METROPOLITAN TRANSPORTATION COMMISSION

ASSOCIATION OF BAY AREA GOVERNMENTS

Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Board Room, 1st Floor

MEETING AGENDA

Date: Friday, November 13, 2026 | **Time:** 9:40 a.m.

Joint MTC Planning Committee with the ABAG Administrative Committee

Planning Committee Chair: Eddie Ahn
Planning Committee Vice Chair: Pat Burt
ABAG Administrative Committee Chair: Susan Adams
ABAG Administrative Committee Vice Chair: Wanda Williams
Clerk: Brittny J. Sutherland

This meeting shall consist of a simultaneous teleconference call at the following location(s):
70 W. Hedding St. East Wing, 10th Floor, Supervisor's Conference Room, San Jose, CA 95110

Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Board Room (1st Floor). In-person attendees must adhere to posted public health protocols while in the building. The meeting webcast will be available at https://mtc.ca.gov----/whats-happening/meetings/live-webcasts.

Members of the public are encouraged to participate remotely via the following Zoom link or phone number:

Attendee Link: https://bayareametro.zoom.us/j/81109279620

Phone one-tap:
+14086380968,,81109279620# US (San Jose)
+16694449171,,81109279620# US
Webinar ID: 811 0927 9620
International numbers available: https://bayareametro.zoom.us/u/kddK9EV03r
Members of the public participating by Zoom wishing to speak should use the “raise hand” feature or dial *9. When called upon, unmute yourself or dial *6. In order to get the full Zoom experience, please make sure your application is up to date. All standing committee meeting agendas may also be accessed on MTC’s website here:
https://mtc.ca.gov----/meetings-events
Detailed instructions on participating via Zoom are available at:
https://bayareametro.zoom.us/u/kdR1hznEgA
https://mtc.ca.gov----/how-provide-public-comment-board-----meeting-zoom
Members of the public may participate by phone or Zoom during the meeting. In order to be posted to the

meeting's web page and circulated to committee members prior to the meeting, written comments must be sent by email at info@bayareametro.gov by 5:00 p.m. two (2) business days before the scheduled meeting date. Please include the committee or board meeting name and agenda item number in the subject line. All comments received will be submitted into the record.

Planning Committee Roster

Eddie Ahn
Chair

Pat Burt
Vice Chair

Candace Andersen
Dorene M. Giacopini*
Noelia Corzo
Alicia John-Baptiste
Marilyn Ezzy Ashcraft
Matt Mahan

ABAG Administrative Committee Roster

Susan Adams
Chair

Wanda Williams
Vice Chair

Ken Carlson
Carroll Fife
Maureen Toms
Betty Duong
Belia Ramos
Pat Eklund
Carlos Romero

**Non-Voting Members*

Vacant MTC - 1

Dorene M. Giacopini, will be attending remotely per Government Code s. 54953(c).

Agenda

1. Call MTC Planning Committee to Order

2. MTC Planning Committee Roll Call / Confirm Quorum
Quorum: A quorum of the MTC Planning committee shall be a majority of its regular non-ex-officio voting members (4).

3. MTC Planning Committee Consent Calendar

3a. Approval of MTC Planning Committee Minutes of the October 9, 2026 Meeting 26-2232

Planning Committee Action: Committee Approval

Attachments:

- 3a_26-2232_Planning_Committee_Minutes_-_2026-10-09_1.pdf

4. Call ABAG Administrative Committee to Order

5. ABAG Administrative Committee Roll Call / Confirm Quorum

Quorum: A quorum of the ABAG Administrative committee shall be a majority of its regular non-ex-officio voting members (5).

6. ABAG Compensation Announcement – ABAG Administrative Committee Clerk

7. ABAG Administrative Committee Consent Calendar

7a. **Approval of ABAG Administrative Committee Summary Minutes of the October 9, 2026 Meeting** 26-2233

Planning Committee Action: Committee Approval

Attachments:

- 7a_26-2233_ABAG_Administrative_Committee_Minutes_-_2026-10-09.pdf

7b. **Contract Amendment - Bay Area Regional Energy Network (BayREN) Single Family Program Design and Implementation: Franklin Energy ($353,000)** 26-2106

Authorization to enter into a second contract amendment for Bay Area Regional Energy Network (BayREN) with Franklin Energy, an additional $353,000 in a total contract amount not to exceed $22,753,000, to expand implementation capacity for BayREN's single family program through December 31, 2027.

Planning Committee Action: Committee Approval

Presenter(s): Jane Elias

Attachments:

- 7b_26-2106_Summary_Sheet_Contract_Amendment_ABAG_Energy_Programs.pdf

8. Information

8a. **Regional Housing Needs Allocation (RHNA) Cycle 7: Looking Ahead to 2027** 26-2097

Initial look at the revised timeline and process for the seventh cycle of RHNA, in advance of the anticipated kickoff of the ABAG Housing Methodology Committee in mid-2027.

Planning Committee Action: Information

Presenter(s): Gillian Adams, Hannah Diaz

Attachments:

- 8a_26-2097_Summary_Sheet_RHNA7.pdf
- 8ai_26-2097_Presentation_ABAG_RHNA7.pdf

8b. **Housing Annual Progress Reports: Progress towards RHNA Cycle 6 Allocations** 26-2098

Initial review of Bay Area housing progress during the first three years of Regional Housing Needs Allocation (RHNA) Cycle 6, based on Annual Progress Report (APR) data.

Planning Committee Action: Information

Presenter(s): Darin Ranelletti

Attachments:

- 8b_26-2098_Summary_Sheet_APR_Update.pdf
- 8bi_26-2098_Attachment_A_Presentation_APR.pdf
- 8bii_26-2098_Attachment_B_APR_Update.pdf

9. Public Comment / Other Business

Members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial *9. When called upon, unmute yourself or dial *6.

10. Adjournment / Next Meetings:

The next meeting of the MTC Planning Committee will be held on Friday, December 11, 2026 at 9:40 a.m. at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA. Any changes to the schedule will be duly noticed to the public.

Public Comment: The public is encouraged to comment on agenda items at meetings by completing a request-to-speak card (available from the Clerk) and passing it to the Clerk. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the meeting body may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章：MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者，請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知，以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to meeting body members, key staff and others as appropriate. Copies will be available at the meeting.

METROPOLITAN TRANSPORTATION COMMISSION

Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Board Room, 1st Floor

MEETING MINUTES

Date: Friday, October 9, 2026 | **Time:** 9:35 a.m.

Joint MTC Planning Committee with the ABAG Administrative Committee

Clerk: Brittny J. Sutherland

Roster

Eddie Ahn
Chair

Pat Burt
Vice Chair

Candace Andersen
Dorene M. Giacopini*
Mitch Mashburn
Noelia Corzo
Alicia John-Baptiste
Marilyn Ezzy Ashcraft
Matt Mahan

**Non-Voting Members*

*Non-Voting Members

Agenda

1. Call MTC Planning Committee to Order

2. MTC Planning Committee Roll Call / Confirm Quorum

Quorum: A quorum of the MTC Planning committee shall be a majority of its regular non-ex-officio voting members (5).

Present:	6 -	Chair Ahn, Commissioner Andersen, Vice Chair Burt, Commissioner Corzo, Commissioner Ezzy Ashcraft, Commissioner John-Baptiste
Absent:	2 -	Commissioner Mahan, Commissioner Mashburn
Non-Voting Present:	1 -	Commissioner Giacopini

Commissioner Giacopini participated remotely pursuant to Gov. Code Section 54953.8.3(2).

3. MTC Planning Committee Consent Calendar

Upon the motion by Commissioner Andersen and second by Commissioner Ezzy Ashcraft, the MTC Planning Committee Consent Calendar was unanimously approved. The motion carried by the following vote:

Aye: 6 - Chair Ahn, Vice Chair Burt, Commissioner Andersen, Commissioner Corzo, Commissioner Ezzy Ashcraft, and Commissioner John-Baptiste

Absent: 2 - Commissioner Mahan and Commissioner Mashburn

3a. **Approval of MTC Planning Committee Minutes of the September 11, 2026 Meeting** 26-2077

Action: MTC Planning Committee Approval

4. Call ABAG Administrative Committee to Order

5. ABAG Administrative Committee Roll Call / Confirm Quorum

Quorum: A quorum of the ABAG Administrative committee shall be a majority of its regular non-ex-officio voting members (5).

Present: 8 - Chair Adams, Member Carlson, Member Duong, Member Eklund, Member Fife, Member Ramos, Member Toms, Vice Chair Williams

Absent: 1 - Member Romero

6. ABAG Compensation Announcement – ABAG Administrative Committee Clerk

7. ABAG Administrative Committee Consent Calendar

No votes recorded.

7a. **Approval of ABAG Administrative Committee Summary Minutes of the September 11, 2026 Meeting** 26-2079

Action: ABAG Administrative Committee Approval

7b. **Contract with Bay Area Clean Water Agencies (BACWA) to receive $4,902,578 to implement the Clean Water Together grant, and to enter into a funding agreement not to exceed $800,000 with The Regents of the University of California** 26-2127

Action: ABAG Administrative Committee Approval

Presenter(s): Heidi Nutters

7c. **Amendment to the Sole Source Contract with Keyes & Fox, LLC for BayREN and 3C-REN Regulatory Support and Legal Services** 26-2081

Action: ABAG Administrative Committee Approval

Presenter(s): Jane Elias

8. Joint MTC Planning and ABAG Administrative Committee Consent Calendar

8a. **Flooding and Sea Level Rise Interagency MOU Annual Progress Report** 26-2078

Action: Information

Presenter(s): Josh Bradt

9. Information

9a. **Plan Bay Area 2060 Kickoff** 26-2082

Overview of the long-range planning process envisioned through 2030 to update the regional vision for transportation, housing/land use, and the environment.

Action: Information

Presenter(s): Michael Meehan

9b. **Bay Adapt Project and Funding Navigator** 26-2083

Introduction to the Bay Adapt Project & Funding Navigator (Navigator), a living dashboard that tracks the cost of sea level rise adaptation and empowers San Francisco Bay Area residents to explore adaptation projects, project benefits, and funding opportunities.

Action: Information

Presenter(s): Kate Lyons (MTC-ABAG) and Cory Copeland (BCDC)

10. Public Comment / Other Business

Members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial *9. When called upon, unmute yourself or dial *6.

11. Adjournment / Next Meetings:

The next meeting of the MTC Planning Committee will be held on Friday, November 13, 2026 at 9:40 a.m. at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA. Any changes to the schedule will be duly noticed to the public.

ASSOCIATION OF BAY AREA GOVERNMENTS

Bay Area Metro Center
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MEETING MINUTES

Date: Friday, October 9, 2026 | **Time:** 9:35 a.m.

Joint ABAG Administrative Committee with the MTC Planning Committee

Clerk: Brittny J. Sutherland

Roster

Susan Adams
Chair

Wanda Williams
Vice Chair

Ken Carlson
Carroll Fife
Maureen Toms
Betty Duong
Belia Ramos
Pat Eklund
Carlos Romero

**Non-Voting Members*

Agenda

1. Call MTC Planning Committee to Order

2. MTC Planning Committee Roll Call / Confirm Quorum

Quorum: A quorum of the MTC Planning committee shall be a majority of its regular non-ex-officio voting members (5).

Present:	6 -	Chair Ahn, Commissioner Andersen, Vice Chair Burt, Commissioner Corzo, Commissioner Ezzy Ashcraft, Commissioner John-Baptiste
Absent:	2 -	Commissioner Mahan, Commissioner Mashburn
Non-Voting Present:	1 -	Commissioner Giacopini

Commissioner Giacopini participated remotely pursuant to Gov. Code Section 54953.8.3(2).

3. MTC Planning Committee Consent Calendar

No votes recorded.

26-2119

3a. Approval of MTC Planning Committee Minutes of the September 11, 2026 Meeting

Action: MTC Planning Committee Approval

4. Call ABAG Administrative Committee to Order

Member Duong arrived during agenda item 7.

5. ABAG Administrative Committee Roll Call / Confirm Quorum

Quorum: A quorum of the ABAG Administrative committee shall be a majority of its regular non-ex-officio voting members (5).

Present: 8 - Chair Adams, Member Carlson, Member Duong, Member Eklund, Member Fife, Member Ramos, Member Toms, Vice Chair Williams

Absent: 1 - Member Romero

6. ABAG Compensation Announcement – ABAG Administrative Committee Clerk

7. ABAG Administrative Committee Consent Calendar

Upon the motion by Member Carlson and second by Member Ramos, the ABAG Administrative Committee Consent Calendar was unanimously approved. The motion carried by the following vote:

Aye: 8 - Chair Adams, Vice Chair Williams, Member Carlson, Member Duong, Member Eklund, Member Fife, Member Toms, and Member Ramos

Absent: 1 - Member Romero

7a. **Approval of ABAG Administrative Committee Summary Minutes of the September 11, 2026 Meeting** 26-2120

Action: ABAG Administrative Committee Approval

7b. **Contract with Bay Area Clean Water Agencies (BACWA) to receive $4,902,578 to implement the Clean Water Together grant, and to enter into a funding agreement not to exceed $800,000 with The Regents of the University of California** 26-2121

Action: ABAG Administrative Committee Approval

Presenter(s): Heidi Nutters

7c. **Amendment to the Sole Source Contract with Keyes & Fox, LLC for BayREN and 3C-REN Regulatory Support and Legal Services** 26-2122

Action: ABAG Administrative Committee Approval

Presenter(s): Jane Elias

8. Joint MTC Planning and ABAG Administrative Committee Consent Calendar

8a. **Flooding and Sea Level Rise Interagency MOU Annual Progress Report** 26-2123

Action: Information

Presenter(s): Josh Bradt

9. Information

9a. **Plan Bay Area 2060 Kickoff** 26-2124

Overview of the long-range planning process envisioned through 2030 to update the regional vision for transportation, housing/land use, and the environment.

Action: Information

Presenter(s): Michael Meehan

9b. **Bay Adapt Project and Funding Navigator** 26-2125

Introduction to the Bay Adapt Project & Funding Navigator (Navigator), a living dashboard that tracks the cost of sea level rise adaptation and empowers San Francisco Bay Area residents to explore adaptation projects, project benefits, and funding opportunities.

Action: Information

Presenter(s): Kate Lyons (MTC-ABAG), Cory Copeland (BCDC)

10. Public Comment / Other Business

Members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial *9. When called upon, unmute yourself or dial *6.

11. Adjournment / Next Meetings:

The next meeting of the ABAG Administrative Committee will be held on Friday, November 13, 2026 at 9:40 a.m. at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA. Any changes to the schedule will be duly noticed to the public.

Association of Bay Area Governments
ABAG Administrative Committee

November 13, 2026 **Agenda Item 7b – 26-2106**

Contract Amendment - Bay Area Regional Energy Network (BayREN) Single Family Program Design and Implementation: Franklin Energy ($353,000)

Subject:

Authorization to enter into a second contract amendment for Bay Area Regional Energy Network (BayREN) with Franklin Energy, an additional $353,000 in a total contract amount not to exceed $22,753,000, to expand implementation capacity for BayREN's single family program through December 31, 2027.

Background:

The Bay Area Regional Energy Network (BayREN) implements a portfolio of energy efficiency programs across the region. ABAG serves as the program administrator and lead agency for a 10-member unincorporated association of local government entities. The California Public Utilities Commission (CPUC), in Decision 12-11-015, first authorized funding for BayREN. On July 3, 2023, the CPUC issued D.23-06-055 approving BayREN's strategic business plan for eight years (2024-2031) and four-year program portfolio for 2024-2027, with an accompanying budget of approximately $157 million. Most recently, on March 16, 2026, BayREN submitted its strategic business plan for years 2028-2035 and four-year program portfolio application for 2028-2031 to the CPUC and is currently working with the CPUC's event schedule for a resolution of Application 26-03-009 sometime around mid-2027.

In 2022, BayREN initiated a redesign process for the single-family program to better achieve the goals of health, comfort, safety, and savings through energy upgrades for moderate-income residents. Launched last year, BayREN's new Efficiency and Sustainable Energy (EASE) Home program offers moderate-income customers low-cost upgrades and expert guidance to simplify the process of improving home performance. The program will issue over $18 million in energy efficiency and electrification incentives over the course of the contract.

ABAG, on behalf of BayREN, has contracts with member agencies and with third-party consultants to assist in the implementation of the programs. ABAG issued a Request for Proposals (RFP) on August 1, 2024, for the new single-family program design and implementation services**.** On October 11, 2024, the ABAG Administrative Committee approved a contract with Franklin Energy for the single-family program design and implementation services for BayREN's EASE Home. The contract was executed on January 23, 2025. Since the program launch in June 2025, EASE Home has completed comprehensive energy-efficiency upgrades for over 800 income-qualified households and performed over 1,700 home energy assessments, with appointments consistently booked up five to eight weeks out. Given the successful launch and demand for the program, staff recommends that the contract for this work be amended to add additional funding of $353,000 for a total not to exceed amount of $22,753,000, to expand implementation capacity. This will support increasing the program's field capacity to offer complex home electrification installations and post-installation support, administer third-party rebate stacking assistance and integrate more robust quality assurance and compliance processes.

Issues:

None identified.

Recommendations:

The ABAG Administrative Committee, acting for the ABAG Executive Board, is requested to authorize the Executive Director of the Metropolitan Transportation Commission on behalf of the Association of Bay Area Governments and the Bay Area Regional Energy Network, to enter into a contract amendment, in the amount of $353,000, with Franklin Energy, in a total contract amount not to exceed $22,753,000, to expand implementation capacity for BayREN's single family program through December 31, 2027.

Attachments:

- Attachment A: Small Business Enterprise Status
- Attachment B: Request for Committee Approval_Summary of Proposed Contract Amendment



Andrew B. Fremier

Disadvantaged Business Enterprise and Small Business Enterprise Status

	Firm Name	Role on Project	SBE** Yes / No	If SBE Yes, List #
Prime Contractor	Franklin Energy	Prime – Program Administration	No	N/A
Subcontractor	Enso Building Solutions	Efficiency, Electrification, Remediation	No	N/A
Subcontractor	Alcal Specialty Contracting, Inc. (Unionized Installation Services)	Efficiency, Electrification, Remediation	No	N/A

Footnote

*Denotes certification by the California Unified Certification Program (CUCP).

**Denotes certification by the State of California.

Request for Committee Approval

Summary of Proposed Contract Amendment

Work Item No.:	1721 (NFSN 2307)
Consultant:	Franklin Energy Port Washington, WI
Work Project Title:	Bay Area Regional Energy Network (BayREN) Single Family Program Design and Implementation
Purpose of Project:	To implement BayREN's Single Family Program.
Brief Scope of Work:	Provide BayREN's Single Family Program with program management, program design, workforce development, program data and reporting, regional marketing and outreach and moderate-income direct install implementation.
Project Cost Not to Exceed:	Existing contract: $22,400,000 Proposed amendment: $353,000 Updated not-to-exceed: $22,753,000
Funding Source:	Pacific Gas and Electric Company (PG&E) (ratepayer funds) as directed by the California Public Utilities Commission
Fiscal Impact:	Funds programmed in Fiscal Year (FY) 26-27 and FY 27-28 Budgets
Motion by Committee:	The ABAG Administrative Committee, acting for the ABAG Executive Board, authorizes the Executive Director of the Metropolitan Transportation Commission on behalf of the Association of Bay Area Governments and the Bay Area Regional Energy Network, to enter into a contract amendment, in the amount of $353,000, with Franklin Energy, in a total contract amount not to exceed $22,753,000, to expand

implementation capacity for BayREN's single family program through December 31, 2027

ABAG Administrative Committee:

Susan Adams, President

Approved: November 13, 2026

Association of Bay Area Governments
ABAG Administrative Committee

November 13, 2026 **Agenda Item 8a-26-2097**

Regional Housing Needs Allocation (RHNA) Cycle 7: Looking Ahead to 2027

Subject:

Initial look at the revised timeline and process for the seventh cycle of RHNA, in advance of the anticipated kickoff of the ABAG Housing Methodology Committee in mid-2027.

Background:

RHNA is the state-required process to determine the number of housing units, by affordability level, that every local jurisdiction in the region must accommodate in the Housing Element of its General Plan. The California Department of Housing and Community Development (HCD) develops the total housing need for the region, called the Regional Housing Need Determination (RHND). ABAG is statutorily required to develop a methodology to distribute this need to local jurisdictions. Housing Elements must be certified by HCD every eight years. RHNA Cycle 7 covers the planning period of 2031 to 2039; Bay Area jurisdictions must adopt Cycle 7 Housing Elements by January 31, 2031.

RHNA Process Overview:

The steps in the RHNA process are summarized below:

1. **RHND:** HCD consults with ABAG about the assumptions and methodology to be used to determine the total housing need for the region and then issues the RHND.
2. **Draft Methodology Development:** ABAG is responsible for developing a methodology to allocate the regional housing need to local governments consistent with state law. State law requires ABAG to survey local jurisdictions for input.
3. **Draft Methodology Approval by HCD and Draft Allocations:** ABAG is required to submit the draft allocation methodology to HCD for review. Following HCD's approval, ABAG adopts the final methodology and issues draft allocations to jurisdictions.
4. **Appeals and Final Allocations:** Jurisdictions and HCD have an opportunity to appeal a jurisdiction's draft allocation. After ABAG acts on the appeals, it adopts final allocations to jurisdictions. At this point, ABAG's role in the RHNA process concludes.

5. **Housing Elements:** Local jurisdictions update their Housing Elements to show how they plan to accommodate their housing allocations. The Housing Element must include an inventory of sites zoned for sufficient capacity to accommodate the allocation. Local jurisdictions submit their updated Housing Element to HCD for certification.

Regional Housing Need Determination (RHND) Updates:

ABAG will begin the Cycle 7 RHND consultation process with HCD in fall 2027. At this time, two of the four largest councils of governments (COGs) have received their Cycle 7 need determinations, including the Sacramento Area Council of Governments (SACOG) and the Southern California Association of Governments (SCAG). SACOG's Cycle 7 need determination is slightly lower than Cycle 6, whereas SCAG's Cycle 7 need is slightly higher compared to Cycle 6.

ABAG-MTC staff anticipate that ABAG's Cycle 7 need determination may be slightly higher compared to Cycle 6. Several factors are contributing to the changes in the Cycle 7 RHNDs. Slower rates of anticipated population growth are reducing need determinations so far, but this is just one factor in the RHND calculation. ABAG's RHND may increase due to modifications to cost-burden and overcrowding adjustments – already applied to SCAG in Cycle 6, but not to ABAG – and due to new homelessness considerations.

Housing Methodology Committee (HMC):

As in past cycles, staff proposes to convene an ad-hoc Housing Methodology Committee (HMC) comprised of elected officials, local staff and regional stakeholders to advise staff on the allocation methodology. The HMC's composition and decision-making process are designed to facilitate dialogue and information-sharing among local government representatives and stakeholders with crucial expertise to address the region's housing challenges.

Staff propose to maintain the 38-member composition of the HMC from RHNA Cycle 6 with minor changes, primarily to increase representation from the MTC-ABAG Community Advisory Council given their robust interest in housing policy issues:

- **9 Elected Officials**: one from each county
- **12 Local Staff**:
    - 1 each from Marin, Napa, San Francisco, San Mateo, Solano and Sonoma

  - 2 each from Alameda, Contra Costa and Santa Clara
- **17 Stakeholders**:
  - 2 social equity
  - 2 business community
  - 2 non-profit housing
  - 2 for-profit housing
  - 2 MTC-ABAG Community Advisory Council members
  - 1 open space / agriculture
  - 1 philanthropy
  - 1 public education
  - 1 public health
  - 1 transportation
  - 1 labor
  - 1 state partner (HCD)

Funding for RHNA Cycle 7:

In past years, ABAG and MTC have funded housing-related work, including Housing Element technical assistance, collaboration and staffing, through approximately $29 million in Regional Early Action Planning (REAP) funding from the State of California. REAP 2.0 will sunset in December 2026, and the Legislature failed to extend the program during this most recent legislative session. Although ABAG and MTC will continue to advocate for these critical dollars in 2027, the loss of REAP funding results in a lack of dedicated funding for housing-related efforts at the regional level. Additionally, there is currently a federal prohibition on the use of Federal Highway Administration dollars for the Metropolitan Planning Program (FHWA PL) for RHNA purposes, despite provisions to pursue housing coordination planning with federal monies under the Bipartisan Infrastructure Law (BIL).

Ultimately, developing the Bay Area's RHNA methodology is an unfunded state mandate specifically assigned to ABAG. Without new funding (such as a conceptual third cycle of REAP or another new source) and given expanded restrictions on federal funding, MTC would need to cover the cost of this ABAG-specific function. **Approximately $4 million** in limited, flexible

non-federal dollars are needed to bridge the funding gap for RHNA staffing and consultants over the next three years. This estimate remains preliminary and is subject to revision as the RHNA work continues and as assumptions are further refined.

Jurisdiction Support Tradeoffs:

In previous RHNA cycles, ABAG has offered financial support to jurisdictions to form subregions. Given the current funding environment, ABAG and MTC could discuss funding options, including programming a small portion of eligible funds via the One Bay Area Grant (OBAG) Cycle 4 program in 2027. Prior to any programming of these MTC dollars, staff plan to consult both the ABAG Board and jurisdictions on technical assistance priorities. Staff anticipate engaging local jurisdictions on these priorities through a program evaluation of the Regional Housing Technical Assistance program, expected in mid-2027.

If ABAG and MTC decide to provide financial support for the formation of subregions, any funding for subregion support will reduce the overall available funding for housing technical assistance for all Bay Area jurisdictions. An initial concept for structuring subregion support would be for MTC to provide up to $50,000 to each subregion and require a 50-50 local match. Funding could be awarded either through an automatic award through a formula or a competitive process.

As a reminder, state law allows two or more jurisdictions to form a "subregion" to decide how to allocate their share of regional housing need to each participating jurisdiction. Subregions are responsible for conducting their own RHNA process that meets all statutory requirements, including developing a methodology, allocating housing needs and conducting appeals. The final allocation for a subregion must meet the same requirements as the region's allocation.

Tentative RHNA Schedule:

Since the conclusion of RHNA Cycle 6, there have been several noteworthy changes to the statutory schedule for the RHNA process, including:

- HCD is now required to provide the RHND one year earlier (three years prior to the Housing Element deadline, instead of two years).
- The deadlines for subregions to form and ABAG to provide them with their share of the RHND are six months earlier.

- The proposed methodology must be completed six months earlier and ABAG must release the draft allocation six months earlier.

The tentative schedule of key milestones in the RHNA process is:

HMC methodology development	Fall 2027 to Summer 2028
RHND from HCD	January 31, 2028
Subregion formation	Fall 2027[1]
Subregion allocation	Spring 2028
Proposed methodology	July 31, 2028
Draft RHNA allocation	January 31, 2029
Appeals process	Summer 2029
Final allocation	Fall 2029[2]

Footnotes:
[1] *This is earlier than statutorily required so subregions receive their RHND share as early as possible.*
[2] *This is earlier than statutorily required date of Jan 31, 2030 so jurisdictions receive final allocations early.*

Cycle 7 Housing Elements for Bay Area jurisdictions are currently due in January 2031. Staff propose pursuing an extension of the Housing Element due date through the draft 2027 MTC and ABAG Legislative Advocacy Program. A two-year extension to January 2033 is supported by HCD, as it would help address the capacity constraints that arose in RHNA Cycle 6 when its staff were unable to complete Housing Elements certifications for jurisdictions in the Southern California Association of Governments (SCAG) region before Bay Area Housing Element updates were due. Staff propose pursuing legislation by summer or fall 2027, prior to the launch of the Cycle 7 HMC. This extension could shift the entire RHNA process, including the RHND and related consultation with HCD, the meeting of the HMC and subsequent phases. This timing would allow RHNA to better align with Plan Bay Area 2060 and the Final Blueprint growth pattern, in particular.

Discussion Topics:

- Does ABAG support retention of the overall HMC composition from Cycle 6 (with minor revisions)?
- Does ABAG recommend that MTC leverage limited housing technical assistance dollars to support subregions? Is MTC comfortable with this approach?
- Does ABAG support a two-year extension to Bay Area Housing Element deadlines?

Issues:

A significant initial obstacle facing RHNA Cycle 7 is the lack of available funding for ABAG's statutorily-required efforts. As mentioned above, MTC would need to provide approximately $4 million in limited, flexible non-federal dollars to bridge the funding gap. This will be discussed further at upcoming MTC and ABAG meetings later this fiscal year.

Attachments:

- Attachment A: Presentation

Andrew B. Fremier

ABAG ADMINISTRATIVE COMMITTEE

Regional Housing Needs Allocation (RHNA) Cycle 7

Looking Ahead to 2027

DATE

November 13, 2026

PRESENTED BY

Gillian Adams, RHNA Project Manager
Hannah Diaz, RHNA Deputy Project Manager

Presentation Overview

- RHNA Process Overview
- Regional Housing Need Determination (RHND) Updates
- Housing Methodology Committee (HMC) Composition
- Funding Considerations and Jurisdiction Support
- Schedule Considerations

RHNA Process Overview

1

HCD issues the **Regional Housing Needs Determination** (RHND)

2

ABAG convenes the **Housing Methodology Committee** (HMC) to advise on draft methodology

3

HCD approves the methodology; ABAG issues **draft allocations**

4

ABAG conducts a public hearing and acts on **appeals** and issues **final allocations**

5

Jurisdictions update their **Housing Elements**

Regional Housing Need Determination (RHND) Updates

SACOG

- Cycle 7 RHND **slightly lower** than Cycle 6
  - Cycle 7: **136,057**
  - Cycle 6: **153,512**

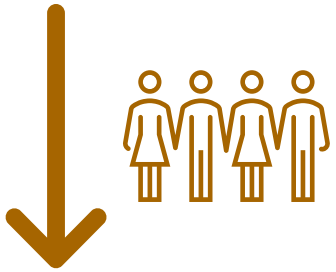
SCAG

- Cycle 7 RHND **slightly higher** than Cycle 6
  - Cycle 7: **1,359,750**
  - Cycle 6: **1,341,827**

ABAG

- RHND consultation with HCD expected in fall 2027
- Expectation: **slightly higher** RHND compared to Cycle 6

Cycle 7 Contributing Factors



Lower rates of anticipated population growth



Cost-burden and overcrowding adjustments using a national comparison

Homelessness data factored into needs

Housing Methodology Committee (HMC)

- Series of **facilitated meetings** over one-year period.
- **“Modified consensus” decision-making** encouraged discussion, allowed participants to be heard and moved decisions forward.
- Size and structure of HMC was effective in bringing together **technical expertise** and **political legitimacy**.



Proposed HMC Composition

9 **Elected officials**
One from each county

12 **Local staff**
1 each: Marin, Napa, SF, San Mateo, Solano, Sonoma
2 each: Alameda, Contra Costa, Santa Clara

17 **Stakeholders**
Detailed on the right

38 **Total members on the Housing Methodology Committee**

STAKEHOLDER SEATS

Social equity	2
Business community	2
Non-profit housing	2
For-profit housing	2
MTC-ABAG Community Advisory Council	2
Open space / agriculture	1
Philanthropy	1
Public education	1
Public health	1
Transportation	1
Labor	1
State partner (HCD)	1

Funding for RHNA Cycle 7

- Since the start of RHNA Cycle 6, **ABAG and MTC received approximately $29 million in REAP funding** for housing-related work, including technical assistance, collaboration and staffing.
- **REAP 2.0 ends in December 2026** and the Legislature failed to extend the program this legislative session; ABAG and MTC will continue to advocate for these critical dollars in the year ahead.
- **New federal guidance prohibits use of transportation dollars for RHNA**, despite housing coordination provisions in the Bipartisan Infrastructure Law.
- Unless ABAG can secure new flexible funding, RHNA Cycle 7 staffing and consultants would need to be funded by MTC through limited non-federal dollars over the next three years, with a **preliminary projected cost of $4 million**.

Jurisdiction Support Tradeoffs

- ABAG offered **financial support** to jurisdictions to form a subregion in past RHNA cycles.
- ABAG and MTC could discuss funding options, including programming a small portion of eligible dollars via One Bay Area Grant (OBAG) Cycle 4 in 2027.
- Any funding spent on subregion support would reduce available funding for **housing technical assistance** for all other jurisdictions.

Subregion Support Concept

- Require **local 50-50 match** for subregion costs, up to $50,000
- Either **automatic award through formula or competitive process**

Tentative RHNA Schedule

Incorporates changes from recently-passed Assembly Bill 2296

HMC methodology development	Fall 2027 to Summer 2028
RHND from HCD	Jan 31, 2028
Subregion formation	Fall 2027*
Subregion allocation	Spring 2028*
Proposed methodology	Jul 31, 2028
Draft RHNA allocation	Jan 31, 2029
Appeals process	Summer 2029
Final allocation	Fall 2029**

** These are earlier than statutorily required so Subregions receive their RHND share as early as possible.*

*** This is earlier than statutorily required date of Jan 31, 2030 to enable jurisdictions receive final allocations early.*

Potential Extension of Housing Element Due Date

- Draft 2027 MTC and ABAG Legislative Advocacy Program: **Extend Housing Element due date** to better align with Sustainable Communities Strategy deadlines.
- **HCD staff supports** a two-year timeline adjustment to address its capacity constraints for Housing Element review – from January 2031 to January 2033.
- **Benefit to ABAG:** greater ability for RHNA to be informed by Plan Bay Area 2060 Final Blueprint (expected early 2029).
- Goal is to secure an extension **by summer or fall 2027**, prior to potential HMC launch for RHNA Cycle 7.

Key Questions

- Does ABAG support retention of the **overall HMC composition** from Cycle 6 (with minor revisions)?
- Does ABAG recommend that MTC leverage limited housing technical assistance dollars to **support subregions**? Is MTC comfortable with this approach?
- Does ABAG support a **two-year extension** to Bay Area Housing Element deadlines?

Thank you!

Gillian Adams

RHNA Project Manager

Hannah Diaz

RHNA Deputy Project Manager

Contact

rhna@bayareametro.gov



Association of Bay Area Governments
Administrative Committee

November 13, 2026 **Agenda Item 8b – 26-2098**

Housing Annual Progress Reports: Progress toward RHNA Cycle 6 Allocations

Subject:

Initial review of Bay Area housing progress during the first three years of Regional Housing Needs Allocation (RHNA) Cycle 6, based on Annual Progress Report (APR) data.

Background:

Each year, local jurisdictions submit an APR to the California Department of Housing and Community Development (HCD), documenting progress in implementing their Housing Elements. APRs provide information on housing permits, affordability, housing types and other characteristics of housing production. This report analyzes three years of HCD APR permit data from the California Open Data Portal, downloaded on October 8, 2026, and covers all 109 jurisdictions' progress from 2023 to 2025.

This initial review provides a preview of permitting progress ahead of the fourth-year APR data, which will inform HCD's assessment of jurisdictions' eligibility for streamlined housing approvals under SB 35/SB 423. The midpoint of RHNA Cycle 6 also provides an opportunity to examine emerging permitting trends and assess progress toward regional housing goals.

Progress Toward RHNA:

During the first three years of the cycle, the Bay Area permitted 13% of its total sixth-cycle RHNA, while the data represent 37.5% of the eight-year cycle. Regional progress varies by income level, with permits issued for 9% of the very low income, 15% of the low income, 11% of the moderate income, and 16% of the above moderate income RHNA allocations.

Percent of RHNA Permitted by Income Level, 2023–2025 (First Three Years of the Cycle)

Sum of All Jurisdictions by County	Very Low	Low	Moderate	Above Moderate	Overall
Alameda	11%	14%	9%	14%	**12%**
Contra Costa	5%	12%	11%	17%	**12%**
Marin	6%	12%	8%	6%	**7%**

Sum of All Jurisdictions by County	Very Low	Low	Moderate	Above Moderate	Overall
Napa	5%	16%	23%	65%	**32%**
San Francisco	8%	10%	7%	6%	**7%**
San Mateo	11%	24%	9%	18%	**16%**
Santa Clara	9%	15%	15%	12%	**12%**
Solano	7%	23%	6%	81%	**41%**
Sonoma	20%	38%	13%	60%	**38%**
Bay Area	9%	15%	11%	16%	**13%**

Permitting progress towards RHNA goals varies considerably by county. Solano (41%), Sonoma (38%), and Napa (32%) stand out relative to the regional average of 13%. In all three counties, progress is concentrated in above moderate income housing, with comparatively stronger performance in very low and low income housing progress in Sonoma County. Additional analysis of housing types, development patterns and local market conditions would be needed to better understand the factors contributing to these county-level differences.

Housing Types:

Fifty-three percent of units permitted regionwide were in multifamily developments of five or more units, followed by accessory dwelling units (ADUs) (23%), and single-family detached homes (16%). The housing mix varied substantially by county:

- **Multifamily:** Santa Clara permitted 8,562 multifamily units and Alameda permitted 6,579, together accounting for approximately half of the region's multifamily housing permits.
- **ADUs:** In Marin, 693 ADUs accounted for 67% of the county's permitted units but only 5% of ADUs permitted regionwide. By comparison, Santa Clara permitted 4,212 ADUs, representing 30% of the regional ADU total.
- **Single family:** Single-family detached homes accounted for 56% of all units permitted in Solano and 40% in Contra Costa. Together, these two counties accounted for over half of all single-family detached homes permitted regionwide.

Location of Housing:

In some respects, housing permitting patterns align with the regional growth framework by remaining focused within the existing urban footprint, yet in other respects the location of permitted housing differs somewhat from the growth framework. Key findings include:

- **Urban Growth Boundaries:** Nearly all permitted units (98%) are within existing urban growth boundaries, which is highly consistent with Plan Bay Area 2050+ (99%).
- **Priority Development Areas (PDAs):** Half of the units permitted are within locally nominated areas planned for additional housing, jobs and amenities, slightly down from 60% in RHNA Cycle 5 (2014–2022). This clustering in PDAs reflects two decades of regional funding supporting local plans and infrastructure investment to encourage denser growth in these locally-identified areas. For reference, PDAs are identified for 72% of regional household growth in Plan Bay Area 2050+.
- **Transit-Oriented Communities (TOCs):** With regard to areas identified in MTC's TOC Policy, 35% of permitted units are located in these zones with access to frequent high-quality transit, compared to the Plan Bay Area 2050+ goal of nearly three-quarters of new housing in these communities by mid-century. TOC planning and implementation grants, awarded in 2025 and now underway, are intended to accelerate progress in the years ahead.

Continued tracking of housing permits within these areas will help assess how housing permitting patterns align with Plan Bay Area 2050+ objectives and regional policies and programs over time.

Next Steps:

This initial review of APR data establishes a foundation for understanding housing permitting patterns during RHNA Cycle 6. While the first three years reveal differences across jurisdictions, income categories, housing types and locations, additional years of data will provide a more complete picture of how these patterns evolve.

Fourth-year APR data, which will be available in 2027, will be an opportunity for a more detailed midpoint assessment. Continued monitoring through the remainder of Cycle 6 will help inform regional housing planning and preparations for Cycle 7, as well as alignment with the Plan Bay Area 2060 Growth Framework.

Issues:

The early data highlight a significant regional challenge: the first three years of available data represent 37.5% of the RHNA cycle, while only 13% of the region's eight-year housing allocation has been permitted. The location and type of housing being permitted also vary substantially across the region, underscoring the importance of continued monitoring as sixth-cycle Housing Elements are ultimately fully implemented. While nearly all permitted units are located within urban growth boundaries, development in strategic growth areas – PDAs and TOC areas – lags behind Plan Bay Area 2050+ goals.

Recommendations:

Information

Attachments:

- Attachment A: Presentation
- Attachment B: APR Data Tables by County

Andrew B. Fremier

Housing Annual Progress Reports: Progress toward RHNA Cycle 6 Allocations

2023 through 2025

ABAG Administrative Committee
November 13, 2026

Annual Progress Reports: Measuring Progress Ahead of Year 4

- **What are APRs?** Each year, Bay Area cities and counties report housing permits by income level and housing type, along with Housing Element implementation progress.
- **How we use the data** MTC-ABAG staff analyze data from the State Housing and Community Development (HCD) Department to track housing development patterns and progress towards Plan Bay Area objectives.
- **Interpreting RHNA progress** Permits are compared to both the time elapsed in the cycle **(three years or 37.5%)** and the full eight-year RHNA allocation, providing context for when housing is permitted and how much of the total housing need has been met.

RHNA Cycle 6 | Key Milestones

Bay Area Region • January 2023 – January 2031

January 31, 2023

Cycle 6 begins
Housing Elements due

First three years of APR data

January 2027

Cycle 6 midpoint

Why the midpoint matters: SB 35 / SB 423

HCD reviews uses fourth-year APR permit progress to determine if certain development projects may be eligible for SB 35/SB 423 streamlined ministerial approval.

Early 2028

HCD expected to issue Cycle 7 RHND

January 31, 2031

Cycle 6 ends &
Cycle 7 Housing Elements due

Note: preliminary timeline; subject to statutory changes.

Regional Housing Progress Off Pace

13%

permitted

58,814 units permitted to-date;
441,176 units in Cycle 6 RHND



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Insufficient Progress at All Income Levels

9% very low

15% low

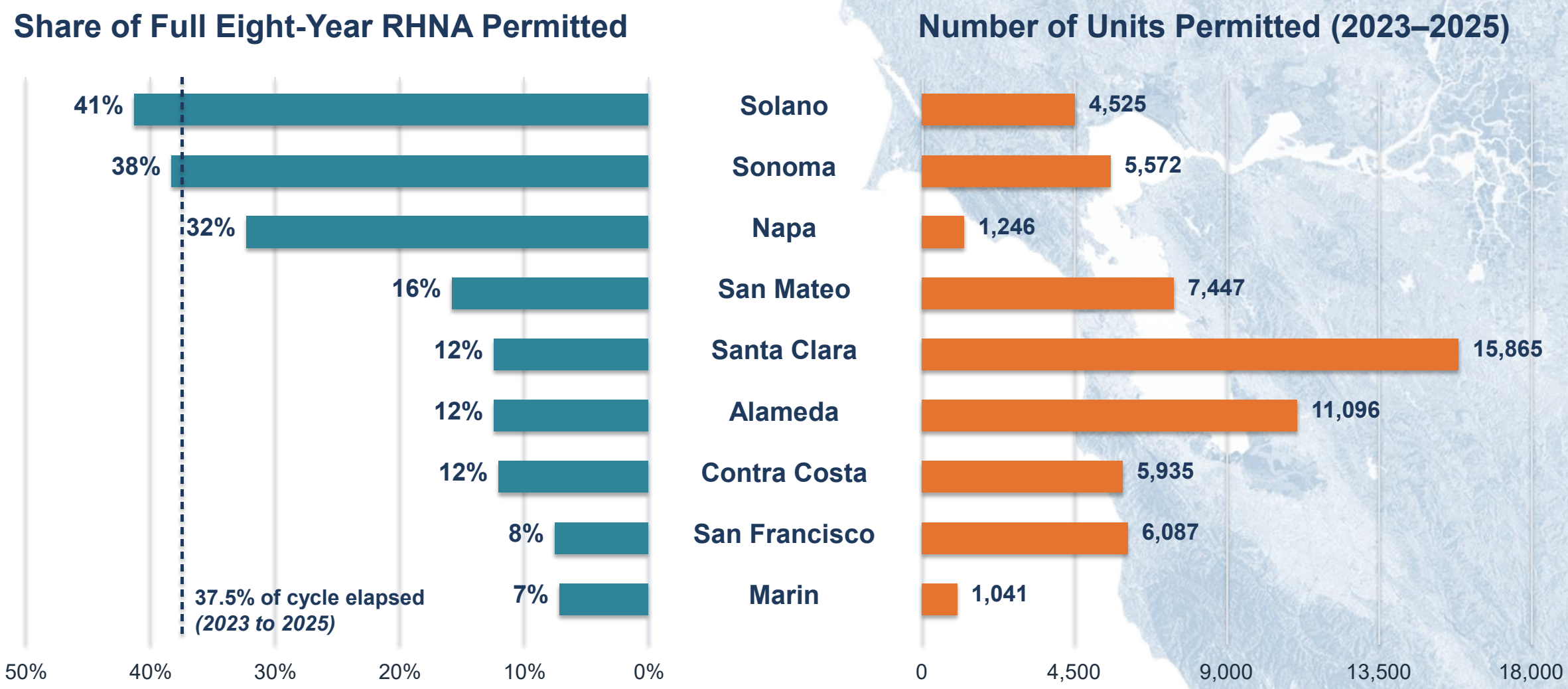
11% moderate

16% above moderate

Permitted towards RHNA allocation



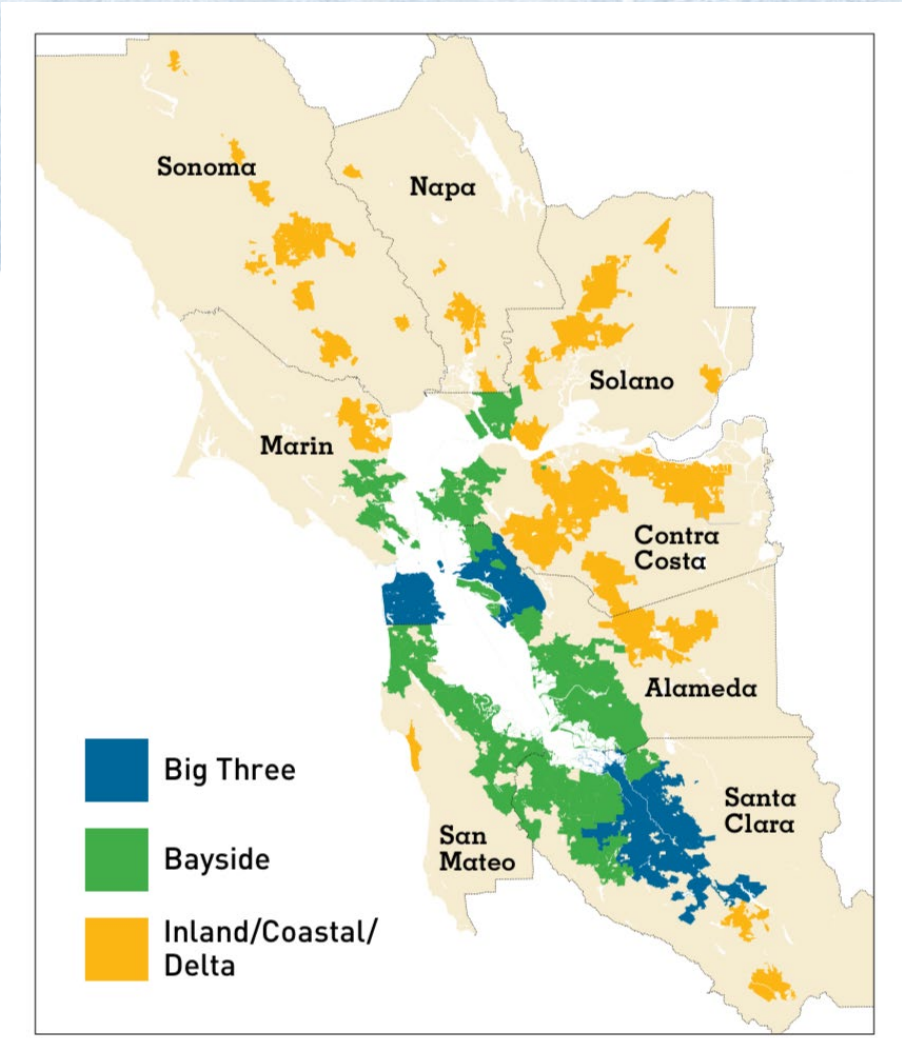
Only Two Counties Are Currently On Track



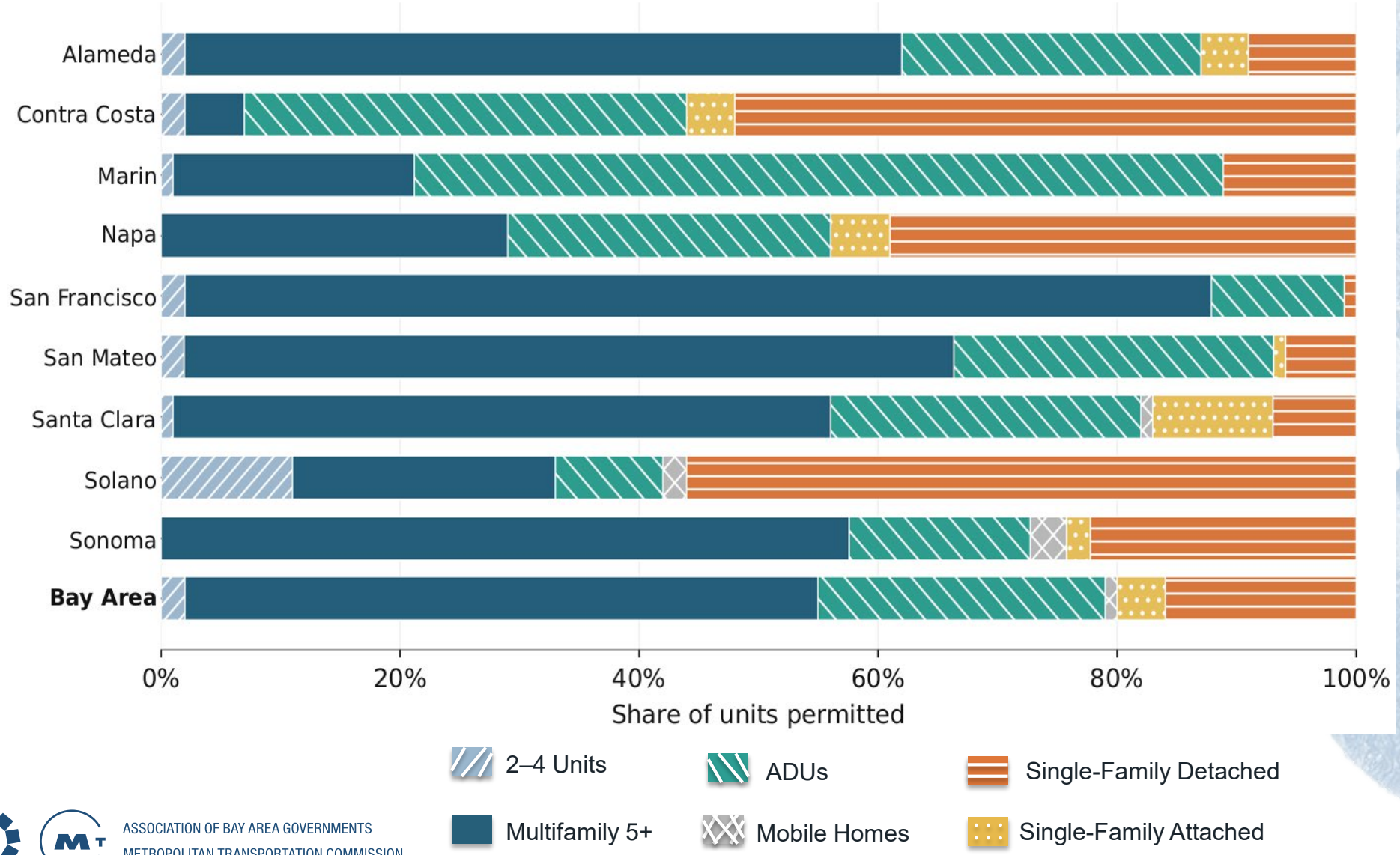
Note: county permit totals shown here represent the totality of all jurisdictions within them.

Housing Permitting Needs to Accelerate – Especially in Big Three Cities

Big Three	**16,441 permitted** units **170,522 allocated** units
Bayside	**20,742 permitted** units **168,658 allocated** units
Inland/ Coastal/ Delta	**17,469 permitted** units **76,564 allocated** units
Unincorporated Counties	**4,162 permitted** units **25,432 allocated** units



Vast Majority of New Permits: Multifamily + ADUs



53%
Multifamily 5+ units

23%
ADUs

16%
Single-family detached

Housing Permitting Remains Within Urban Growth Boundaries, but Falls Short of Growth Geography Goals



98%

In Urban Growth Boundaries

PBA 2050+ Goal: 99%



50%

In Priority Development Areas

PBA 2050+ Goal: 72%



35%

In Transit-Oriented Communities

PBA 2050+ Goal: 74%

Note: Plan Bay Area 2050+ statistics reflect envisioned household growth between 2023 and 2050.

Despite Hurdles, Progress is Being Made at the Local Level



The Randall, Healdsburg
41 permanently affordable homes



Capitol Station, San Jose
220 permanently affordable homes



1510 Webster Street, Oakland
236 units affordable by design using mass timber construction

Key Findings and Policy Implications

- **In most Bay Area counties, permitting lags RHNA goals:** Only 13.5% of the regional RHNA allocation has been permitted during the first three years of available data (37.5% of the cycle).
- **Permitting at all income levels significantly lags RHNA goals:** Compared to Cycle 5 when permitting for above moderate units dominated, permitting levels are now more similar across income categories.
- **Greenfield growth remains minimal:** 98% of permits are within urban growth boundaries, but more growth needs to be channeled into Priority Development Areas & Transit-Oriented Communities to meet Plan Bay Area 2050+ goals.

Accelerating housing permits at all income levels is essential to realizing the regional land use vision.

Attachment B: Table 1

Housing Units Permitted By Income Category (2023 - 2025)

	Very Low Income <50% AMI			Low Income 50%-80% AMI			Moderate Income 80%-120% AMI			Above Moderate Income 120%+ AMI			Total All Units		
	RHNA	Units Permitted	% RHNA Permitted	RHNA	Units Permitted	% RHNA Permitted	RHNA	Units Permitted	% RHNA Permitted	RHNA	Units Permitted	% RHNA Permitted	RHNA	Units Permitted	% RHNA Permitted
Alameda	23,606	2,552	11%	13,591	1,878	14%	14,438	1,312	9%	37,362	5,354	14%	88,997	11,096	12%
Contra Costa	13,346	689	5%	7,685	899	12%	7,807	894	11%	20,205	3,453	17%	49,043	5,935	12%
Marin	4,171	268	6%	2,400	278	12%	2,182	174	8%	5,652	321	6%	14,405	1,041	7%
Napa	1,138	52	5%	658	106	16%	571	130	23%	1,477	958	65%	3,844	1,246	32%
San Francisco	20,867	1,685	8%	12,014	1,215	10%	13,717	972	7%	35,471	2,215	6%	82,069	6,087	7%
San Mateo	12,196	1,295	11%	7,023	1,687	24%	7,937	683	9%	20,631	3,782	18%	47,687	7,447	16%
Santa Clara	32,316	3,049	9%	18,607	2,876	15%	21,926	3,207	15%	56,728	6,733	12%	129,577	15,865	12%
Solano	2,803	209	7%	1,612	373	23%	1,832	101	6%	4,745	3,842	81%	10,992	4,525	41%
Sonoma	3,999	812	20%	2,302	878	38%	2,302	302	13%	5,959	3,580	60%	14,562	5,572	38%
Bay Area Total	114,442	10,611	9%	65,892	10,190	15%	72,712	7,775	11%	188,230	30,238	16%	441,176	58,814	13%

Source: HCD Open Data Portal (10/8/26 download)

Attachment B: Table 2

Housing Units Permitted By Type (2023 - 2025)

	2-4 unit		5+ unit complexes		ADUs		Mobile Homes		Single Family Attached		Single Family Detached		Total Units Permitted
	Total Permitted	% of All Units Permitted	Total Permitted	% of All Units Permitted	Total Permitted	% of All Units Permitted	Total Permitted	% of All Units Permitted	Total Permitted	% of All Units Permitted	Total Permitted	% of All Units Permitted	
Alameda	207	2%	6,579	59%	2,813	25%	3	0.03%	434	4%	1,060	10%	11,096
Contra Costa	98	2%	1,575	27%	1,671	28%	11	0.19%	205	3%	2,375	40%	5,935
Marin	15	1%	212	20%	693	67%	1	0.10%		0%	120	12%	1,041
Napa	5	0%	361	29%	328	26%	3	0.24%	63	5%	486	39%	1,246
San Francisco	145	2%	5,197	85%	692	11%		0.00%	2	0%	51	1%	6,087
San Mateo	115	2%	4,836	65%	1,988	27%	13	0.17%	43	1%	452	6%	7,447
Santa Clara	101	1%	8,562	54%	4,212	27%	127	0.80%	1,647	10%	1,216	8%	15,865
Solano	488	11%	1,002	22%	408	9%	89	1.97%	1	0%	2,537	56%	4,525
Sonoma	55	1%	3,071	55%	856	15%	240	4.31%	119	2%	1,231	22%	5,572
Bay Area Total	**1,229**	**2%**	**31,395**	**53%**	**13,661**	**23%**	**487**	**0.83%**	**2,514**	**4%**	**9,528**	**16%**	**58,814**

Source: HCD Open Data Portal (10/8/26 download)