

# Plan Bay Area 2040 Update

Plans and Programs Committee  
Agenda Item 8



**SAN FRANCISCO COUNTY TRANSPORTATION AUTHORITY**

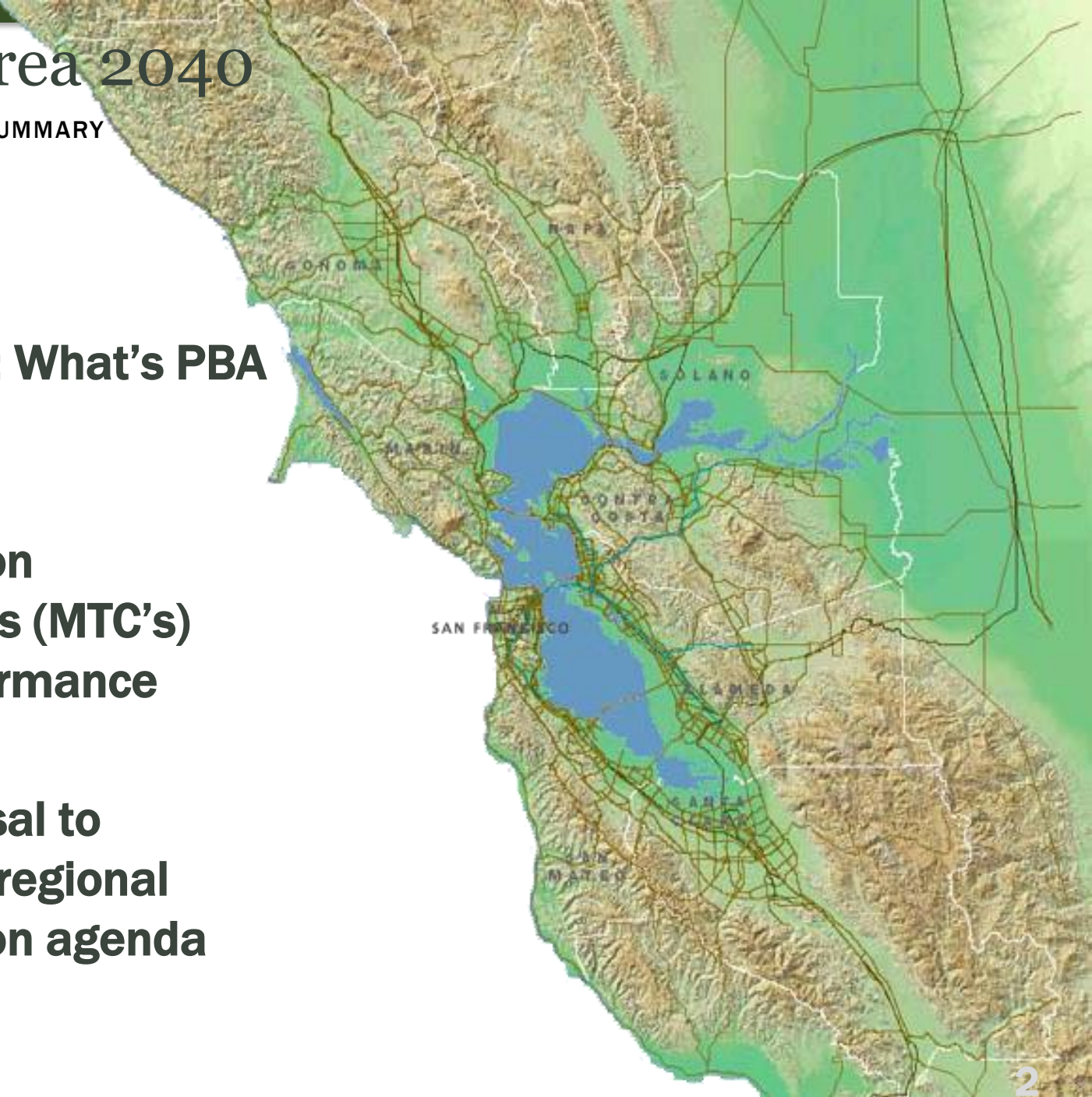
**May 17, 2016**

# Plan Bay Area 2040

PLAN BAY AREA 2040 > SUMMARY

## Today's Update:

- ▶ **Quick Recap: What's PBA 2040?**
- ▶ **Metropolitan Transportation Commission's (MTC's) project performance evaluation**
- ▶ **MTC's proposal to advance the regional housing action agenda**

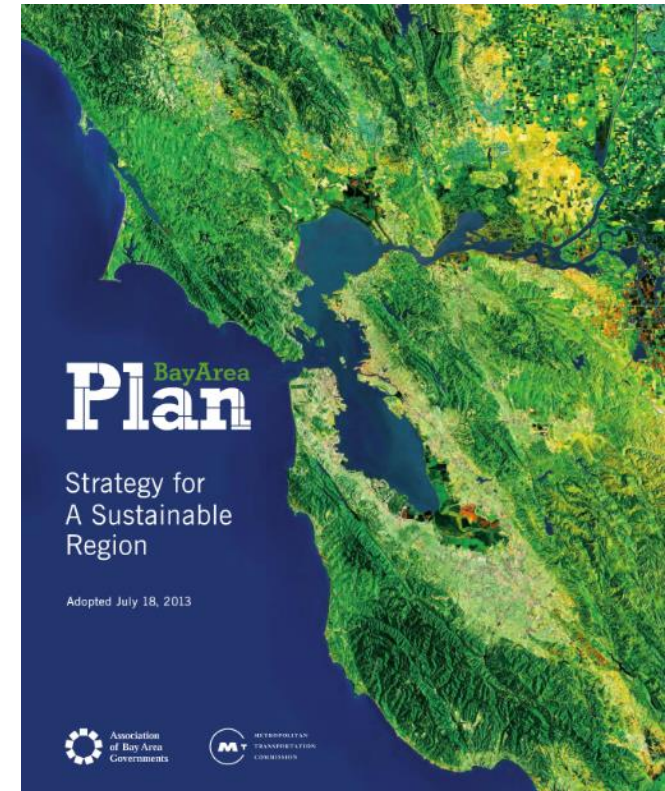


# What is Plan Bay Area 2040?



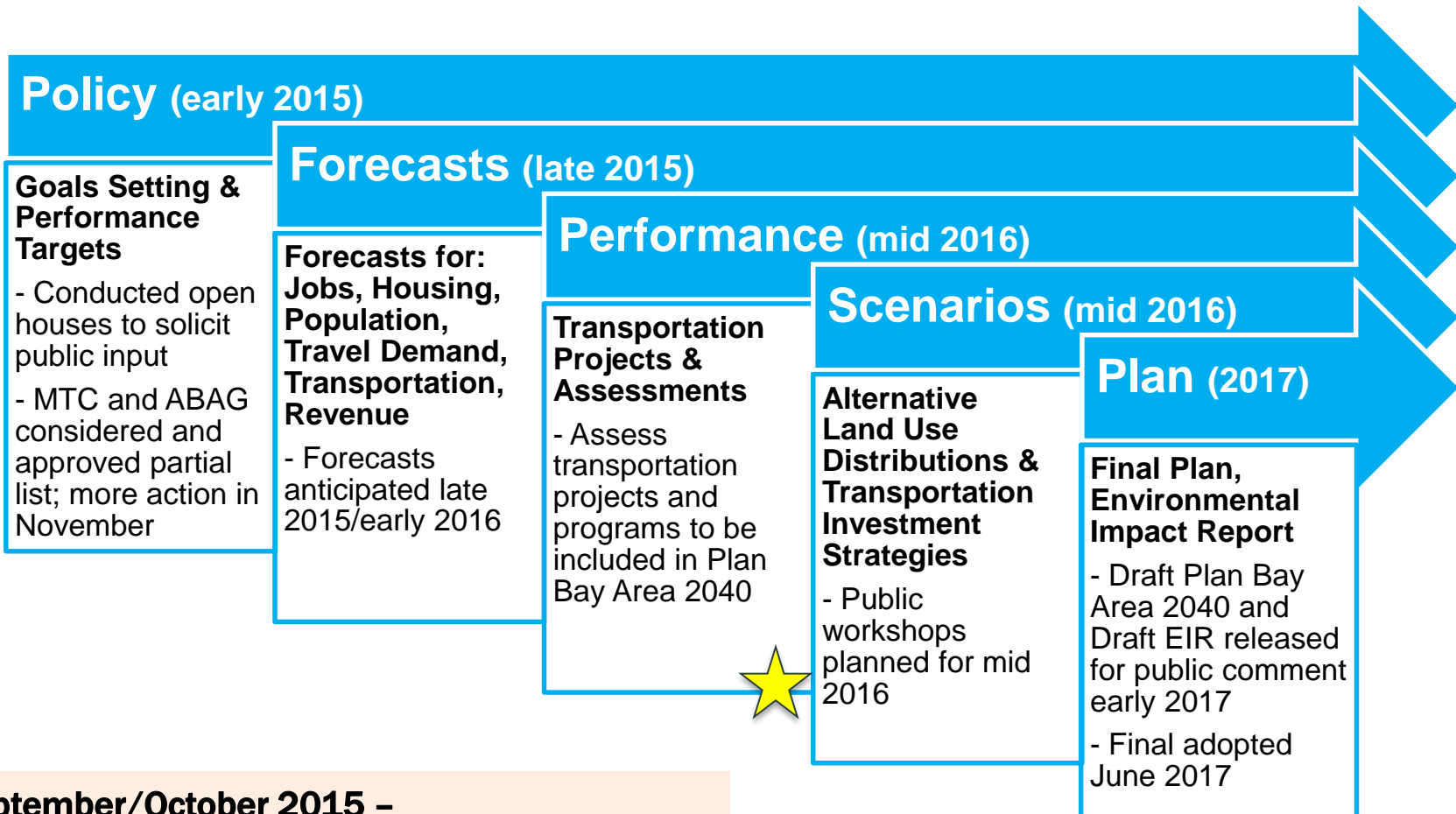
## PLAN BAY AREA 2040 > SUMMARY

- ▶ **Blueprint for the region's transportation investment for the 9 Bay Area counties through 2040**
- ▶ **Regional strategy to meet greenhouse gas reduction targets**
- ▶ **Plan to accommodate the need for new growth**



# Plan Bay Area 2040 Timeline

PLAN BAY AREA 2040 > SUMMARY



**September/October 2015 –**  
SFCTA approved list of projects and programs to submit to MTC for consideration for inclusion in PBA 2040

**May/June 2016 –**  
SFCTA revises project priorities to reflect modified discretionary funding target

# Investment Performance Assessment

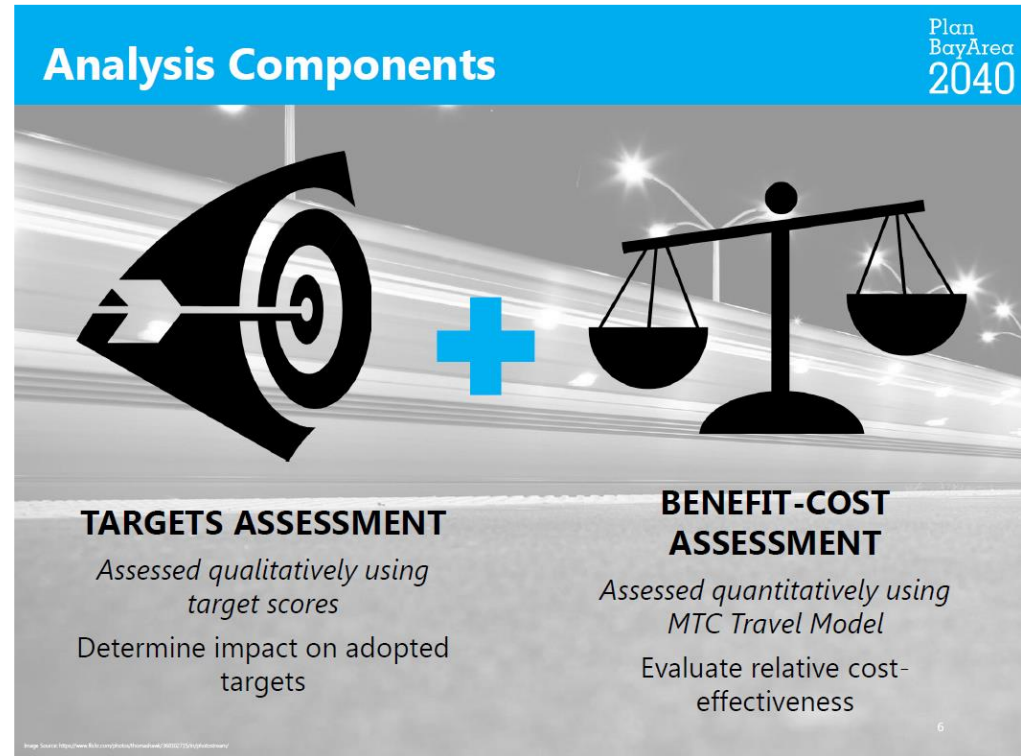
PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **Projects - evaluate only largest capacity increasing projects that are seeking discretionary revenue**

- ▶ **Doesn't include:**

- ▶ **Projects under \$100 million**
- ▶ **Programmatic categories**
- ▶ **Committed projects**
- ▶ **Purpose: Identify outliers – both high and low performers**
  - ▶ **High – Eligible for regional discretionary funding**
  - ▶ **Low – Have to justify why to include in PBA 2040**

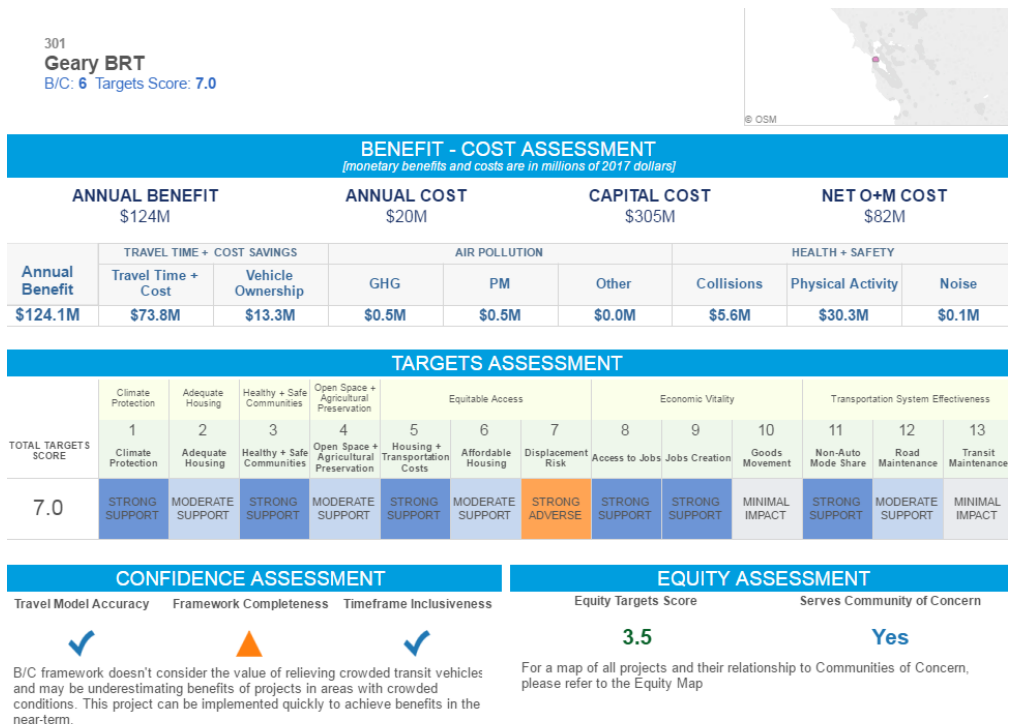


# Benefit-Cost Assessment

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **Benefits modeled**
  - ▶ **Travel time and cost savings**
  - ▶ **Vehicle ownership savings**
  - ▶ **Air pollution reduction**
  - ▶ **Reduced collisions**
  - ▶ **Increase in physical activity**
  - ▶ **Decrease in noise**
- ▶ **Costs (annualized over the life of the plan)**
  - ▶ **Capital costs**
  - ▶ **Operating costs**



<http://metropolitantransportationcommission.github.io/performance/>

# Targets Assessment

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



## TARGETS ASSESSMENT

*Assessed qualitatively using target scores*

Plan  
BayArea  
2040



Climate Protection



Affordable Housing



Non-Auto Mode Share



Adequate Housing



Displacement Risk



Road State of Good Repair



Healthy & Safe Communities



Access to Jobs



Transit State of Good Repair



Open Space & Agricultural Preservation



Job Creation



Goods Movement



Housing & Transportation Costs

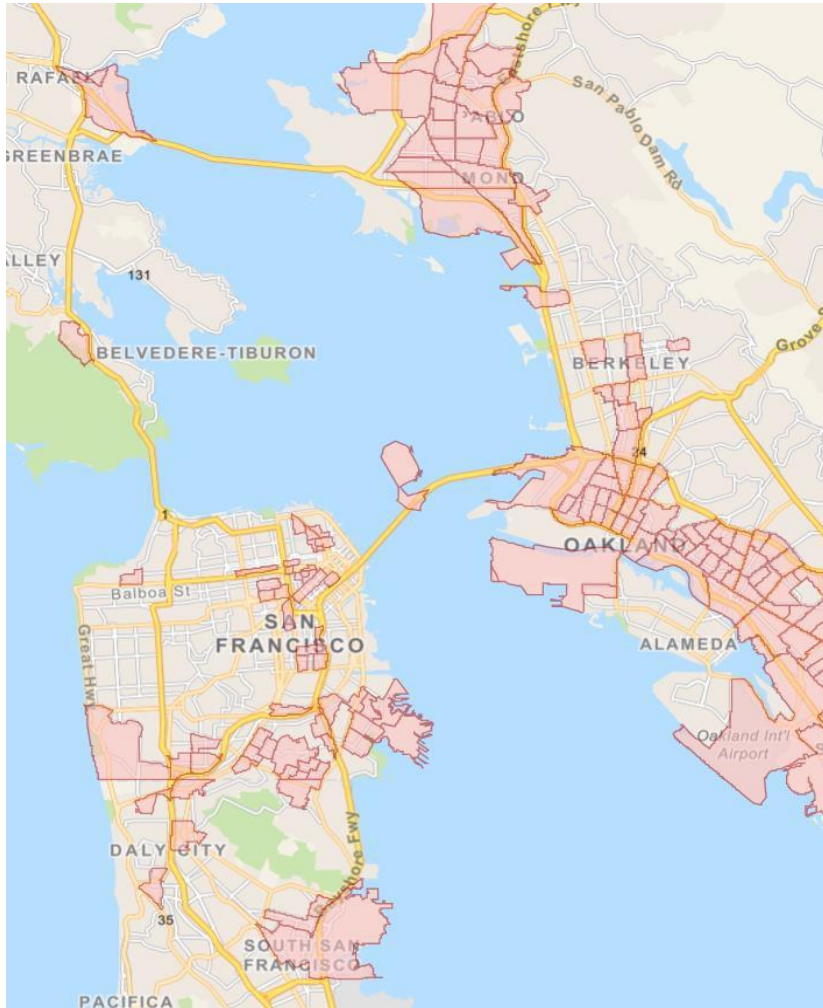
**Maximum score:**

**13**

*if the project supports all 13 targets strongly*

# Project-Level Equity Assessment

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **Equity Target Score**
  - ▶ Health benefits and burdens
  - ▶ Transportation and housing cost
  - ▶ Share of affordable housing
  - ▶ Displacement risk
  - ▶ Access to jobs
  - ▶ Job creation
- ▶ **Relationship to Communities of Concern**



# San Francisco Projects Evaluated (1 of 2)

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **Congestion Pricing (with related transit improvements)**
  - ▶ **Treasure Island**
  - ▶ **Downtown San Francisco**
- ▶ **Freeway Management**
  - ▶ **US 101 HOV lanes in San Mateo and San Francisco**
  - ▶ **Express lanes on US 101 in San Mateo and San Francisco**
- ▶ **Complete Streets/Bike/Pedestrian**
  - ▶ **Better Market Street (includes transit)**
  - ▶ **Southeast Waterfront Transportation Improvements (includes transit)**
  - ▶ **Bay Bridge West Span Bike Path**

# San Francisco Projects Evaluated (2 of 2)

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **Transit efficiency and operations improvements**
  - ▶ **Muni Forward**
  - ▶ **Muni Service Expansion**
  - ▶ **BART Metro Program**
  - ▶ **Caltrain Modernization (e.g. electrification) and Service Expansion**
  - ▶ **Bay Bridge Express Bus Contraflow Lane**
- ▶ **Transit expansion**
  - ▶ **Geary Bus Rapid Transit (BRT)**
  - ▶ **M-Line/19<sup>th</sup> Avenue Core Capacity Project**
  - ▶ **Downtown Extension of Caltrain/High Speed Rail**
  - ▶ **Geneva BRT and Corridor Improvements (includes interchange)**
  - ▶ **New ferry service to Redwood City, Berkeley, Alameda Point**

# State of Good Repair Evaluation

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



## ▶ Public Transit Maintenance

- ▶ Rail operators

- ▶ Bus operators

## ▶ Local Streets and Roads Maintenance

- ▶ Preserve conditions

- ▶ Ideal conditions

## ▶ Highway Pavement Maintenance

- ▶ Preserve conditions

- ▶ Ideal conditions



# MTC's Conclusions

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **Top priority is maintaining regional transit infrastructure**
- ▶ **Highly used transit systems and the highway system are backbone of the region**
- ▶ **Projects in chronically congested corridors provide biggest bang per buck**
- ▶ **Congestion pricing and road efficiency projects outperform road expansion projects**
- ▶ **All highest performing projects increase access to Communities of Concern**

# San Francisco Project Performance

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **Projects performed much better in Target assessment than Benefit-Cost assessment**
- ▶ **San Francisco projects performed significantly worse than prior plan but still have many high performers**

## 2013 Plan Bay Area High Performers:

PROJECT	Quantitative Benefit/Cost ratio	Qualitative (out of 10)
1 BART Metro Program	> 60	8.5
2 Treasure Island Congestion Pricing	59	4.0
3 Congestion Pricing Cordon Pilot	45	6.0
4 AC Transit Grant—MacArthur BRT	18	5.5
5 Freeway Performance Initiative	16	4.0
6 ITS Improvements in San Mateo Co.	16	4.0
7 ITS Improvements in Santa Clara Co.	16	4.0
8 Irvington BART Station	12	5.5
9 SFMTA Transit Effectiveness Project	11	7.5
10 Caltrain Electrification and six trains per hour service	5	7.5
11 BART to San Jose, Phase 2	5	7.0
12 Van Ness Avenue BRT	6	6.5
13 Better Market Street	6	6.0

Source: Metropolitan Transportation Commission

## Plan Bay Area 2040 High Performers (estimated):

**BART Metro**

**Treasure Island Congestion Pricing**

**Downtown Congestion Pricing**

**Caltrain Modernization/Downtown Extension**

**NEW - Geary BRT**

# San Francisco Project Performance

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



## San Francisco low performers\*:

- ▶ **Southeast Waterfront Transportation Improvements**
- ▶ **Geneva BRT and Corridor Improvements**
- ▶ **Bay Bridge West Span Pathway\*\***
- ▶ **Bay Bridge Express Bus Contraflow Lane\*\***
- ▶ **San Francisco - Redwood City Ferry\*\***
- ▶ **Antioch - Martinez - Hercules - San Francisco Ferry\*\***

**\*All projects have low benefit-cost scores, but medium performance target scores.**

**\*\*Regional projects that serve SF, submitted by others**

# Why Low Performance?

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **MTC's model significantly underestimates benefits of San Francisco projects**
  - ▶ **Underestimates Muni trips by 25%**
  - ▶ **Overestimates trips on AC Transit (40%) and VTA (105%)**
- ▶ **No benefits calculated for:**
  - ▶ **Reducing transit crowding**
  - ▶ **Improving transit reliability**
  - ▶ **Safety improvements for walking, biking, transit**
- ▶ **Projects have been bundled, making costs higher and target performance lower**
  - ▶ **Geneva BRT and Corridor Improvements (includes interchange)**
- ▶ **SF projects dinged for displacement risk target**

# Requests Submitted to MTC

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **Weight performance targets equally with benefit-cost analysis when identifying high and low performers**
  - ▶ **Mitigates biases in benefit-cost analysis**
  - ▶ **Targets reflect a wider range of PBA 2040 goals and objects**
- ▶ **Redefine displacement risk target to “minimal impact” for jurisdictions that have implemented anti-displacement measures**
  - ▶ **Provides an incentive and rewards desired actions**
- ▶ **If possible, fix problems with the way the model treats San Francisco projects**
  - ▶ **We provided suggested technical fixes for short and long term**



# Problematic Displacement Risk Target

PLAN BAY AREA 2040 > PROJECT PERFORMANCE ASSESSMENT



- ▶ **“Share of low- and moderate- income renters in Priority Development Areas that are at increased risk of displacement”**
  - ▶ Applied at the jurisdiction level, regardless of project type
  - ▶ 0 points – Minimal Impact, -0.5 points – Moderate Adverse Impact, -1 points – Strong Adverse Impact
- ▶ **ONLY San Francisco projects are identified as having a “strong adverse” impact**
- ▶ **Most projects have “moderate adverse”**
  
- ▶ **Recommendation:** Adjust target to “minimal impact” for jurisdictions that have adopted significant measures to address displacement issues

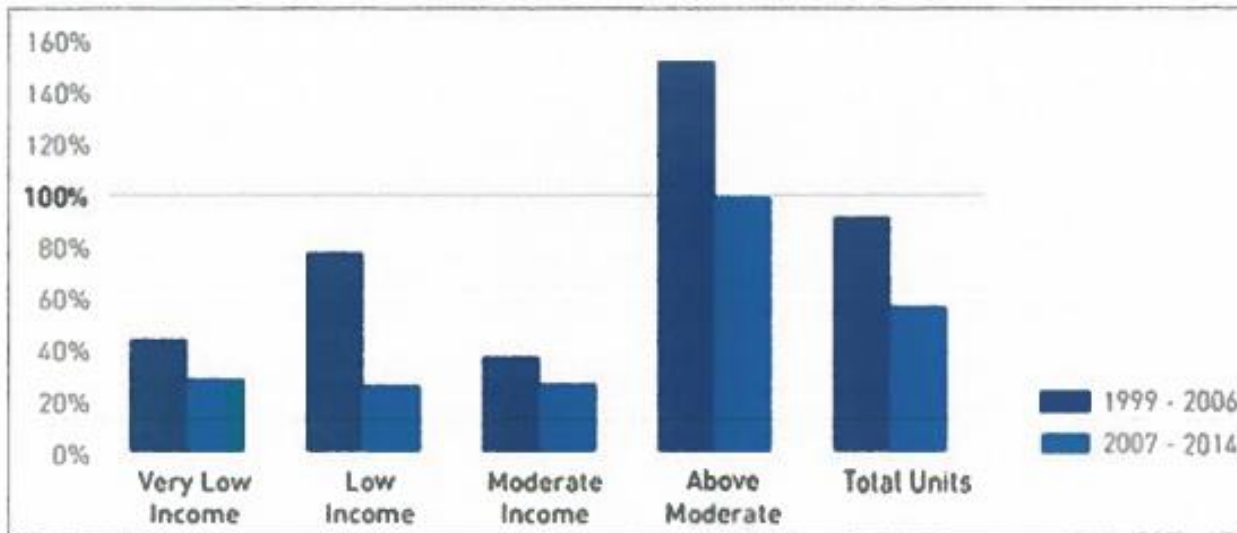
# Regional Housing Crisis

PLAN BAY AREA 2040 > REGIONAL HOUSING ACTION AGENDA



- ▶ **Most expensive housing market in the country**
- ▶ **Since 2010 region has added 1 housing unit for every 5 new jobs**
- ▶ **\$1.2 billion/year housing funding gap**

**Chart 2: Share of Regional Housing Needs Allocation Permitted 1999-2014  
San Francisco Bay Area (Source: ABAG)**



# Broad Strategies to Address Crisis

PLAN BAY AREA 2040 > REGIONAL HOUSING ACTION AGENDA



- ▶ **Build new housing**
  - ▶ **Special attention to low- and moderate-income housing**
- ▶ **Protect existing affordable units at risk of displacement through programs and/or policies, e.g.**
  - ▶ **Rent control**
  - ▶ **Inclusionary housing**
  - ▶ **Direct subsidies**
- ▶ **Advocate for new funding**
  - ▶ **Local self-help strategies (e.g. San Francisco's \$300 million bond)**
  - ▶ **New/replacement state and federal resources**

# Near Term Strategy – OBAG 2

PLAN BAY AREA 2040 > REGIONAL HOUSING ACTION AGENDA



- ▶ **One Bay Area Grant Program (OBAG) Cycle 2**
  - ▶ **\$790 million over 5 years**
  - ▶ **Program adopted in November 2015**
  - ▶ **\$72 million in additional funds available through federal transportation bill**
  
- ▶ **Possible investment proposals**
  - ▶ **Housing-related programs**
  - ▶ **Core capacity transportation investments**
  - ▶ **County programs**



# OBAG 2 Housing Program Options

PLAN BAY AREA 2040 > REGIONAL HOUSING ACTION AGENDA



- ▶ **Reward Jurisdictions**  
Bonus for cities/counties (2015 – 2019)
- ▶ **Direct Investment**  
Pilot preservation loan fund
- ▶ **Regulatory Approach**  
Additional funds conditioned on adopted housing policies, affordable housing production, and/or current affordability



Photo: Bridge Housing, Armstrong Place

- ▶ **MTC Action in July 2016**

# Proposed Medium Term Strategies

PLAN BAY AREA 2040 > REGIONAL HOUSING ACTION AGENDA



- ▶ **Infrastructure finance fund**
  - ▶ **Similar to existing Transit Oriented Affordable Housing (TOAH) program**
  - ▶ **Could include new Naturally Occurring Affordable Housing (NOAH) program**
  - ▶ **MTC has existing authority, just needs funding**
- ▶ **Regional jobs-housing linkage fee**
- ▶ **Regional housing bond/fee and trust fund**



# What's Next? (Estimated Schedule)



## PLAN BAY AREA 2040 > NEXT STEPS

<b>April CAC / May Plans and Programs</b>	SFCTA agenda item on results of project performance assessment and regional housing policies
<b>June 14, 2016 6:30-8:30pm</b>	<b>Plan Bay Area 2040 San Francisco Open House</b> Hotel Whitcomb (1231 Market St)
<b>May 2016</b>	ABAG releases draft scenario performance assessment
<b>May CAC / June Plans and Programs (anticipated)</b>	SFCTA agenda item approving revised project priorities - <b>ACTION</b>
<b>June 2016</b>	MTC approves final list of high and low performing projects
<b>June CAC / July Plans and Programs</b>	SFCTA agenda item evaluating progress toward meeting PBA 2040 goals and objectives and preferred scenario input
<b>July 2016</b>	MTC/ABAG release draft preferred scenario, approves OBAG 2 funding distribution
<b>September 2016</b>	MTC/ABAG adopt preferred transportation investment and land use scenario
<b>September 2016 through June 2017</b>	MTC/ABAG perform environmental review of preferred scenario
<b>June 2017</b>	MTC/ABAG adopt Plan Bay Area 2040

# Questions?

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[www.sfcta.org/rtp](http://www.sfcta.org/rtp)



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