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*Sue Noack, Chair*  
Cities of Contra Costa County

January 21, 2026

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Governments

*Libby Schaaf*  
U.S. Department of Housing  
and Urban Development

Dear Commissioners,

On behalf of Vice Chair Moulton-Peters and myself, we want to express our deep appreciation for the time and input you have all provided on the One Bay Area Grant Program (OBAG 4) and the Transit-Oriented Communities (TOC) Policy over the past several months. These have been complex and consequential issues, and your engagement has been invaluable.

As you recall, this was the major topic of discussion at our recent Commission workshop. To help us all make an informed decision, I convened an ad hoc committee to dive deeper into scenarios, weigh pros and cons, and ensure that the full Commission had the benefit of that analysis. The ad hoc committee reached consensus on the recommendations presented today.

We are recommending a two-step process for moving forward. Vice Chair Moulton-Peters and I are resolute that we must take action now. The first step—approval of the funding framework for the OBAG 4 program—is agendized for this month's Commission meeting. The second step, which will be agendized next month, will focus on eligibility requirements for a modest but meaningful TOC Policy set-aside program.

We also want to acknowledge staff's diligence and responsiveness throughout this process. They have worked hard to provide the scenarios and information we requested, and their efforts have helped us get to this point.

We feel strongly that it is time to start making hard decisions—even if they are not unanimous. Jurisdictions that rely on OBAG 4 funding, along with the many partners and stakeholders who have been closely following the development of OBAG 4 and the TOC Policy, need certainty and clarity to be effective in their work.

The recommendation before you today strikes the right balance on OBAG 4 and charts out a meaningful set-aside to reward TOC progress. You will hear more about the eligibility details for the TOC policy set-aside in February.

Thank you again for your commitment and leadership on these critical issues.

Sincerely,

*Sue Noack*  
Sue Noack, Chair

*Stephanie Moulton-Peters*  
Stephanie Moulton-Peters, Vice Chair

*Andrew B. Premier*  
Executive Director

*Alix Bockelman*  
Chief Deputy Executive Director