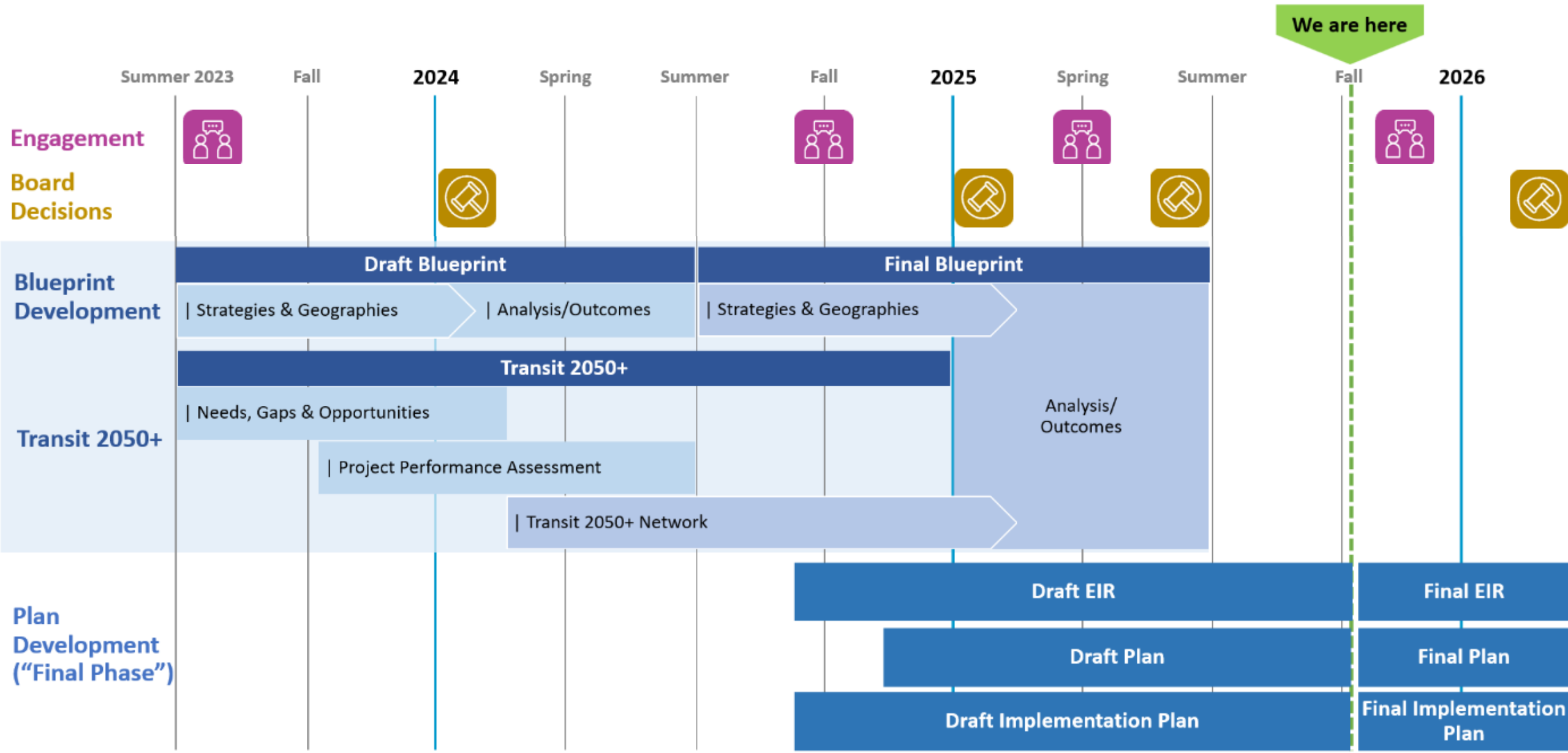
Plan Bay Area 2050+: Draft Plan Release and Implementation Plan Overview

MTC Policy Advisory Council

October 28, 2025

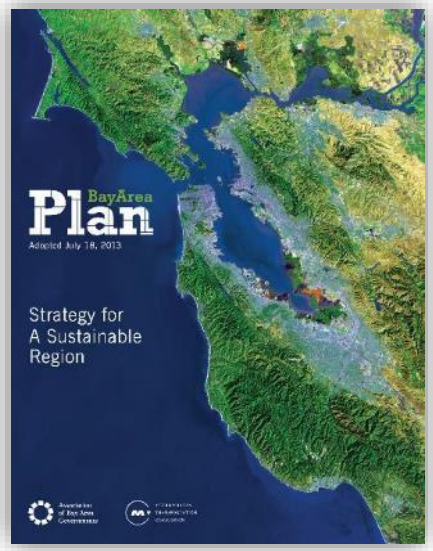
Plan Bay Area 2050+: Schedule



** Dates are tentative and subject to change*

Refresher: The Evolution of Plan Bay Area

Following the enactment of Senate Bill 375 in 2008, successive iterations of the Bay Area's long-range plan have adapted to meet changing needs.

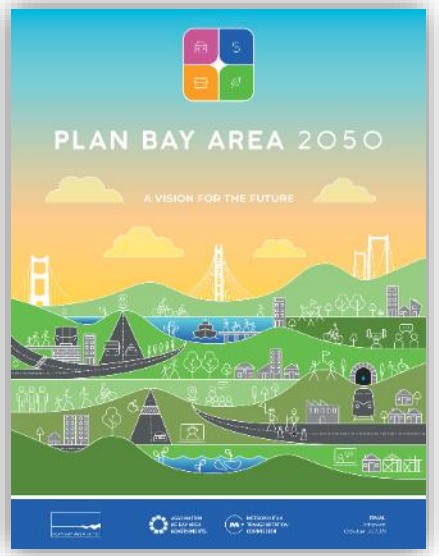


Plan Bay Area (2013)

- Integrated **climate, transportation and land use**
- Established a shared regional emphasis on **sustainability**

Plan Bay Area 2040 (2017)

- Highlighted the **regional housing crisis,** launched the CASA process and identified the "3Ps" approach
- Emphasized **inequality and disaster vulnerability**



Plan Bay Area 2050 (2021)

- Included four expansive **elements and 35 strategies, quantification** of strategy costs, and a detailed **Implementation Plan**
- Emphasized **resilience and equity**

Refresher: Plan Bay Area 2050+ Key Focus Areas

Navigating Post-Pandemic Realities

- Tackled **remote work's** impact on travel behavior
- Responded to **transit ridership** declines
- Addressed **rising office vacancies** and land use shifts

Planning Amid Financial Constraints

- Adjusted to an **$80 billion reduction** in anticipated transportation revenues
- Recalibrated housing strategies to drive a **20+% reduction** in per-unit affordable housing construction costs

Reimagining Transit

- Launched **Transit 2050+** with a **collaborative co-management** model
- Prioritized **safety, frequency, and rider focused** improvements
- Advanced a more **unified regional transit network**

Elevating Resilience and Balancing Climate Goals

- Introduced the first-ever **Sea Level Rise Resilience Project List**, in collaboration with BCDC
- Implemented cost-effective solutions to achieve the plan's **aggressive, statutorily-required climate target**

Draft Plan Bay Area 2050+: Release

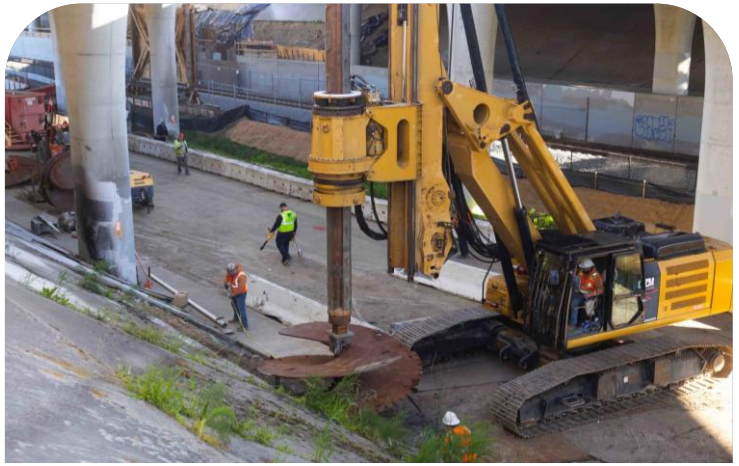
On October 20, 2025, MTC & ABAG released the Draft Plan Bay Area 2050+ for public review and comment, marking one of the most significant milestones in the nearly three-year planning process.

Draft Plan Document

The Plan Bay Area 2050+ document is the primary public-facing product of the long-range planning process.

Draft Environmental Impact Report

Under CEQA, California MPOs are required to prepare a programmatic EIR for regional long-range plans.



Draft Implementation Plan ★

The Implementation Plan identifies near-term actions MTC & ABAG can take to advance the long-range strategies in the plan.

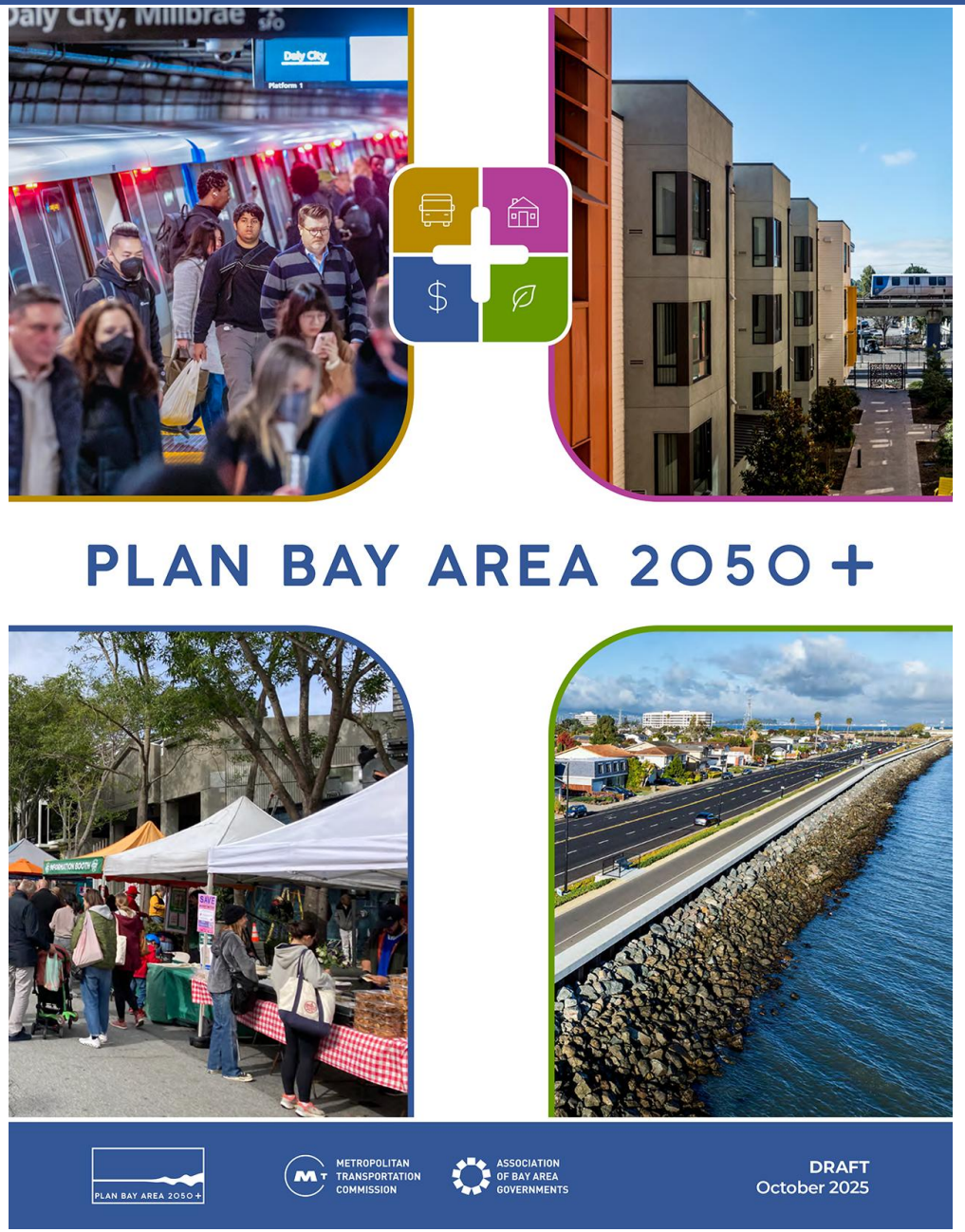
★ *Primary focus of this presentation; see Attachment B for more information*

Overview: Draft Plan Document

The plan document includes the following components:

- Introduction to the regional **post-pandemic context** and a refresher on progress towards long-range goals
- High-level **orientation to the plan**
- Overview of key **planning assumptions**
- Refinements to 25-year **plan strategies**
- **Anticipated outcomes** if strategies are implemented
- **60+ near-term implementation actions**

An additional **10 supplemental reports** offer further details and context on specific subject areas addressed by the plan, while fulfilling federal & state requirements.



Overview: Draft EIR

The Draft EIR includes the following components:

- Overview of the Draft Plan's **purpose, objectives, and regional growth pattern**, plus key resilience and transportation investments
- Evaluation of **environmental impacts** across 14 topic areas (e.g., transportation, air quality, greenhouse gases, biological resources)
- Summary of analytical methods, **potential impacts, mitigation strategies, and significance conclusions**
- Comparison of the Draft Plan to **three alternatives**: No Project, Transit Reinvestment, and TOC Growth Focus
- Analysis of **cumulative, growth-inducing, and irreversible impacts** associated with the Draft Plan

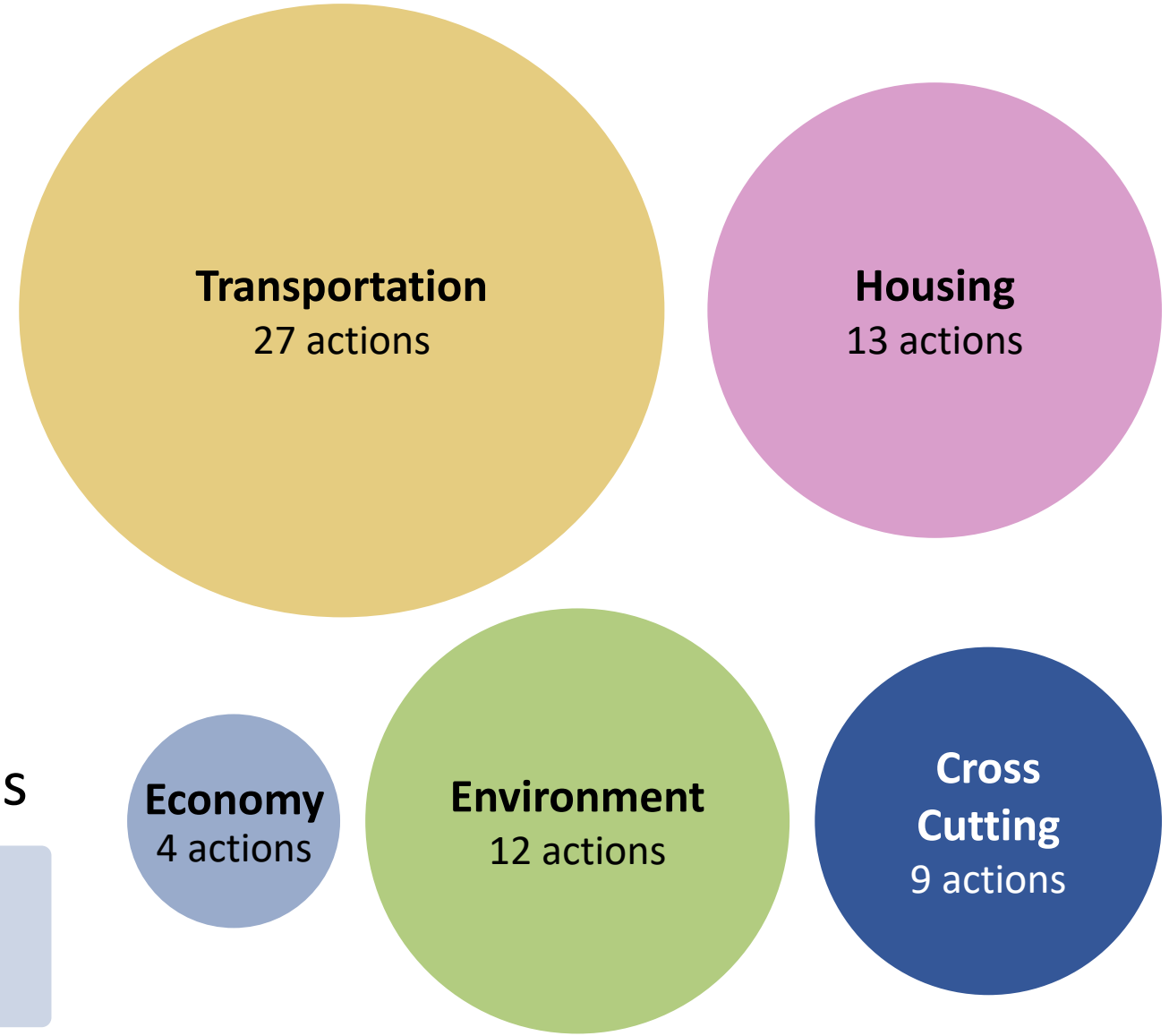
Draft Implementation Plan: Summary and Key Priorities

The **Draft Implementation Plan** includes **65 actions** organized across six vehicles: *Plan*, *Fund*, *Coordinate*, *Advocate*, *Deliver* and *Assist*.

Key Priorities for 2026 through 2030:

1. Deliver existing commitments
2. Transition successful pilots into ongoing initiatives
3. Secure resources to sustain progress

The **Implementation Plan Supplemental Report** builds on content in the Draft Plan Document, providing additional descriptions, sub-actions, and timeframes for completion.



***Note**: The Implementation Plan is the most dynamic part of the plan's final phase, with significant opportunity to revise draft actions.*

Transportation: Implementation Plan Highlights

Photo Credit: bart.gov

Photo Credit: Aaron Priven

Photo Credit: Toole Design

FUND

- Prepare for a new regional transportation revenue measure for 2026 and beyond
- Advance MTC's priorities in the next federal surface transportation reauthorization
- Identify and pursue other diverse funding sources to accelerate transportation system enhancements

DELIVER & COORDINATE

- Expand Clipper BayPass and regional wayfinding programs
- Advance Regional Transit Priority initiatives
- Improve the efficiency and cost-effectiveness of transportation project delivery with partners
- Expand and align affordability and equity programs

ASSIST & PLAN

- Update how MTC works with partners to manage congestion, including reviewing the approach for future Express Lanes
- Improve street safety and expand active transportation through a package of technical assistance offerings
- Update the Major Project Advancement Policy

Housing & Economy: Implementation Plan Highlights

Photo Credit: Noah Berger

Photo Credit: Noah Berger

Photo Credit: Karl Nielsen

FUND

- Coordinate with local, regional and state partners on potential near-term ballot measure(s) to expand affordable housing funding
- Pursue near-term funding to sustain existing regional housing programs and respond to local needs

DELIVER & ASSIST

- Sustain, enhance and expand the Doorway Housing Portal to help residents find affordable housing
- Support local jurisdictions with Housing Element implementation and prepare for the next RHNA
- Implement and monitor Transit-Oriented Communities (TOC) policy to foster transit-supportive development and quality design

PLAN

- Update the regional goods movement plan, while integrating industrial land use considerations
- Determine how best to incorporate economic priorities into Plan Bay Area 2060 in alignment with MTC-ABAG core responsibilities

Environment: Implementation Plan Highlights

Photo Credit: Noah Berger

ASSIST

- Expand planning, funding and project delivery technical assistance for sea level rise adaptation
- Help jurisdictions adopt stronger seismic and wildfire safety policies and programs
- Assess and optimize transportation demand management (TDM) initiatives

Photo Credit: Karl Nielsen

DELIVER

- Enhance BayREN's building energy efficiency and resilience programs for residential and commercial renters and property owners, including local governments
- Pilot methods to accelerate conservation and transportation project delivery

Photo Credit: Noah Berger

COORDINATE

- Support local efforts to expand electric mobility options
- Track and coordinate electrification working groups to address common grid barriers

Cross-Cutting: Implementation Plan Highlights

Photo Credit: Karl Nielsen

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FUND & ADVOCATE

- ❑ Advocate for continued state Regional Early Action Planning (REAP) funding
- ❑ Support reforms to SB 375 and related state planning guidelines to improve cross-government collaboration toward shared climate goals

ASSIST & COORDINATE

- ❑ Develop technical assistance that is easy to find, clearly presented, and tailored to local priorities
- ❑ Increase engagement with the disability community to collaboratively and comprehensively meet needs

PLAN & DELIVER

- ❑ Analyze post-COVID shifts in travel, remote work, and land use patterns
- ❑ Update the Regional Growth Framework to support local implementation and better align with regional goals + investments
- ❑ Build and maintain robust regional databases to support models, maps, and analytics

Cross Cutting: Accessibility-Related Actions

Photo Credit: NADTC

COORDINATE

- Streamline and improve paratransit services and fixed-route transit to enhance access and mobility for seniors and people with disabilities
- Partner with organizations that promote disability-inclusive design to raise awareness of disability standards

Photo Credit: Joey Kotfica

COORDINATE

- Increase engagement with the disability community to collaboratively and comprehensively meet needs
- Establish ongoing forums and partnerships to include the voices and leadership of people with disabilities in planning.

Photo Credit: Karl Nielsen

ASSIST

- Provide best practice guidance and training on All Ages and Abilities design guidelines, and Public Right-of-Way Accessibility Guidelines (PROWAG)
- Strengthen regional support for planning, design and implementation of All Ages and Abilities and PROWAG projects

Regional Tools for Local Action

The Implementation Plan will help guide MTC-ABAG's future planning, funding and coordinating efforts. Plan Bay Area 2050+ also informs tools and resources that help local jurisdictions and partners deliver progress on shared local and regional priorities.

Planning Tools

- Growth Geographies and equity mapping layers
- Regional population, jobs and housing forecasts
- Planning guidelines and Open Data portal

Support for Funding and Grants

- Advances transportation projects to funding and construction phases
- State grant eligibility checklists and advocacy tools
- Financial forecasts for transportation, housing, environment

Implementation and Technical Assistance

- Redevelopment, mobility hubs, parking playbooks
- Technical assistance for transportation and housing

As a reminder, Plan Bay Area does *not*:

- Allocate money to projects or strategies
- Override local land use authority
- Impose mandates
- Propose specific legislation

What's Next: Final Round of Public Engagement

For more information on how to submit comments, and to review the Draft Plan Bay Area 2050+ and Draft EIR, please visit **planbayarea.org**.

The Draft Plan and Draft EIR public review and comment period will extend through **December 18, 2025 at 5:00 pm**.

- **(4) Subregional Webinars**
  - North Bay: October 29 at 12:00 PM
  - West Bay: October 29 at 6:00 PM
  - South Bay: October 30 at 6:00 PM
  - East Bay: November 5 at 6:00 PM
- **(3) Hybrid Public Hearings**
  - November 14 at 9:40 AM in San Francisco
  - December 3 at 6:00 PM in Fremont
  - December 4 at 6:00 PM in Novato
- **Presentations to Local Elected Officials**
- **Web Resources**
- **Digital Promotion**
- **CBO Engagement**
- **Office Hours/1-on-1s**

Path to Final Plan Bay Area 2050+ Adoption

Fall 2025:

- Conclude final engagement round and comment period

Winter 2026:

- Review comments and prepare revisions to Draft Plan and Draft EIR
- Present the Final Plan Bay Area 2050+ for adoption and the Final Plan EIR for certification by MTC and ABAG

Remaining Regulatory Milestones and What's Coming in 2026

Photo by: Tom Meyers

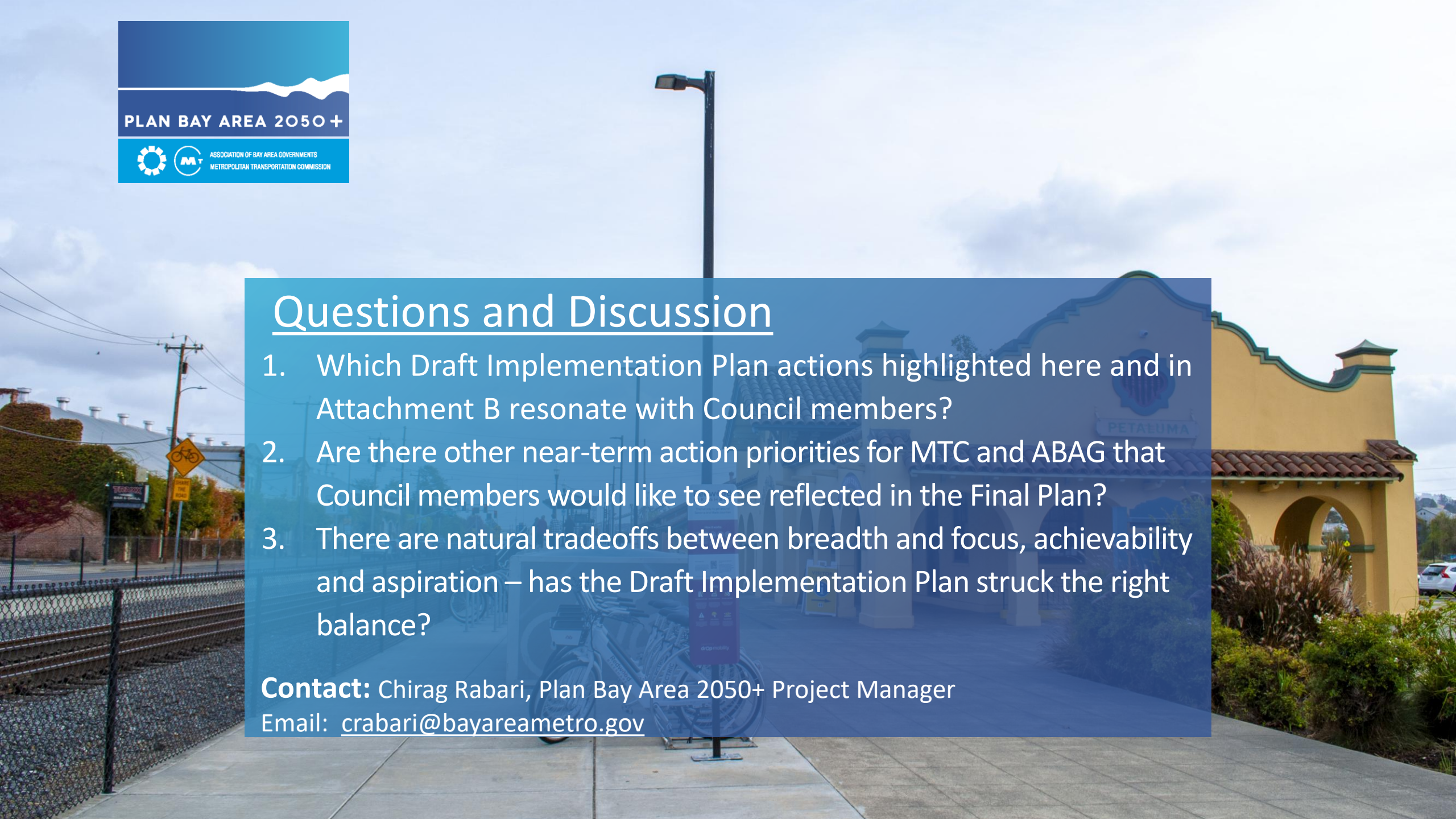
STATE AND FEDERAL APPROVAL OF FINAL PLAN

- **CARB Oversight**: CARB retains final approval over the plan's GHG methodologies and assumptions.
- **Federal Conformity Requirements**: The June 2025 rescission of California's vehicle emissions waiver has triggered a statewide air quality conformity "lockdown," which could potentially delay federal approvals.
- **Collaborative Response**: Staff are working to address CARB questions on GHG assumptions, strategies, and progress; MTC is working with regional and state partners to minimize conformity lockdown impacts, with ultimate resolution dependent on EPA and CARB agreement.

Photo by: Joey Kotfica

COMING IN 2026: PLAN BAY AREA 2060

- **Major Plan Update**: In mid-2026 MTC and ABAG intend to kick-off Plan Bay Area 2060, which will include both "blue sky" and scenario planning for the region.
- **Different Futures, Urgent Questions**: This effort will allow the agencies to explore varying policy and funding trajectories while investigating many exciting and compelling topics, including:
  - Artificial intelligence
  - Automated vehicles (AVs)
  - Shifting demographics
  - And much more.



PLAN BAY AREA 2050+

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Questions and Discussion

1. Which Draft Implementation Plan actions highlighted here and in Attachment B resonate with Council members?
2. Are there other near-term action priorities for MTC and ABAG that Council members would like to see reflected in the Final Plan?
3. There are natural tradeoffs between breadth and focus, achievability and aspiration – has the Draft Implementation Plan struck the right balance?

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