

# ABAG Report to MCCMC<sup>1</sup>

January 2026

**EXECUTIVE SUMMARY:** This report highlights: (1) ABAG's Final 2026 Advocacy Program; (2) Draft Plan Bay Area 2050+ and Draft Environmental Impact Report (EIR); and, (3) San Francisco Estuary Partnership.

## **Final 2026 ABAG Advocacy Program:**

On January 9, 2026, the ABAG Executive Board adopted the Final 2026 ABAG Advocacy Program that:

1. Supports funding for housing and housing-supportive policies, including supporting the state housing bond;
2. Seeks state resources for the Bay Area Housing Finance Authority (BAHFA) and engaging with regional partners and state leaders to position BAHFA and a future regional housing measure for success;
3. Partner with CALCOG and regional partners to pursue a third round of Regional Early Action Planning Grants, i.e., "REAP 3.0".
4. Monitor proposals and engage in discussions related to statutory updates that would impact future Bay Area Regional Housing Needs Allocation (RHNA) cycles, including empowering regions to balance sometimes competing priorities. In addition, ABAG will continue to advocate for updates to RHNA to:
  - a. Increase transparency on the Housing and Community Development's use of Department of Finance population projections and other adjustments in the preparation of the regional housing needs determination.
  - b. Monitor proposals and engage in discussions related to statutory updates that would impact future Bay Area RHNA cycles.
  - c. Advocate for updates that are aligned with Plan Bay Area 2050+'s guiding principles and housing goals, structured to empower regions to balance sometimes competing goals related to housing, equity, climate, resilience, economic vitality and environment;
  - d. resources for regions to continue to support local government partners in meeting their RHNA goals;
  - e. implementable at both the regional and local levels.
5. Support funding and policy strategies to help achieve and better coordinate state, regional and local climate and conservation goals, including providing regional technical assistance to advance sea level rise adaptation and protecting the San Francisco Estuary through implementing the Estuary Blueprint and other San Francisco Estuary Partnership work; advancing energy efficiency and decarbonization, including through supporting the Bay Area Regional Energy Network (BayREN) and ABAG POWER; and improving the Bay Area's resilience to natural hazards and the impacts of climate change, including earthquakes, sea level rise, heat and fire.
6. Other Plan Bay Area 2050+ Implementation including advocating for policies and funding tools that support regions in implementing state-mandated sustainable communities' strategies (SCS), including support for policies that improve safety, active transportation and other strategies in the Plan Bay Area 2050+ Implementation Plan.

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<sup>1</sup> Marin County Council of Mayors and Councilmembers (MCCMC). For questions, contact Councilmember Pat Eklund; City of Novato at: [pateklund@comcast.net](mailto:pateklund@comcast.net); and/or 415-336-9913 (cell).

## **DRAFT PLAN BAY AREA (PBA) 2050+ AND DRAFT ENVIRONMENTAL IMPACT REPORT (EIR):**

The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) released the [Draft Plan Bay Area 2050+ \(Full Document\) | Plan Bay Area](#) for public review and comment on October 20, 2025. Four (4) public webinars were held on the on the Draft PBA and the Draft EIR that focused on North Bay, South Bay, West Bay and East Bay. In addition, three (3) public hearings were conducted to receive oral and written comments about the Draft Plan Bay Area 2050+ and the Plan Bay Area 2050+ Draft Environmental Impact Report which were held in City of Novato; Fremont and San Francisco and were also available online. MTC-ABAG also held a separate public comment period for the [Draft Transportation-Air Quality Conformity \(AQC\) Report](#) from December 22, 2025, to January 21, 2026. The public comment period for the draft implementation plan, along with the Draft EIR and accompanying supplemental reports, closed on December 18, 2025.

All of the links to the documents are highlighted above either in blue or purple above. Those reports and many others are available by clicking the following link: [Draft Plan Bay Area 2050+ | Plan Bay Area](#).

The Marin County Fact sheet is attached to this report and can be downloaded: [Draft Plan Bay Area 2050+ Marin County Fact Sheet | Plan Bay Area](#). The fact sheets for the other eight counties can be is also posted along with the other 8 counties on ABAG's website and can also be downloaded by going to:

ABAG and MTC will be reviewing the comments submitted sometime in February/March 2026.

## **SAN FRANCISCO ESTUARY PARTNERSHIP:**

On November 20, 2025, the ABAG Executive Board adopted a resolution authorizing to receive grant funds in the amount of \$2,240,000 from the Ocean Protection Council for the Regional Shoreline Adaptation Plan (RSAP) on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership (SFEP).

At the Ocean Protection Council meeting of September 30, 2025, authorized funding for the San Francisco Estuary Partnership (SFEP) to work with Albany, Berkeley, Emeryville, and Oakland to complete an RSAP. SFEP will lead project, entitled "East Bay Crescent (EBC) Subregional Vulnerability Assessment and Shoreline Adaptation Planning." The project will produce RSAP-compliant Existing Conditions (Element B) and Vulnerability Assessments (Element C) for the EBC shoreline (Bay Bridge/Radio Beach to Cerritos Creek) and develop coordinated, single-jurisdiction Shoreline Adaptation Plans for Albany, Berkeley, and Emeryville (Elements D-G). Core tasks include convening an EBC Working Group, community and tribal engagement, updated exposure analyses using recent LiDAR, evaluation of nature-based and engineered strategies, and preparation of implementation, monitoring, and funding plans. Oakland will participate in Elements B/C through the Working Group to align with its future planned work.

For questions, contact Councilmember Pat Eklund; City of Novato at: [pateklund@comcast.net](mailto:pateklund@comcast.net); and/or 415-336-9913 (cell).

# Draft Plan Bay Area 2050+ Marin County Factsheet

PLAN BAY AREA 2050+



**Plan Bay Area 2050+** is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. The plan integrates **35 equitable and resilient strategies** to tackle the region’s transportation, housing, economic and environmental challenges to advance the vision of a more affordable, connected, diverse, healthy and vibrant Bay Area for all.

This document spotlights strategies and investments within the plan and related outcomes for Marin County.

## How to Use The Plan

### Planning Tools

Plan Bay Area 2050+ provides regional forecasts for population, jobs and housing, along with equity mapping and growth geographies to guide local planning. It also offers planning guidelines and access to an Open Data portal.

### Funding and Grant Support

The plan supports transportation projects from concept to construction, offering grant eligibility checklists, advocacy tools and financial forecasts for housing, transportation and environmental investments.

### Implementation Support

MTC-ABAG provides technical assistance to help local jurisdictions implement strategies from Plan Bay Area 2050+. This includes resources like playbooks for redevelopment, mobility hubs and parking strategies, along with support for advancing transportation and housing initiatives.

For more information on tools and resources for partners, please visit [planbayarea.org](http://planbayarea.org).

## Marin County Growth Geographies

Growth Geographies are areas identified in Plan Bay Area 2050+ to guide long-term housing and job growth. As shown on the map, these areas are designated either by local jurisdictions or based on their proximity to transit and access to opportunity.



In Marin County, twelve transportation strategies work together to make it easier, safer and more reliable for residents to get where they need to go, whether by transit, car or active modes like walking and biking. Investments maintain and improve today’s system, expand safe options for biking and walking, and advance a new vision for transit through Transit 2050+, developed collaboratively by transit operators and MTC.

Strategy Spotlight

**Strategy T6 – Modernize Freeways and Interchanges**

Applies modern design standards to updates of freeways and interchanges, including at US-101 and I-580, to incorporate multimodal access and safety enhancements. Use technologies to optimize traffic flow along US-101 without expanding road capacity.

**Strategy T11 – Enhance Transit Frequency, Capacity and Reliability**

Invests in targeted service enhancements across the existing transit network to improve frequency, reliability and capacity. The Golden Gate Transit enhancement initiatives will upgrade current key routes throughout Marin County, focusing on major corridors and transit hubs to improve connections to San Francisco, Sonoma and Contra Costa Counties.

Project Spotlight

At least \$9.2 billion\* in transportation projects are planned for Marin County from 2025-2050.



Photo: Noah Berger

**US-101 Express Bus Modernization**

Improve bus trips between Novato and San Rafael by installing bus-on-shoulder facilities that allow buses to get around traffic and maintain more reliable trip times.

**Golden Gate Transit and Golden Gate Ferry Service Expansion**

Add new ferry services to San Francisco’s Mission Bay and new express bus services connecting Greenbrae and Petaluma to San Francisco and San Rafael to El Cerrito. Enhance existing services countywide for shorter wait times.

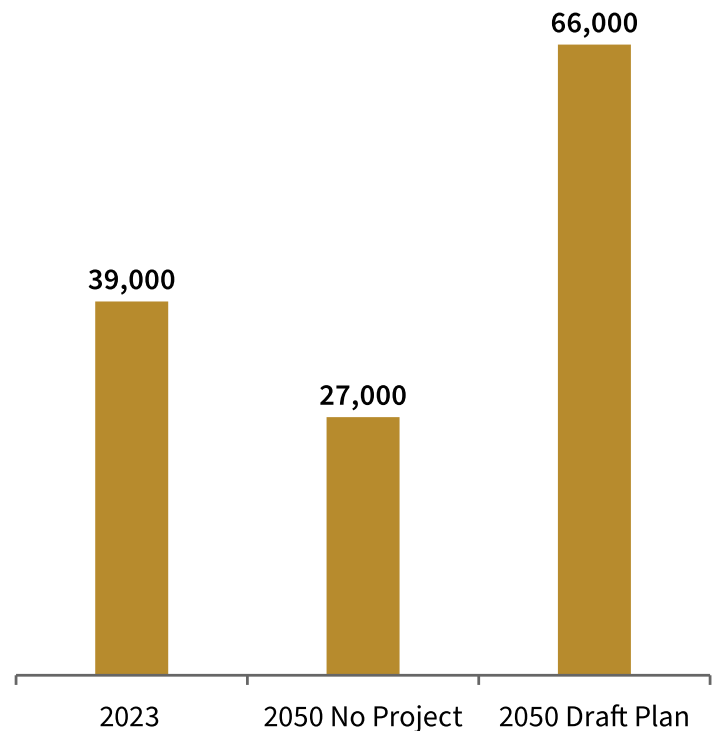
**US-101/I-580 Interchange Improvements**

Improve traffic flow with a new direct connector between eastbound I-580 and northbound US-101 while also enhancing bicycle and pedestrian access.

\* Amount reflects county-specific projects only. Additional regionwide or programmatic investments may include more in Marin County.

Forecasted Outcomes

Jobs Accessible by 45-Minute Transit Commute in Marin County



Job access within a 45-minute transit commute is projected to grow significantly, increasing from 39,000 to 66,000 jobs by 2050 by strategically expanding the transit system and promoting housing and employment in key Growth Geographies, allowing many more people to take transit, walk or bike to work. Without key strategies in Plan Bay Area 2050+, job access could decline.

**Affordability is essential to housing stability.** In the Bay Area, families with low incomes spend up to 70% of their household income on housing, leaving little room for other basic needs. Plan Bay Area 2050+ prioritizes affordable housing options for residents in Marin County and across the region, especially those with the lowest incomes and greatest needs. Eight housing strategies focus on producing housing at all affordability levels, preserving existing affordable homes and protecting renters from the impacts of high housing costs.

Strategy Spotlight

**Strategies H3 and EC4 – Allow a Greater Mix of Housing and Land Use Densities and Types in Growth Geographies**



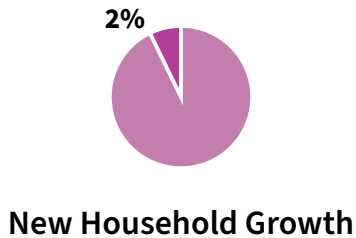
Marin County is home to many Growth Geographies and proposed Transit-Oriented Community sites near SMART stations and ferry terminals with the potential to better connect homes and workplaces, reduce housing costs and bring jobs closer to where people live.

**Strategy H8 – Accelerate Reuse of Public and Community-Owned Land for Mixed-Income Housing and Essential Services**

Public agencies and non-profits can accelerate the development of 100% affordable and mixed-income housing, supportive services and public spaces. In San Rafael, the Priority Sites Pilot is advancing planning and development of 600 new homes on city-owned parcels close to the San Rafael Transit Center.

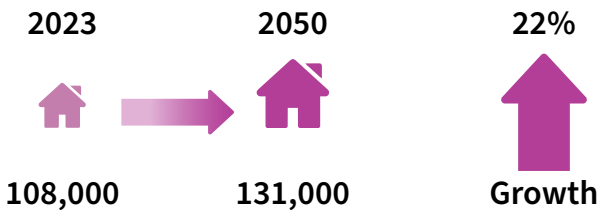
Growth Pattern in Marin County

The Growth Pattern identifies how much Marin County might grow between 2023 and 2050, including population, jobs, households and housing units.



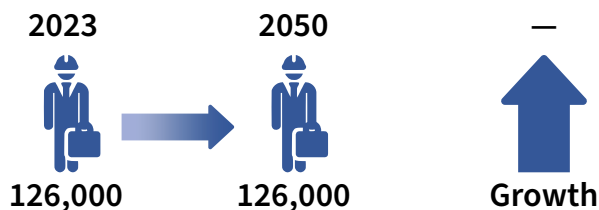
By 2050, Marin county will add **2% of the Bay Area’s new households** while maintaining a stable job base, reflecting long-term community and economic stability.

Household Growth



The **number of households** is expected to rise from **108,000 to 131,000** by 2050, an **increase** of about **22%**.

Job Growth



By 2050, the county is projected to maintain a **stable job base of 126,000 jobs**.

Nine environment strategies work not just to protect Marin County’s and the Bay Area’s land, air, water and people from natural hazards, but also to proactively improve residents’ health and enhance their living spaces.

Strategy Spotlight

**Strategy EN5 – Protect and Manage High-Value Conservation Lands**



Photo: Karl Nielsen

Strengthens biodiversity, improves landscape connectivity and supports a vibrant agricultural sector. Priority Conservation Areas highlight agricultural lands near Tomales Bay and Novato and hillside and bayside open spaces across the remainder of Marin County that provide recreation, ecosystem services and climate resilience.

**Strategy EN8 – Expand Clean Vehicle Initiatives**



Photo: Noah Berger

Invests in clean vehicles, including EVs, electric mobility and chargers to accelerate the electric transition. A proposed vehicle buyback program would support the shift, building on Marin County’s current 9% EV share and aiming for significant growth by 2035. The plan calls for a total of 535,000 chargers regionwide, including approximately 16,000 in Marin County.

Strategy EN1 - Adapt to Sea Level Rise

For the first time, Plan Bay Area includes a Resilience Project list to address regional sea level rise. In Marin County, the list anticipates an \$11 billion need to manage impacts from the first 4.9 feet of sea level rise.

Projects include regional efforts like the SR-37 Corridor project, which combines near-term flood solutions with a long-term adaptation strategy. The plan also includes additional work along the US-101 corridor, building on the Transportation Authority of Marin’s 2025 sea level rise adaptation planning.

Marin County Sea Level Rise Resilience Investments



Resilience Project List  
Land Outside Urban Boundary