



Metropolitan Transportation Commission

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

Meeting Agenda

Planning Committee

*Eddie Ahn, Chair
Pat Burt, Vice Chair*

Friday, February 13, 2026

9:45 AM

Board Room - 1st Floor

Joint meeting with the ABAG Administrative Committee

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 Zoom at the following link or phone number. 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.

Attendee Link: <https://bayareametro.zoom.us/j/84710407743>

iPhone One-Tap: US: +16694449171,,84710407743#

Join by Telephone (for higher quality, dial a number based on your current location) US:

888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 847 1040 7743

International numbers available: <https://bayareametro.zoom.us/u/kevoUOcs0D>

All standing committee meeting agendas may also be accessed on

- MTC's website here: <https://mtc.ca.gov/meetings-events>

- On Legistar here: <https://mtc.legistar.com/Calendar.aspx>

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 or may submit comments by email at info@bayareametro.gov by 5:00 p.m. the business day 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.

Clerk: Martha Silver

Roster

**Eddie Ahn (Chair), Candace Andersen, Pat Burt (Vice Chair), Noelia Corzo,
Marilyn Ezzy Ashcraft, Dorene M. Giacopini*+, Alicia John-Baptiste, Matt Mahan,
and Mitch Mashburn**

***Non-Voting Member**

+Remote per Government Code s. 54953(c)

1. Call MTC Planning Committee to Order**2. MTC Planning Committee Roll Call / Confirm Quorum**

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

3. MTC Planning Committee Consent Calendar

3a. [26-0061](#) Approval of MTC Planning Committee Minutes of the January 9, 2026 Meeting
Action: MTC Planning Committee Approval
Attachments: [3a_26-0061_2026-01-09_MTC_Planning_Committee_Meeting_Minutes_Draft.p](#)

4. Call ABAG Administrative Committee to Order**5. ABAG Administrative Committee Roll Call / Confirm Quorum**

Quorum: A quorum of this committee shall be a majority of its regular non-ex-officio voting members (4).

6. ABAG Compensation Announcement – ABAG Administrative Committee Clerk**7. ABAG Administrative Committee Consent Calendar**

7a. [26-0062](#) Approval of ABAG Administrative Committee Summary Minutes of the January 9, 2026 Meeting
Action: ABAG Administrative Committee Approval
Attachments: [7a_26-0062_2026-01-09_ABAG_Administrative_Committee_Meeting_Minutes](#)

7b. [26-0184](#) Contracts - East Bay Crescent Adaptation Project: City of Emeryville (\$218,952), City of Berkeley (\$223,151), City of Albany (\$207,955), CMG Landscape Architecture (\$476,090), Pathways Climate Institute (\$494,041), Co:census dba SeamSocial (\$153,150), San Francisco Estuary Institute (\$43,368)

Action: ABAG Administrative Committee Approval

Presenter: Heidi Nutters

Attachments: [7b_26-0184_Summary_Sheet_Contract_SFEP_Ocean_Protection_Council.pdf](#)

7c. [26-0244](#) ABAG Appointment of Chair to Joint MTC ABAG Legislation Committee

Action: ABAG Administrative Committee Approval

Presenter: Belia Ramos, Chair

Attachments: [7c_26-0244_Summary_Sheet_ABAG_Appointment_Chair_Joint_MTC_ABAG_I](#)

8. Information

8a. [26-0110](#) Draft Plan Bay Area 2050+: Summary of Public Feedback from Round 4 Engagement

Overview of feedback received during fall 2025 public engagement events and the associated public comment period for the Draft Plan Bay Area 2050+ (Draft Plan) and Draft Environmental Impact Report (Draft EIR) for Plan Bay Area 2050+, including additional context on common questions and concerns raised.

Action: Information

Presenter: Dave Vautin and Veronica Cummings

Attachments: [8ai_26-0110_Summary_Sheet_Draft_Plan_Bay_Area_2050_+-Summary_Public.pdf](#)
[8aii_26-0110_PowerPoint_Attachment_A_Round_4_Engagement_Findings.pdf](#)
[8aiii_26-0110_Attachment_B_Round_4_Engagement_Summary.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 Planning Committee will be held on Friday, March 13, 2026 at 9:35 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 Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. 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 Committee 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: Committee 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 Committee members, key staff and others as appropriate. Copies will be available at the meeting.

MTC's Chair and Vice-Chair are ex-officio voting members of all standing Committees.



Metropolitan Transportation Commission

Legislation Text

375 Beale Street, Suite 800
San Francisco, CA 94105

File #: 26-0061, **Version:** 1

Subject:

Approval of MTC Planning Committee Minutes of the January 9, 2026 Meeting

Recommended Action:

MTC Planning Committee Approval

Attachments:



Metropolitan Transportation Commission

Meeting Minutes - Draft

Agenda Item 3a

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

Planning Committee

*Eddie Ahn, Chair
Pat Burt, Vice Chair*

Friday, January 9, 2026

09:40

Board Room - 1st Floor

Joint meeting with the ABAG Administrative Committee

Roster

**Eddie Ahn (Chair), Candace Andersen, Pat Burt (Vice Chair), David Canepa,
Marilyn Ezzy Ashcraft, Dorene M. Giacopini*+, Alicia John-Baptiste, Matt Mahan,
and Mitch Mashburn**
*Non-Voting Member
+Remote per Government Code s. 54953(c)

Vice Chair Pat Burt called the MTC Planning Committee meeting to order at 9:43 a.m.

Non-Voting Member Present: Commissioner Giacopini
Ex Officio Voting Members Present: Commission Chair Noack and
Commission Vice Chair Moulton-Peters
Ad Hoc Non-Voting Member Present: Commissioner Papan
Non-Voting Member Commissioner Giacopini invoked SB 707.

ABAG Administrative Committee Members Present: Carlson, Eklund, Fife, Vice Chair Romero, Silva, and Williams.

The following individuals participated from unnoticed remote locations. Their participation did not count toward the quorum, and they did not vote on any items: ABAG Administrative Committee Member Fife.

1. Call MTC Planning Committee to Order

2. MTC Planning Committee Roll Call / Confirm Quorum

Present: 6 - Vice Chair Burt, Commissioner Andersen, Commissioner Canepa, Commissioner Ashcraft, Commissioner John-Baptiste and Commissioner Mashburn

Absent: 2 - Chair Ahn and Commissioner Mahan

3. Pledge of Allegiance / Acknowledgement of the Flag

4. MTC Compensation Announcement – MTC Planning Committee Clerk

5. MTC Planning Committee Consent Calendar

Upon the motion by Commissioner Mashburn and second by Commissioner John-Baptiste, the MTC Planning Committee Consent Calendar was unanimously approved. The motion carried by the following vote:

Aye: 6 - Vice Chair Burt, Commissioner Andersen, Commissioner Canepa, Commissioner Ashcraft, Commissioner John-Baptiste and Commissioner Mashburn

Absent: 2 - Chair Ahn and Commissioner Mahan

5a. [26-0004](#) Approval of MTC Planning Committee Minutes of the December 12, 2025 Meeting

Action: MTC Planning Committee Approval

Attachments: [5a_26-0004_2025-12-12_MTC_Planning_Committee_Meeting_Minutes_Draft.pdf](#)

6. Call ABAG Administrative Committee to Order

7. ABAG Administrative Committee Roll Call / Confirm Quorum

8. ABAG Compensation Announcement – ABAG Administrative Committee Clerk

The ABAG Clerk of the Board gave the compensation announcement.

9. ABAG Administrative Committee Consent Calendar

The ABAG Administrative Committee took action on this item.

9a. [26-0005](#) Approval of ABAG Administrative Committee Summary Minutes of the December 12, 2025 Meeting

Action: ABAG Administrative Committee Approval

Attachments: [9a_26-0005_2025-12-12_ABAG_Administrative_Committee_Meeting_Minutes_Draft.pdf](#)

9b. [25-1367](#) Committee Appointments

Ratification of Appointments to ABAG Committees.

Action: ABAG Administrative Committee Approval

Presenter: Kathleen Kane

Attachments: [9bi_25-1367_Summary_Sheet_Committee_Appointments.pdf](#)
[9bii_25-1367_Attachment_A_ABAG_Committee_Rosters.pdf](#)

10. Information

10a. 25-1401 How Travel Has Changed: Pre- and Post-Pandemic Patterns from Travel Diary Surveys

Presentation comparing Bay Area travel trends between pre-pandemic (2019) and post-pandemic (2023) iterations of the Bay Area Travel Survey.

Action: Information

Presenter: Flavia Tsang

Attachments: [10ai_25-1401_Summary_Sheet_How_Travel_Changed-Pre_and_Post-Pandemic_Patterns-Travel_Diary_Surveys.pdf](#)
[10aii_25-1401_PowerPoint_How_Travel_Has_Changed-Pre-and_Post-Pandemic_Patterns_from_Travel_Diary_Surveys.pdf](#)

Warren Cushman, Community Resources for Independent Living, spoke on this item.

Roland Lebrun spoke on this item.

Aleta Dupree, Team Folds, spoke on this item.

11. Public Comment / Other Business

Aleta Dupree, Team Folds, was called to speak.

Roland Lebrun was called to speak.

12. Adjournment / Next Meetings

The next meeting of the Planning Committee will be held on Friday, February 13, 2026 at 9:35 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.

Vice Chair Pat Burt adjourned the MTC Planning Committee meeting at 11:06 a.m.



Metropolitan Transportation Commission

Legislation Text

375 Beale Street, Suite 800
San Francisco, CA 94105

File #: 26-0062, **Version:** 1

Subject:

Approval of ABAG Administrative Committee Summary Minutes of the January 9, 2026 Meeting

Recommended Action:

ABAG Administrative Committee Approval

Attachments:



Agenda Item 7a

375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Minutes - Draft

ABAG Administrative Committee

*Chair, Belia Ramos, Supervisor, County of Napa
Vice Chair, Carlos Romero, Councilmember, City of
East Palo Alto*

Friday, January 9, 2026

9:40 AM

Board Room - 1st Floor

Association of Bay Area Governments Administrative Committee

Joint meeting with the MTC Planning Committee

This meeting shall consist of a simultaneous teleconference call at the following location(s):
None

Roster

Ken Carlson, Pat Eklund, David Rabbitt, Belia Ramos, Carlos Romero, Cindy Silva,
Wanda Williams

- 1. Call MTC Planning Committee to Order**
- 2. MTC Planning Committee Roll Call / Confirm Quorum**
- 3. Pledge of Allegiance / Acknowledgement of the Flag**
- 4. MTC Compensation Announcement – MTC Planning Committee Clerk**
- 5. MTC Planning Committee Consent Calendar**

5a. 26-0004 Approval of MTC Planning Committee Minutes of the December 12, 2025
Meeting

- 6. Call ABAG Administrative Committee to Order**

Vice Chair Romero called the meeting to order at about 9:47 a.m. Quorum
was present.

Present: 5 - Carlson, Eklund, Romero, Silva, and Williams

Absent: 2 - Rabbitt, and Ramos

- 7. ABAG Administrative Committee Roll Call / Confirm Quorum**

8. ABAG Compensation Announcement – ABAG Clerk of the Board

The ABAG Clerk of the Board gave the ABAG compensation announcement.

9. ABAG Administrative Committee Consent Calendar

Upon the motion by Eklund and second by Williams, the ABAG Administrative Committee approved the Consent Calendar. The motion passed unanimously by the following vote:

Aye: 5 - Carlson, Eklund, Romero, Silva, and Williams

Absent: 2 - Rabbitt, and Ramos

9a. [26-0131](#) Approval of ABAG Administrative Committee Summary Minutes of the December 12, 2025 Meeting

9b. [26-0132](#) Committee Appointments

Ratification of Appointments to ABAG Committees.

10. Information

10a. [25-1401](#) How Travel Has Changed: Pre- and Post-Pandemic Patterns from Travel Diary Surveys

Presentation comparing Bay Area travel trends between pre-pandemic (2019) and post-pandemic (2023) iterations of the Bay Area Travel Survey.

Flavia Tsang gave the report.

The following gave public comment: Warren Cushman, Roland Lebrun, Aleta Dupree.

11. Public Comment / Other Business

The following gave public comment: Aleta Dupree, Roland Lebrun.

12. Adjournment / Next Meeting

Vice Chair Romero adjourned the meeting at about 11:05 a.m. The next regular meeting of the ABAG Administrative Committee is on February 13, 2026.



Metropolitan Transportation Commission

Legislation Text

375 Beale Street, Suite 800
San Francisco, CA 94105

File #: 26-0184, **Version:** 1

Subject:

Contracts - East Bay Crescent Adaptation Project: City of Emeryville (\$218,952), City of Berkeley (\$223,151), City of Albany (\$207,955), CMG Landscape Architecture (\$476,090), Pathways Climate Institute (\$494,041), Co:census dba SeamSocial (\$153,150), San Francisco Estuary Institute (\$43,368)

Presenter:

Heidi Nutters

Recommended Action:

ABAG Administrative Committee Approval

Attachments:

Association of Bay Area Governments
ABAG Administrative Committee

February 13, 2026

Agenda Item 7b

Contracts - East Bay Crescent Adaptation Project: City of Emeryville (\$218,952), City of Berkeley (\$223,151), City of Albany (\$207,955), CMG Landscape Architecture (\$476,090), Pathways Climate Institute (\$494,041), Co:census dba SeamSocial (\$153,150), San Francisco Estuary Institute (\$43,368)

Subject:

Authorization to enter into contracts with subawardees under the Ocean Protection Council grant for the East Bay Crescent Sub Regional Vulnerability Assessment and Shoreline Adaptation Planning Project.

Background:

The San Francisco Estuary Partnership (SFEP) is one of 28 programs mandated under Section 320 of the Clean Water Act, the National Estuary Program (NEP). SFEP is hosted by the Association of Bay Area Governments. SFEP's Adaptation and Resilience Technical Assistance Program provides support to local governments, community-based organizations, and Tribes. Its operational framework is based on the Estuary Blueprint that aims to: 1. Increase the pace and scale of on the ground resilience strategies both at the subregional scale and for individual projects; 2. Partner with local governments, community-based organizations and Tribes to fund, plan and deliver nature-based shoreline adaptation projects across the SF Bay region, and 3. Advance a range of project types and pilot projects, including horizontal levees, ecotones and living shorelines.

The Ocean Protection Council's (OPC) SB1 Planning grant program is part of California Climate Investments, a statewide initiative that puts billions of Cap and Invest, formerly known as Cap and Trade, dollars to work reducing greenhouse gas emissions, strengthening the economy, and improving public health and the environment. OPC recommended disbursement of \$2,240,000 in funding to ABAG/SFEP at their September 30, 2025, meeting and ABAG Resolution 13-2025 was signed by President Ramos on November 20, 2025, to accept the funds. The Association of Bay Area Governments/San Francisco Estuary Partnership (SFEP), with Albany, Berkeley, Emeryville, and Oakland, will lead the East Bay Crescent (EBC) Subregional Vulnerability

Assessment and Shoreline Adaptation Planning. The project will produce coordinated Shoreline Adaptation Plans for Albany, Berkeley, and Emeryville that are consistent with the Regional Shoreline Adaptation Plan Guidelines produced by the San Francisco Bay Conservation and Development Commission. Work is expected to commence in Spring 2026 and complete in December 2028.

Staff are requesting authorization to enter into contracts with the subawardees listed within the Ocean Protection Council grant. The Cities will receive funding to lead to adoption of Shoreline Adaptation Plans in their communities. The consultant and community-based organizations listed will lead technical and engagement components of the work. This includes the following:

- City of Emeryville, \$218,952.00
- City of Berkeley, \$223,151.00
- City of Albany. \$207,955.00
- CMG Landscape Architecture, \$476,090.00
- Pathways Climate Institute, \$494,041.00
- Co:sensus dba SeamSocial, \$153,150.00
- San Francisco Estuary Institute, \$48,368.00

Issues:

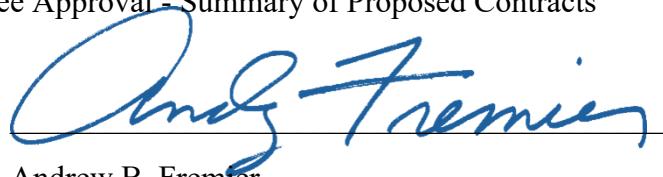
None identified.

Recommendations:

Staff recommends that the ABAG Administrative Committee authorize the Executive Director of the Metropolitan Transportation Commission, or designee, on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership, to contract with the following entities: City of Emeryville (\$218,952); City of Berkeley (\$223,151); City of Albany (\$207,955); CMG Landscape Architecture (\$476,090); Pathways Climate Institute (\$494,090); Co:sensus dba SeamSocial (\$153,150); San Francisco Estuary Institute (\$48,368).

Attachments:

- Attachment A: Small Business Enterprise Status
- Attachment B: Request for Committee Approval - Summary of Proposed Contracts



A handwritten signature in blue ink, appearing to read "Andy Fremier", is positioned above a thin horizontal line. The signature is fluid and cursive.

Andrew B. Fremier

Small Business Enterprise Status

	Firm Name	Role on Project	SBE** Yes / No	If SBE Yes, List #
Subawardee	City of Emeryville	Local government partner	N/A	N/A
Subawardee	City of Berkeley	Local government partner	N/A	N/A
Subawardee	City of Albany	Local government partner	N/A	N/A
Subawardee	CMG Landscape Architecture	Planning and technical support	Yes**	0029201
Subawardee	Pathways Climate Institute	Planning and technical support	Yes (Micro)	2005392
Subawardee	Co:census dba SeamSocial	Community engagement and education	No	N/A
Subawardee	San Francisco Estuary Institute	Mapping and technical support	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 Contracts

Work Item No.:	1720
Consultant:	City of Emeryville (\$218,952) (Emeryville, CA); City of Berkeley (\$223,151) (Berkeley, CA); City of Albany (\$207,955) (Albany, CA); CMG Landscape Architecture (\$476,090) (San Francisco, CA); Pathways Climate Institute (\$494,090) (San Francisco, CA), Co:sensus dba SeamSocial (\$153,150) (New York, NY); San Francisco Estuary Institute (\$48,368) (Richmond, CA)
Work Project Title:	East Bay Crescent (EBC) Subregional Vulnerability Assessment and Shoreline Adaptation Planning
Purpose of Project:	Engage communities and adopt Shoreline Adaptation Plans for the Cities of Emeryville, Berkeley and Albany.
Brief Scope of Work:	The project will produce coordinated Shoreline Adaptation Plans for Albany, Berkeley, and Emeryville that are consistent with the Regional Shoreline Adaptation Plan Guidelines produced by the San Francisco Bay Conservation and Development Commission.
Project Cost Not to Exceed:	See above
Funding Source:	Ocean Protection Council
Fiscal Impact:	Funds programmed in Fiscal Year (FY) 2025-26, 2026-27, 2027-28, and 2028-29

Motion by Committee:

Staff recommends that the ABAG Administrative Committee authorize the Executive Director of the Metropolitan Transportation Commission, or designee, on behalf of the Association of Bay Area Governments and the San Francisco Estuary Partnership, to contract with the following entities: City of Emeryville (\$218,952); City of Berkeley (\$223,151); City of Albany (\$207,955); CMG Landscape Architecture (\$476,090); Pathways Climate Institute (\$494,090); Co:sensus dba SeamSocial (\$153,150); San Francisco Estuary Institute (\$48,368)

ABAG Administrative
Committee:

Belia Ramos, Chair

Approved: February 13, 2026



Metropolitan Transportation Commission

Legislation Text

375 Beale Street, Suite 800
San Francisco, CA 94105

File #: 26-0244, **Version:** 1

Subject:

ABAG Appointment of Chair to Joint MTC ABAG Legislation Committee

Presenter:

Belia Ramos, Chair

Recommended Action:

ABAG Administrative Committee Approval

Attachments:

Association of Bay Area Governments
ABAG Administrative Committee

February 13, 2026

Agenda Item 7c

ABAG Appointment of Chair to Joint MTC ABAG Legislation Committee

Subject:

Ratification of appointment for Chair of the Joint MTC ABAG Legislation Committee

Background:

According to the ABAG Bylaws, the ABAG President makes appointments to committees and other bodies with the advice and consent of the Executive Board.

At its meeting on February 13, 2026, ABAG President Ramos will report to the ABAG Administrative Committee on her appointment of a Chair for the Joint MTC ABAG Legislation Committee.

Joint MTC ABAG Legislation Committee Chair

- Ken Carlson, Supervisor, County of Contra Costa

Issues:

None identified.

Recommendations:

Staff requests that the ABAG Administrative Committee approve the ratification as reported.

Attachments:

- None



Andrew B. Fremier



Metropolitan Transportation Commission

Legislation Text

375 Beale Street, Suite 800
San Francisco, CA 94105

File #: 26-0110, **Version:** 1

Subject:

Draft Plan Bay Area 2050+: Summary of Public Feedback from Round 4 Engagement

Overview of feedback received during fall 2025 public engagement events and the associated public comment period for the Draft Plan Bay Area 2050+ (Draft Plan) and Draft Environmental Impact Report (Draft EIR) for Plan Bay Area 2050+, including additional context on common questions and concerns raised.

Presenter:

Dave Vautin and Veronica Cummings

Recommended Action:

Information

Attachments:

Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Planning Committee with the ABAG Administrative Committee

February 13, 2026

Agenda Item 8a

Draft Plan Bay Area 2050+: Summary of Public Feedback from Round 4 Engagement

Subject:

Overview of feedback received during fall 2025 public engagement events and the associated public comment period for the Draft Plan Bay Area 2050+ (Draft Plan) and Draft Environmental Impact Report (Draft EIR) for Plan Bay Area 2050+, including additional context on common questions and concerns raised.

Background:

The fourth and final round of engagement for Plan Bay Area 2050+ took place in fall 2025 and represents the culmination of nearly three years of work to develop the Draft Plan. The final phase built on previous engagement efforts conducted between 2023 and 2025 and offered the public, partners and stakeholders the opportunity to review the Draft Plan and its accompanying supplemental reports, as well as the Draft EIR. Engagement activities included subregional webinars, hybrid public hearings, and county transportation agency board presentations, as well as the ability to submit comments by email, web form, phone, or U.S. mail. The nearly 60-day public comment period began on October 20, 2025, and closed at 5 p.m. on Thursday, December 18, 2025. All comments received are posted to the Plan Bay Area website as follows:

- Draft Plan, draft supplemental reports and Draft Transportation-Air Quality Conformity Report comments: planbayarea.org/draftplan
- Draft EIR comments: planbayarea.org/2050/draft-environmental-impact-report-eir

What We Heard:

In total, 353 comments were submitted by 5 p.m. on December 18, 2025. An additional 10 comments were received after the close of the public comment period. Comments were submitted by members of the public, local jurisdictions, transit agencies, county transportation agencies, other public agencies, as well as advocacy organizations. Overall, a key theme raised across all comments received focused on the Regional Growth Forecast, which is further addressed in **Attachment A**. Other themes that rose to the top include concerns about affordability and the high cost of living, fiscal capacity, and implementation feasibility.

A complete summary of engagement activities and comments received is included as

Attachment B.

Next Steps:

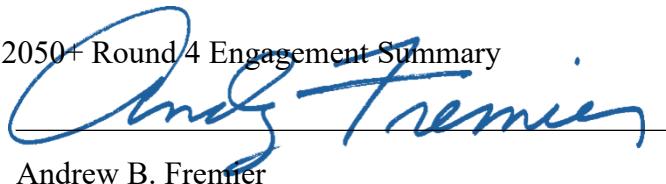
Planning staff are continuing to review comments received and assessing the feedback to identify potential refinements or revisions to the Draft Plan to be incorporated into the final plan prior to consideration for adoption by the Commission and ABAG Executive Board in March 2026. Staff will respond to comments received, as appropriate, shortly after the release of the final plan. All comments received on the Draft EIR will be responded to in the Final EIR.

Issues:

None identified.

Attachments:

- Attachment A: Presentation
- Attachment B: Draft Plan Bay Area 2050+ Round 4 Engagement Summary



Andrew B. Fremier



Plan Bay Area 2050+: Draft Plan Engagement Findings

MTC Planning Committee and ABAG Administrative Committee

February 13, 2026

Plan Bay Area 2050+: Engagement Highlights

Draft Plan Bay Area 2050+ was **guided by input from 17,500+ Bay Area residents** from all nine Bay Area counties who shared their priorities for the future.



41 Pop-Up Workshops



3 Online Surveys



22 Community-Based Organization Partnerships



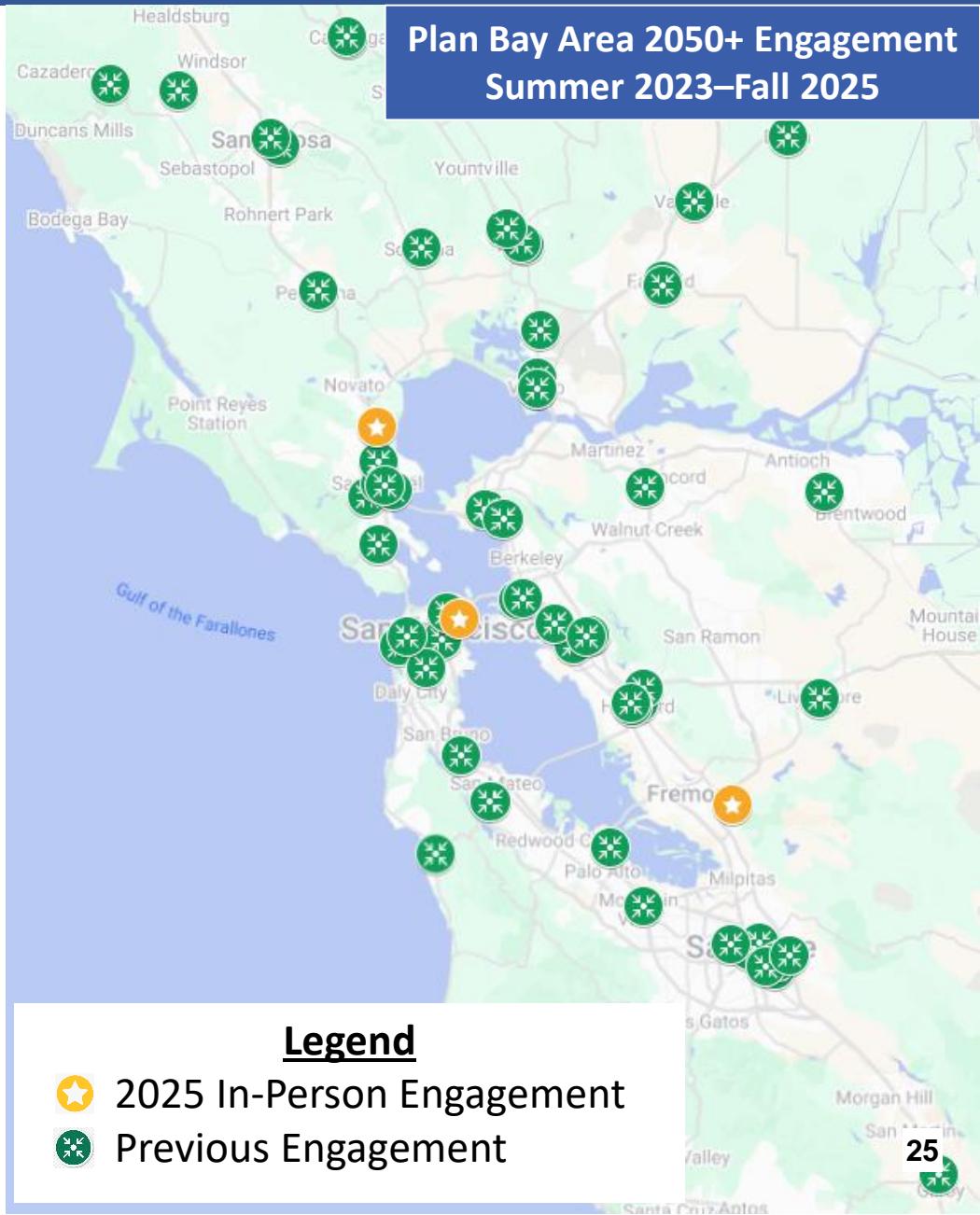
10 Webinars and Technical Workshops



3 Hybrid Public Hearings +
9 CTA Board Presentations (*Fall 2025*)



Widespread Digital Promotion



Plan Bay Area 2050+: Final Round of Public Engagement



Subregional Webinars

- **4 subregional webinars**
- One each focused on the North Bay, East Bay, South Bay and West Bay
- Content tailored to each sub-region, highlighting how Plan Bay Area 2050+ strategies apply at the local level



Hybrid Public Hearings + CTA Board Presentations

- **3 hybrid public hearings**
- Geographically distributed across the region; structured to allow for in-person and virtual participation, with oral testimony
- **9 presentations to county transportation agency boards**, exceeding SB 375 elected official briefings requirement



Public Comment Submissions

- Public comment period that **exceeded the required 55 days**
- Comments were accepted through multiple formats:
 - Email
 - Online web form
 - Telephone messages
 - U.S. mail

What We Heard: Key Themes

REGIONAL GROWTH

"I'm curious how the Plan Bay Area population growth forecast aligns with what the Department of Finance shows."

AFFORDABILITY

"I'm glad to see affordable housing in this vision. The question for many of us is how housing and transportation together will actually become more affordable for working families and seniors."

IMPLEMENTATION

"The Plan lays out an ambitious and comprehensive vision. What will build public confidence is clarity around how strategies will be phased, funded, and tracked over time."

TRANSIT SERVICE

"If you want us to use public transportation, it has to run when people actually need it — late at night, early in the morning, and for people who can't drive."

LOCAL CAPACITY

"Many cities support the goals of the Plan but will need clearer alignment between regional expectations and local fiscal capacity to implement infrastructure, services and housing without placing disproportionate strain on local governments."

EQUITY

"Equity is clearly a priority in the Plan. I encourage MTC and ABAG to continue refining how equity is measured so that communities with fewer fiscal resources can realistically implement the strategies being proposed."

Public Comments: Regional Growth Forecast Inquiries

- While we received comments on a wide range of topics — and will be appropriately responding either via the Final EIR or via a comment response letter in the weeks ahead — we want to specifically address one of the most frequent topics today: the Final Regional Growth Forecast included in the January 2025 Final Blueprint action item.
- Commenters questioned the Regional Growth Forecast methodology, its policy assumptions, and its implications for housing and regional planning.



Photo: City of Vacaville

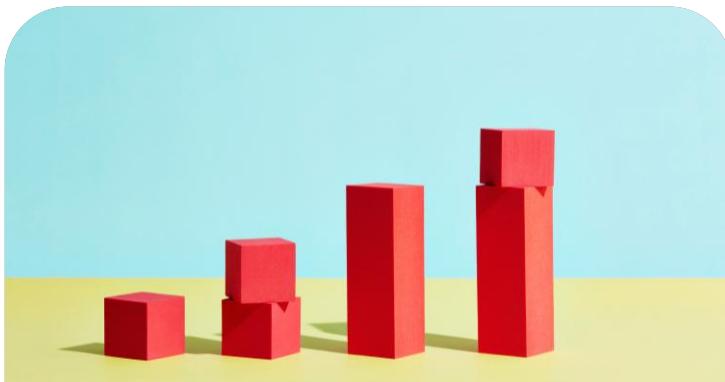
First and Foremost: Will This Affect Future RHNA Cycles?

- The Plan Bay Area 2050+ Regional Growth Forecast has no influence on the Regional Housing Need Determination (RHND) for past or future RHNA cycles.
- The Regional Housing Needs Determination (RHND) is set by the Department of Housing and Community Development (HCD) through a statewide process, using the Department of Finance (DOF) population projections and other statutory factors.
- RHNA (Regional Housing Needs Allocation) is the regional allocation of the RHND to cities/counties based on an adopted methodology; the distribution of the RHND must be informed by Plan Bay Area 2060's growth pattern, but the exact extent will be determined by the ABAG Board in 2028 and 2029.



Photo: Karl Nielsen

Regional Growth Forecast: Key Requirements



What is the Plan Bay Area Regional Growth Forecast?

Identifies **nine-county regional growth assumptions** (population, households, jobs) needed to model future land use patterns, travel activity, and emissions; necessary to evaluate performance metrics and communicate trends.

Federal Requirements

Federal regulations require that Plan Bay Area must forecast for **at least a 20-year planning horizon** and promote consistency between transportation improvements and growth patterns.

State Requirements

State regulations (*Senate Bill 375*) require that ABAG must identify areas within the region sufficient to **house all the region's population, including all economic segments of the population**, over the course of the planning period.

Plan Bay Area (2013): Lessons from the First Plan



Initial Approach

Plan Bay Area, the first regional plan developed under SB 375 requirements, relied largely on status-quo population growth forecasts and did not fully address the region's housing needs.



Legal Challenges

The Building Industry Association (BIA) challenged Plan Bay Area for not planning for housing across all economic segments of the population as required by SB 375, resulting in increases in in-commuting from the megaregion.

Ongoing Requirements

The BIA Settlement Agreement created ongoing requirements for transparency and documentation:

- Forecast cannot be based on historical production (must meet demand at all income levels)
- No increase in in-commuters over base year (no spillover to megaregion)
- Greater disclosure of growth assumptions, supported by fully documented methodology, publicly adopted, and disclosed before EIR Notice of Preparation

Plan Bay Area 2040: New Approach and New Challenge



Integrated New Requirements

Plan Bay Area 2040 refreshed the methodology to meet the BIA Settlement Agreement requirements, as well as the more complex, integrated planning requirements of SB 375.



New Challenges

Despite this, Plan Bay Area 2040 was ultimately unable to advance affordability goals, with worse outcomes at all income levels. Performance findings indicated that the region needs new funding to deliver affordable housing at scale to meet regional goals.

Policy Response

In response, the Commission and ABAG Executive Board directed a shift in long-range planning toward a more ambitious "what would it take" approach, which shaped the policy-led context for the subsequent regional plan and the Regional Growth Forecast.

The Committee to House the Bay Area (CASA) effort led to the **3 P's Framework** as Solutions to the Housing Crisis: Protection, Preservation, Production.



Plan Bay Area 2050 and 2050+: Latest Iterations



A Vision for the Region

Plan Bay Area 2050 contains 35 comprehensive strategies to address the region's interconnected housing, transportation, and environmental challenges.



Forecast Methodology

The Regional Growth Forecast methodology was developed through extensive **stakeholder engagement** and a **technical advisory committee** that comprised of economists and experts from the state, megaregion, and Bay Area. **The methodology was adopted by ABAG Executive Board in September 2019.**



Plan Bay Area 2050+ Data Update

Plan Bay Area 2050+, as a minor update, maintained the forecast methodology, while incorporating more recent data to reflect post-COVID conditions - reducing the 2050 growth forecast by 740,000 people.

The Draft Regional Growth Forecast was first presented to committees in fall 2023 and ultimately **integrated into the Final Blueprint as approved in January 2025.**

Why Does the Plan Bay Area 2050+ Forecast Differ from DOF?

The California Department of Finance (DOF) forecast is a status-quo demographic projection, while Plan Bay Area relies on a regional forecast shaped by federal, state and legal requirements, and Commission and ABAG policy direction. Because of these differing requirements, differences should be expected.



Integrated Demography and Economy Forecast

- **Plan Bay Area:** Integrated forecast linking jobs, population, and industry to economic performance and labor force.
- **DOF:** Demographic trend forecast without explicit linkage to regional economic competitiveness or labor market.



Reflecting Policy Changes and Impacts

- **Plan Bay Area:** Reflects policy impacts (e.g., state housing laws and plan strategies) that shape affordability, migration, and the labor force.
- **DOF:** Does not account for changes in migration, education, housing, or transportation policy; discloses that such changes could significantly affect its projections.

Next Steps

February 2026

- Review comments and prepare revisions to Draft Plan and associated reports, as needed.
- Respond to Draft EIR comments as part of Final EIR process.

March 2026

- Present Final Plan Bay Area 2050+ and the Final Implementation Plan for consideration for adoption and the Final EIR for certification by the Commission and ABAG Executive Board.

Late 2026 (*as part of Plan Bay Area 2060*)

- Staff will begin updating the Regional Growth Forecast Methodology and explore emerging trends, such as AI, remote work, and immigration policies.

Plan Bay Area 2050+ Round 4 Engagement Summary

Background

The fourth and final round of engagement for Plan Bay Area 2050+ took place in fall 2025 and represents the culmination of nearly three years of work to develop the Draft Plan. The final phase built on previous engagement efforts conducted between 2023 and 2025 and offered the public, partners and stakeholders the opportunity to review the Draft Plan and its accompanying supplemental reports, as well as the Draft EIR. The nearly 60-day public comment period began on October 20, 2025, and closed at 5 p.m. on Thursday, December 18, 2025. All comments received are posted to the Plan Bay Area website as follows:

- Draft Plan and Draft Transportation-Air Quality Conformity Report comments:
planbayarea.org/draftplan
- Draft EIR comments: planbayarea.org/2050/draft-environmental-impact-report-eir

To ensure broad regional access and multiple avenues for participation, staff implemented a comprehensive engagement approach during the public comment period. Engagement activities were designed to reach residents and stakeholders across the nine-county Bay Area and to accommodate both in-person and virtual participation. Additionally, through ongoing partnerships with 15 community-based organizations (CBOs), staff were able to broaden participation and more effectively engage communities that have historically been underrepresented in regional planning efforts.

During this final phase, staff conducted the following engagement activities:

- Four sub-regional webinars—one each focused on the North Bay, East Bay, South Bay, and West Bay—with content tailored to each sub-region, highlighting how Plan Bay Area 2050+ strategies apply at the local level.
- Three hybrid public hearings, geographically distributed across the region and structured to allow for both in-person and virtual participation.
- A public comment period exceeding the required 55 days, during which comments were accepted through multiple formats such as: email submissions, an online web form, telephone messages, U.S. mail, fax and oral testimonies provided during the public hearings.

All webinars and public hearings were held during the public comment period to maximize opportunities for participation and to allow members of the public to engage with the Draft Plan and Draft EIR prior to submitting formal comments.

To support inclusive participation, Spanish and Chinese interpretation services were offered and members of the public utilized these services for the webinars and public hearings.

Key Themes: Draft Plan

In total, staff received 363 public comments about the Draft Plan and Draft EIR:

FORMAT	# SUBMISSIONS		
	Plan	DEIR	Plan + DEIR
Webinars	120	0	120
Email	78	81	159
Public Hearings	30	14	44
Online Form	26	12	38
Voicemail	2	0	2
U.S. Mail or Fax	0	0	0
TOTAL	256	107	363

Several consistent themes emerged about the Draft Plan across all formats from public and stakeholder input received during this final round of engagement. While local jurisdictions, public agencies, advocacy organizations and members of the general public approached Plan Bay Area 2050+ from different perspectives, their feedback largely overlapped about shared concerns related to growth assumptions, affordability and equity impacts, and the practical capacity to implement Plan strategies at the local and regional levels.

Draft Plan: Key Themes by Commenter Group

Across all commenter groups, feedback consistently identified the Regional Growth Forecast as the most prominent and foundational issue, often underlying broader concerns about the Plan's assumptions and implementation. Beyond growth projections, comments centered around several additional themes such as affordability, equity, transit service quality, local implementation capacity

and the need for clear accountability and performance tracking as Plan Bay Area 2050+ moves from vision to implementation.

Regional Growth Forecast

Across all four stakeholder categories, feedback related to the Regional Growth Forecast emerged as the most common and consistently raised theme during the final round of engagement. All groups referenced the Draft Plan's population, household, employment and housing growth assumptions as a foundational issue shaping their overall perspectives. Many commenters specifically noted a perceived discrepancy between the growth projections used in Draft Plan Bay Area 2050+ and those published by the California Department of Finance (DoF), often contrasting the Draft Plan's higher long-term growth assumptions with the DoF forecasts that reflect more modest growth. These questions about alignment and methodology frequently served as points prefacing broader feedback on affordability, infrastructure capacity, fiscal feasibility and implementation considerations.

Affordability

Affordability emerged as a key concern, particularly among the general public focused on day-to-day household costs. Comments reflected questions about how proposed transportation, housing and climate strategies may influence the cost of living over time, with particular attention to impacts on low-income households, seniors and working families. Feedback underscored the importance of maintaining affordability as strategies advance toward implementation. Draft Plan Bay Area 2050+ advances affordability objectives through strategies that are projected to reduce the combined housing and transportation cost burden for all Bay Area households by 25% by 2050, and for low-income households by 50% by 2050. The plan also supports a projected 45% increase in the share of households living near frequent transit and a 40% increase in the number of jobs accessible by transit, biking or walking by 2050, contributing to long-term cost savings and expanded access to opportunity.

Equity and Distribution of Benefits

Comments from local jurisdictions and advocacy groups frequently highlighted questions about how equity is defined and operationalized in the plan, including the distribution of benefits and burdens across communities. Participants encouraged an approach to equity that extends beyond designated Equity Priority Communities (EPCs) and reflects differences in local fiscal capacity, infrastructure conditions and cumulative impacts, including for communities that face constraints but are not

formally classified as EPCs. Draft Plan Bay Area 2050+ reflects this dual approach by prioritizing targeted investments for EPCs while also advancing regionwide outcomes, including increasing the share of all households living near frequent transit to more than 60 percent by 2050, expanding access to jobs and services across all income levels, reducing regional exposure to environmental hazards and improving transportation affordability and reliability throughout the nine-county Bay Area, alongside strategies intended to support equitable implementation and avoid disproportionate impacts on any single group of communities.

Transit Service

Transit-related feedback, particularly from the general public and advocacy groups, consistently emphasized service quality, including frequency, hours of operation, safety, cleanliness and first- and last-mile access. Participants underscored the importance of transit systems that support a wide range of trip purposes beyond traditional commute travel, especially for seniors, people with disabilities, shift workers and residents in both urban and suburban communities. The Draft Plan advances a service-focused approach through Strategy T11, which emphasizes more reliable, frequent and convenient transit service throughout the day and week, including evenings and weekends, with frequent service defined as 10–30 minute headways on key corridors.

Local Implementation Capacity

A recurring theme, particularly among local jurisdictions and other public agencies, involved questions about how Plan strategies would be implemented at the local level. Participants expressed concern about the capacity of cities, counties and special districts to absorb additional responsibilities related to infrastructure, service delivery and long-term maintenance, and emphasized the need for stronger alignment between regional expectations and local fiscal, staffing and delivery constraints. The Draft Plan acknowledges these implementation realities by emphasizing phased strategies tied to reasonably anticipated funding, expanding the use of performance-based and formula-driven funding programs and prioritizing technical assistance, coordination and capacity-building to support local governments as Plan strategies move toward implementation.

Transparency, Accountability and Implementation

Participants, particularly advocacy organizations and local jurisdictions, frequently raised questions about how Plan Bay Area 2050+ strategies would be tracked, evaluated and adjusted over time. Comments emphasized the importance of clear accountability mechanisms, performance measures and transparency around funding decisions, implementation timelines and outcomes to ensure that commitments made in the Plan translate into measurable progress. The Draft Plan advances an established monitoring framework by linking long-range strategies to ongoing performance tracking through MTC's Vital Signs program, which publicly reports indicators related to housing, transportation, equity, climate and economic outcomes. These indicators, together with annual progress reporting commitments, are intended to provide regular updates on implementation status, track progress toward Plan goals and support course corrections as conditions and priorities evolve.

Key Themes: Draft Environmental Impact Report

Across all commenter groups, the most consistent theme raised during review of the Draft EIR related to the Regional Growth Forecast. Beyond this shared concern, subsequent themes varied by group but most commonly focused on environmental impact determinations, including significant and unavoidable impacts, infrastructure and environmental capacity constraints and the feasibility, enforceability and implementation of proposed mitigation measures.

Growth Assumptions and Environmental Impact Determinations

A central theme concerned how the growth assumptions used in the Draft EIR influence the scope, magnitude and significance of environmental impacts. Long-range population and employment projections serve as inputs to the environmental analysis and directly affect impact determinations across multiple issue areas including transportation, water supply, climate change, wildfire risk and public services. The discussion reflected the importance of articulating how these assumptions inform environmental outcomes and of disclosing uncertainty where growth projections materially affect impact conclusions and cumulative impact analyses.

Infrastructure Capacity, Environmental Constraints and Significant and Unavoidable Impacts

Another prominent theme focused on whether the Draft EIR adequately accounts for infrastructure capacity and environmental constraints when evaluating future growth. The environmental analysis identifies limitations related to water supply, wastewater and stormwater treatment, utilities, emergency response, evacuation capacity and exposure to climate-related hazards. The discussion reflected the need to distinguish between impacts that can be reduced through mitigation and those that remain significant and unavoidable due to physical, regulatory or institutional constraints.

Mitigation Feasibility, Enforceability and Implementation Framework

The feasibility and enforceability of mitigation measures also emerged as a key theme. In several instances, the Draft EIR relies on mitigation measures that depend on future actions by local jurisdictions, partner agencies or external funding sources that are outside the direct control of the lead agencies. The discussion reflected the importance of identifying implementation responsibilities, funding assumptions and the extent to which mitigation measures can be monitored and enforced over time. Clarity on these elements supports evaluation of whether the mitigation framework reduces impacts to the extent feasible, consistent with CEQA requirements.