



PLAN BAY AREA 2050

Draft Plan Bay Area 2050

*Highlights of the Long-Range Regional Plan &
Next Steps Toward Implementation*

North Bay Virtual Public Workshop — June 30, 2021



PLAN BAY AREA 2050



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Welcome!

We look forward to sharing the Draft Plan Bay Area 2050, which encompasses over three years of meticulous technical work and robust engagement with our partners and residents from throughout the San Francisco Bay Area.

We want to hear your thoughts on the draft plan!

We Stand in Solidarity

PLAN BAY AREA 2050

MTC and ABAG continue to stand with those calling for systemic change. It is past time to break down barriers that reduce opportunity for Black, Indigenous and people of color and undermine our shared prosperity.

www.mtc.ca.gov/equityplatform



Overview of Today's Workshop

Introduction & Welcome (5 minutes)

Plan Bay Area 2050 Overview + Q & A (25 minutes)

Draft Plan Strategies and Local Focus (20 minutes)

Q & A (30 minutes)

How to Comment and What's Next (10 minutes)



Logistics for Today's Event

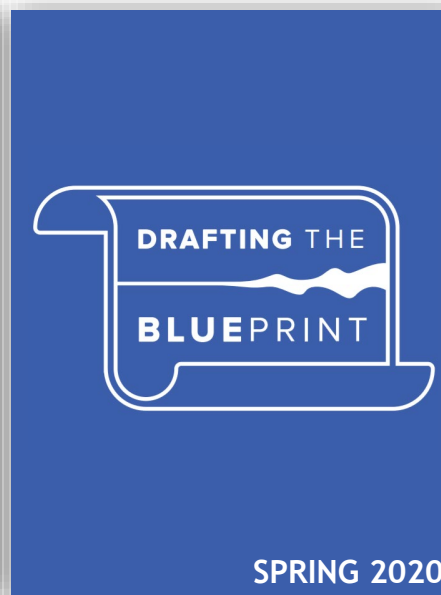
- ✓ Everyone will be muted during the workshop.
- ✓ Questions and comments can be entered via the Q&A box.
- ✓ If you are calling in, we will call on you toward the end of the Q&A period, and you can unmute yourself.
- ✓ Profanity and culturally insensitive language will not be tolerated.



Long-Range Planning... From 2018 to Today

Kicked off in early 2018, Horizon and Plan Bay Area 2050 focused on planning for an uncertain future, while advancing more equitable outcomes for all residents.

Adoption of the Final Plan — slated for fall 2021 — will be the final step in a four-year planning process that engaged tens of thousands of Bay Area residents.



HORIZON

Futures Planning
Perspective Papers
Project Performance

PLAN BAY AREA 2050

Draft Blueprint & Final Blueprint
Plan Document & Implementation Plan
Environmental Impact Report (EIR)



Long-Range Planning... Driven by Public Input



Engagement to Date by the Numbers

- 140+** **public meetings** featuring discussion of Horizon & Plan Bay Area 2050
- 140+** **public events** including in-person & virtual workshops, pop-up events, and focus groups
- 60+** **stakeholder events** including RAWG and REWG meetings, workshops and webinars
- 220,000+** **public and stakeholder comments** received to date
- 19,000+** **participants in planning process** to date

Long-Range Planning... For a Better Bay Area

WHAT IS THE PLAN?

Plan Bay Area 2050 is the long-range plan charting the course of 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

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)**



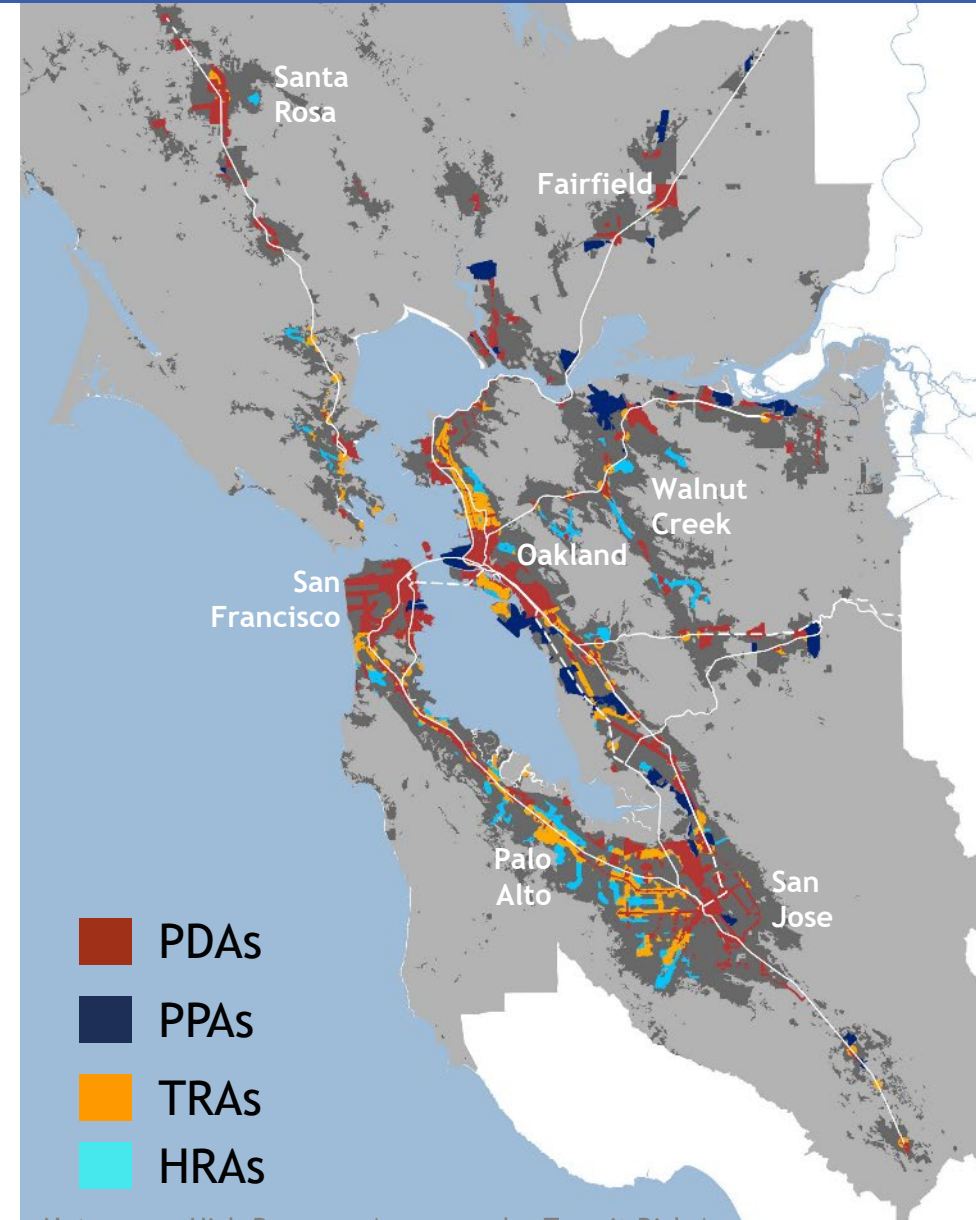
**Priority Production
Areas (PPAs)**



**Transit-Rich Areas
(TRAs)**



**High-Resource
Areas (HRAs)**



■ PDAs
■ PPAs
■ TRAs
■ 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 35 Adopted Strategies



Improve Economic Mobility



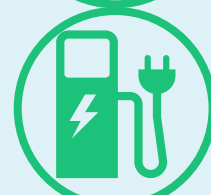
Shift the Location of Jobs



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 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
Spur Housing Production at All Income Levels	Preserve Existing Affordable Housing. Acquire homes currently affordable to low- and middle-income residents for preservation as permanently deed-restricted affordable housing.	\$237 BILLION
	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 unsheltered 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 Mills 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 a new business, 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 new 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 subsidies 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 land-use 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.

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

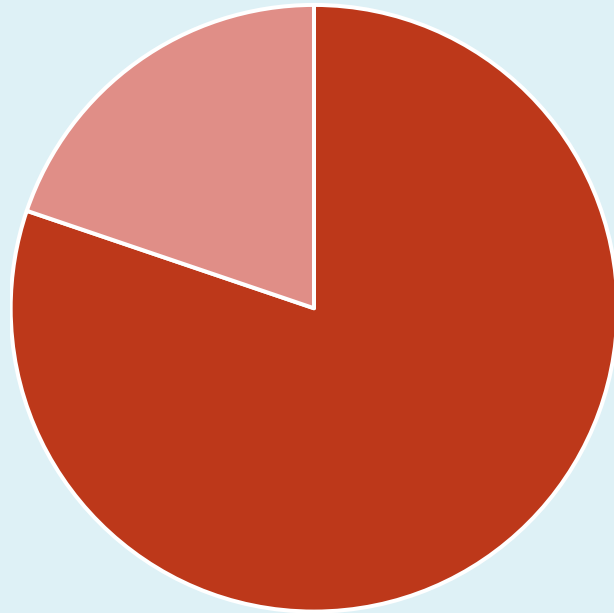
Strategies include:

- Invest in High-Speed Internet in Underserved Low-Income Communities

Plan Bay Area 2050: Revenues & Expenditures

Transportation Element

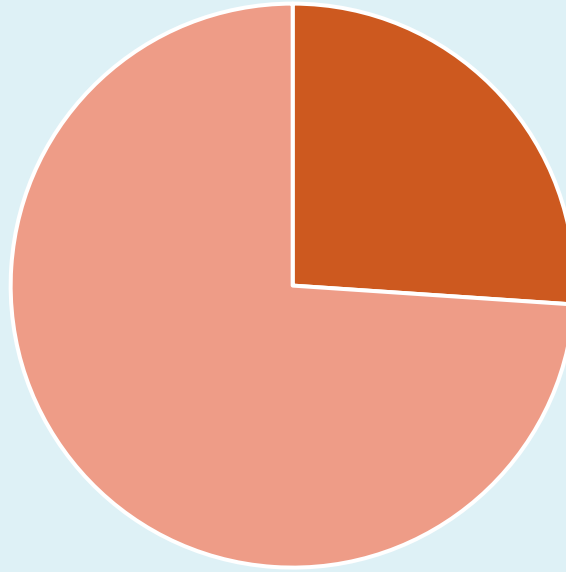
\$469 billion in existing funding
\$110 billion in new revenues



■ Existing Revenues ■ New Revenues

Housing Element

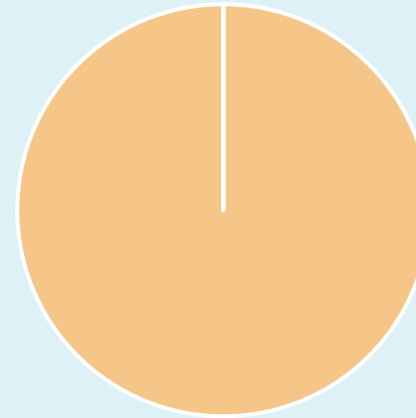
\$122 billion in existing funding
\$346 billion in new revenues



■ Existing Revenues ■ New Revenues

Economy Element

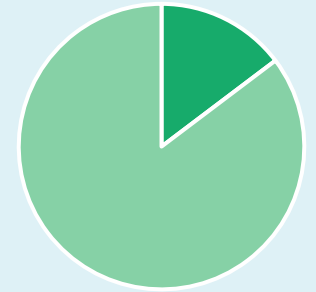
N/A in existing funding
\$234 billion in new revenues



■ 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

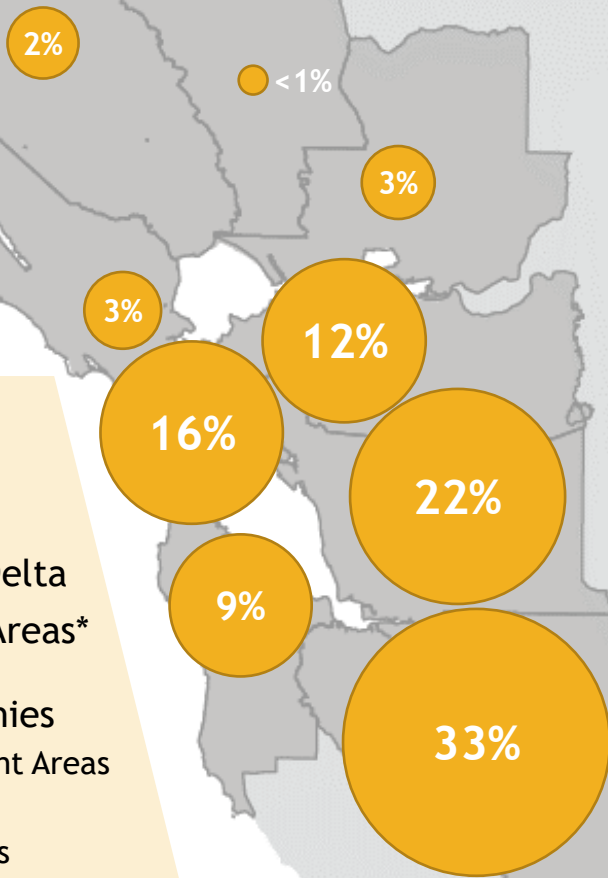
MAP LEGEND

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

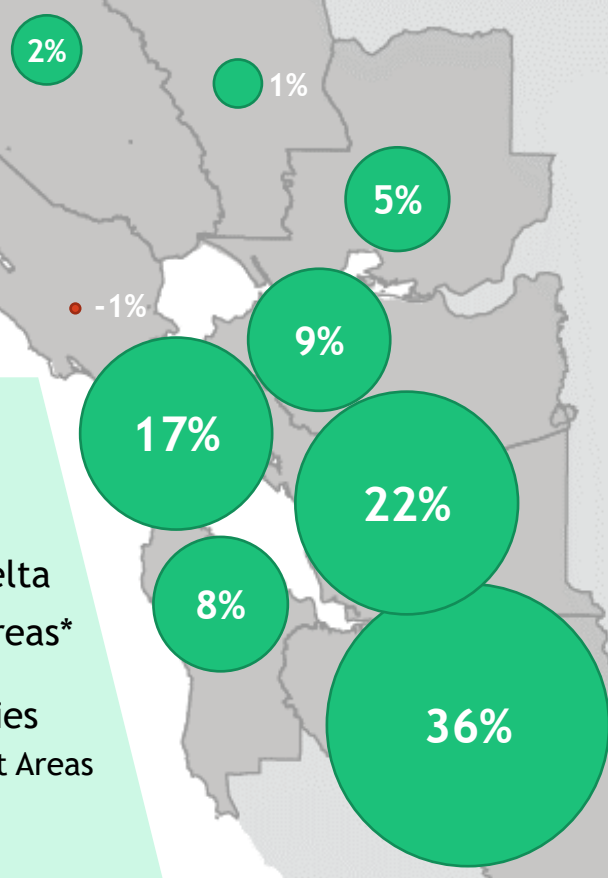
MAP LEGEND

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.

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



Questions?



PLAN BAY AREA 2050

Local Spotlight on Key Strategies

Creating Affordable Housing: What did we hear?



Comments received...

“Actually have “housing-rich communities” by building a lot more housing.”

“Disincentivize corporate and individual landlords and incentivize first time homebuyers to transition rental housing to home ownership.”

“Increase funding for preservation of existing affordable housing.”

“Build more, denser housing, affordable or not, to increase housing supply and help lower prices.”



...shaped the Plan’s strategies!

- ✓ **Preserve Existing Affordable Housing**
Acquire homes currently affordable to low- and middle-income residents for preservation as permanently deed-restricted affordable housing.
- ✓ **Build Adequate Affordable Housing to Ensure Homes for All**
Construct enough deed-restricted affordable homes to fill the existing gap in housing for the unhoused community and to meet the needs of low-income households.
- ✓ **Integrate Affordable Housing into All Major Housing Projects**
Require a baseline of 10-20% of new market-rate housing developments of five units or more to be affordable to low-income households.



Local Focus on Marin, Napa, Solano and Sonoma Counties



Create new permanently-affordable housing opportunities for lower-income Bay Area residents in communities through the North Bay, with a particular emphasis on High-Resource and Transit-Rich Areas.



Transform public lands, such as SMART and Capitol Corridor station parking lots, into mixed-income affordable housing developments.

Near-Term Implementation Actions:

- ☐ Seek new revenues for affordable housing preservation and production and explore better coordination of existing funding streams.
- ☐ Launch pilot projects through the Bay Area Housing Finance Authority, including the Regional Affordable Housing Application Platform and the Affordable Housing Pipeline Database.
- ☐ Partner with local jurisdictions and other stakeholders to develop and roll out a regional homelessness prevention system.

Optimizing Transit: What did we hear?



Comments received...

“We need to implement the ‘Seamless Bay Area’ strategy – getting a true Metropolitan Transit Authority that can control routes through the whole region.”

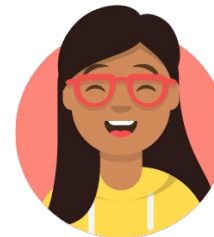
“Provide high frequency, clean transit in all dense areas – so people don't see a need to drive.”

“Regional fare coordination with one regional tariff & branding. Having two dozen agencies with differing policies, fares, schedules is nuts. Europe urban areas have all done this decades ago!”

“Increase the reliability and convenience of public transit.”

...shaped the Plan's strategies!

- ✓ **Enable a Seamless Mobility Experience**
Increase the viability and attractiveness of non-single occupancy vehicle travel, including transit, shared TNC (e.g., Uber), walking and biking.
- ✓ **Reform Regional Fare Policy**
Streamline fare structures across the region's 27 transit operators and replace existing operator-specific discount fare programs.





Local Focus on Marin, Napa, Solano and Sonoma Counties



Transform key stations — such as San Rafael SMART Station, Downtown Santa Rosa SMART Station, and Vallejo Ferry Terminal — into timed-transfer hubs with easy connections between local and regional transit lines.



Make first- and last-mile services more viable by pivoting away from operator-specific transit fares while boosting ridership on the existing SMART system and on longer-distance express bus services.

Near-Term Implementation Actions:

- ☐ Implement the transit coordination, mapping/wayfinding, and fare coordination recommendations of the Blue Ribbon Transit Recovery Task Force.
- ☐ Implement the customer-centric fare payment and integration recommendations of the Fare Integration Task Force.
- ☐ Deploy the Clipper Mobile app, next-generation Clipper and regional transit mapping/wayfinding to improve seamless integration of the network.

Managing Traffic Congestion: What did we hear?



Comments received...

“Implement tolling or road tax or congestion charge and use the funds to build transit and pedestrian-friendly streets, not just for commuting but for everyday life.”

“Road use charges are highly cost effective. Should be piloted ASAP and scaled up as a "contingency" if GHG goals are not being met.”

“Add express lanes but don't widen highways.”

“More express bus routes to more destinations. Enable people to live where they work.”

...shaped the Plan's strategies!

- ✓ **Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives**
Apply a per-mile charge on auto travel on select congested freeway corridors where transit alternatives exist.
- ✓ **Build an Integrated Regional Express Lane and Express Bus Network**
Complete the buildout of the Express Lanes network, providing an uncongested freeway lane for buses, carpoolers, and toll-paying single- or zero-occupant vehicles.





Local Focus on Marin, Napa, Solano and Sonoma Counties



Complete Express Lanes projects on the I-80 corridor, as well as carpool lanes in the Marin-Sonoma Narrows, as a near-term implementation action to provide users an alternative to congestion.



Implement all-lane tolling in the medium-to-long term on freeways paralleling SMART and Link21, while also investing in improved express bus frequencies along I-80 and US-101 to provide faster alternatives to driving.

Near-Term Implementation Actions:

- ☐ Identify strategies to equitably advance roadway pricing through deep engagement with key partners, stakeholders and the public.
- ☐ Identify additional high-performing Express Bus corridors in partnership with counties and transit operators.
- ☐ Advocate for changes to state law and federal regulations to allow pilot conversions to priced facilities.

Improving Climate Resilience: What did we hear?



Comments received...

“Is future wildfire risk in the region (especially Marin) and smoke harm addressed?”

“We should have laws and regulations in place where there is no new development in areas that will be affected by rising seas.”

“Why isn't the approach to remove development buildings from low lying areas...so that it's less expensive in the future once sea level rises 10, 20, 30, 40, or 50 feet higher than it is now?”

“Change building code to be off the grid, because of fires.”

...shaped the Plan's strategies!

- ✓ **Adapt to Sea Level Rise**
Protect shoreline communities and key transportation infrastructure affected by sea level rise, prioritizing low-cost, high-benefit solutions and providing additional support to vulnerable populations.
- ✓ **Provide Means-Based Financial Support to Retrofit Existing Residential Buildings (Energy, Water, Seismic, Fire)**
Adopt building ordinances and incentivize retrofits to bring existing buildings up to higher seismic, wildfire, water and energy standards, providing means-based subsidies to offset costs.





Local Focus on Marin, Napa, Solano and Sonoma Counties



Protect frontline communities needing critical protections from sea level rise by 2050, including the shorelines of San Rafael, Corte Madera, Vallejo, and more.



Fund marshland restoration projects and elevation of infrastructure along the SR-37 corridor to expand natural habitat while supporting climate resilience goals.



Bolster existing home hardening and defensible space programs with new revenue.

Near-Term Implementation Actions:

- ☐ Seek new revenues for full range of resilience needs.
- ☐ Advocate for legislative reforms to clarify roles and responsibilities for sea level rise adaptation planning, funding, and implementation.
- ☐ Compile detailed assessments for seismic, wildfire, water and energy needs, which will explore financial needs, key relevant initiatives, best practices, key stakeholders, and workforce and technology needs, among other areas.

Reducing Emissions: What did we hear?



Comments received...

“Electrify everything. Make sure low-income families have access to electric vehicles. All self-driving cars must be electric.”

“Encourage and leverage the direction for emerging modes and technologies to be shared and clean.”

“Increasing availability of electric charging stations, including a workable business model for chargers in apartments and condo buildings.”

“Telecommuting may eliminate traffic congestion, especially if we can get people back on transit.”



...shaped the Plan's strategies!

- ✓ **Expand Commute Trip Reduction Programs at Major Employers**
Set a sustainable commute target for major employers as part of an expanded Bay Area Commuter Benefits Program, with employers responsible for funding incentives and disincentives to shift auto commuters to any combination of telecommuting, transit, walking and/or bicycling.
- ✓ **Expand Clean Vehicle Initiatives**
Expand investments in clean vehicles, including more fuel-efficient vehicles and electric vehicle subsidies and chargers.
- ✓ **Expand Transportation Demand Management Initiatives**
Expand investments in programs like vanpools, bikeshare, carshare and parking fees to discourage solo driving.



Local Focus on Marin, Napa, Solano and Sonoma Counties



Expand successful electric vehicle programs — such as Sonoma Clean Power's EV subsidy & charger programs — more broadly throughout the North Bay.

Near-Term Implementation Actions:

- ☐ Seek legislative authority to expand existing Bay Area Commuter Benefits Program in partnership with Air District.
- ☐ Seek new revenues for climate, travel demand management, and electrification needs.
- ☐ Restructure MTC Climate Initiatives Program and operational TDM programs to ensure they can effectively scale over the next five years.



PLAN BAY AREA 2050

Questions?



PLAN BAY AREA 2050

What's Next?

What's Next: June & July 2021 Public Engagement



Previous Virtual Public Workshops

- *June 14 at 5 PM – South Bay Focus (Alameda & Contra Costa Counties)*
- *June 17 at 12 PM – South Bay Focus (Santa Clara County)*
- *June 28 at 5 PM – West Bay Focus (San Francisco & San Mateo Counties)*



Virtual Public Hearings on Draft Plan Bay Area 2050 & Draft EIR

- *June 11 at 9:30 AM (at Joint MTC Planning Committee with the ABAG Administrative Committee Meeting)*
- *June 22 at 5:30 PM*
- **July 7 at 1:30 PM**



Overview Videos
& Web Resources



Youth Workshop &
Video Challenge



Virtual Tribal
Summit

What's Next: Additional Opportunities to Comment

- **Online:**
 - planbayarea.org/learnmore
- **By email:**
 - Draft Plan Bay Area 2050, Implementation Plan and Supplemental Reports — info@planbayarea.org
 - Draft EIR: — eircomments@bayareametro.gov
- **By phone:**
 - (415) 778-2292
- **By mail:**
 - MTC Public Information
Attn: Draft Plan/Draft EIR Comments
375 Beale Street, Suite 800
San Francisco, CA, 94105
- **By fax:**
 - (415) 536-9800

**Comments must
be received by
5:00 PM on
Tuesday,
July 20, 2021**

What's Next: Path to Fall 2021 Adoption

June & July 2021

- Conduct Final Round of Public Engagement
- End of Public Comment Period on July 20

August & September 2021

- Report to Joint MTC Planning/ABAG Administrative Committee
- Integrate Feedback & Revisions into Final Plan Bay Area 2050

October 2021 (*tentative*)

- Release Final Plan Bay Area 2050, Implementation Plan and EIR
- Request Adoption at Joint MTC/ABAG Board Meeting

An aerial collage of Marin County, California, featuring various landscapes and landmarks. The collage includes a blue header with the text 'PLAN BAY AREA 2050', a tall yellow tower, a large blue-roofed building, a parking lot, a swimming pool, and a road intersection. The background is a mix of green hills, trees, and urban areas.

PLAN BAY AREA 2050

Thank you!

*Send additional questions and comments to
info@planbayarea.org.*