Final Plan Bay Area 2050+

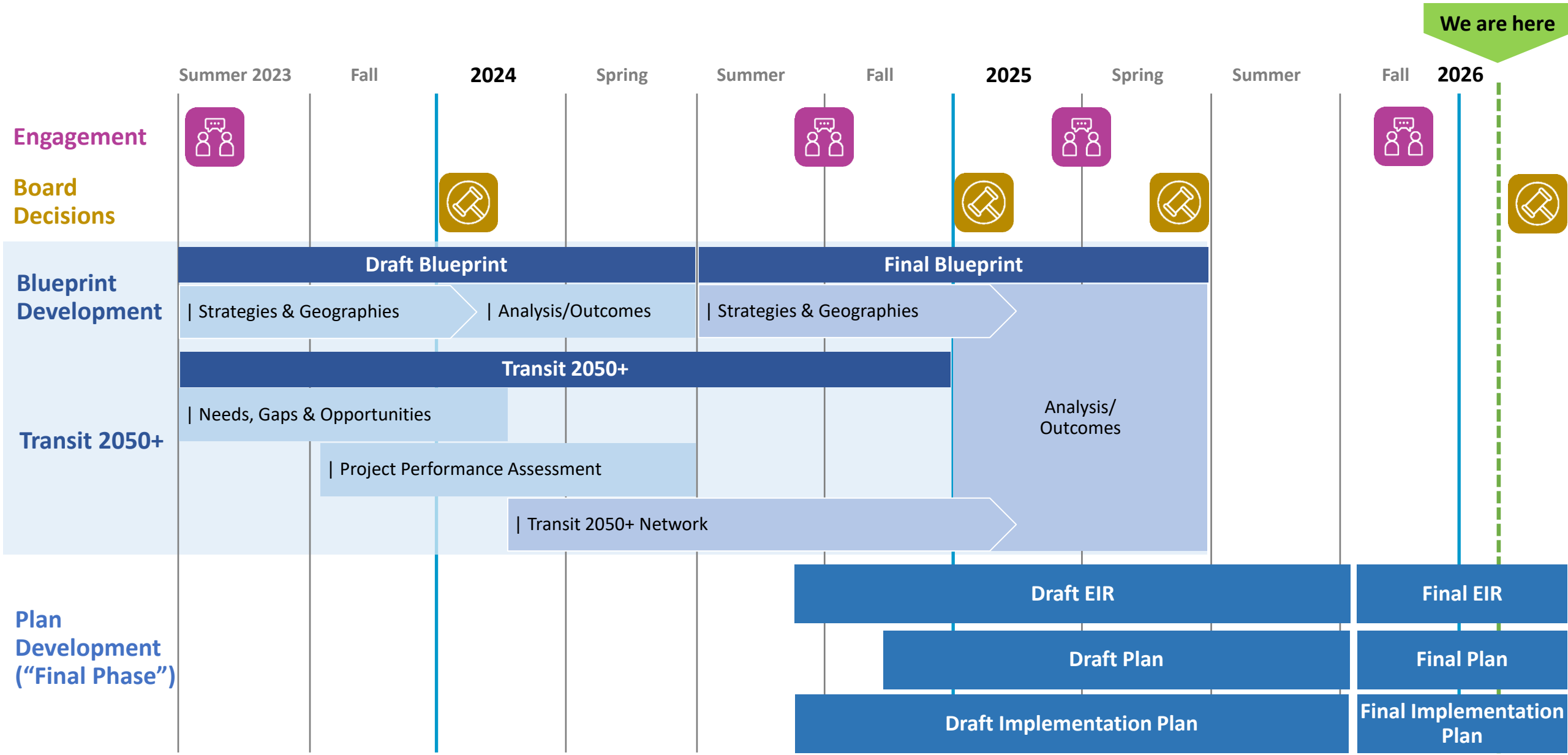
Joint Meeting of the MTC Planning Committee

and the ABAG Administrative Committee

Friday, March 13, 2026

Photo: Karl Nielsen

Plan Bay Area 2050+: From Summer 2023 to Today



** Dates are tentative and subject to change*

Plan Bay Area 2050+: Vision, Elements, and Themes

Vision and Guiding Principles

*Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** **for all**.*

Four Elements

11 Themes, 35 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

*Note: **Plan Bay Area does not** allocate money to projects or strategies, override local land use authority, impose mandates, or propose specific legislation.*

Plan Bay Area 2050+: Growth Geographies

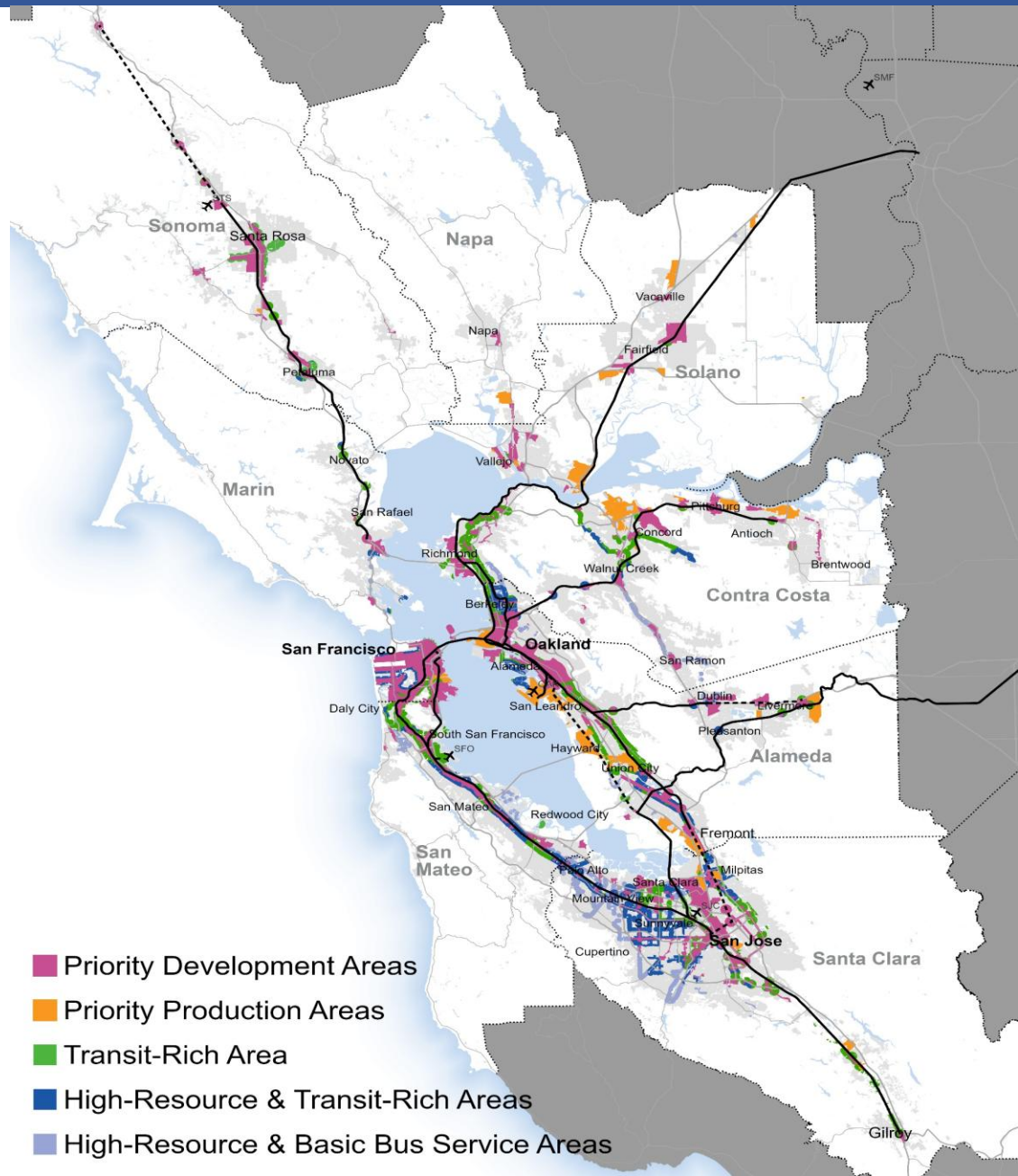
A Focused Growth Pattern

96% of new households are within Growth Geographies

72% of new jobs are within Growth Geographies

<1% of new development is outside local urban boundaries

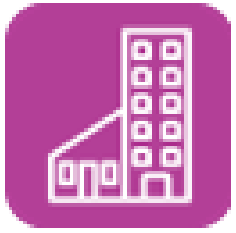
Reminder: Growth geographies include locally nominated PDAs and Priority Production Areas (PPAs), as well as regionally identified High-Resource Areas and Transit-Rich Areas.



Plan Bay Area 2050+: Key Outcomes by 2050

-25% housing and transportation cost burden for all households and **-50% for low-income households**

+45% share of households **near frequent transit** and **+40% jobs accessible via transit, biking or walking**



+30% homeownership rate for low-income households

+110% share of people **commuting** via **transit, biking or walking**

+25% publicly **accessible open space** acres per capita

+60% per-capita **gross regional product**

Plan Bay Area 2050+: Engagement Highlights

Draft Plan Bay Area 2050+ was **guided by input from 17,500+ Bay Area residents** from all nine Bay Area counties who shared their priorities for the future.

41 Pop-Up Workshops

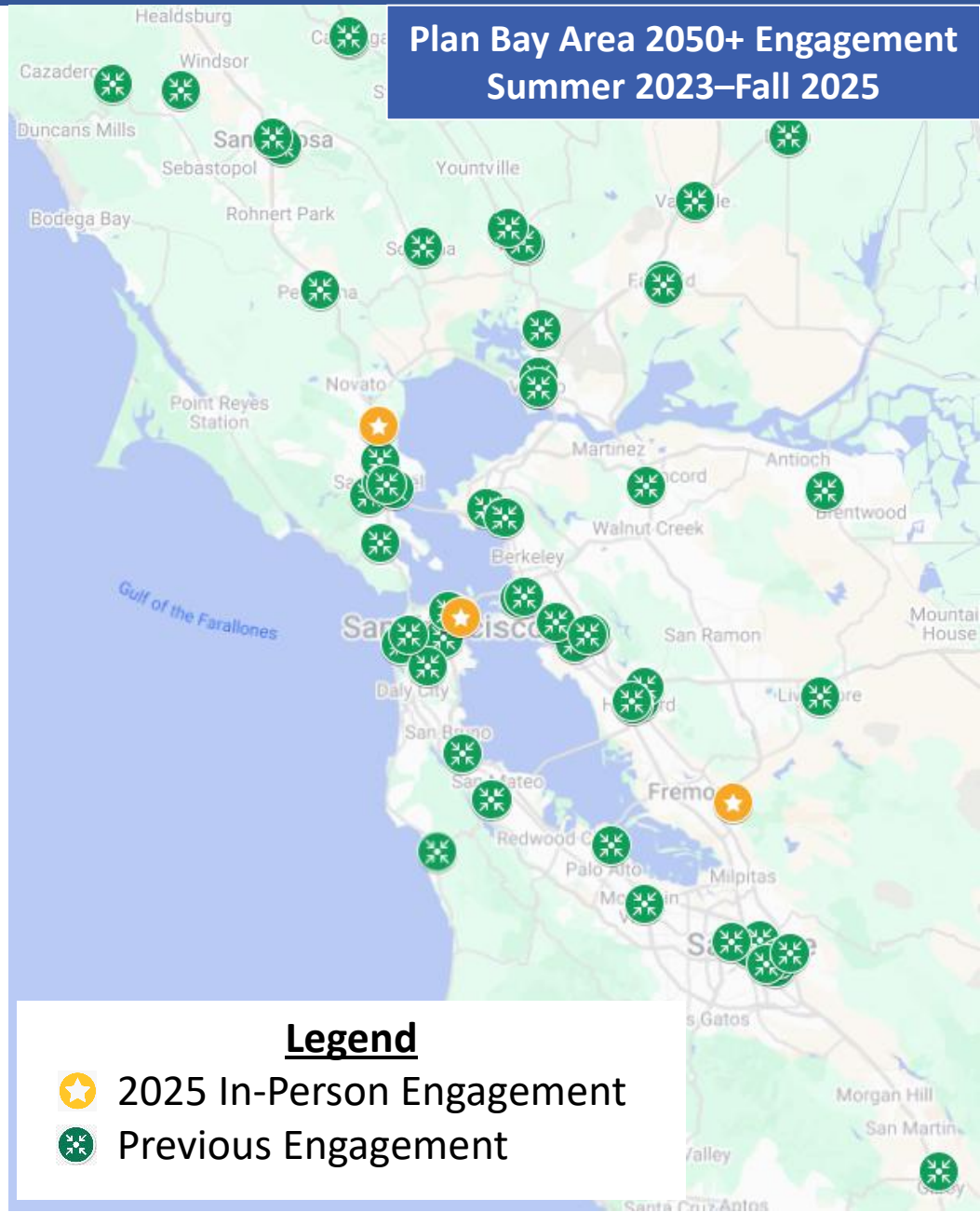
3 Online Surveys

22 Community-Based Organization Partnerships

10 Webinars and Technical Workshops

3 Hybrid Public Hearings +
9 CTA Board Presentations *(Fall 2025)*

Widespread Digital Promotion



PLAN BAY AREA 2050+

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METROPOLITAN TRANSPORTATION COMMISSION

Proposed Final Plan Bay Area 2050+:

Highlighting Revisions between Draft & Final

Photo: Noah Berger

Proposed Items to Advance to Commission & Board

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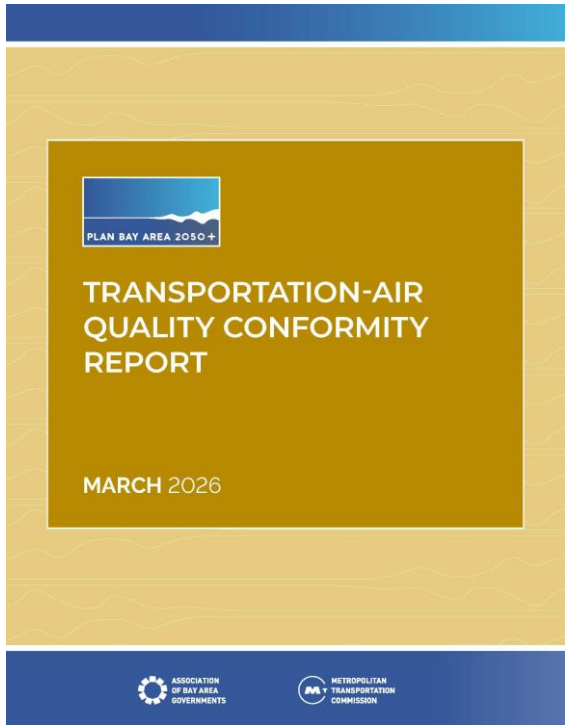

METROPOLITAN TRANSPORTATION COMMISSION

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METROPOLITAN TRANSPORTATION COMMISSION

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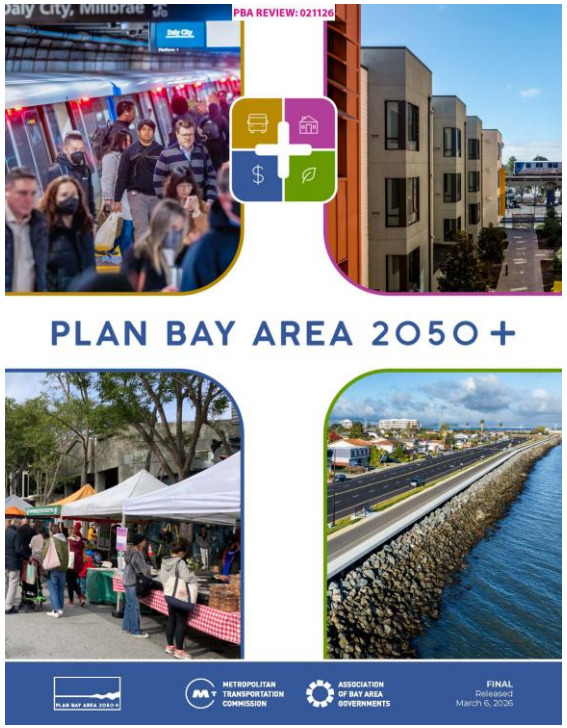

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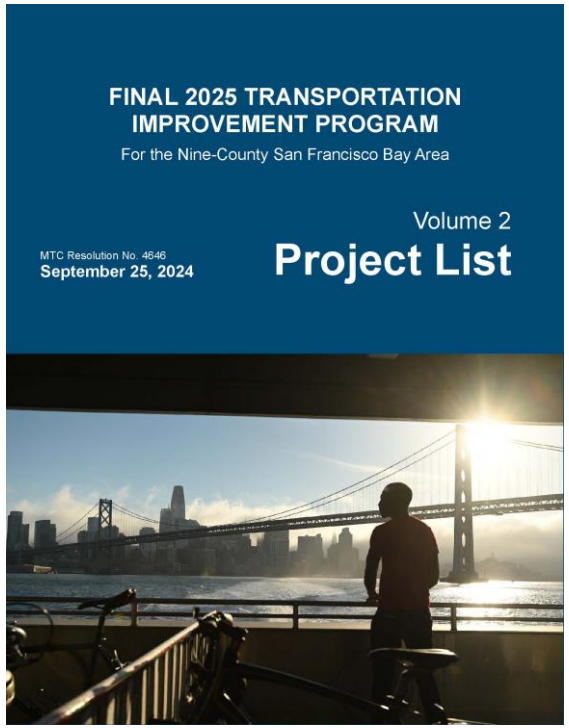


METROPOLITAN TRANSPORTATION COMMISSION

Refresher: February 2026 Summary of Comments

Last month, staff provided an overview of public and stakeholder feedback from the final round of engagement to the MTC Planning and ABAG Administrative Committees.

In addition to responding to all comment letters, an FAQ on the Regional Growth Forecast, finalized in January 2025, was posted on ***planbayarea.org****.*

Implementation

"The Plan lays out an ambitious and comprehensive vision. What will build public confidence is clarity around how strategies will be phased, funded, and tracked over time."

Affordability

"I'm glad to see affordable housing in this vision. The question for many of us is how housing and transportation together will actually become more affordable for working families and seniors."

Local Capacity

"Many cities support the goals of the Plan but will need clearer alignment between regional expectations and local fiscal capacity to implement infrastructure, services and housing without placing disproportionate strain on local governments."

Regional Growth

"I'm curious how the Plan Bay Area population growth forecast aligns with what the Department of Finance shows."

Transit Service

"If you want us to use public transportation, it has to run when people actually need it — late at night, early in the morning, and for people who can't drive."

Equity

"Equity is clearly a priority in the Plan. I encourage MTC and ABAG to continue refining how equity is measured so that communities with fewer fiscal resources can realistically implement the strategies being proposed."

What's Changed: Final Plan & Supplemental Reports

The proposed Final Plan documents reflect **targeted refinements** informed by public comments; however, the underlying strategies, geographies, and structure remain consistent with Commission and Board actions in 2025.

Summary of Edits:

- **Plan Document:** Refinements include an added Executive Letter, refreshed engagement metrics, minor map and data updates, new references to the Resilience Project List, and clarifications throughout.

- **Supplemental Reports:** Finalized with modest clarifications, improved documentation, and formatting updates.

  Select reports were refined to improve transparency and responsiveness to public comments. One new report — the **Resilience Project List Report** — was added to consolidate previously released information without introducing new policy or analysis.

Image Source: Noah Berger

What's Changed: Final Implementation Plan

Targeted edits were made to the proposed final Implementation Plan, which identifies **65 actions** for MTC and ABAG to take over the **next five years**.

Summary of Edits:

- Added **Action 63** to respond to growth forecast feedback, **recommending convening a technical advisory committee to review and update the Regional Growth Forecast Methodology.**
- Nine actions had refinements that resulted in minor scope changes or significant re-wording based on feedback received during the public comment period, most notably the **merger of two related action items associated with Active Transportation and Vision Zero** into a single cohesive action.
- The remaining actions required only minor or no edits, with minor edits focused on improving clarity, adding examples, and ensuring consistency across the document.

Image Source: Noah Berger

What's Changed: Final EIR

The Final EIR includes **responses to public comments**, as well as minor **revisions to the Draft EIR**. This document will be complemented by the **Mitigation Monitoring and Reporting Plan** (MMRP) and **Findings of Fact**, which will be presented prior to final adoption.

Summary of Final EIR:

- **Responses to Public Comments.**
  Comments and responses address environmental issues raised during the public review process.

- **Master Responses Address Key Issues.**
  Because many comments raised similar topics, master responses were developed to provide comprehensive, consistent, and thorough responses.

- **Revisions to the Draft EIR.**
  Public comments informed targeted refinements to the Draft EIR, including clarifications, improved documentation, and minor updates where appropriate.

Image Source: Ben Botkin

Key Takeaways: Final EIR

No significant new information was added to the Draft EIR in the Final EIR that would warrant recirculation.

Revisions, refinements, and responses to comments serve to clarify and amplify past analysis in the Draft EIR.

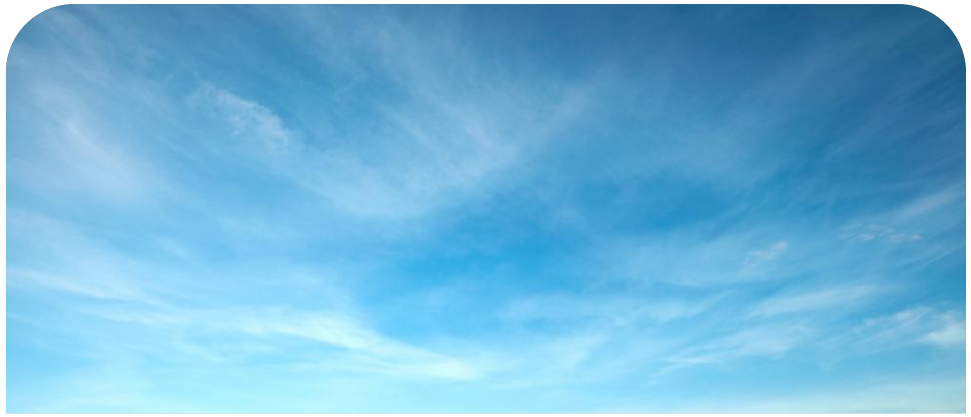
The Final EIR did not identify any new significant environmental impacts relative to the Draft EIR.

Furthermore, the Final EIR did not identify any substantial increases in the severity of any significant impact.

The Final EIR does not make a recommendation on which alternative to advance.

Direction from the joint Committee will shape the CEQA Findings of Fact.

Key Findings: Air Quality Conformity & TIP Consistency



TRANSPORTATION-AIR QUALITY CONFORMITY

- Federally required process to evaluate whether Plan Bay Area 2050+ and the Amended 2025 TIP comply with federal air quality requirements.
- The Draft Conformity Analysis was released for a 30-day public review period ending January 21, 2026, and demonstrates regional emissions are well within allowable limits for ozone and PM2.5.
- **Staff finds that Plan Bay Area 2050+ and the Amended 2025 TIP meet federal conformity requirements for ozone and PM2.5.**

2025 TRANSPORTATION IMPROVEMENT PROGRAM

- The TIP is the region's programming document for implementing Plan Bay Area 2050+ transportation projects and programs.
- This amendment serves to conform the 2025 TIP to Plan Bay Area 2050+ along with other project changes.
- **Staff finds that the 2025 TIP, as amended, is consistent with Plan Bay Area 2050+.**

Notable Considerations Prior to Adoption

RISKS OF NOT ADOPTING

- **Conformity Lapse Constraints:** The Bay Area is currently in a conformity lapse grace period, which may limit federal approvals and delay actions needed to advance regionally significant transportation projects.
- **Funding & Delivery Impacts:** Continued delays in plan adoption may jeopardize state funding eligibility (e.g., SB 1 programs) and further slow the delivery of transportation projects and programs.

PLAN BAY AREA 2050+ IMPLEMENTAITON

- **Implementation Focus:** Following adoption of Plan Bay Area 2050+, staff will focus on implementing the plan's adopted actions, working with regional, state, and local partners to advance near-term priorities.
- **Annual Updates:** Staff will report annually to the joint committees on overall implementation progress, including progress on key performance metrics monitored through Vital Signs.

What's Coming Later This Year: Plan Bay Area 2060

Major Plan Update

- In mid-2026, MTC and ABAG will initiate Plan Bay Area 2060, using **blue-sky thinking and scenario planning** to help the region navigate increasing uncertainty.
- The update will evaluate **alternative policy and funding futures while examining transformative forces** shaping the Bay Area.

Urgent Questions

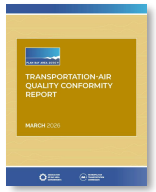
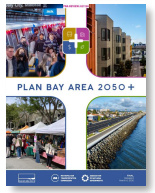
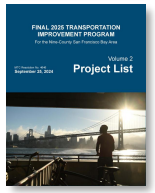
- *How will **technology** reshape travel and economic activity?*
- *How will **automated vehicles** affect mobility and infrastructure needs?*
- *How will **demographic shifts** influence housing, workforce, and mobility needs?*
- *How will **funding uncertainty** affect fiscal sustainability*?

An Uncertain Future

- Plan Bay Area 2060 will reassess these assumptions to reflect emerging trends, uncertainty, and long-term regional realities.
- Staff will return later this spring with an early preview of Plan Bay Area 2060.

Proposed Items to Advance to Commission & Board

Today, staff is recommending **six actions** across **four agenda items** for referral to the ABAG Executive Board on March 19, 2026, and the Commission on March 25, 2026.

AGENDA ITEMS		METROPOLITAN TRANSPORTATION COMMISSION	ASSOCIATION OF BAY AREA GOVERNMENTS
	8b **Transportation Air Quality Conformity Analysis**	MTC Resolution No. 4748	*no action requested*
	8c **Final Bay Area 2050+ EIR**	MTC Resolution No. 4749	ABAG Resolution No. 01-2026
	8d **Final Plan Bay Area 2050+**	MTC Resolution No. 4750	ABAG Resolution No. 02-2026
	8e **2025 TIP Amendment**	MTC Resolution No. 4646, Revised	*no action requested*

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Thank you!

The proposed Final Plan documents are available for review at planbayarea.org; in-person and by appointment at 375 Beale Street in San Francisco; or by emailing info@planbayarea.org or calling (415) 778-6757 to make alternative arrangements to access the document

Photo: Karl Nielsen