

**Metropolitan Transportation Commission and Association of Bay Area Governments  
MTC Planning Committee and ABAG Administrative Committee**

**January 10, 2025**

**Agenda Item 9a**

**MTC Resolution No. 4687 and ABAG Resolution No. 04-2025:**

**Plan Bay Area 2050+ Final Blueprint**

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**Subject:**

Long-range plan's Final Blueprint presentation, including growth geographies, strategies, and projects recommended for analysis in winter and spring 2025, prior to action by the Commission and ABAG Executive Board.

**Background:**

In July 2023, MTC/ABAG kicked off Plan Bay Area 2050+, a limited and focused update to the regional vision for transportation, housing, economic development, and environmental resilience. In parallel, staff have been advancing the Transit 2050+ effort in close coordination with transit operators to develop a comprehensive update to the plan's transit strategies to support system connectivity, ridership recovery, reliability, and more.

Following approval of the Plan Bay Area 2050+ Draft Blueprint strategies and growth geographies for further study in January 2024, staff released outcomes from the Draft Blueprint Analysis in June 2024, as well as the Draft Network from the parallel Transit 2050+ process in July 2024. In October 2024, staff provided a comprehensive progress update to committees on the Plan Bay Area 2050+ Final Blueprint, including final needs and revenue forecasts and potential Final Blueprint strategy revisions. To-date, staff have completed two extensive rounds of public and stakeholder engagement, most recently summarizing findings from the second round of engagement for MTC/ABAG committees in November 2024. Finally, in December 2024, staff provided a more detailed overview of proposed Final Blueprint Transportation Element strategies and projects, as well as a further refined transportation revenue forecast, weaving in Final Network recommendations that emerged from the Transit 2050+ process. For an overview of the key elements of the Final Blueprint – which includes baseline data, planning assumptions, as well as proposed policies and investments – please see **Attachment A**.

**Baseline Data and Plan Bay Area 2050+ Equity Priority Communities:**

Within the context of Plan Bay Area 2050+, baseline data reflects the latest information regarding current conditions within the region and includes items such as Equity Priority Communities (EPCs), updated zoning and land use data, as well as post-COVID transit service levels. EPCs are used to evaluate the equity impacts of the plan's proposed policies and investments. As part of a year-long effort to update EPC maps using the Commission-approved methodology from prior Plan Bay Area cycles, staff engaged with stakeholders and the Policy Advisory Council and recommended final Equity Priority Communities maps for use in Plan Bay Area 2050+ in December 2024. More information related to EPCs is available in **Attachment B**.

**Planning Assumptions:**

Planning assumptions, by contrast, reflect forecasts and assumptions regarding the region's future. These assumptions include: (1) external forces, which are related to future year conditions independent from the plan in areas such as work from home levels, anticipated sea level rise, and transit travel preferences; (2) a regional growth forecast of population, jobs, housing units, and households by the year 2050; and (3) financial needs and revenue forecasts for the plan's Transportation, Housing, and Environment Elements. These forecasts and assessments have been updated for the Final Blueprint where appropriate, as summarized in **Attachments A and C**, and will be used to support and inform Final Blueprint analysis.

A high-level overview of revised Final Blueprint needs and revenue forecasts is detailed in the table below. As shared with committees this fall, the primary change from the Draft Blueprint was the integration of strategy updates that support cost-effective design, financing, and regulatory approaches to reduce the per-unit cost of affordable housing.

Plan Element	Needs	Revenues
Transportation	\$380 billion*	\$512 billion
Housing	\$500 billion	\$161 billion
Environment	\$229 billion	\$31 billion
Economy	\$246 billion	n/a**

\* *Transportation needs only reflect costs to operate and maintain the existing system.*

\*\* *Economic development revenues were not inventoried as part of Plan Bay Area 2050+.*

**Plan Bay Area 2050+ Final Blueprint Strategies and Growth Geographies:**

The plan’s strategies and geographies encompass the policies and investments intended to guide the region towards a Bay Area that is affordable, connected, diverse, healthy, and vibrant for all by the year 2050. The Draft Blueprint included various refinements to Plan Bay Area 2050’s 35 strategies, reflecting progress toward implementing Plan Bay Area 2050, the post-pandemic planning context, and insights gathered during Round 1 engagement. Based on analysis of the anticipated outcomes of implementing Draft Blueprint strategies, recommendations from the parallel Transit 2050+ effort, as well as public and stakeholder feedback gathered during Round 2 engagement, staff are proposing additional strategy refinements for the Final Blueprint, as follows:

- Transportation strategy refinements focused on integrating Transit 2050+ Network recommendations; refining non-transit strategies to align with fiscal and climate realities; and further refining the plan’s pricing approach;
- Housing strategy refinements focused on scaling up innovative approaches to affordable housing design, construction, and project financing in order to reduce projected affordable housing development costs, in addition to expanding housing opportunities;
- Economy strategy refinements focused on better aligning the location of future in-person jobs with the region’s existing and planned transit network; and
- Environment strategy refinements focusing on supporting accessibility enhancements to homes and parks, as well as expanded investments in parks and sea level rise adaptation.

**Attachment E** contains detailed descriptions of all the plan's strategies as well as proposed investment levels. Staff have also refined the plan's growth geographies, which are geographic areas used to guide where future housing and jobs growth will be focused under the plan's strategies. While similar to Draft Blueprint growth geographies from earlier in 2024, Final Blueprint growth geographies now reflect Transit 2050+ network improvements not previously included in the Draft Blueprint. **Attachment D** provides more details on the Final Blueprint growth geographies.

**Final Transportation and Resilience Project Lists:**

Among the plan's four elements, the Transportation Element holds a unique role in federally- and state-mandated transportation planning processes. In particular, the plan identifies long-range transportation investment priorities as well as regionally significant projects; inclusion on the plan's statutorily required, fiscally-constrained Transportation Project List is a requirement for major projects to be eligible for state and federal funding and to move to construction phases. **Attachments A and F** include further details regarding proposed near- and long-term investments in transit, highways, bicycle/pedestrian improvements, climate strategies, and other regional/local programs. Based upon ongoing input and feedback from partners and project sponsors, several refinements were made to the Draft Transportation Project List published in fall 2024 that are reflected in the proposed Final Transportation Project List included in this item. Notable adjustments are summarized in **Attachment A**.

In addition to the Transportation Project List, Plan Bay Area 2050+ for the first time includes a Sea Level Rise Resilience Project List (Resilience Project List) delineating the specific projects and associated costs included in the plan's Strategy EN1, Adapt to Sea Level Rise. While not statutorily required, the Resilience Project List represents a proactive step toward regional adaptation efforts, providing a critical planning and advocacy resource intended to help adapt the Bay Area to climate change. The Final Resilience Project List, which has also been broken down into near- and long-term investments based upon the height at which flooding is projected to occur along the shoreline, is summarized in **Attachment A**, with further details included in **Attachment H**.

**Issues:**

Plan Bay Area 2050, the region's current long-range plan, was unanimously adopted by the Commission and Executive Board in October 2021 and was preceded by the Horizon initiative, a new approach to long-range planning that involved exploring multiple "what if" scenarios to identify strategies that would be effective in a variety of circumstances. As Plan Bay Area 2050+ is a limited and focused update to Plan Bay Area 2050, this plan update focused on: (1) updating baseline data and planning assumptions to align with the most recent and best available information during this time of significant uncertainty; and (2) revising plan strategies to respond to current conditions and needs, given the many challenges and hurdles the Bay Area is facing. However, staff acknowledge that the Final Blueprint has not explored every possible scenario or trajectory for the region – whether for funding, growth, or investment paradigms. Staff recommend that this type of scenario planning be prioritized for Plan Bay Area 2060, a major plan update that will kick off in early 2026 and which will also align with the next Regional Housing Needs Allocation (RHNA) cycle.

**Next Steps:**

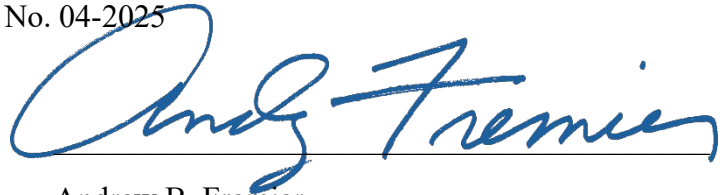
Pending approval by the Commission and Executive Board, staff will conduct further modeling and analysis of Final Blueprint outcomes, returning to policymakers in spring 2025 with Final Blueprint outcomes prior to advancing the plan to the environmental phase (CEQA). Staff anticipate releasing the Draft Plan, Draft Environmental Impact Report (EIR), and Draft Implementation Plan for additional public feedback and engagement in summer 2025. Plan Bay Area 2050+ is anticipated for adoption in late 2025 or early 2026.

**Action:**

Staff are requesting that the committees refer MTC Resolution No. 4687 to the Commission for approval and ABAG Resolution No. 04-2025 to the Executive Board for approval, adopting the Plan Bay Area 2050+ Final Blueprint Growth Geographies and the Final Blueprint Strategies, including Final Transportation Project List and Final Resilience Project List. This approval will allow staff to further analyze this Final Blueprint package and report back on forecasted outcomes by spring 2025.

**Attachments:**

- Attachment A: Presentation
- Attachment B: Plan Bay Area 2050+ Equity Priority Communities
- Attachment C: Final Regional Growth Forecast
- Attachment D: Final Blueprint Growth Geographies
- Attachment E: Final Blueprint Strategies
- Attachment F: Final Transportation Project List
- Attachment G: Final Resilience Project List
- Attachment H: MTC Resolution No. 4687
- Attachment I: ABAG Resolution No. 04-2025



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