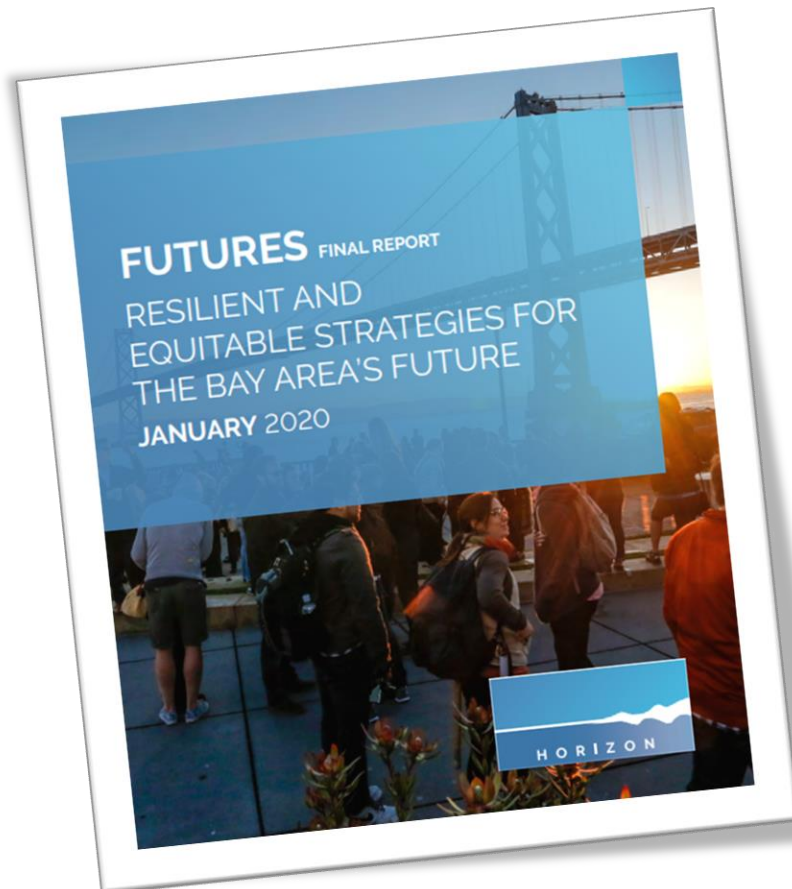
2018

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:**



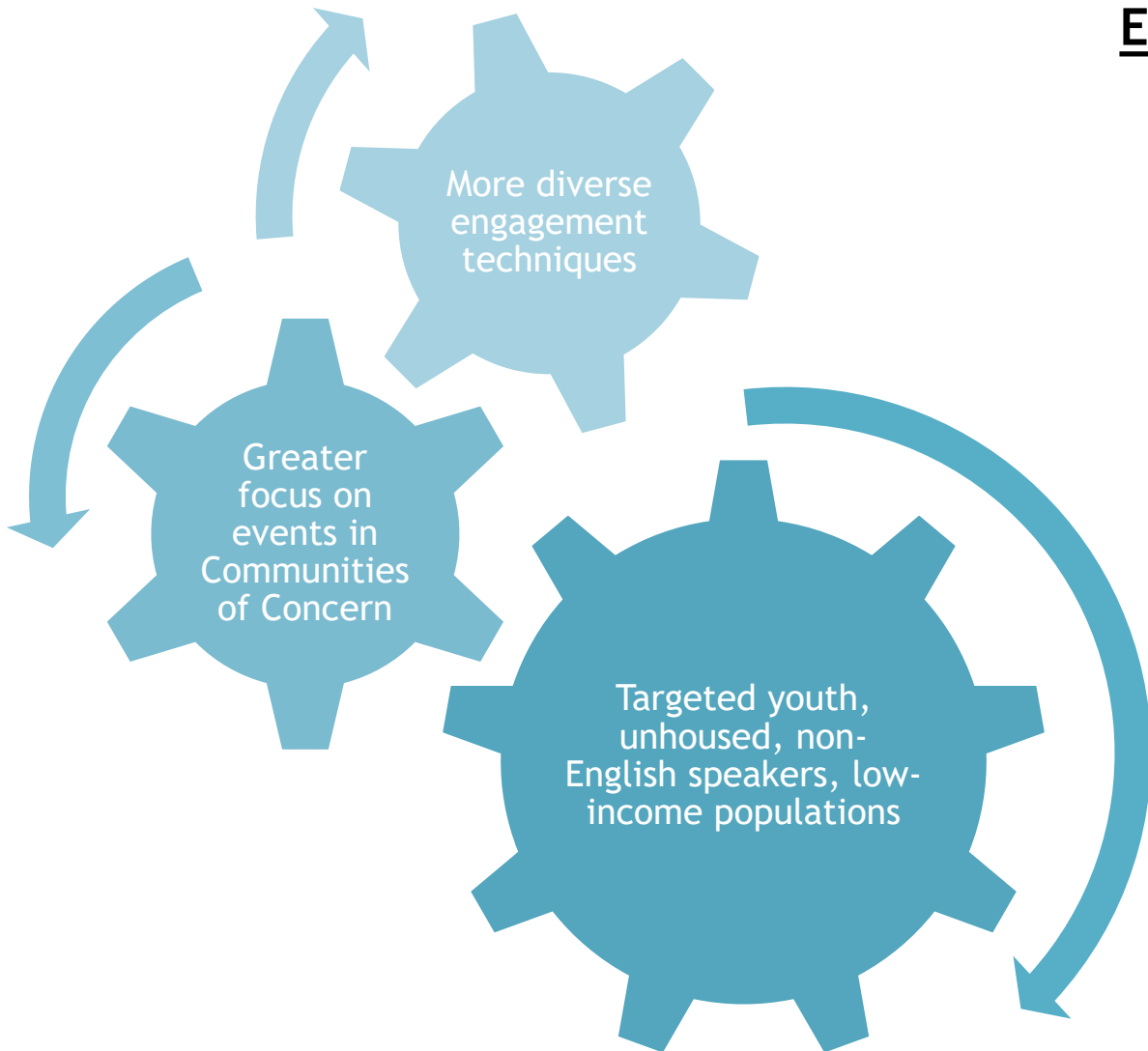
*Resilience*



*Equity*



# Long-Range Planning... Driven by Public Input



## Engagement to Date by the Numbers

**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

# Final Blueprint: Advancing the Plan Vision

*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

## Final Blueprint Strategies (Inputs to Modeling Process)



Maintain and Optimize the Existing System



Create Healthy and Safe Streets



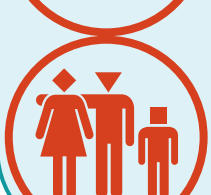
Build a Next-Generation Transit Network



Protect and Preserve Affordable Housing



Spur Housing Production at All Income Levels



Create Inclusive Communities



Improve Economic Mobility



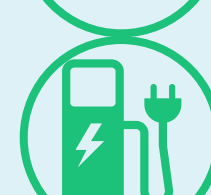
Shift the Location of Jobs



Reduce Risks from Hazards



Expand Access to Parks and Open Space



Reduce Climate Emissions

Housing Strategies – Cost: \$468 Billion			
	Protect and Preserve Affordable Housing	Further Strengthen Renter 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 \$500 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, primarily in historically disinvested communities.	\$5 BILLION
	Invest in High-Speed Internet in Underserved Low-Income Communities	Provide direct subsidies and a new business, as well as job training programs. Provide direct subsidies and a new business, as well as job training programs.	\$10 BILLION
	Shift the Location of Jobs	Invest in High-Speed Internet in Underserved Low-Income Communities. Provide direct subsidies and a new business, as well as job training programs.	N/A
	Allow Greater Commercial Densities in Growth Geographies	Allow greater densities for new commercial development in select Priority Development Areas and select Transit-Rich Areas to encourage more jobs to locate near public transit.	\$10 BILLION
	Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit	Provide direct subsidies and a new business, as well as job training programs.	\$4 BILLION
	Retain Key Industrial Lands through Establishment of Priority Production Areas	Implement local land-use policies to protect key industrial lands identified as Priority Production Areas, while funding key infrastructure improvements in these areas.	N/A

Learn more about each of the 35 adopted strategies at [planbayarea.org](https://planbayarea.org), including the revised Strategy EN7.



# Adopted This Fall: Growth Forecast & 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)**



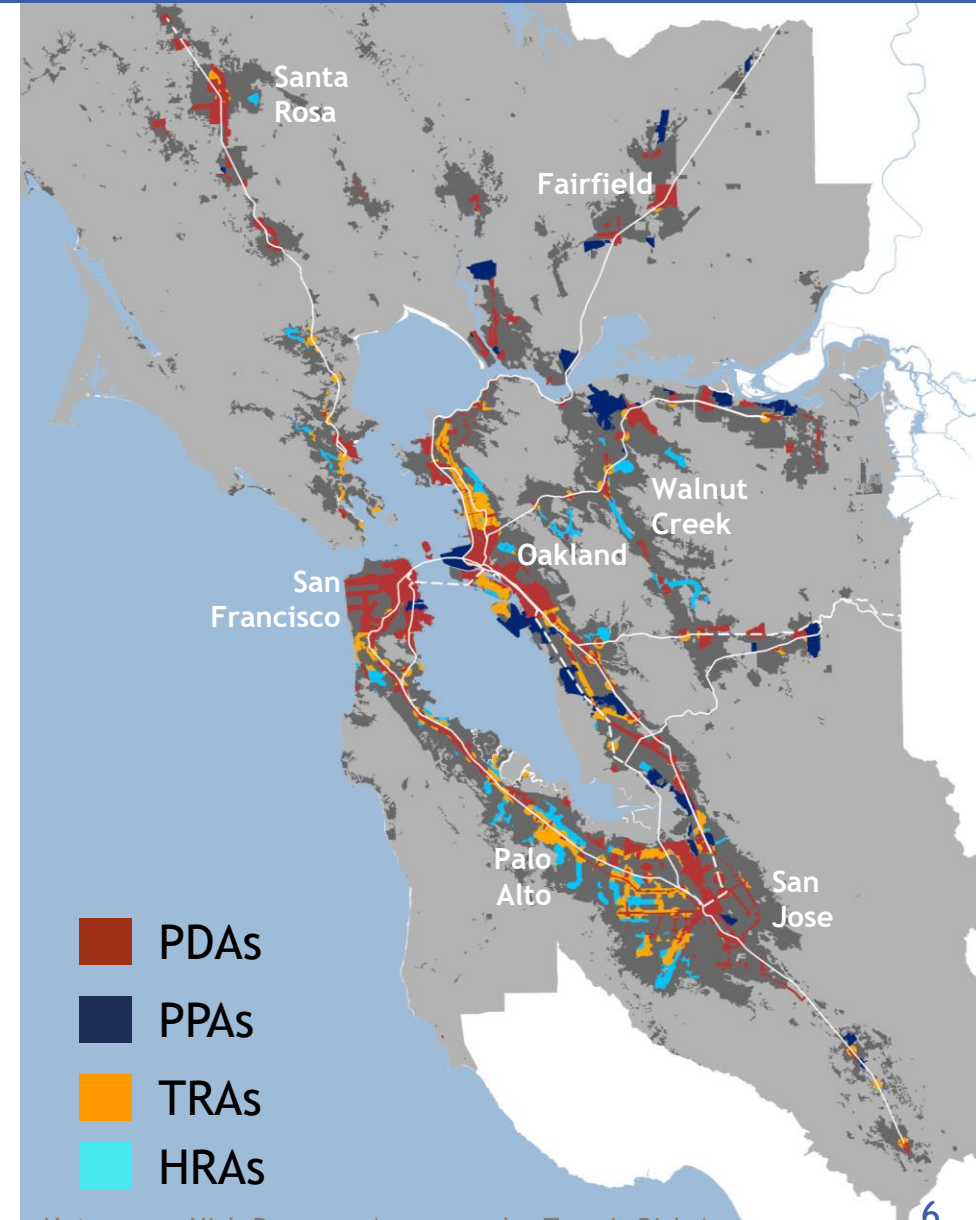
**Priority Production  
Areas (PPAs)**



**Transit-Rich Areas  
(TRAs)**



**High-Resource  
Areas (HRAs)**

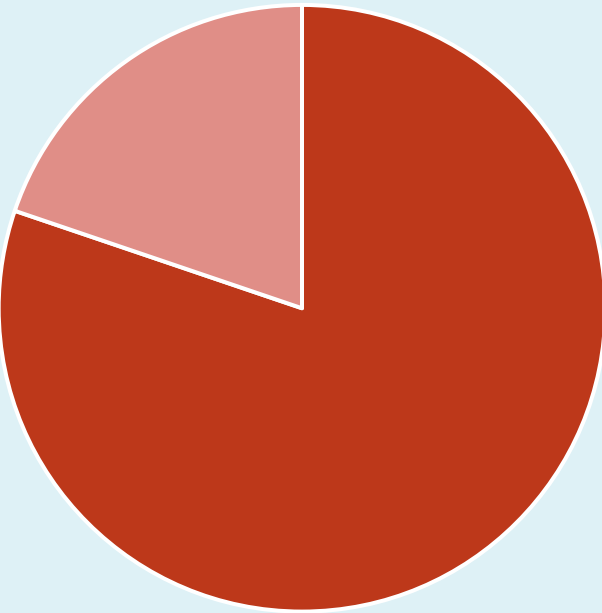


Note: some High-Resource Areas are also Transit-Rich Areas

# Adopted This Fall: Revenues & Expenditures

## Transportation Element

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

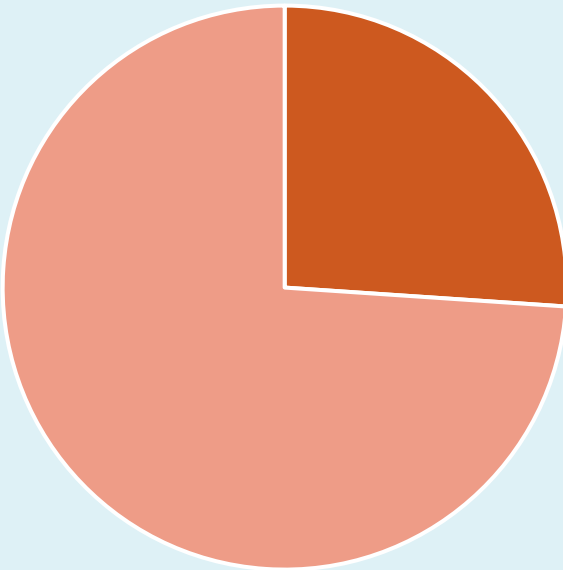


■ Existing Revenues ■ New Revenues

**Note:** \$12 billion in existing transportation funding is shown in Environment Element for climate & sea level rise strategies.

## Housing Element

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

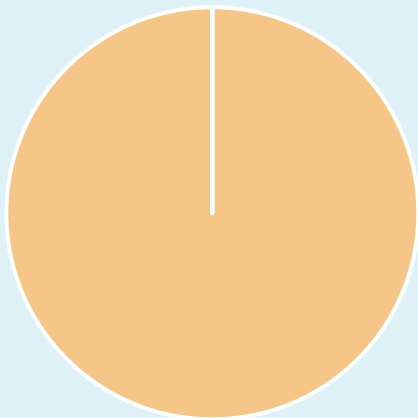


■ Existing Revenues ■ New Revenues

**Note:** new housing revenues could come from a mix of federal, state, regional, or local sources.

## Economy Element

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

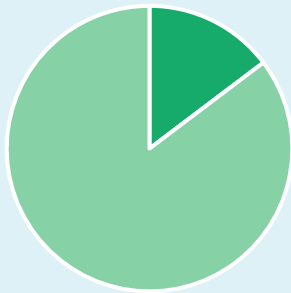


■ Existing Revenues ■ New Revenues

**Note:** as Needs & Revenue data is unavailable for economic development, existing funding is underrepresented.

## Environment Element

**\$15 billion** in existing funding  
**\$87 billion** in new revenues

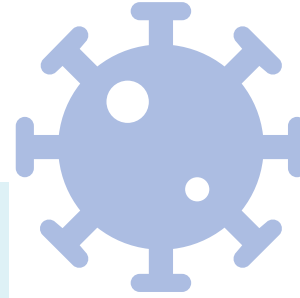


■ Existing Revenues ■ New Revenues

**Note:** as Needs & Revenue data is unavailable for parks & conservation, existing funding is underrepresented.

# Final Blueprint: Preparing for a Post-COVID Future

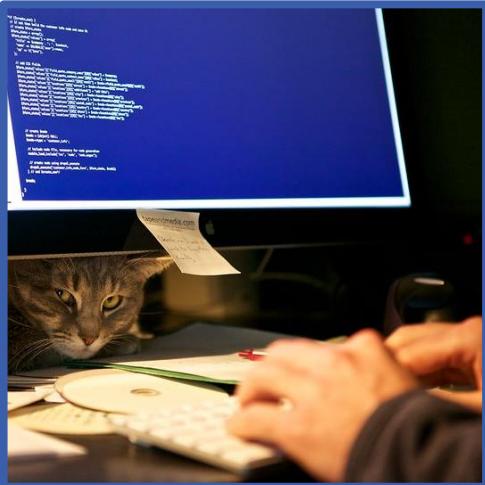
*While the future remains quite uncertain, the emergence of the pandemic this spring gave us time to integrate some of its critical near- and medium-term impacts into the Final Blueprint.*



**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...)*



# Final Blueprint: Builds Upon July's Draft Blueprint

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**

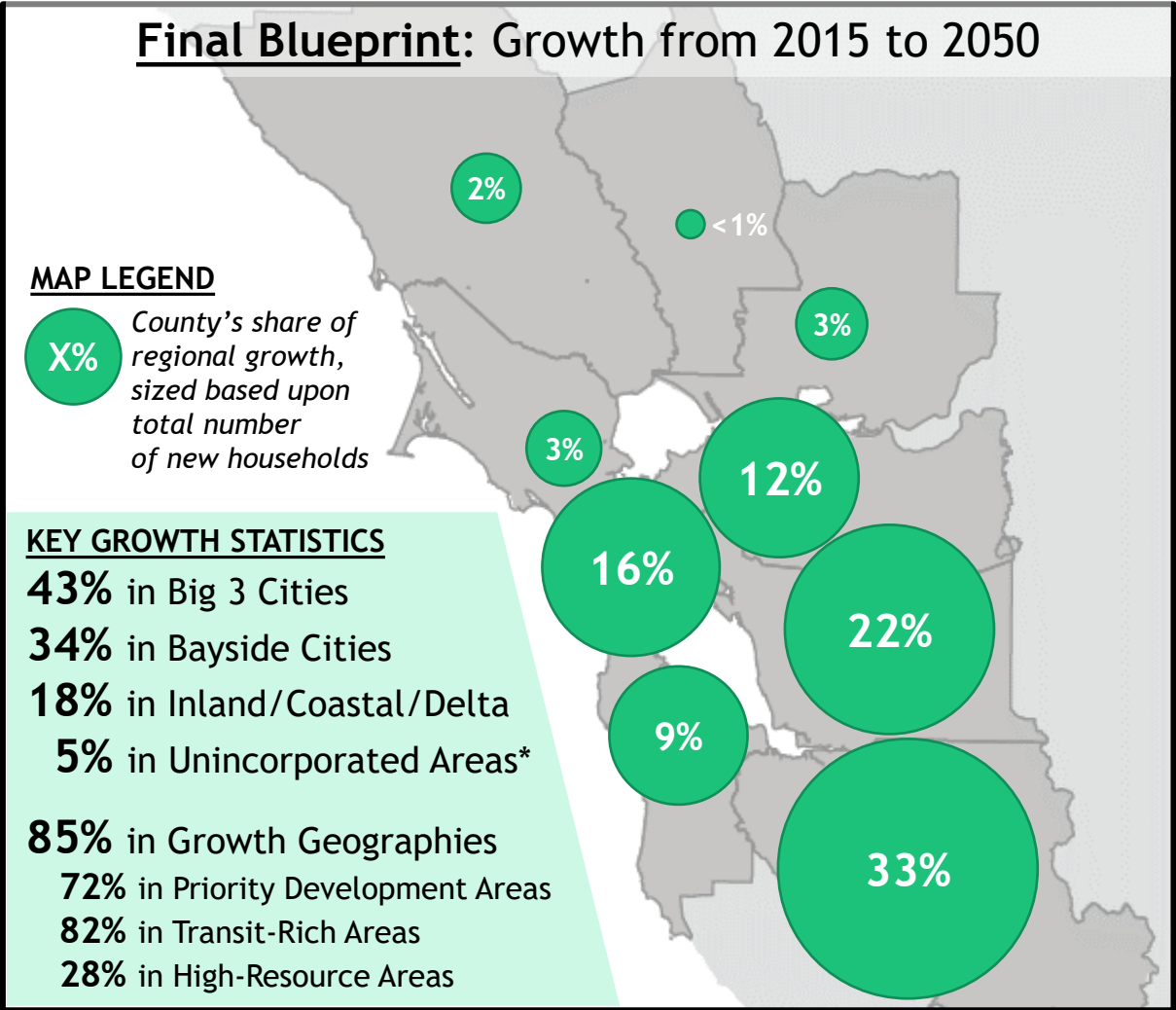
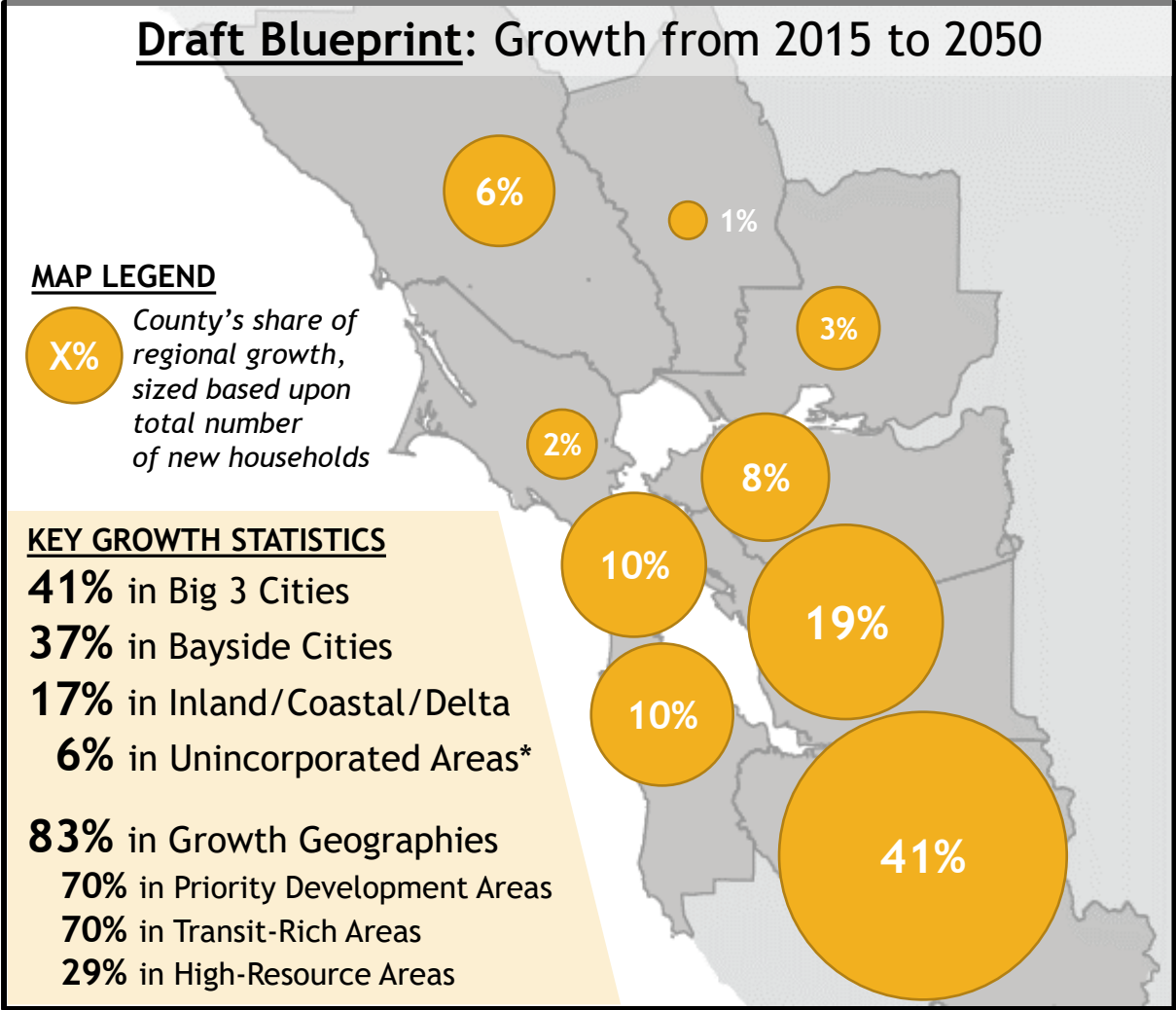
New revenues required to advance Plan **forecasted to support, not inhibit, future economic growth**



Fremont (Image Source: Flickr, Creative Commons)



# Household Growth: Draft vs. Final Blueprint



\* 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.



# Household Growth: Draft vs. Final Blueprint

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

### MAP LEGEND

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

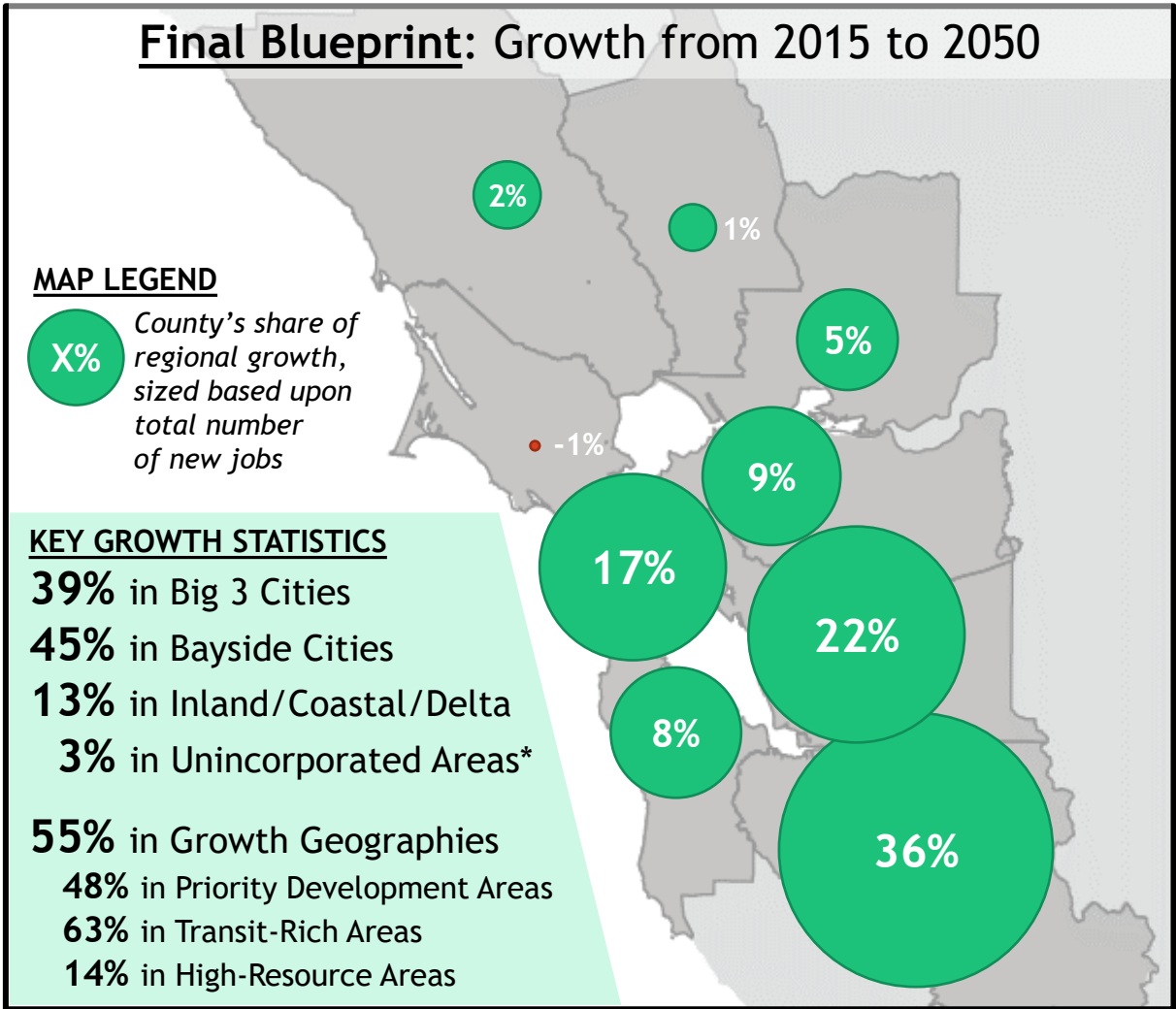
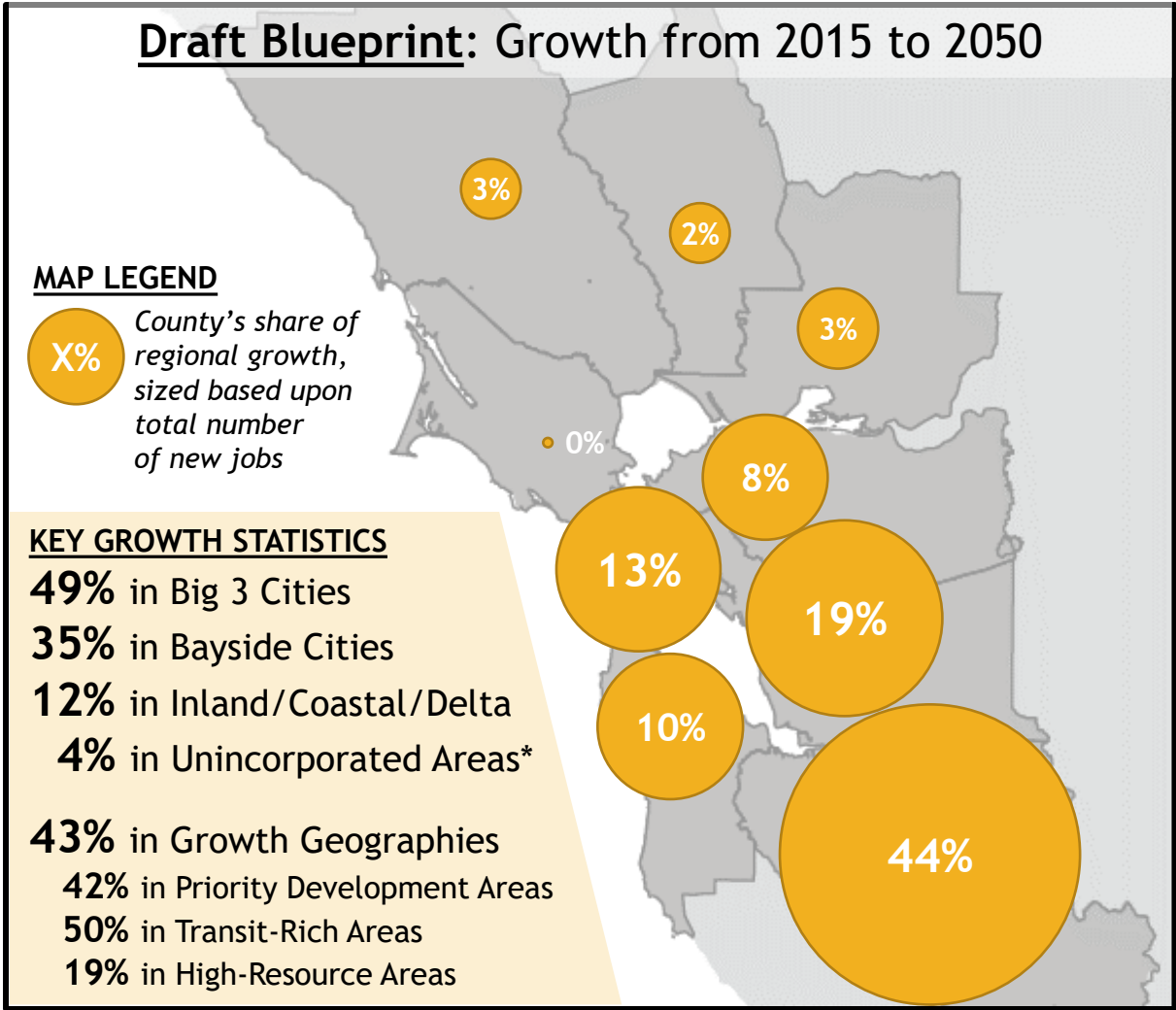
### KEY GROWTH STATISTICS

**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).

Totals do not always sum to 100% due to rounding.

# Job Growth: Draft vs. Final Blueprint



\* 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.

# Job Growth: Draft vs. Final Blueprint

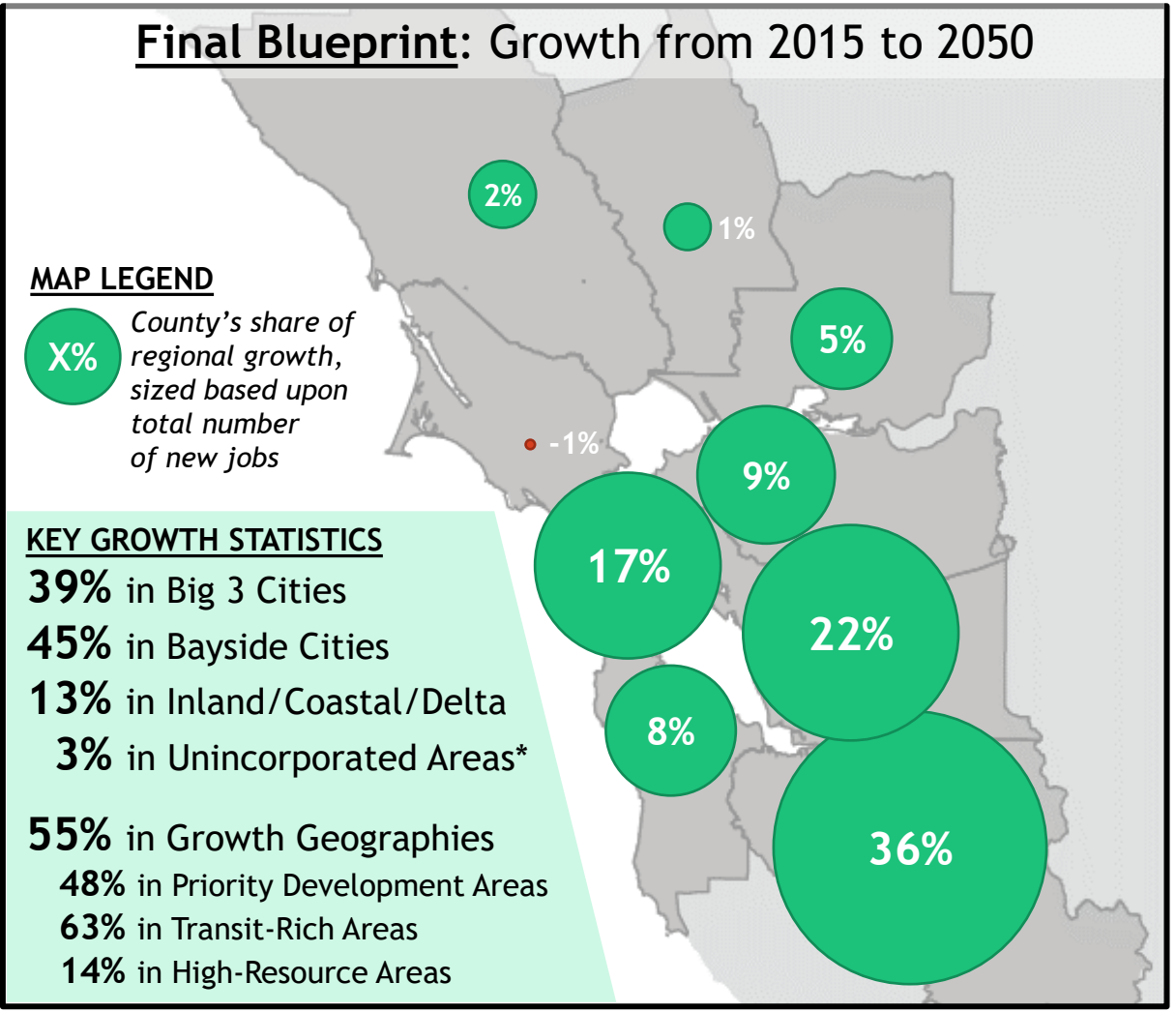
Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?



**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.*

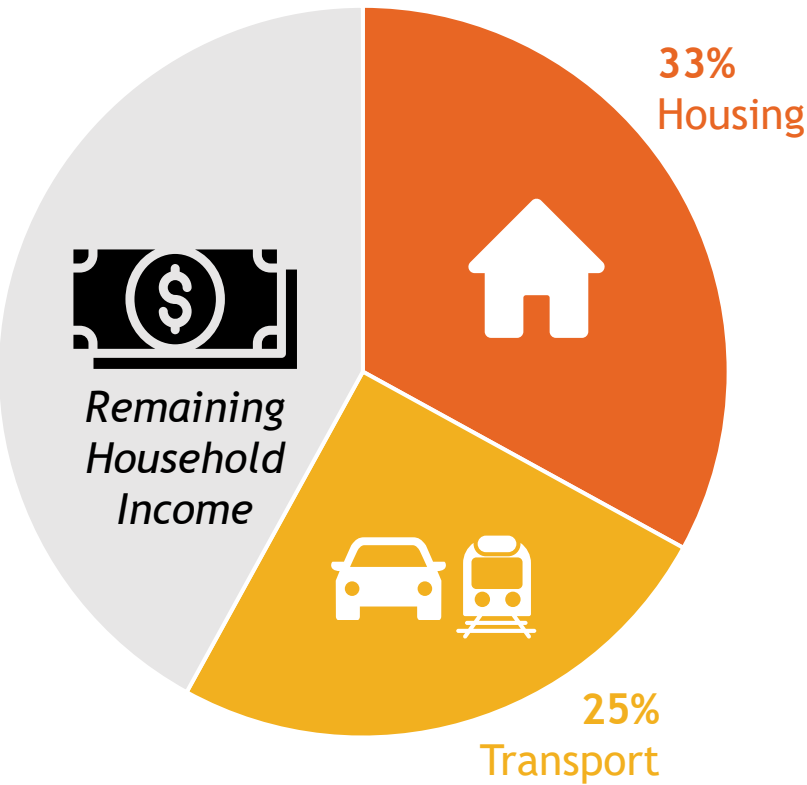


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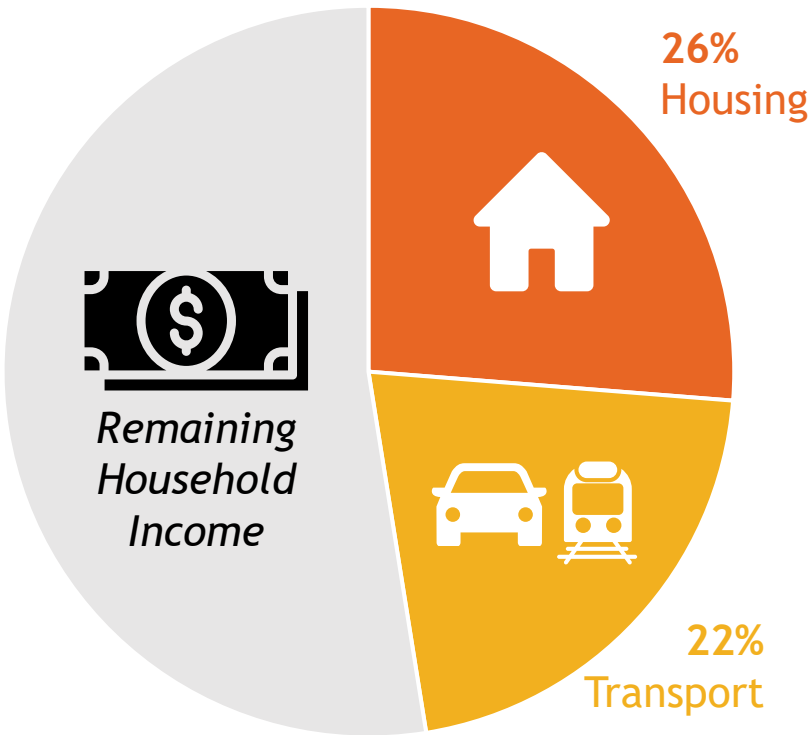


# Affordability: Draft vs. Final Blueprint

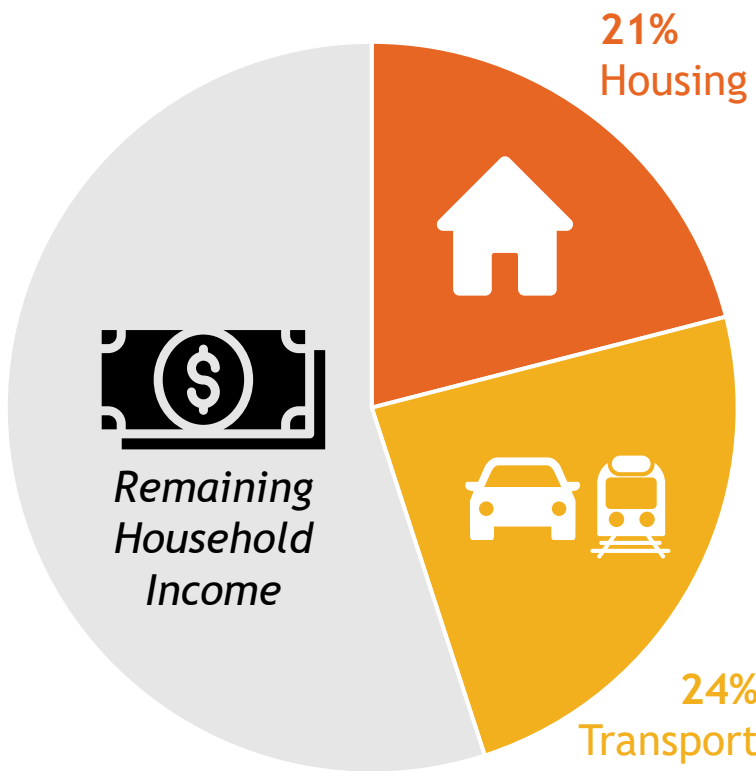
Housing & Transport Costs  
2015



Housing & Transport Costs  
2050 Draft Blueprint



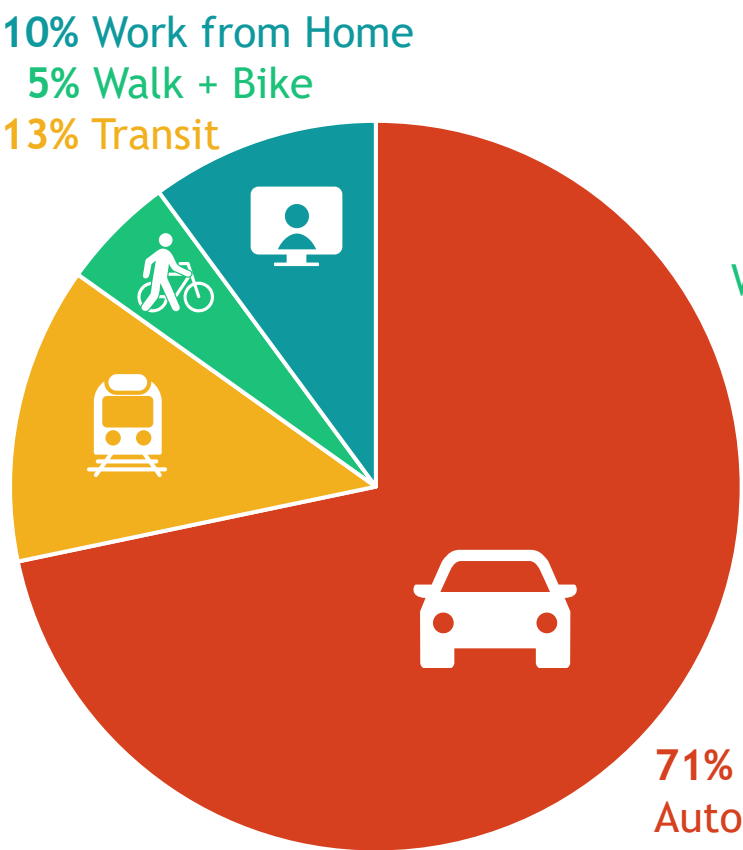
Housing & Transport Costs  
2050 Final Blueprint



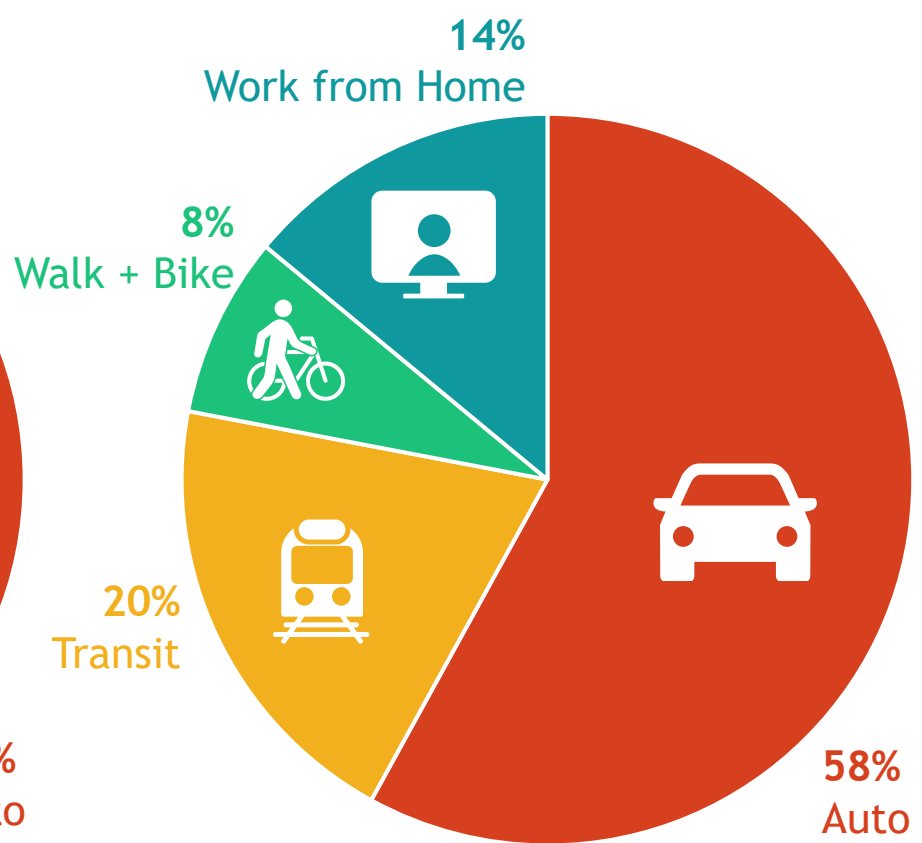
Totals do not always sum to 100% due to rounding.

# Commute Mode Choice: Draft vs. Final Blueprint

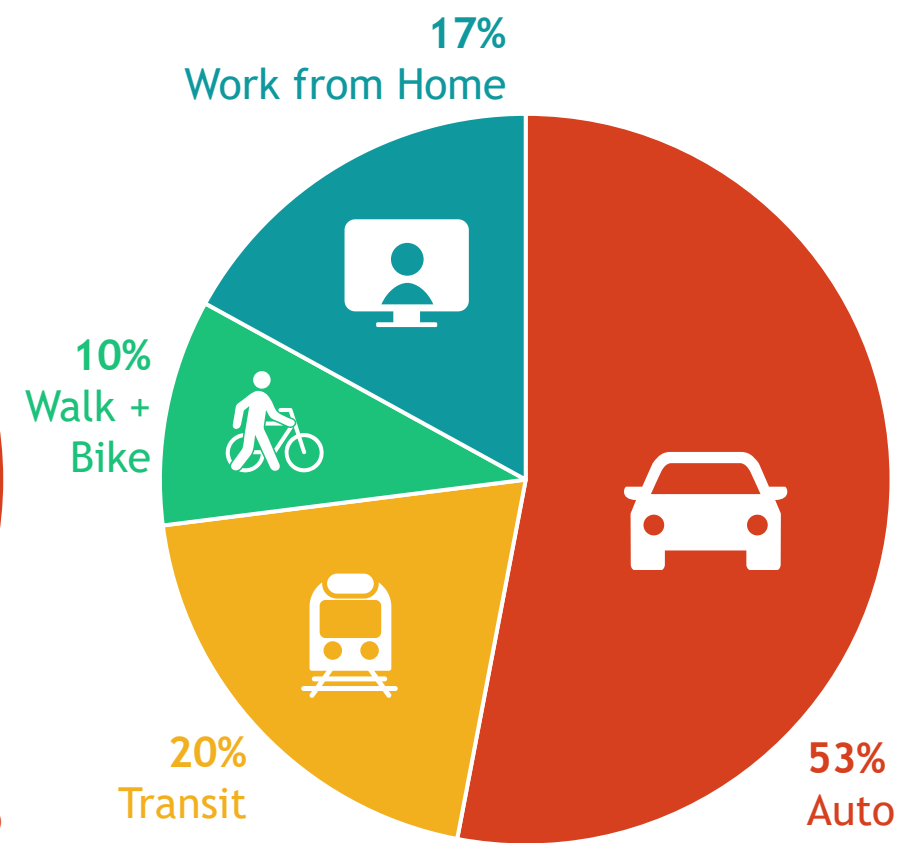
Commute Mode Choice  
2015



Commute Mode Choice  
2050 Draft Blueprint



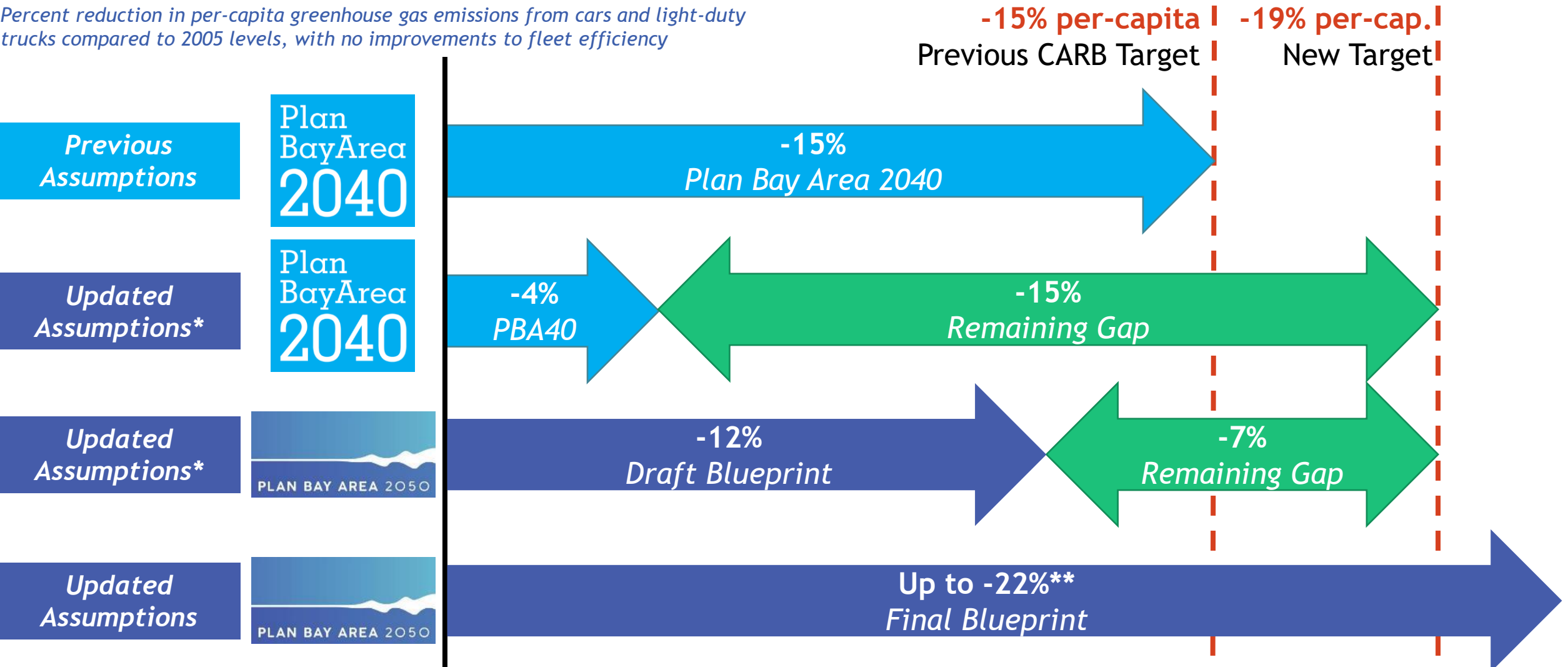
Commute Mode Choice  
2050 Final Blueprint



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



\* = 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

\*\* = 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





# GHG: Draft vs. Final Blueprint

## 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.*



Marin Headlands (Image Source: Flickr, Creative Commons)

# 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.

Share of <u>average</u> household income spent on housing + transportation	58%	in <u>2015</u>
	48%	in <u>Draft 2050</u>
	45%	in <u>Final 2050</u>

Share of <u>low-income</u> household income spent on housing + transportation	113%	in <u>2015</u>
	83%	in <u>Draft 2050</u>
	58%	in <u>Final 2050</u>

# Final Blueprint: More Connected than Draft



- 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.

<i>Jobs accessible by transit in 45 minutes or less (<u>average Bay Area resident</u>)</i>	131k	in <u>2015</u>
	254k	in <u>Draft 2050</u>
	276k	in <u>Final 2050</u>

<i>Jobs accessible by transit in 45 minutes or less (<u>average resident in Community of Concern</u>)</i>	201k	in <u>2015</u>
	389k	in <u>Draft 2050</u>
	427k	in <u>Final 2050</u>



# 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.

Share of low-income households in High-Resource Areas	20%	in <u>2015</u>
	22%	in <u>Draft 2050</u>
	24%	in <u>Final 2050</u>

Share of Growth Geography tracts at risk of displacement	42%	17%
	<u>Draft</u>	<u>Final</u>
Share of Communities of Concern tracts at risk of displacement	42%	40%
	<u>Draft</u>	<u>Final</u>

# 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.

Acres of urban parks per 1,000 residents ( <u>regionwide</u> )	1.7	in <u>2015</u>
	1.7	in <u>Draft 2050</u>
	2.1	in <u>Final 2050</u>

Acres of urban parks per 1,000 residents ( <u>Communities of Concern</u> )	1.4	in <u>2015</u>
	1.4	in <u>Draft 2050</u>
	2.3	in <u>Final 2050</u>

# 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.**



Source: Southern Marin Fire Protection District

**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.

<i>Jobs-housing ratio for combined West &amp; South Bay subregion</i>	<b>1.8</b>	in <u>2015</u>
	<b>1.6</b>	in <u>Draft 2050</u>
	<b>1.5</b>	in <u>Final 2050</u>

<i>Median commute distance for workers with low incomes (in miles)</i>	<b>10</b>	in <u>2015</u>
	<b>12</b>	in <u>Draft 2050</u>
	<b>9</b>	in <u>Final 2050</u>



# 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](http://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

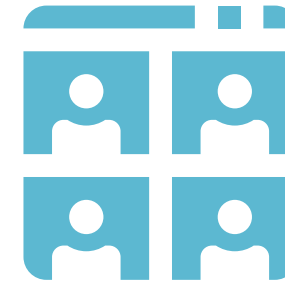


Online survey & text-based service (for those without internet access) to prioritize strategies to advance/implement first

**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)

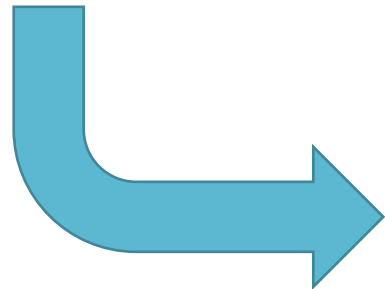


# Seeking Action in January: Preferred Alternative

**Plan Bay Area 2050**  
*Final Blueprint*



**Staff Recommendation:**  
*Advance as Preferred  
EIR Alternative*



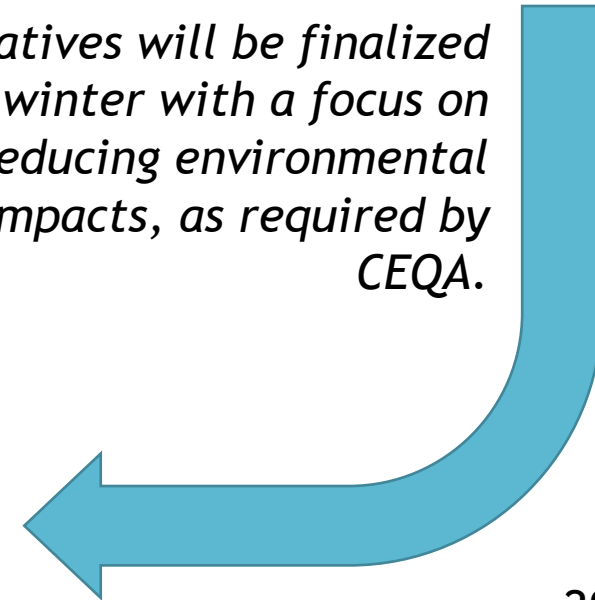
**Environmental  
Impact Report  
(EIR)**

**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?

Learn more: go to  
<https://www.planbayarea.org/2050-plan/final-blueprint/plan-bay-area-2050-final-blueprint-documents>.

**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

*Modified  
using:*  
**Factors  
& Weights**

**Allocation:**  
8-Year  
Housing  
Need by  
Income Level