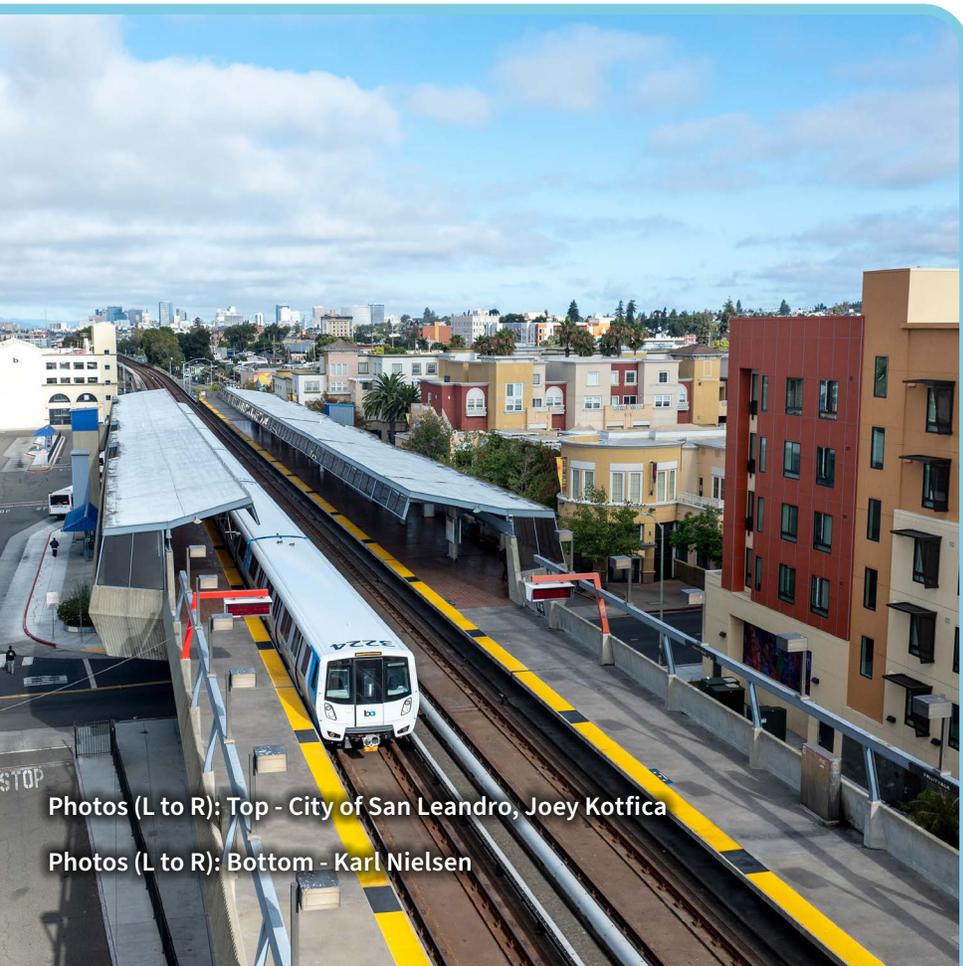




Executive Summary



Photos (L to R): Top - City of San Leandro, Joey Kotfica

Photos (L to R): Bottom - Karl Nielsen





Plan Bay Area 2050+: Executive Summary

The Bay Area Today and Tomorrow

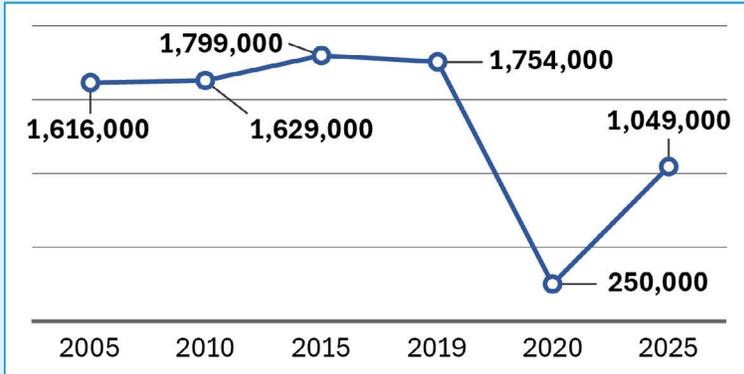
Home to over 7.5 million people, the Bay Area is known for its natural beauty, diversity and innovation. Yet the region faces mounting challenges, from the lingering economic effects of the COVID-19 pandemic to rising housing costs, struggling transit systems, persistent inequality and growing climate threats. Changing work patterns, technological advancements and climate change have all transformed the region in recent years, and by 2050, the Bay Area could see steady work-from-home rates, less demand for new office space, more autonomous vehicles and two feet of permanent sea level rise. The decisions the Bay Area makes today can strengthen the region for the decades ahead, and Plan Bay Area 2050+ is a step toward a shared vision of a stronger, more resilient future.

Photo: Joey Kotfica

Regional Conditions in 2025

The pandemic disrupted Bay Area residents' travel, work and living patterns, and the long-term effects are still emerging. Transit ridership plummeted in 2020, falling from nearly 2 million to just 250,000 daily riders as many more residents worked from home. The remote work trend has persisted, with the Bay Area seeing nearly 27% of the workforce work from home in 2023, compared to 11% in 2011, leading to more commercial vacancies. Housing prices remain a top issue for Bay Area residents, as affordable homes continue to be out of reach for many with low and even moderate incomes.

Average Total Daily Bay Area Transit Boardings¹



“

“Transit frequency is important, as well as higher densities around transit. More seamless transfers and fare/schedule coordination between agencies would be welcome.”

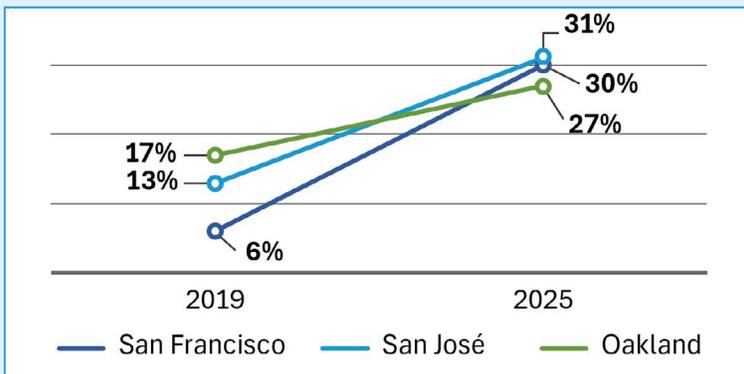
— San Francisco Resident



11% Rate at which the Bay Area’s workforce worked from home in 2015²

23% Work-from-home rate in 2023

Downtown Commercial Vacancy Rates, 2019-2025^{3, 4}



“

“Remote work does not seem to be going away. How are we getting downtown office buildings filled again?”

— Santa Clara County Resident



59% of Bay Area households with incomes between \$50,000 and \$75,000 **did not live in an affordable home** (spent more than 35% of income on housing) in 2023⁵

What Is Plan Bay Area 2050+?

Informed by these trends, Plan Bay Area 2050+ aims to improve transportation, housing, the economy and the environment across the Bay Area by 2050. Scheduled for adoption in early 2026, this long-range regional plan is a joint effort by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) to guide growth and investment across the region's nine counties and 101 cities and towns.

This updated plan builds on Plan Bay Area 2050, adopted in 2021, to reflect new data about external forces and integrate input from thousands of residents. It identifies the policy and financial commitments needed to make meaningful progress on shared long-term planning goals, and introduces new initiatives like Transit 2050+ to confront the deep transportation and land use issues the region faces today.

Vision Statement

Plan Bay Area 2050+ maintains a bold, integrated vision for a Bay Area that is affordable, connected, diverse, healthy and vibrant for all by 2050 and takes a realistic look at how MTC and ABAG can help achieve this vision, working together with many partners in the public, private and non-profit sectors.

WHAT IS THE VISION?



AFFORDABLE

All Bay Area residents and workers have sufficient access to housing options they can afford.



CONNECTED

An expanded, well-functioning, safe and multimodal transportation system connects the Bay Area.



DIVERSE

The Bay Area is an inclusive region where people from all backgrounds, abilities and ages can remain in place with access to the region's assets and resources.



HEALTHY

The region's natural resources, open space, clean water and clean air are conserved, and residents can live and travel safely.



VIBRANT

The Bay Area is an innovation leader, creating job opportunities for all and ample fiscal resources for communities.



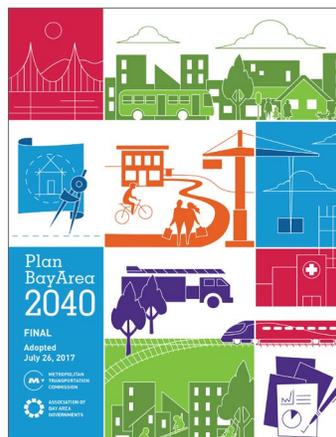
Photo: Karl Nielsen

Plan Bay Area's Evolution Over Time



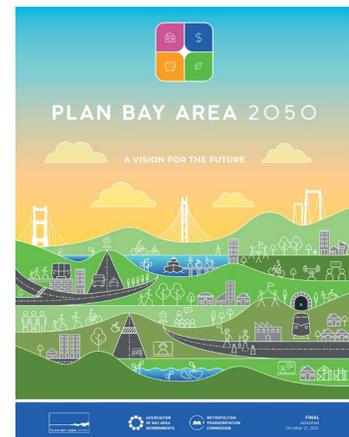
**Plan Bay Area
Adopted 2013**

The first plan integrated climate, transportation and land use planning and established a shared regional emphasis on sustainability.



**Plan Bay Area
Adopted 2017**

The second plan highlighted the regional housing crisis and emphasized inequality and disaster vulnerability.



**Plan Bay Area
Adopted 2021**

The most recent plan expanded in scope to include four elements, 35 strategies and a detailed Implementation Plan, with a strong focus on resilience and advancing equity.

How Is the Plan Used?

Plan Bay Area 2050+ also offers practical resources for local governments and community partners, including data and mapping tools, growth forecasts and planning assumptions, and transportation and resilience project priorities. While the plan fulfills state and federal requirements as the Bay Area’s official Regional Transportation Plan and Sustainable Communities Strategy, it goes beyond what’s required in those plans and addresses shared challenges and opportunities that matter to residents and decision-makers alike.

Topic Area	State and Federal Requirements ⁶	How Plan Bay Area 2050+ Meets and Exceeds Requirements
Regional Coordination and Timing	Update every four years. Coordinate long-range transportation, housing and land use for the region.	Transportation, housing, economy and environment together in a cohesive plan.
Community Engagement	Robust, collaborative community engagement process.	Residents from all nine counties invited to in-person and virtual events, public comment opportunities, digital platforms and surveys; focus on Equity Priority Communities.
Transportation	Produce fiscally constrained transportation network to service regional needs.	Extensive transportation strategies for all modes, including new post-pandemic transit vision via parallel Transit 2050+ effort.
Housing	Accommodate future growth at all income levels.	Comprehensive housing strategies for production, preservation and protection of the region’s affordable housing stock, including funding needs and revenues to deliver housing for all.

What the Plan Does and Does Not Do

Plan Bay Area 2050+ is a long-range vision and not a financial programming document. While it does not allocate money to specific projects or strategies, it does enable projects to move toward funding and construction phases. The plan does not override local land use decisions like zoning or development, and the strategies are intended to guide future planning efforts, not to impose mandates or propose legislation.



Photo: Karl Nielsen

Public Engagement to Inform the Plan

This plan is guided by input from thousands of Bay Area residents who shared their priorities for the future in all nine Bay Area counties. These impromptu conversations, combined with online surveys, webinars, and in-person meetings and workshops, allowed residents and many technical partners — from local governments to federal land management agencies — to provide input and help shape the plan.



How Is the Plan Organized?

The plan includes 35 strategies, organized into 11 themes, under four elements: transportation, housing, economy and environment.

What is a Strategy?

In Plan Bay Area 2050+, a **strategy** is a public policy or set of investments that can be implemented in the Bay Area at the city, county, regional or state level over the next 25 years. Strategies are how the plan aims to move from vision to reality.

Implementing these strategies will require significant funding. For transportation, federal law requires that projected investments (expenditures) match expected revenues through 2050, an approach that is referred to as “fiscally constrained.” In contrast, the Housing, Economy, and Environment Elements use unconstrained forecasts.

Elements, Themes, Strategies

HOW DO WE GET THERE?

Plan strategies guide growth and deliver on shared regional and local priorities through 2050.



TRANSPORTATION

Operate and maintain the existing system (“Fix It First”), create healthy and safe streets, and expand and enhance transit.



HOUSING

Produce, preserve and protect housing at all price points, especially affordable housing.



ECONOMY

Create economic mobility for all residents and improve job locations.



ENVIRONMENT

Mitigate hazards, create more parks and open spaces, and reduce climate emissions.

Theme	Transportation Strategies
Maintain and Optimize the Existing System	T1 - Operate and Maintain the Existing System.
	T2 - Improve the Rider Experience through Transit Network Integration.
	T3 - Improve the Rider Experience through Refined Transfer Timing at Key Regional Hubs.
	T4 - Enhance Security Measures and Improve Safety and Cleanliness on Transit.
	T5 - Implement Pricing Strategies to Manage Demand.
	T6 - Modernize Freeways and Interchanges.
	T7 - Expand Freeways and Mitigate Impacts.
	T8 - Advance Other Regional Programs and Local Priorities.
Create Healthy and Safe Streets	T9 - Build a Complete Streets Network.
	T10 - Advance Regional Vision Zero Policy through Street Design and Reduced Speeds.
Build a Next-Generation Transit Network	T11 - Enhance Transit Frequency, Capacity and Reliability.
	T12 - Expand Transit Services throughout the Region.

Theme	Housing Strategies
Protect and Preserve Affordable Housing	H1 - Strengthen Renter Protections.
	H2 - Preserve Existing Affordable Housing.
Spur Housing Production for Residents of All Income Levels	H3 - Allow a Greater Mix of Housing Densities and Types in Growth Geographies.
	H4 - Build Adequate Affordable Housing to Ensure Homes for All.
	H5 - Integrate Affordable Housing into All Major Housing Projects.
	H6 - Transform Aging Malls and Office Parks into Neighborhoods.
Create Inclusive Communities	H7 - Provide Targeted Mortgage, Rental, and Small Business Assistance to Equity Priority Communities.
	H8 - Accelerate Reuse of Public and Community-Owned Land for Mixed-Income Housing and Essential Services.

Theme	Economy Strategies
Improve Economic Mobility	EC1 - Implement a Statewide Guaranteed Income.
	EC2 - Expand Job Training and Incubator Programs.
	EC3 - Invest in High-Speed Internet in Underserved Low-Income Communities.
Shift the Location of Jobs	EC4 - Allow a Greater Mix of Land Uses and Densities in Growth Geographies.
	EC5 - Provide Incentives to Employers to Locate in Low-VMT Areas.
	EC6 - Retain and Invest in Key Industrial Lands.

Theme	Environment Strategies
Reduce Risks from Hazards	EN1 - Adapt to Sea Level Rise.
	EN2 - Provide Means-Based Financial Support for Seismic, Wildfire, and Accessibility Home Retrofits.
	EN3 - Provide Means-Based Financial Support for Energy Decarbonization and Water Efficiency Upgrades in All Buildings.
Expand Access to Parks and Open Space	EN4 - Maintain Urban Growth Boundaries.
	EN5 - Protect and Manage High-Value Conservation Lands.
	EN6 - Expand Urban Greening in Communities.
Reduce Climate Emissions	EN7 - Expand Commute Trip Reduction Programs at Major Employers.
	EN8 - Expand Clean Vehicle Initiatives.
	EN9 - Expand Transportation Demand Management Initiatives.

“Bad air affects my asthmatic condition, and the wildfires generate a lot of airborne pollution. As a result, I don’t walk and hike as much.” — Alameda County Resident



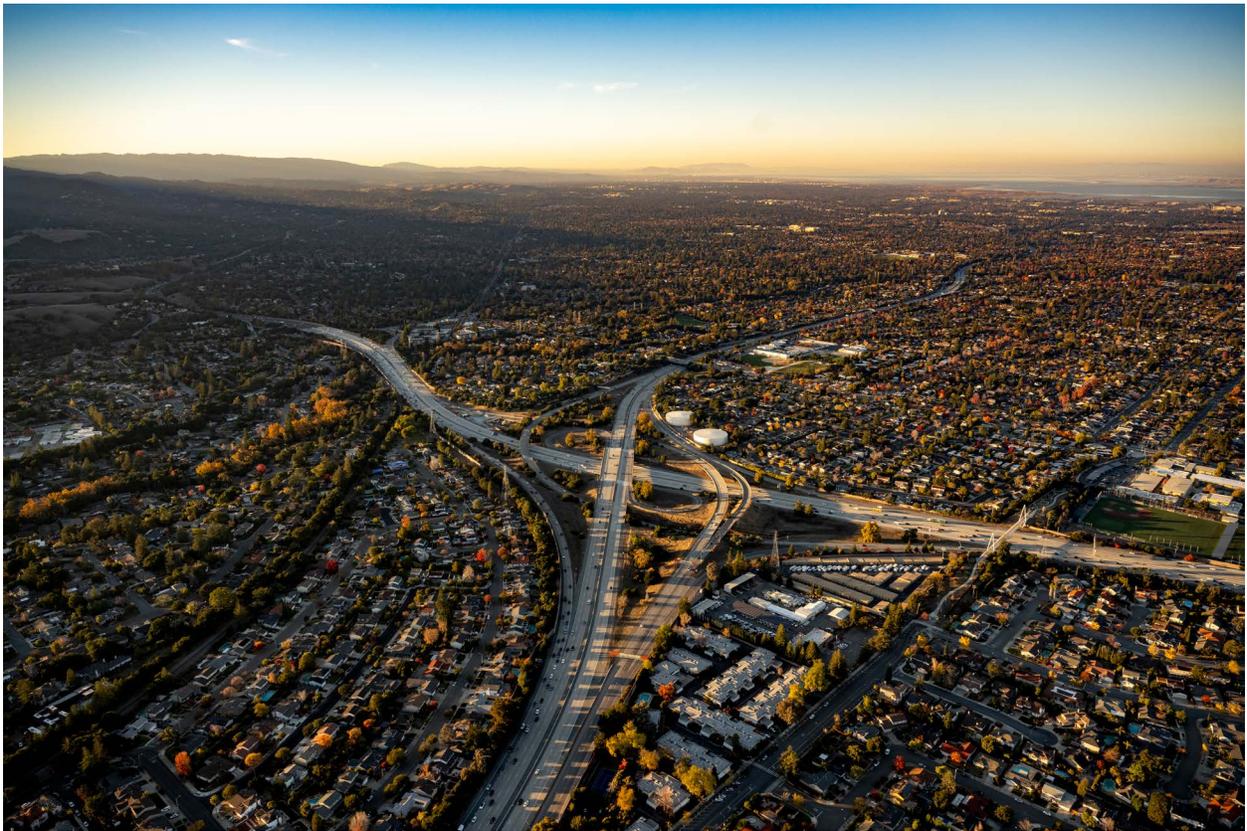


Photo: Karl Nielsen

Growth Geographies and Growth Pattern

Plan Bay Area 2050+ anticipates the nine counties will have nearly 1 million new households and 1.4 million new jobs by 2050. Growth Geographies are the places where the vast majority of new housing and jobs would be located under this plan. MTC and ABAG encourage growth in these locations by supporting local planning efforts, advancing regional policies, and funding infrastructure investments to support infill development. Growth Geographies include:

- **Priority Development Areas (PDAs)** — Areas generally near existing job centers or frequent transit that are locally identified for housing and job growth.
- **Priority Production Areas (PPAs)** — Industrial areas that are important to the regional economy and local middle-wage job growth. Like PDAs, PPAs are identified by local governments.
- **Transit-Rich Areas** — Places near rail, ferry or frequent bus service that were not already identified as PDAs, including all areas outside PDAs subject to MTC's Transit-Oriented Communities Policy.⁷
- **High-Resource Areas** — State-identified places with well-resourced schools, transit service and access to jobs, among other criteria.⁸

Plan Bay Area 2050+ anticipates that Growth Geographies will contain 95% of new households and 72% of new jobs. Less than 1% of new development is anticipated to occur outside local urban growth boundaries.

“

“Buying a house seems completely unrealistic.”

— San Francisco Resident



Plan Bay Area 2050+ Growth Geographies

-  Growth Geography
-  Land Outside Urban Boundary

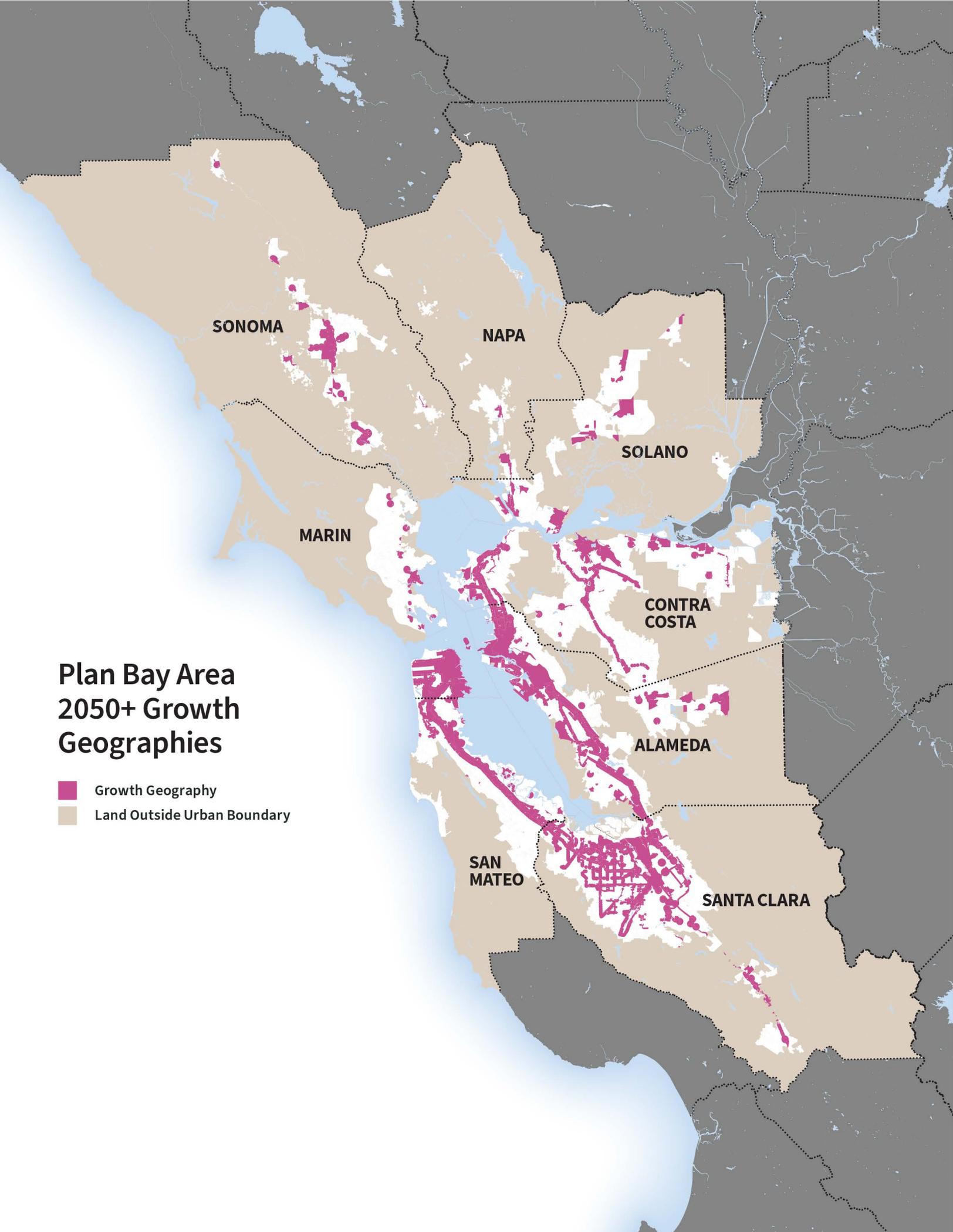


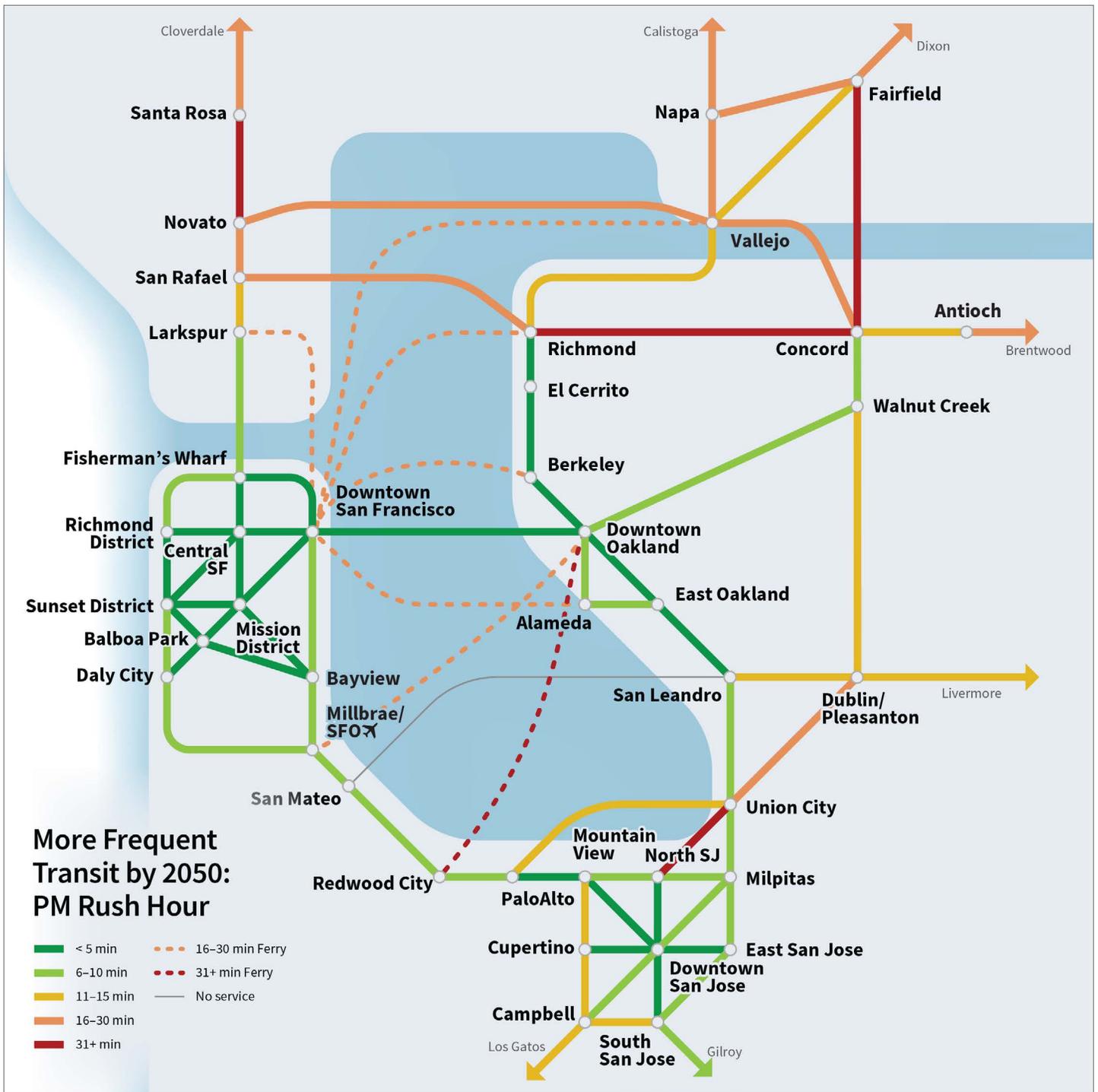


Photo: Karl Nielsen

Visualizing Strategy Benefits

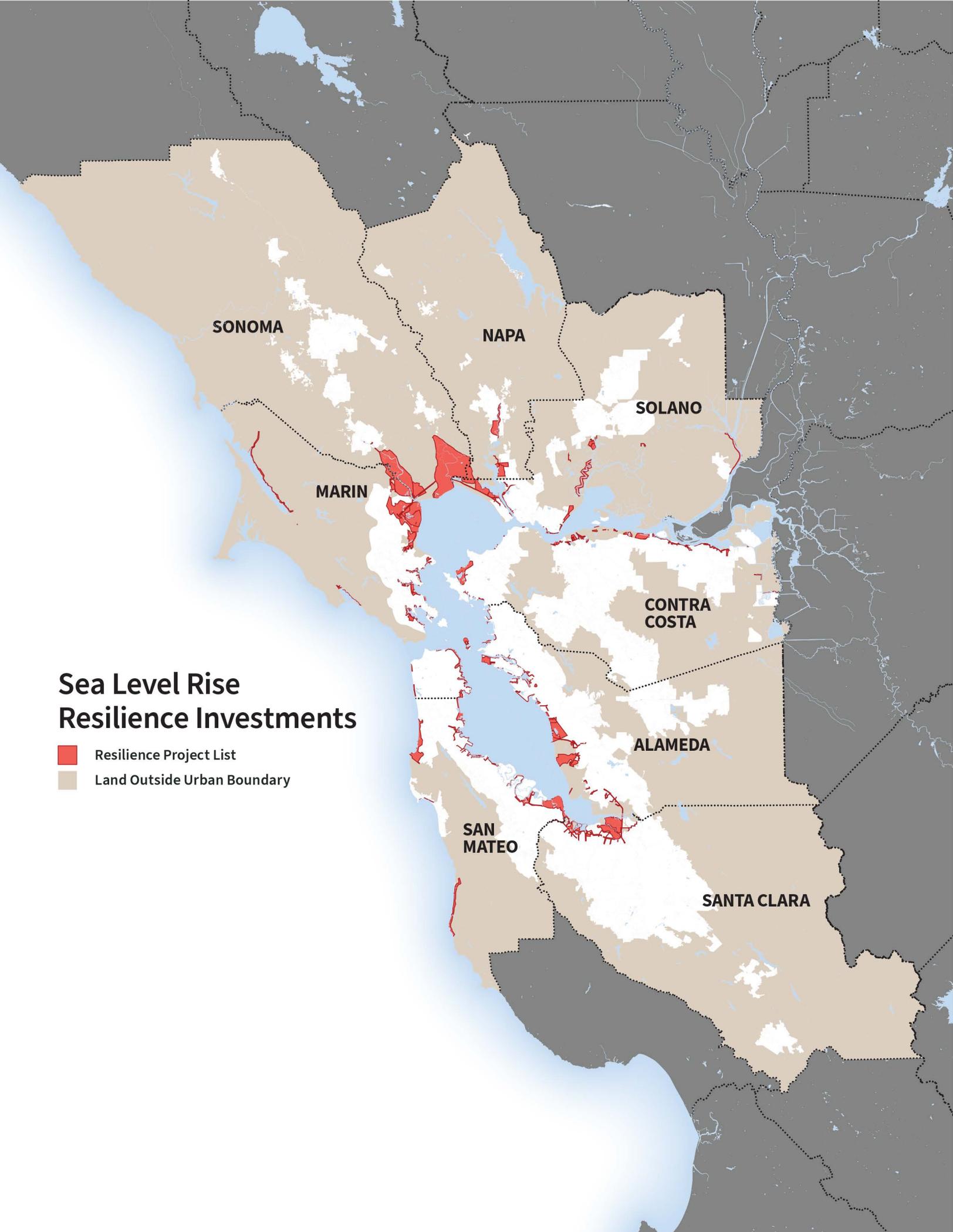
The plan's 35 strategies work together to provide residents greater access to transportation, housing and jobs throughout the nine counties, while protecting the Bay Area's natural resources. The strategies support a more connected, prosperous and climate-resilient region, and maps help to visualize where, geographically, benefits would be seen by 2050 under the strategies.

- Transit 2050+ was a parallel effort to reimagine regional transit, resulting in revamped transit strategies for this plan, including enhanced frequency, capacity, and reliability (Strategy T11) and expanded service (Strategy T12). The More Frequent Transit by 2050: PM Rush Hour map shows popular bus, train and ferry routes around the Bay Area, highlighting potential evening rush hour frequency improvements if these strategies are implemented.
- A strategy to adapt to sea level rise (EN1) identifies shoreline areas prioritized for protection and restoration. The Sea Level Rise Resilience Investments Map highlights planned infrastructure projects that aim to safeguard communities throughout the Bay Area.



Sea Level Rise Resilience Investments

-  Resilience Project List
-  Land Outside Urban Boundary



Outcomes by 2050

The plan promotes more housing, faster commutes, vibrant downtowns and access to nature. It supports safety, economic opportunity and secure housing for those most in need, and better connects people through transit, roads and trails. If fully implemented, it would make the Bay Area more affordable, connected, diverse, healthy and vibrant.



AFFORDABLE

By 2050, the combined housing and transportation cost burden for all Bay Area households could decrease by 25%, while for low-income households, this cost-burden reduction could reach 50%.



CONNECTED

The share of households near frequent transit across the Bay Area could increase by 45% under plan strategies, and the number of jobs accessible via transit, biking or walking is projected to increase by 40%.



DIVERSE

The plan could increase the rate of homeownership for low-income households by 30% by 2050.



HEALTHY

More than twice as many people could commute via transit, biking or walking if the plan's strategies are implemented, leading to a 110% increase in the share of people taking more sustainable commutes by 2050. Fatalities and injuries could go down, while publicly available open space could increase by 25%.

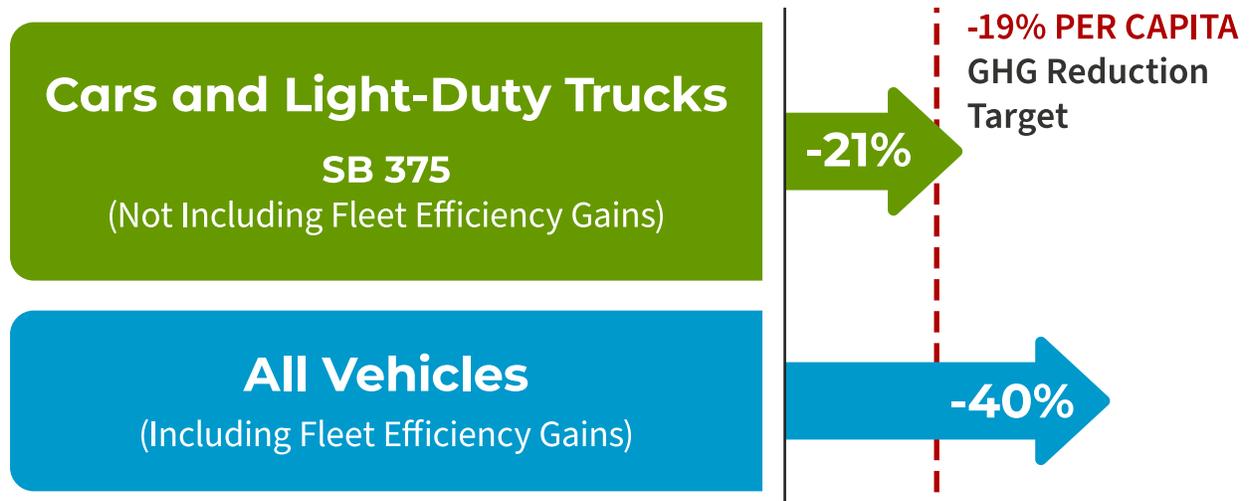


VIBRANT

The plan could lead to stronger economic growth and recovery regionwide and a projected 60% increase in gross regional product.

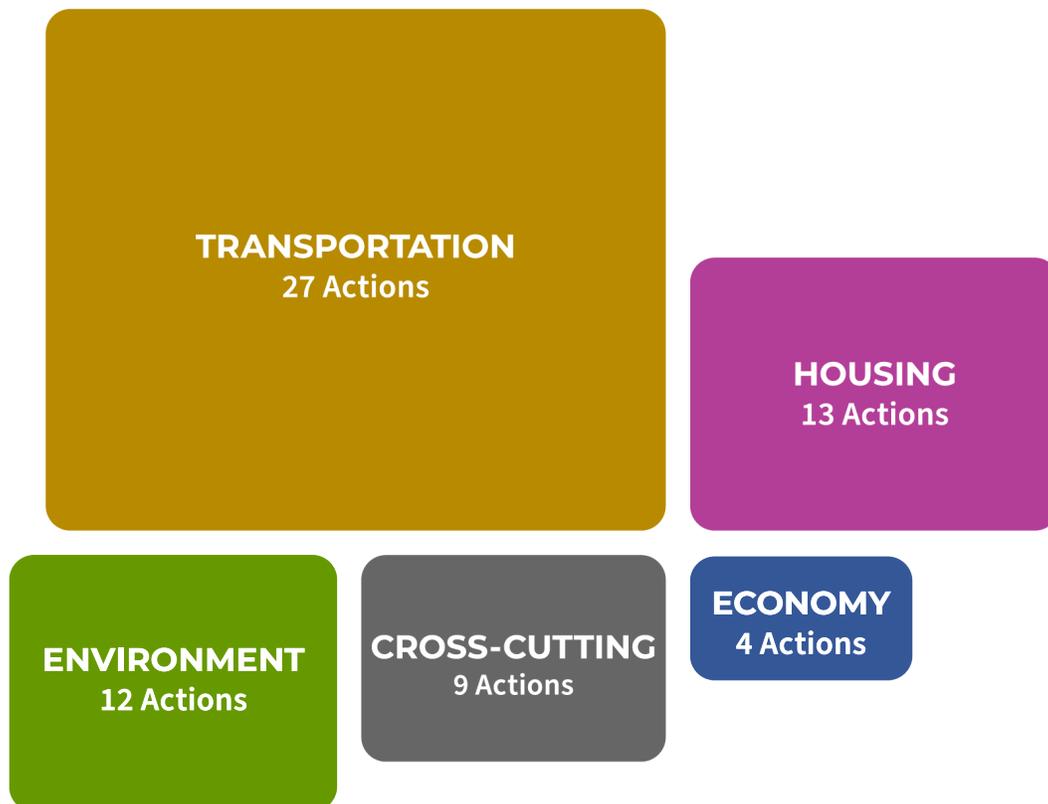
GHG Emissions Target

The plan achieves a 21% per capita reduction of greenhouse gas emissions by 2035, exceeding the 19% target set by the California Air Resources Board.



Pivoting to Implementation

The Implementation Plan focuses on concrete actions that MTC and ABAG can advance in partnership with other organizations and policymakers by 2030. **Implementation actions** are the steps to be taken in the next four years to make progress on the strategies. They identify the *who*, *what*, *where*, *when* and *how*; include **65 actions** for MTC and ABAG through 2030; and aim to address equity in various ways.



Action Highlights

Key MTC and ABAG implementation priorities through 2030 include securing resources to sustain progress, delivering on existing commitments and transitioning pilot programs into long-term initiatives. MTC and ABAG are involved in funding, planning, coordinating, assisting with, delivering on, and advocating for these 65 actions to various degrees.

Fund and Advocate

To secure new financial resources, MTC supported Senate Bill 63 (Wiener/Arreguín), which authorizes a regional measure on the November 2026 ballot to sustain and improve Bay Area transit. MTC and ABAG are also preparing for a potential 2028 housing revenue measure — through the Bay Area Housing Finance Authority (BAHFA) — to address the Bay Area’s ongoing housing affordability crisis. This measure would expand the reach and impact of already successful BAHFA pilot programs, allowing more residents to access stable, affordable homes. The agencies will also pursue near-term funding to sustain existing regional housing programs and respond to local needs.

Plan and Coordinate

MTC and ABAG play essential planning and coordination roles in many actions. In transportation, MTC plans to support easier, more seamless transit use regionwide by expanding both the Clipper BayPass program for commuters and the Regional Mapping and Wayfinding Project for regular and new riders. By 2030, MTC also intends to support the planning and design of active transportation projects that accommodate all ages and abilities, contributing to healthier communities where people can walk and bike more. Other planning and coordination priorities include analyzing post-COVID shifts in travel, work and development patterns; updating the San Francisco Bay Area Goods Movement Plan to reflect these post-pandemic trends; and refreshing the Equity Priority Communities framework.

Deliver and Assist

These implementation actions also help MTC and ABAG to deliver on previous commitments and assist other organizations with work that supports plan strategies. The agencies commit to enhancing and expanding the Doorway Housing Portal to help residents find affordable housing. To support housing and business development near transportation, MTC and ABAG will monitor implementation of MTC’s Transit-Oriented Communities (TOC) Policy by 2030.

MTC and ABAG also partner with the San Francisco Estuary Partnership and the San Francisco Bay Conservation and Development Commission to help communities deliver on initiatives that address sea level rise and climate impacts. The Bay Area Regional Energy Network is also building energy efficiency and resilience programs for both renters and property owners.

2060 and Beyond

Regional agencies cannot implement the plan alone. Progress will depend on strong partnerships and ongoing collaboration with local governments, community organizations and other stakeholders. Together, the region can advance shared priorities in transportation, housing, the economy and the environment to build a more affordable, connected, diverse, healthy and vibrant Bay Area for future generations. Work is already underway on Plan Bay Area 2060, the next major update that will delve into big questions like the potential impact of artificial intelligence on the region's economy, land use, and transportation system, with an eye to refining and identifying new strategies to strengthen regional resilience for decades to come.

Stay Involved

More opportunities for involvement are coming soon, including public hearings and webinars. Attend one of these engagement opportunities, or send us an email or letter with your thoughts on the Draft Plan Bay Area 2050+ to inform the final document.

For more information on how to submit comments and review Draft Plan Bay Area 2050+ and the Draft Environmental Impact Report (EIR) starting October 20, 2025, please visit planbayarea.org.

The Draft Plan and Draft EIR public review and comment period will extend through December 18, 2025, at 5 p.m.

Webinars and Public Hearings

Subregional Webinars

- North Bay: October 29 at 12 p.m.
- West Bay: October 29 at 6 p.m.
- South Bay: October 30 at 6 p.m.
- East Bay: November 5 at 6 p.m.

Hybrid Public Hearings

- November 14 at 9 a.m. in San Francisco
- December 3 at 6 p.m. in Fremont
- December 4 at 6 p.m. in Novato

More Opportunities

- Presentations to Local Elected Officials
- Web Resources
- Digital Promotion
- Engagement With Community-Based Organizations
- Office Hours and One-on-One Conversations: With Peer Agencies and Local Jurisdiction Staff.

Endnotes

- 1 MTC and ABAG. (June 2025). San Francisco Bay Area - National Transit Database: Demand: Average Daily Table: 2019, 2020, 2025. <https://public.tableau.com/app/profile/bayareametro/viz/SanFranciscoBayArea-NationalTransitDatabase/Navigation>
- 2 MTC. (2023). Bay Area Travel Survey.
- 3 Cushman & Wakefield (2019). Market Beat: Silicon Valley Q4 2019: https://www.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2019/q4/siliconvalley_americas_marketbeat_office_q42019.pdf
- 4 Avalos, G. (May 2025). Downtown San Jose, Oakland, San Francisco combat empty office spaces. Mercury News. <https://www.mercurynews.com/2025/05/21/economy-tech-san-jose-oakland-bay-area-office-property-jobs-develop/>
- 5 MTC, ABAG and Partners (June 2025). Vital Signs: Housing Affordability. <https://vitalsigns.mtc.ca.gov/indicators/housing-affordability>
- 6 For California Regional Transportation Plan requirements, see Government Code Section 65080. For California Air Resources Board (CARB) Sustainable Communities Strategy requirements, see the SB 375 Regional Targets page on the CARB website. For full federal requirements, see federal statute Title 23 U.S.C. Section 134.
- 7 In jurisdictions where local governments have nominated PDAs on less than 50% of the land eligible for nomination, this also includes areas within 1/2 mile of a bus stop with peak service frequency of 15 minutes or less as defined during Plan Bay Area 2050.
- 8 This designation only includes places that meet a baseline transit service threshold of bus service with peak headways of 30 minutes or better as defined during Plan Bay Area 2050. In addition, High-Resource Areas are only included if less than 50% of land eligible for Priority Development Area designation has been nominated by the local jurisdiction in question. Plan Bay Area 2050+ High-Resource Areas are a subset of high-opportunity areas identified statewide by the California Department of Housing and Community Development that meet a minimum transit service threshold and are located in the Bay Area. See more at: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>