

ABAG Report to MCCMC¹

March 2026

EXECUTIVE SUMMARY: This report highlights: (1) Adoption of Plan Bay Area 2050+; (2) Senate Bill 375 Modernization Legislation; and, (3) Regional Housing Revenue Measure.

ADOPTION OF PLAN BAY AREA 2050+:

On March 19, 2026, the ABAG Executive Board Adopted Plan Bay Area 2050 which serves as the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) for the SF Bay Area in conformance with Senate Bill 375. This Plan, with a 2050 horizon year, is required to be updated every 4 years.

This update of Plan Bay Area started in summer of 2023 and provides a long-range regional plan to create a more affordable, connected, diverse, healthy and vibrant Bay Area. The Metropolitan Transportation District (MTC) and the Association of Bay Area Governments (ABAG) worked closely with cities, counties and regional partners (BCDC, BAAQMD, RWQCB, etc.) and conducted numerous outreach sessions in developing this updated Plan for transportation, housing, economic development and environmental resilience. The Final Plan includes 12 transportation strategies, 8 housing strategies, 6 economic strategies, and, 9 environmental strategies.

The Final Plan includes 59 implementation actions some of which are: preparing for a new regional transit measure for 2026 and beyond; Collaborate with transit agencies and other partners to transition the current Regional Mapping and Wayfinding pilot project into an ongoing program; Provide support to local jurisdictions in adopting parking management and pricing strategies; Coordinate with local, regional and state partners on a potential regional housing revenue measure as early as 2028; Support local jurisdictions in implementing housing elements that promote inclusive communities and prepare for the next Regional Housing Needs Allocation (RHNA); Expand planning, funding and project delivery technical assistance for sea level rise adaptation; Advocate for continued state Regional Early Action Planning (REAP) funding to support Plan Bay Area 2050+ implementation; Convene a technical advisory committee to review and update the Regional Growth Forecast Methodology; and, many others. The Final Plan Bay Area 2050+ is posted on the ABAG website or click here:

[10ai 26 0392 Consolidated Presentation draft Final Plan Bay Area 2050 Plus.pdf](#)

SENATE BILL (SB) 375 MODERNIZATION LEGISLATION):

The ABAG Housing Committee discussed Senator Christopher Cabaldon's bill, SB 1087 which is intended to modernize SB 375. The introduced version of the bill is limited to just two components to allow for more time to negotiate and draft more complex provisions. The provisions included are (1) extending the four-year SCS update cycle to eight years and (2) modifying the \$25 million/year Sustainable Communities grants from the current 50/50 split between direct allocation to metropolitan planning organizations

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

(MPOs) and a competitive statewide pot to 100 percent population-based formula allocation to MPOs. SB 1087 is co-sponsored by the “Big 4” MPOs, MTC-ABAG, Sacramento Area Council of Governments (SACOG), San Diego Association of Governments (SANDAG), and Southern California Association of Governments (SCAG).

SB 1087’s targeted approach was designed to meet the February 20, 2026, bill introduction deadline and ensure the bill is referred to the appropriate policy committees. Staff expects the bill will be amended before the first April Senate policy committee hearing to include a full suite of funding, streamlining, and other provisions to accelerate regional progress on climate, transportation, and housing goals. Discussions with the author on specific policy provisions are ongoing. A draft bill outline with further information will be provided via a handout at your March committee meeting.

REGIONAL HOUSING REVENUE MEASURE

The ABAG Housing Committee and the Bay Area Housing Finance Authority (BAHFA) are beginning to frame a future regional housing revenue measure for November 2028.

The Committees have been reflecting on the lessons learned from the 2024 election cycle where the Regional Measure 4 (“RM 4”), which would have sought voter approval for a \$20 billion regional affordable housing bond along with reflections on Proposition 5 (“Prop 5”), which was a statewide effort to lower the voter approval threshold to 55% for affordable housing bonds and would have applied to RM 4. Ultimately, Regional Measure 4 was pulled from the ballot and Proposition 5 was defeated at the polls.

Two of the most important “lessons learned” from RM 4 for a potential future revenue measure are:

- **Economic Conditions and Tax Fatigue:** In early 2020, a \$10 billion regional housing bond was polling close to the two-thirds threshold required for passage. However, the COVID-19 pandemic wrought cataclysmic changes to the economy and many other features of daily life. As the post-pandemic landscape transitioned to a period of high inflation and greater economic uncertainty, polling showed that voters’ attitudes shifted to greater fatigue of taxes and lack of trust in government’s ability to address social problems. By mid-2024, polling indicated that voter support for a regional housing bond had slipped to 50-55%.

- **County and City Support:** Concerns from some counties about the Regional Expenditure Plan took longer to resolve; and, many cities expressed concern about county-led Local Expenditure Plans, due *after* the election per statute. These concerns included whether and how to ensure that county-led Expenditure Plans would fairly distribute funds across their constituent cities.

Other key themes that emerged included the need to start early to reestablish trust and strengthen relationships with a broad spectrum of stakeholders and to ensure that more voices are heard earlier in the process before pursuing another revenue measure.

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