



ABAG

Budget and Work Program

Fiscal Year 2026–2027

PROPOSED

June 2026



Association of Bay Area Governments

EXECUTIVE
BOARD

OFFICERS

PRESIDENT

Belia Ramos
Supervisor
County of Napa

VICE PRESIDENT

Carlos Romero
Councilmember
East Palo Alto

PAST PRESIDENT

David Rabbitt
Supervisor
County of Sonoma

SECRETARY-TREASURER

Andrew B. Fremier
Executive Director

COUNTY
REPRESENTATIVES

Sylvia Arenas
Supervisor
County of Santa Clara

David Canepa
Supervisor
County of San Mateo

Ken Carlson
Supervisor
County of Contra Costa

Matt Dorsey
Supervisor
City and County of
San Francisco

Betty Duong
Supervisor
County of Santa Clara

Nikki Fortunato-Bas
Supervisor
County of Alameda

Lisa Gauthier
Supervisor
County of San Mateo

Eric Lucan
Supervisor
County of Marin

Rafael Mandelman
Supervisor
City and County of
San Francisco

Nathan Miley
Supervisor
County of Alameda

Shanelle Scales-Preston
Supervisor
County of Contra Costa

Wanda Williams
Supervisor
County of Solano

CITIES
REPRESENTATIVES

Susan Adams
Councilmember
City of Rohnert Park

Pamela Campos
Councilmember
City of San Jose

Sarah Dennis Phillips
Planning Director
City and County of
San Francisco

Bien Doan
Councilmember
City of San Jose

Pat Eklund
Councilmember
City of Novato

Carroll Fife
Councilmember
City of Oakland

Michael Hannon
Mayor
City of Newark

Rosemary Kamei
Councilmember
City of San José

Daniel Lurie
Mayor
City of San Francisco

Yvonne Martinez-Beltran
Councilmember
City of Morgan Hill

Lisa Motoyama
Councilmember
City of El Cerrito

Catherine Moy
Mayor
City of Fairfield

Mark Nagales
Vice Mayor
City of South San Francisco

Janani Ramachandran
Councilmember
City of Oakland

Cindy Silva
Councilmember
City of Walnut Creek

Zac Unger
Councilmember
City of Oakland

Pierre Washington
Mayor
City of American Canyon

ADVISORY MEMBER

Mark Ransom
Board Member
San Francisco Bay Regional
Water Quality Control Board

LETTER FROM
THE PRESIDENT



BELIA RAMOS

ABAG President
Supervisor
County of Napa

Dear ABAG Delegates,

It’s an honor to serve as president of the ABAG Executive Board. This 2026-27 ABAG Budget and Work Program includes information on vital local programs such as the Bay Area Housing Finance Authority (BAHFA), Bay Area Regional Energy Network (BayREN) and San Francisco Estuary Partnership (Estuary Partnership). These initiatives, supported by our combined ABAG-MTC staff, provide tangible solutions for housing affordability, climate resilience, environmental stewardship and regional collaboration.

In March, the Executive Board and the Metropolitan Transportation Commission adopted the Final Plan Bay Area 2050+. This visionary document guides the work that we do regarding land use, housing, transportation, the economy and the environment. Plan Bay Area 2050+ is more than a statutory requirement—it serves to support the region and our local partners in doing the essential work needed to create a more sustainable and resilient tomorrow. As we implement the plan, we will also begin work on its successor Plan Bay Area 2060. While Plan Bay Area 2050+ was a “minor update,” this next plan adds another decade to the horizon year, requiring staff to “think big” and revisit all of the major assumptions that inform the current plan. I look forward to working with the Executive Board and our staff on this work over the coming year.

BAHFA continues to break new ground on innovative ways to address the region’s affordable housing production, tenant protection and preservation goals. Through initiatives like the Welfare Tax Exemption Preservation Program, BAHFA provides long-term affordable housing to low- and moderate-income residents. We will continue to explore new financing solutions that leverage state and federal resources to solve the Bay Area’s affordable housing challenges together.

BayREN successfully launched the Efficiency and Sustainable Energy (EASE) Home program this year, making energy-efficiency improvements more accessible for moderate-income homeowners. The program continues to build regional partnerships and provide services that support resilient and healthy communities.

The Estuary Partnership has partnered with the City of Palo Alto on the Horizontal Levee Pilot Project, a nature-based approach to providing protection against sea level rise while also enhancing habitat in the San Francisco Bay. This project — which began construction last September — is the first of its kind to be built on the San Francisco Bay shoreline using wastewater from the Regional Water Quality Control Plant to irrigate native plantings and informing future “living levee” designs all around the Bay Area.

Thank you for your continued leadership and dedication to improving the lives of Bay Area residents. Let’s continue ABAG’s great work facilitating collaboration and developing regional solutions to many of the shared challenges we face at the local level.

Sincerely,

Belia Ramos
ABAG President, Napa County Supervisor

 **LETTER FROM
THE EXECUTIVE
DIRECTOR**



ANDREW B. FREMIER
Executive Director

Dear ABAG Delegates,

I am honored to address the General Assembly as executive director for both ABAG and the Metropolitan Transportation Commission (MTC). As a single staff serving both ABAG and MTC, our mission is to advance shared local and regional priorities for housing, transportation and the environment. In this time of federal uncertainty and funding challenges, it's more important than ever that we work together to find collaborative solutions to the issues affecting our region.

2025 was a year of many accomplishments, highlighted below.

The Bay Area Housing Finance Authority (BAHFA) delivered tangible housing benefits to Bay Area residents, helping keep seniors housed, supporting preservation and construction of over 13,000 units and helping over 3,200 households find affordable homes through the Doorway Housing Portal. BAHFA also began a strategic planning process to determine next steps in its goals across the 3Ps (producing more housing, preserving existing affordable housing and protecting tenants from eviction), aimed at positioning it for a housing ballot measure as early as 2028.

The San Francisco Estuary Partnership hosted over 700 attendees at the 17th biennial State of the Estuary conference held in Oakland. The conference focused on the intersections of science, policy and lived experience by showcasing the latest information about the region's work to sustain and improve the San Francisco Estuary.

MTC and ABAG successfully advocated for passage of SB 63 (Wiener/Arreguín) to enable a regional public transit funding measure on the November 2026 ballot. We've seen from polling of Bay Area voters that the vast majority of them, in all nine counties, consider transit to be very important. Our recently adopted Plan Bay Area 2050+ includes within it an ambitious plan and associated funding commitments to do more than just sustain our transit system, it aims to make it a far better one, with more frequent, reliable and expanded coverage. The plan also focuses new housing near transit so that we can make it a more convenient option for more residents.

November marked the 35th anniversary of the San Francisco Bay Trail, honoring the work done to expand and maintain the 350-mile active transportation network overseen by ABAG and MTC. The celebration also opened a new chapter for the Bay Trail as Oakland-based nonprofit Save the Bay will now lead advocacy efforts to complete the remaining 150 miles of the system.

Additional information on ABAG's programs and activities is included in this document and on the ABAG website, abag.ca.gov. I look forward to discussing these and other items at our June General Assembly.

Sincerely,

Andrew B. Fremier
Executive Director

**TABLE OF
CONTENTS**

ABOUT ABAG	2-5
METRO PLANNING & POLICY	6-23
HOUSING & ENERGY	24-33
MOBILITY	34-37
BUDGET	38-46

1

ABOUT THE ASSOCIATION OF BAY AREA GOVERNMENTS



ABOUT THE ASSOCIATION OF BAY AREA GOVERNMENTS



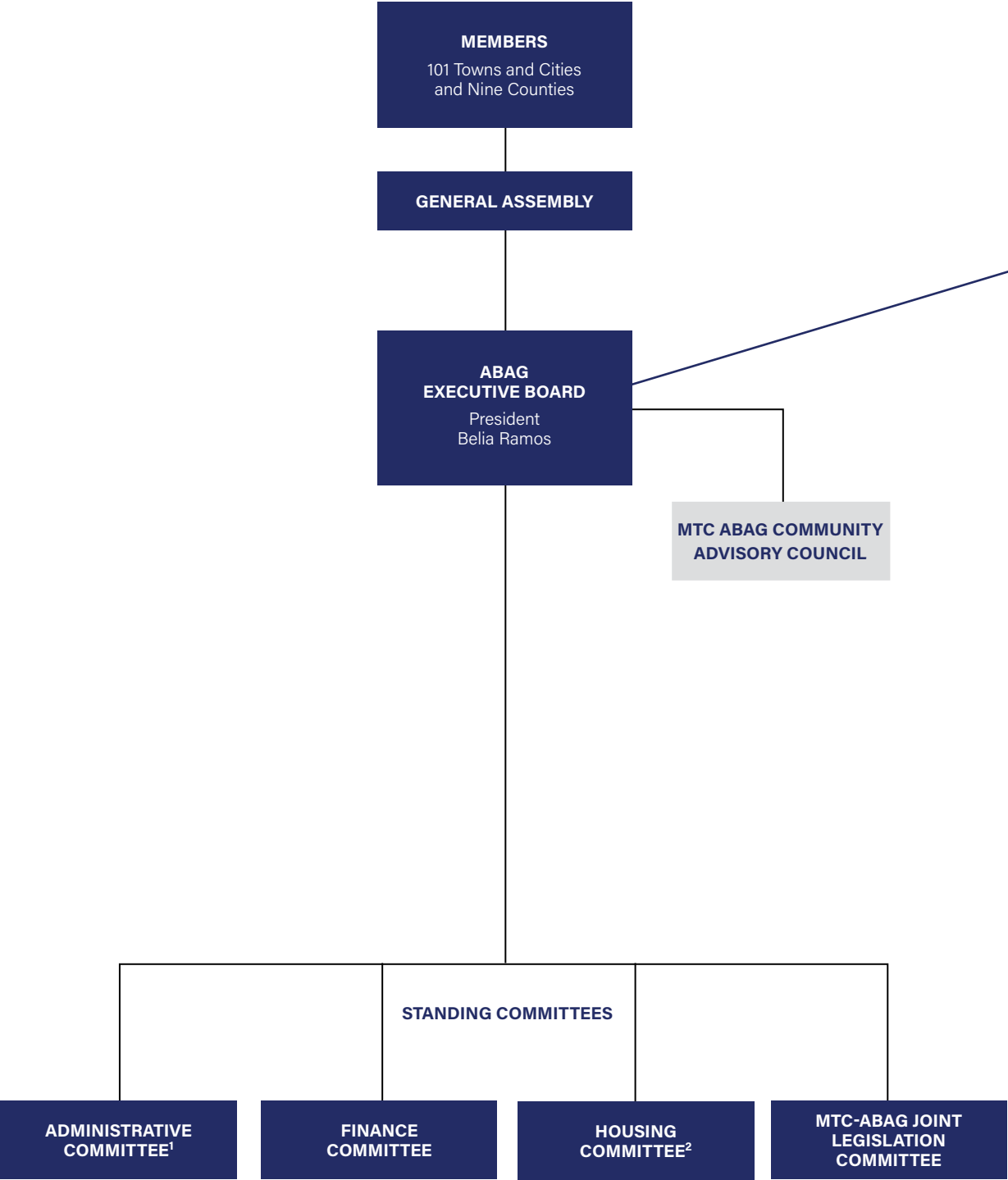
The Association of Bay Area Governments, or ABAG, is the comprehensive regional planning agency and council of governments for the nine counties and 101 cities and towns of the San Francisco Bay region. ABAG helps local governments address growth and adapt to change while addressing sustainability, resilience and equity issues.

ABAG membership is voluntary and represents the cities, towns and counties of the Bay Area, serving a population of more than 7 million people with research and analysis, education and outreach, regional coalition coordination, and cost-effective member service programs. ABAG-MTC's data and planning departments offer tools and expertise to build solutions on a wide range of issues, helping every community around the Bay adapt to change.

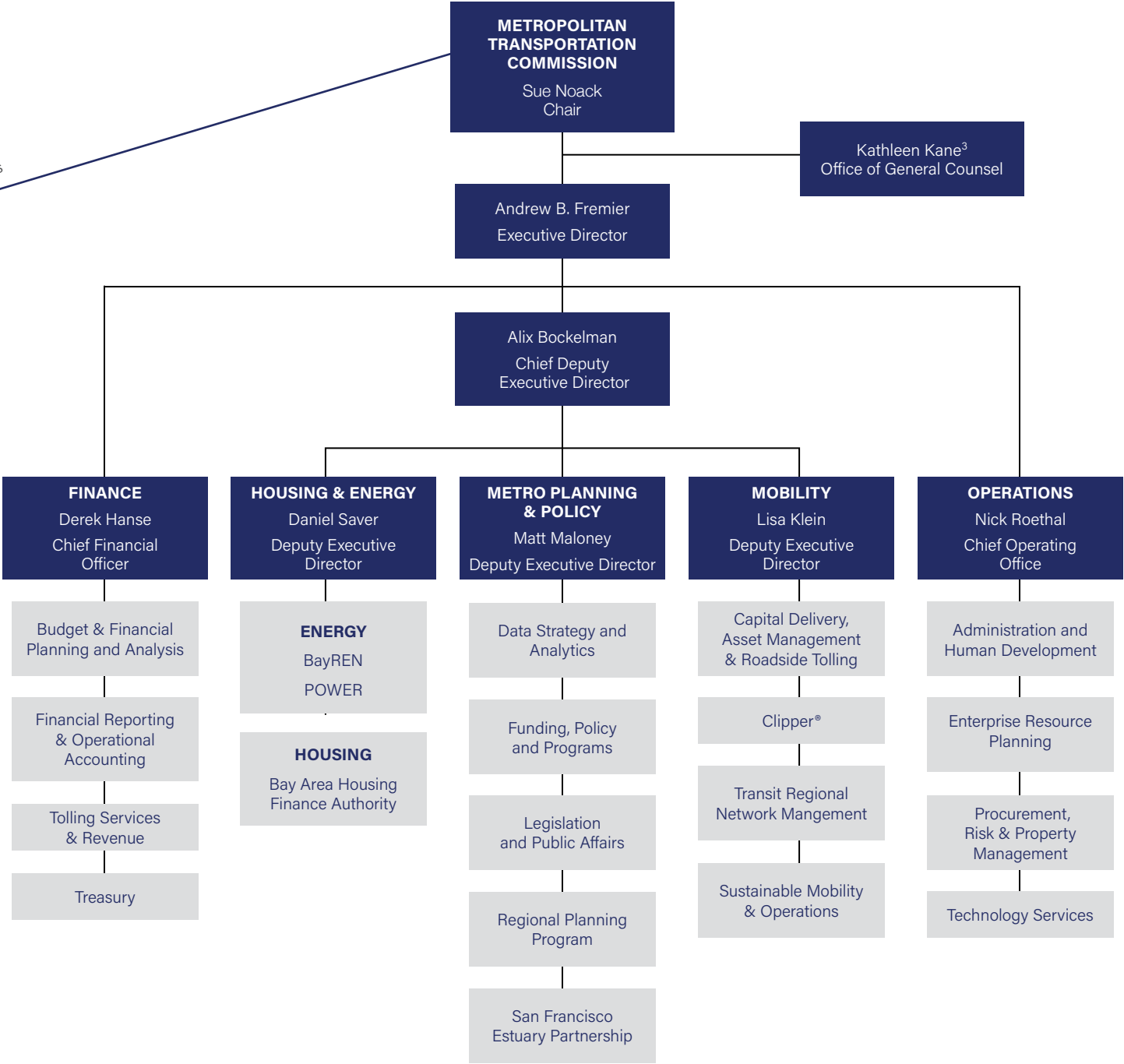
Taking a collaborative approach with local governments, Bay Area leaders and community stakeholders allows ABAG to work on issues affecting every community in our region, including affordable housing, land use, environmental stewardship, energy efficiency and water resource protection. The public is invited to all ABAG meetings and can also access ABAG tools, research and technical assistance.

ABAG was founded by local government leaders who recognized the need to address common issues from a regional perspective and formed the first council of governments in California in 1961. ABAG and MTC share responsibility for Plan Bay Area, the San Francisco Bay Area's long-range housing, environmental and transportation plan. Since 2017, MTC staff, through a "contract for services" model, also serves as staff to ABAG, allowing for more efficient use of resources and stronger connections between programs, policies and activities. While the staff functions under one executive director and organizational structure, ABAG and MTC continue to be separate regional entities with their own statutory authorities and responsibilities, policy positions, budgets and local collaborative programs.

This Budget and Work Program details the programs and services provided in fiscal year 2025-26 and the planned activities and budget for fiscal year 2026-27. Additional information is provided at abag.ca.gov.



1. Meets jointly with the MTC Planning Committee.
2. Meets jointly with the Bay Area Housing Finance Authority Oversight Committee.



3. Advises the Executive Board and Metropolitan Transportation Commission directly.

2

METRO PLANNING & POLICY



SECTION

2

METRO PLANNING & POLICY



The Metro Planning & Policy division includes the agency's Regional Planning Program, Funding Policy and Programming, Legislation and Public Affairs, Data Strategy and Analytics and the San Francisco Estuary Program sections. These sections support the agency's work related to housing affordability, transportation planning and investments, technical assistance to local governments, legislative advocacy, public information, data analysis, economic development and environmental stewardship, shoreline access and climate resilience.

MTC-ABAG Community Advisory Council Launched

MPP also houses the new MTC-ABAG Community Advisory Council. The Council serves as a key public engagement body that advises the Metropolitan Transportation Commission and the Association of Bay Area Governments on regional transportation, housing, land use and equity issues. Composed of residents and community leaders from across the Bay Area, the Council provides input on major plans, policies and funding decisions, helping ensure that diverse perspectives, particularly those of historically underrepresented communities, are reflected in regional decision-making. Through regular meetings and recommendations, the Council strengthens transparency, accountability and community trust in the agencies' work.





Legislation and Public Affairs

The Legislation and Public Affairs (LPA) section serves ABAG and MTC through communications, media relations, public engagement, legislative advocacy and management of the MTC-ABAG Library. LPA's communications work includes managing ABAG and MTC's web and digital communications, including the Bay Link blog; media relations; and graphic design. LPA's public engagement activities include management of the Plan Bay Area communications and engagement program, including the Plan Bay Area website; holding public workshops and webinars for local jurisdiction staff and the public; and cultivating relationships with Tribal governments and community-based organizations.

Legislative staff monitors and analyzes state and federal legislation for impacts on Bay Area transportation, housing, climate resilience and other issues, as well as on ABAG and MTC's overall long-range planning objectives. Staff coordinates with local, regional, statewide and national organizations; develops legislative proposals and analyses; recommends positions on pending legislation to the Joint MTC-ABAG Legislation Committee; obtains Executive Board approval; and advocates for approved positions in the State Legislature and Congress in coordination with Executive Board leadership. ABAG and MTC update their legislative priorities each year around January.

Legislation

2025 HIGHLIGHTS

- Supported passage of Senate Bill (SB) 63 (Wiener/Arreguín), authorizing a regional transit sales tax measure on the November 2026 ballot in Alameda, Contra Costa, San Francisco, San Mateo and Santa Clara counties to prevent major service cuts and fund rider-focused improvements.
- Supported extension of California's Cap and Trade program (renamed "Cap-and-Invest") through 2045. The program will continue to serve as an important tool to support implementation of Sustainable Communities Strategies.
- Co-sponsored Assembly Bill (AB) 670 (Quirk-Silva), which allows jurisdictions to count toward their Housing Element targets units that are converted from "naturally occurring" affordable housing to deed-restricted units.
- Took support positions on several housing bills, including the \$10 billion state housing bond, as proposed by AB 736 (Wicks) and SB 417 (Cabaldon); AB 804 (Wicks), which would have made housing support services a covered Medi-Cal benefit for people experiencing, or at risk of homelessness, subject to federal approval; and SB 750 (Cortese), which would require the state to offer credit enhancements that reduce borrowing costs for deed-restricted multifamily development.
- Advocated for funding for core housing production programs, supporting the inclusion of \$120 million for the Multifamily Housing Program and \$500 million in state Low-Income Housing Tax Credits in the FY 2025-26 State Budget.
- Sought \$30 million in state support for BAHFA operations. While the request was not funded, it laid the foundation for future success with a letter of support signed by over a dozen members of the Bay Area legislative delegation, over 50 leading affordable housing partners and over 80 local elected officials from across the Bay Area.
- Monitored discussions in the Legislature on energy policy and related legislation to guard against the resurfacing of last year's proposal to cut a utility bill surcharge that partially funds BayREN's work.

2026 GOALS

- In partnership with MTC and other "Big 4 MPO" partners, secure enactment of legislation to modernize SB 375 (Steinberg, 2008) — California's regional transportation and land use planning framework to better support progress toward the suite of state and regional environmental, housing and transportation-related goals.
- As part of this legislation, or separately, pursue ongoing state funding similar to the second cycle of Regional Early Action Planning Grants, i.e. "REAP 2.0," to fund local technical assistance and implementation of Plan Bay Area 2050+ and successor plans.
- Support housing funding and housing-supportive policies, including supporting the state housing bond and securing new state resources for BAHFA to position it to become self-sustaining by 2030 and prepare for a potential regional housing measure in 2028.
- Advocate to protect and enhance federal support for affordable housing and homelessness prevention, including retaining policies designed to maximize the use of the federal Low-Income Housing Tax Credit program, continued funding of housing vouchers and continued federal funding commitments towards permanent housing solutions.



Public Engagement and Communications

2025-26 HIGHLIGHTS

- Coordinated ABAG and MTC’s first Accessible Futures conference, a regional gathering of the Bay Area disability community with more than 150 attendees over two days.
- Produced the Plan Bay Area 2050+ document, Environmental Impact Report (EIR) and related supplemental reports.
- Conducted public hearings and webinars for the Draft Plan Bay Area 2050+ and Draft EIR. Over 17,000 residents contributed to the new plan and over 350 comment letters were received from local jurisdictions, partner agencies, advocacy organizations and members of the public.
- Provided outreach and support for the Regional Housing Technical Assistance (RHTA) program, including hosting interactive Housing Element webinars for local planning and housing staff. (See p. 14 for details on the RHTA Program).
- Developed electronic newsletters and other outreach materials to update local governments on technical assistance resources and activities and produced regular news updates and stories on the ABAG website.

2026-27 GOALS

- Kick off Plan Bay Area 2060 and hold the first round of public engagement activities.
- Promote technical assistance resources to support staff and elected officials in the Bay Area with their climate adaptation efforts.
- Launch a redesigned Plan Bay Area website.





Plan Bay Area 2050+

Plan Bay Area 2050+ was adopted by the ABAG Executive Board and MTC in March 2026. The plan lays out a pathway to achieve a Bay Area that is affordable, connected, diverse, healthy and vibrant for all through 35 specific strategies and more than 80 near-term implementation actions. The adopted plan can be found at <https://planbayarea.org/finalplan>.

Plan Bay Area 2050+ was a limited and focused update to Plan Bay Area 2050, unanimously adopted by the ABAG Executive Board and MTC in 2021. Beginning in 2023, Plan Bay Area 2050+ built on the adopted plan by integrating updated post-pandemic assumptions, refining strategies based on early implementation experience, responding to evolving policy conditions, and incorporating input from the public, partner agencies, stakeholders and policymakers.

Between 2023 and 2025, staff developed the Plan Bay Area 2050+ Final Blueprint, which established updated Growth Geographies, refined strategies, and identified a Transportation Project List and a Resilience Project List to guide future investment and implementation. Work on the Plan Bay Area 2050+ Implementation Plan also began during this timeframe, with ongoing engagement of key partners and stakeholders to advance near-term, high-impact actions aligned with the plan's goals.

In addition, staff released performance and equity outcomes associated with the Final Blueprint, and the ABAG Executive Board and MTC took action to advance the Final Blueprint into the environmental review. This multi-year update process helped ensure that Plan Bay Area 2050+ was responsive to changing regional conditions while continuing to advance Plan Bay Area 2050's long-term vision.

2025-26 HIGHLIGHTS

- Released Draft Plan Bay Area 2050+, including draft plan document and associated technical supplemental reports, Draft Environmental Impact Report and Draft Implementation Plan.
- Conducted the final round of public and partner/ stakeholder engagement activities, which included four subregional webinars, three hybrid public hearings, presentations to the nine Bay Area county transportation agencies and a public comment period that exceeded the required 55 days.
- Released Final Plan Bay Area 2050+, final Implementation Plan, final Air Quality Conformity Analysis and Title VI/ Environmental Justice Analysis, and final associated technical supplemental reports (including Transit 2050+ Report), which were adopted by the ABAG Executive Board and MTC in March 2026.
- Released the Final Environmental Impact Report, CEQA Findings, including Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP). The Final EIR, CEQA Findings and MMRP were certified by the ABAG Executive Board and MTC in March 2026.

2026-27 GOALS

- Submit Final Plan Bay Area 2050+ and receive regulatory approval from key federal and state partners, including US DOT and the California Air Resources Board.
- Update and adopt the Public Participation Plan for Plan Bay Area 2060 engagement.
- Prepare for Plan Bay Area 2060, anticipated to kick off in 2026.



SECTION 2



Regional Housing Technical Assistance

The Regional Housing Technical Assistance (RHTA) Program, now in its sixth year, has expanded its resources to help Bay Area jurisdictions implement their Housing Elements. Since the RHTA Program launched in 2020, ABAG and MTC staff have run more than 40 live, interactive webinars for more than 4,500 staff and consultants from Bay Area cities and counties. As word has spread about the quality of the webinars, it is not unusual for attendees to include state officials and local agency staff from outside the Bay Area.

Since the program's inception, the RHTA team has built a robust collection of more than 350 housing resources through ABAG's Technical Assistance (TA) Portal, an easily searchable online collection of resources for government staff. Staff have provided services as varied as customized data packets, an online tool for the public to visualize potential new housing sites, communication resources and opportunities for local jurisdiction staff to gather by county to share consultant support and collaborate on regional issues.

RHTA's first funding source, the Regional Early Action Planning Grants of 2019 (REAP 1.0), expired in July 2024. The work will continue with funding from REAP 2.0 until the end of 2026. MTC is the recipient of REAP 2.0 funding and has provided \$4 million to ABAG to continue the RHTA Program.

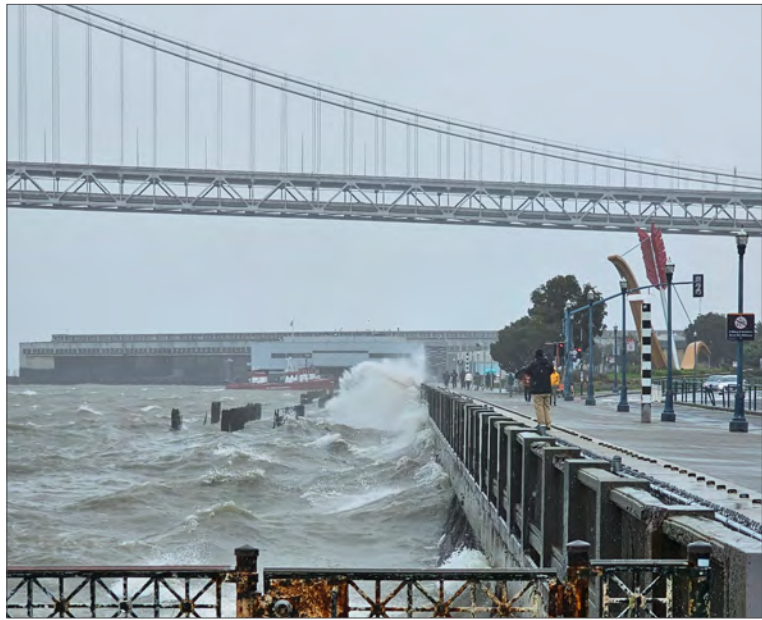
2025-26 HIGHLIGHTS

- Helped 106 Bay Area local jurisdictions bring their Housing Elements into substantial compliance with state law as of March 2026.
- Held the fifth annual New Housing Laws webinar with supporting TA for implementation, including information on SB 9 and accessory dwelling units (ADUs)
- Supported seven subregional Planning Collaboratives with locally tailored technical assistance.
- Convened a regional workgroup on ADUs to support jurisdictions interested in encouraging development. Produced extensive technical assistance on state requirements and public information.
- Developed training and tools to support local jurisdictions with Housing Element implementation. Served as a liaison between local jurisdictions and the California Department of Housing & Community Development (HCD).
- Hosted two trainings for jurisdiction staff on how to lead effective multilingual meetings.

2026-27 GOALS

The RHTA Program will focus its technical assistance on Housing Element implementation and guidance related to MTC's Transit-Oriented Communities Policy. While the RHTA Program is set to conclude in 2026, MTC and ABAG continue to advocate for additional state funding to extend this work. Programming for the rest of the grant term includes:

- A webinar with staff from HCD to discuss requirements for Housing Element annual progress reports.
- The sixth annual New Housing Laws webinar, which draws more than 300 jurisdiction staff members from the region and beyond to learn about the state's newest housing laws.
- A webinar on replacement housing units and additional TA for jurisdictions to share with tenants and developers.
- TA on various topics, including legal resources, public lands and ADUs.



Resilience & Environmental Planning

Resilience planning staff support hazard mitigation and climate adaptation research, planning and action for a resilient Bay Area. The program provides technical analyses and best practices for disaster resilience as well as hosts special events featuring local and national experts.

Over the past year, resilience planners led actions to advance Plan Bay Area environment strategies — namely, to adapt the region’s shoreline to sea level rise, to mitigate wildfire risks to homes, to conserve high-value conservation lands, and to support urban greening and parks.

Staff worked with local governments to amend existing and nominate new Priority Conservation Areas (PCAs) consistent with an updated planning framework. PCAs help guide regional actions to conserve high-value lands and promote urban greening, recreation and climate adaptation, and are the basis for the MTC PCA Grant Program. In addition to advancing conservation planning, new resources to advance wildfire and sea level rise resilience were developed throughout the year.

2025-26 HIGHLIGHTS

- Provided one-on-one assistance and developed online tools to support local government staff in amending existing PCAs and nominating new PCAs, which were designated at the September 2025 Executive Board meeting.
- Hosted webinars and published guides synthesizing wildfire science, research and emerging policy into concise, practical briefs designed for local government staff.
- Provided support to the San Francisco Bay Conservation and Development Commission (BCDC) on the Sea Level Rise Adaptation Funding and Investment Strategy which highlights shoreline adaptation projects across the region.

2026-27 GOALS

- Support BCDC in finalizing the Sea Level Rise Adaptation Funding and Investment Strategy and share findings with ABAG-MTC committees.
- Provide assistance to Bay Area jurisdictions working to advance residential seismic and wildfire retrofit strategies identified in local Bay Area Housing Elements, safety elements or local hazard mitigation plans.
- Coordinate with local, regional and state partners to incorporate climate and natural hazard considerations into Plan Bay Area 2060.



San Francisco Estuary Partnership

The San Francisco Estuary Partnership (Estuary Partnership) is part of the National Estuary Program under the U.S. EPA with a federal mandate to protect and restore the nationally significant San Francisco Estuary. Hosted by ABAG for over 35 years, the Estuary Partnership works with local communities, businesses and environmental organizations, and local, state and federal agency partners on a wide array of projects and activities to increase the health and resilience of the Estuary and its surrounding communities.

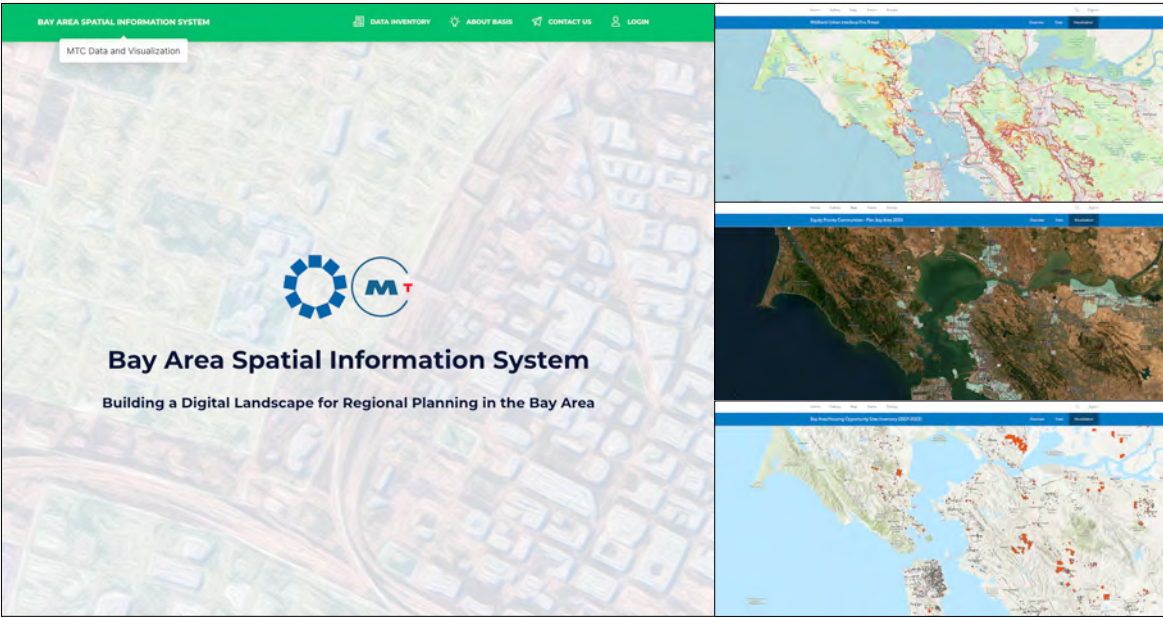
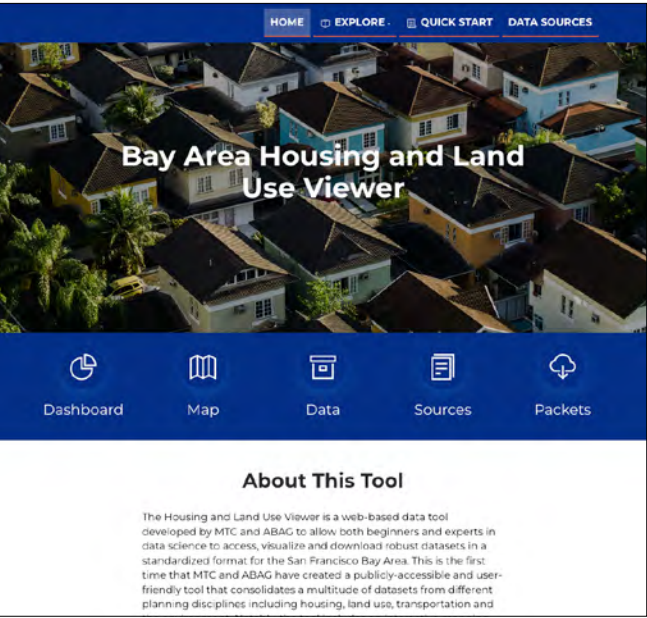
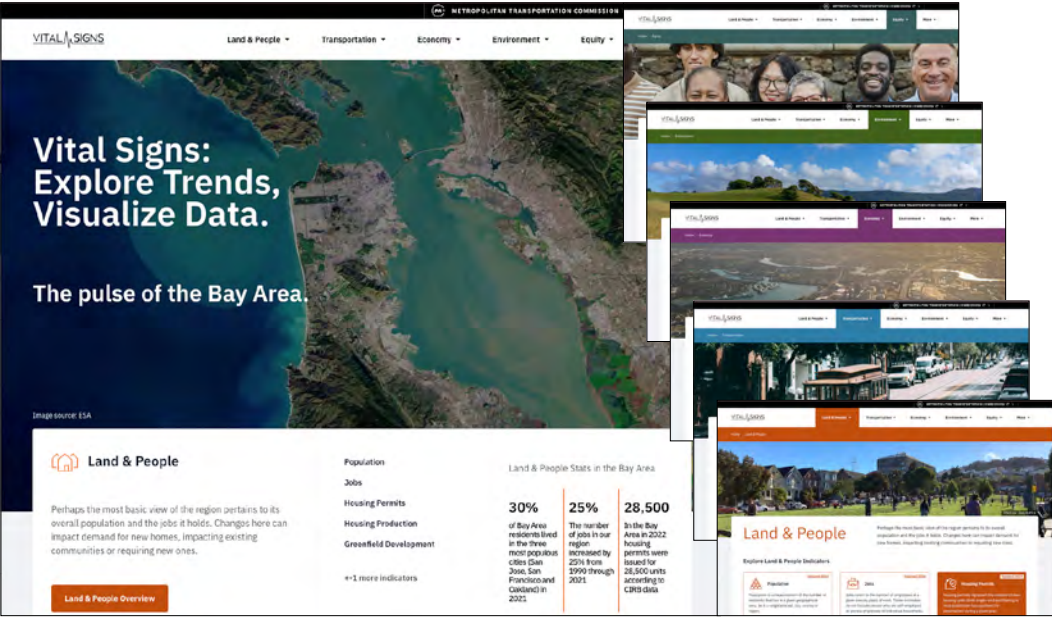
2025-26 HIGHLIGHTS

- Hosted the 17th State of the Estuary Conference, with over 700 attendees and 125 speakers over two days.
- Advanced nature-based strategies for shoreline climate adaptation through regional information sharing and technology transfer, and design and implementation of innovative approaches such as multi-benefit horizontal levees.
- Launched the OurEstuary.org resource hub which tracks the environmental health of the San Francisco Estuary.
- Constructed the Palo Alto Horizontal Levee shoreline adaptation project to use treated wastewater to irrigate a horizontal levee to improve water quality, provide habitat and protect the City of Palo Alto from sea level rise.
- Saw the successful graduation of the second cohort of Estuary Youth Council participants, providing professional development opportunities to emerging environmental leaders from underrepresented and underserved communities and bringing in youth-centered perspectives, concerns and priorities.
- Supported the San Francisco Bay Restoration Authority in its mission to fund shoreline projects to protect, restore and enhance San Francisco Bay.
- Managed a new round of PCA Program grants, providing \$8 million to support regional projects to protect and enhance the region’s natural and agricultural lands and improve outdoor access and urban greening.

- Through the Integrated Regional Water Management program, closed out eight projects focused on flood protection, recycled water and water supply, totaling \$27 million in grant funding and \$54 million in matching funds for total project costs of \$81 million.
- Launch the update process for the Estuary Blueprint, the collaborative regional roadmap for achieving Estuary health and resilience.
- Improve wetland restoration and cost effectiveness of permit-driven monitoring and advancing wetland education and workforce development opportunities with community-based partners through the Wetlands Regional Monitoring Program.

2026-27 GOALS

- Expand adaptation and resilience technical assistance to local governments and communities to improve regional coordination and increase the pace and scale of on-the-ground adaptation efforts.
- Advance local and subregional scale multi-benefit resilience projects around the region, including in the cities of Palo Alto, Hayward, North Richmond, Oakland, Emeryville, Albany and Berkeley, with an emphasis on seeking nature-based solutions.
- Improve environmental outcomes and benefits of transportation projects by working with state and local transportation agencies to integrate nature-based approaches for flood protection that provide multiple additional benefits.



Data Strategy and Analytics

The Data Strategy and Analytics section makes datasets and tools available to partners, researchers and the public. Key efforts include Vital Signs, the Priority Conservation Areas (PCAs) Refresh Portal, the Bay Area Spatial Information System, the Bay Area Census website and the Housing and Land Use Viewer.

Bay Area Census Website

Provides detailed demographics and housing data in the form of tables and visualizations for the region, spanning multiple decades. The site includes population statistics and racial and ethnic breakdowns, as well as an overview of housing occupancy, housing units and commute choices.

Bay Area Spatial Information System (BASIS)

A public site with regional land use, zoning, parcel and residential data sourced from local jurisdictions.

Housing and Land Use Viewer

Allows users to explore detailed parcel-level data for over 2 million parcels. Additionally, it enables users to examine sites prioritized for housing in state-mandated Housing Elements since 2007.

Priority Conservation Areas Refresh Portal

Mapping viewer of the most up-to-date PCA data for use in regional planning, policy, technical assistance and advocacy.

Vital Signs

Compiles data, visualizations and contextualized narratives on important trends in the Bay Area related to land use, transportation, the environment, the economy and equity.

2025-26 HIGHLIGHTS

- Updated and deployed a number of Vital Signs indicators including commute time, income and home values.
- Updated BASIS website with a new user interface and improvements to accessibility.
- Designed a comprehensive housing database as the first part of an ongoing governance strategy to manage housing data from multiple sources.

2026-27 GOALS

- Continue to work with regional partners and local jurisdictions to explore and create common data standards and tools that enable seamless data management, analysis and visualization on the BASIS platform.
- Finalize data governance strategy and master data management processes for BASIS datasets.
- Implement a Vital Signs webpage focused on Plan Bay Area 2050+ metrics.
- Expand automated updates of Vital Signs so indicators are updated as soon as new data are available.
- Finalize housing database and regional transit database datasets.

3

HOUSING & ENERGY



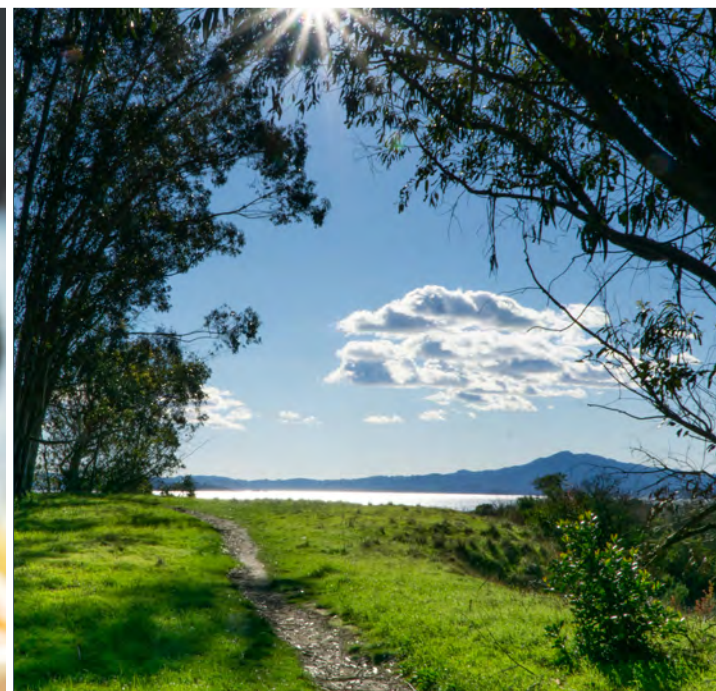
SECTION

3

HOUSING & ENERGY



Programs and services within the Housing & Energy division promote resilience and advance social equity. Major efforts include the Bay Area Housing Finance Authority (BAHFA), the Bay Area Regional Energy Network (BayREN), ABAG Publicly Owned Energy Resources (POWER), and the Advancing California Financing Authority (ACFA).





ABAG POWER

Established in 1998, ABAG Publicly Owned Energy Resources (POWER) provides energy management and aggregated procurement leadership to local governments within the PG&E territory. POWER’s two core programs offer significant benefits: the Regional Natural Gas Purchasing Pool achieves more stable natural gas rates through aggregated purchasing, while the Renewable Natural Gas Program reduces greenhouse gas emissions, promotes organic waste recycling and encourages the use of low-carbon fuels, all while enabling cost savings for members. ABAG POWER is committed to helping members achieve their energy efficiency goals while lowering their costs.

2025-26 HIGHLIGHTS

- Grew POWER’s administrative capacity, ensuring consistently high-quality service delivery for our membership base. This expansion included the strategic addition of two critical full-time positions: an energy billing specialist and an energy data analyst.
- Deepened relationships with suppliers, significantly enhanced member benefits and actively promoted sustainable practices throughout operations.
- Continued to implement strategic planning for Renewable Natural Gas (RNG) products. This included offering cost-effective carbon offsets, a low-carbon-intensity Compressed Natural Gas (CNG) product tailored for fleet vehicles. By utilizing this product, members substantially reduce fuel costs and greenhouse gas emissions in the transportation sector, supporting a cleaner and more sustainable approach to fleet management.

2026-27 GOALS

- Increase program membership and expand the portfolio through strategies such as targeted marketing campaigns, enhanced member benefits packages and new service offerings.
- Increase POWER’s visibility and influence within the PG&E territory, specifically concerning RNG initiatives.
- Participate in relevant industry forums and regulatory discussions, showcasing the success of POWER’s RNG programs.
- Develop and implement proactive strategies to mitigate the impact of natural gas market volatility on POWER members.



Advancing California Financing Authority (ACFA)

In 2018, ABAG created a new conduit financing authority to provide more secure, lower-cost, convenient financing for public benefit projects. The Advancing California Financing Authority (ACFA) is supported by in-house staff, with consultants providing professional financial and legal assistance when needed. Each year, ACFA contributes any surplus fee revenue to ABAG's general fund to expand successful regional programs and create new ones.

ACFA continues the work of ABAG's Finance Authority for Nonprofits (FAN), founded in 1978. FAN issued \$8 billion in tax-exempt bond financing for 12,000 units of affordable housing, hospitals and medical clinics, private schools, cultural institutions, water and wastewater systems, transit systems, and other public infrastructure. On July 1, 2020, ACFA began managing nearly \$2 billion in outstanding bonds previously managed by FAN to streamline and improve the process.

2025-26 HIGHLIGHTS

- Assisted Community Facility and Assessment Districts with an optional redemption of bonds that provided savings to the property owners of the districts.
- Supported project sponsors with financing documents and amendments.
- Oversaw financial and regulatory compliance reporting requirements.
- Managed approximately \$400 million in outstanding bonds.

2026-27 GOALS

- Continue to assist project sponsors with amendments or refinancing of original financing agreements.
- Monitor the financial and regulatory compliance reporting program.



Bay Area Housing Finance Authority (BAHFA)

The Bay Area Housing Finance Authority (BAHFA) was established by the California State Legislature in 2019 to raise revenue at the regional level to meet the Bay Area’s affordable housing needs at scale. The ABAG Executive Board has a formal approval role over placement of a regional measure on the ballot as well as an expenditure plan for use of the regional portion of measure funds. BAHFA is governed by the same board as the Metropolitan Transportation Commission.

BAHFA has launched multiple pilot programs and projects across the “3 Ps” of affordable housing production, affordable housing preservation and protecting low-income tenants. In the past year, BAHFA has also completed a strategic planning process. Coming out of that process, staff will continue to engage with the ABAG Executive Board and the BAHFA board to develop future options for raising new revenue for affordable housing, which remains one of Bay Area voters’ top concerns.

The ultimate vision for BAHFA is to deliver:

- Structural change in affordable housing delivery systems to improve efficiencies and impact at scale.
- Billions of dollars in future funding for affordable housing and homelessness prevention across the Bay Area.
- Self-sufficiency as a public lender that reinvests earnings back into communities while reducing reliance on tax revenue.

2025-26 HIGHLIGHTS

- Completed a strategic planning process to articulate a plan for BAHFA to become self-sustaining.
- Awarded \$28 million to 10 Priority Sites, advancing construction of more than 1,300 new affordable homes.
- Awarded \$18 million as part of the Housing Preservation Pilot to preserve 68 affordable homes in five distinct locations. Most recently, the program preserved affordability for 41 tenants in St. Helena (Napa County) by financing a nonprofit’s acquisition of two adjacent six-unit buildings from retiring

landlords who had been renting at below-market rates for years. The sale was made at a significantly discounted price in exchange for a seller’s tax credit.

- Integrated the operation of the Alameda County housing portal into the Doorway Housing Portal and supported an expansion in Doorway usage from 82,000 at the end of 2024 to more than 506,000 at the end of March 2026.
- Helped almost 3,300 households find affordable housing through Doorway, and helped affordable housing development owner/operators fill or replenish more than 200 waitlists for affordable units through the end of 2025.
- Assisted with preserving the affordability of 94 apartments through BAHFA’s Welfare Tax Exemption Preservation Program, for a total of 881 homes since the program launched in 2022.
- Continued to provide 124 seniors in Napa County monthly rental assistance and case management support thanks to a \$5 million homelessness prevention grant. The program is expected to help existing clients remain housed over the next two years.
- Published a Bay Area Eviction & Legal Services Study and related interactive data tool to understand the rates, causes and consequences of evictions. This is the first comprehensive study of its kind in the Bay Area.

2026-27 GOALS

- Based on the outcomes of the strategic planning process, develop and refine programming to bring in revenue and become self-sustaining.
- Secure \$15 million in state funding for BAHFA to sustain existing programs and set it on a path to self-sufficiency.
- Launch a new mixed-income housing finance program to demonstrate BAHFA’s potential as a lender and create a stable revenue stream, including the integration and expansion of the existing Welfare Tax Exemption Program.
- Pursue grant and philanthropic funding to sustain and expand BAHFA programs.
- Continue engagement with partners to prepare for potential clean-up legislation for a future regional measure.



Bay Area Regional Energy Network (BayREN)

BayREN is a coalition of the nine Bay Area counties, led by ABAG, that supports communities in equitably achieving California’s climate and energy goals. As one of the state’s seven Regional Energy Networks, BayREN provides regional-scale energy efficiency programs, services and resources that empower residents, small businesses and local governments to improve buildings and promote healthy and resilient communities. BayREN’s programs are designed to save energy and reduce climate impacts through equitable and scalable solutions. BayREN collaborates with the Bay Area’s seven Community Choice Aggregators to ensure comprehensive building upgrades, unified messaging and program support.

2025-26 HIGHLIGHTS

- Upgraded more than 2,400 multifamily units across 55 buildings, delivering over \$7.3 million in rebates, with over 75% of projects located in health, heat or housing affordability-burdened zones.
- Launched the Decarbonization Showcase, selecting five municipal projects across the Bay Area to gather and share real-world decarbonization data, provide free technical and financial support and publish case studies. Applications for the second cohort opened in early 2026.
- Hosted monthly Energy Concierge Office Hours, a new offering that supports public agencies in navigating energy programs, funding and financing options.
- Initiated planning and development for the Statewide Home Energy Score Program launch, which will help customers statewide understand and improve home energy performance.
- After an extensive redesign, successfully implemented the Efficiency and Sustainable Energy (EASE) Home program, which focuses on low- and moderate-income residents. EASE Home has served over 250 homes and been featured on ABC7, KTSF, Univision and Telemundo.

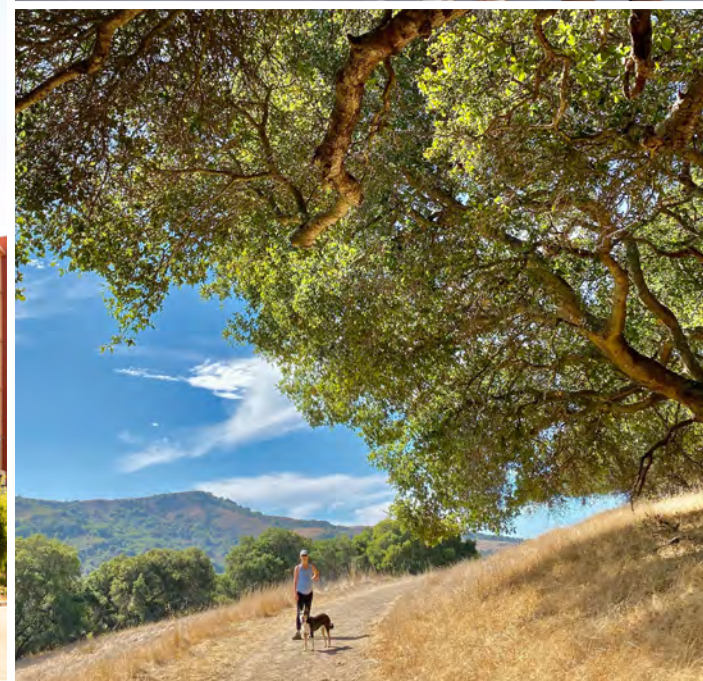
2026-27 GOALS

- Continue to implement the BayREN Strategic Plan to better serve the Bay Area.
- Build regional partnerships to expand opportunities for collaboration.
- Pursue new funding opportunities to expand BayREN programs.
- Submit the 2028-2035 Business Plan and Portfolio Application to the California Public Utilities Commission.
- Research and launch pilots to that support program strategies, goals and test feasibility.



4

PROPOSED BUDGET



ABAG MEMBERSHIP DUES

ABAG MEMBERSHIP DUES — PROPOSED

	ABAG MEMBERSHIP DUES — PROPOSED			
	ESTIMATED POPULATION AS OF 01/01/2025	FY 2025-26 APPROVED	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)
COUNTY OF ALAMEDA	1,662,482	\$ 288,651	\$ 297,311	\$ 8,660
Alameda	79,020	25,460	26,224	764
Albany	20,578	6,764	6,967	203
Berkeley	128,348	35,147	36,201	1,054
Dublin	74,691	20,646	21,265	619
Emeryville	13,471	4,921	5,069	148
Fremont	232,619	56,430	58,123	1,693
Hayward	162,359	43,604	44,912	1,308
Livermore	85,899	28,750	29,613	863
Newark	48,886	15,738	16,210	472
Oakland	426,457	83,811	86,325	2,514
Piedmont	10,806	4,562	4,699	137
Pleasanton	77,232	24,615	25,353	738
San Leandro	87,813	26,802	27,606	804
Union City	66,657	22,731	23,413	682
COUNTY OF CONTRA COSTA	1,158,225	\$ 199,596	\$ 205,584	\$ 5,988
Antioch	116,781	33,197	34,193	996
Brentwood	65,747	20,694	21,315	621
Clayton	10,743	4,459	4,593	134
Concord	122,650	36,879	37,985	1,106
Danville	42,960	14,261	14,689	428
El Cerrito	25,862	8,561	8,818	257
Hercules	26,225	8,917	9,185	268
Lafayette	25,054	8,710	8,971	261
Martinez	36,817	12,319	12,689	370
Moraga	16,637	6,295	6,484	189
Oakley	46,826	14,131	14,555	424
Orinda	19,351	6,804	7,008	204
Pinole	18,261	6,984	7,194	210
Pittsburg	76,374	23,599	24,307	708
Pleasant Hill	33,601	11,582	11,929	347
Richmond	113,594	33,422	34,425	1,003
San Pablo	31,507	10,643	10,962	319
San Ramon	83,391	25,680	26,450	770
Walnut Creek	69,927	22,690	23,371	681
COUNTY OF MARIN	254,550	\$ 46,598	\$ 47,996	\$ 1,398
Belvedere	2,058	1,707	1,758	51
Corte Madera	9,966	4,130	4,254	124
Fairfax	7,407	3,245	3,342	97
Larkspur	12,731	4,741	4,883	142
Mill Valley	13,688	5,667	5,837	170
Novato	51,690	17,627	18,156	529
Ross	2,309	1,866	1,922	56
San Anselmo	12,551	5,009	5,159	150
San Rafael	59,885	19,463	20,047	584
Sausalito	6,941	3,219	3,316	97
Tiburon	8,910	4,112	4,235	123
COUNTY OF NAPA	136,124	\$ 25,333	\$ 26,093	\$ 760
American Canyon	22,396	7,596	7,824	228
Calistoga	5,160	2,657	2,737	80
Napa	77,736	25,215	25,971	756
St Helena	5,349	2,921	3,009	88
Yountville	2,638	1,798	1,852	54

ABAG MEMBERSHIP DUES

ABAG MEMBERSHIP DUES — PROPOSED				
	ABAG MEMBERSHIP DUES — PROPOSED			
	ESTIMATED POPULATION AS OF 01/01/2025	FY 2025-26 APPROVED	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)
COUNTY OF SAN FRANCISCO	842,027	\$ 156,907	\$ 161,614	\$ 4,707
San Francisco - City	842,027	151,016	155,546	4,530
COUNTY OF SAN MATEO	748,337	\$ 135,138	\$ 139,192	\$ 4,054
Atherton	7,007	3,245	3,342	97
Belmont	28,206	9,362	9,643	281
Brisbane	4,676	2,481	2,555	74
Burlingame	31,552	10,313	10,622	309
Colma	1,411	1,751	1,804	53
Daly City	102,155	32,566	33,543	977
East Palo Alto	29,133	10,673	10,993	320
Foster City	32,658	11,139	11,473	334
Half Moon Bay	11,303	4,876	5,022	146
Hillsborough	11,254	4,481	4,615	134
Menlo Park	33,311	11,733	12,085	352
Millbrae	23,164	7,980	8,219	239
Pacifica	37,217	12,762	13,145	383
Portola Valley	4,285	2,507	2,582	75
Redwood City	82,073	27,477	28,301	824
San Bruno	42,631	15,298	15,757	459
San Carlos	29,535	10,355	10,666	311
San Mateo	104,315	31,436	32,379	943
South San Francisco	65,397	21,663	22,313	650
Woodside	5,206	2,828	2,913	85
COUNTY OF SANTA CLARA	1,922,259	\$ 342,100	\$ 352,363	\$ 10,263
Campbell	43,281	13,875	14,291	416
Cupertino	59,831	19,267	19,845	578
Gilroy	62,205	18,447	19,000	553
Los Altos	31,720	10,602	10,920	318
Los Altos Hills	8,548	3,546	3,652	106
Los Gatos	33,355	10,627	10,946	319
Milpitas	81,915	24,212	24,938	726
Monte Sereno	3,637	2,074	2,136	62
Morgan Hill	46,599	14,980	15,429	449
Mountain View	86,513	25,705	26,476	771
Palo Alto	68,794	22,120	22,784	664
San Jose	979,415	173,668	178,878	5,210
Santa Clara	134,587	37,017	38,128	1,111
Saratoga	31,110	10,601	10,919	318
Sunnyvale	159,673	41,897	43,154	1,257

ABAG MEMBERSHIP DUES

ABAG MEMBERSHIP DUES — PROPOSED				
	ABAG MEMBERSHIP DUES — PROPOSED			
	ESTIMATED POPULATION AS OF 01/01/2025	FY 2025-26 APPROVED	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)
COUNTY OF SOLANO	449,839	\$ 77,054	\$ 79,366	\$ 2,312
Benicia	26,195	9,385	9,667	282
Dixon	20,174	7,248	7,465	217
Fairfield	120,720	34,168	35,193	1,025
Rio Vista	10,338	4,130	4,254	124
Suisun City	29,036	9,928	10,226	298
Vacaville	103,181	30,714	31,635	921
Vallejo	122,207	34,697	35,738	1,041
COUNTY OF SONOMA	482,848	\$ 87,279	\$ 89,897	\$ 2,618
Cloverdale	8,678	3,859	3,975	116
Cotati	7,290	3,273	3,371	98
Healdsburg	10,972	4,619	4,758	139
Petaluma	59,094	20,011	20,611	600
Rohnert Park	44,062	14,379	14,810	431
Santa Rosa	178,452	46,133	47,517	1,384
Sebastopol	7,367	3,401	3,503	102
Sonoma	10,507	4,370	4,501	131
Windsor	25,625	9,586	9,874	288
TOTAL	7,656,691	\$ 3,233,918	\$ 3,330,936	\$ 97,018
Total County	7,656,691	\$ 1,358,656	\$ 1,399,416	\$ 40,760
Total City	6,942,156	\$ 1,875,262	\$ 1,931,520	\$ 56,258
TOTAL MEMBERSHIP DUES		\$ 3,233,918	\$ 3,330,936	\$ 97,018

ABAG ADMINISTRATION BUDGET

ABAG ADMINISTRATION BUDGET – PROPOSED						
	FY 2025-26 AMENDMENT NO. 1	ACTUALS AS OF 03/31/2026	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)	INCREASE/(DECREASE)	
REVENUES						
Membership Dues	\$ 3,233,918	\$ 3,233,418	\$ 3,330,936	\$ 97,018	3.0%	
Interest Revenue	59,500	68,434	63,567	4,067	6.8%	
Other Revenue	517,000	111,960	570,000	53,000	10.3%	
TOTAL REVENUES	\$ 3,810,418	\$ 3,413,812	\$ 3,964,503	\$ 154,085	4.0%	
EXPENSES						
Other Post-Employment Benefits (OPEB)	\$ 517,000	\$ 10,470	\$ 570,000	\$ 53,000	10.3%	
Public Employees' Retirement System (PERS)	2,315,519	1,736,989	2,228,485	(87,034)	-3.8%	
Total Retirement Expenses	\$ 2,832,519	\$ 1,747,459	\$ 2,798,485	\$ (34,034)	-1.2%	
Memberships	\$ 45,000	\$ 32,080	\$ 45,000	\$ -	0.0%	
Consultants	439,389	119,307	387,000	(52,389)	-11.9%	
Legal Service	137,510	-	144,385	6,875	5.0%	
Audit	100,940	72,334	104,000	3,060	3.0%	
Total Contractual Services	\$ 722,839	\$ 223,721	\$ 680,385	\$ (42,454)	-5.9%	
Travel	\$ 21,000	\$ 216	\$ 21,000	\$ -	0.0%	
Meals	10,000	2,519	10,000	-	0.0%	
Conference/Training and Fees	25,000	-	25,000	-	0.0%	
Beale Assessments	202,494	314,859	227,342	24,848	12.3%	
Storage Rental	7,500	7,344	7,500	-	0.0%	
Committee/Board Member Stipend	90,000	37,200	60,000	(30,000)	-33.3%	
Insurance	279,488	170,542	210,493	(68,995)	-24.7%	
Miscellaneous	25,000	(200)	2,000	(23,000)	-92.0%	
Total General Operating Expenses	\$ 660,482	\$ 532,480	\$ 563,335	\$ (97,147)	-14.7%	
TOTAL EXPENSES	\$ 4,215,840	\$ 2,503,660	\$ 4,042,205	\$ (173,635)	-4.1%	
OPERATING SURPLUS/(DEFICIT)	\$ (405,422)	\$ 910,151	\$ (77,702)	\$ 327,720	-80.8%	
TRANSFERS						
Transfers In						
Finance Authority for Nonprofit Corporations (FAN)	\$ 160,000	\$ -	\$ 90,000	\$ (70,000)	0.0%	
Total Transfers In	\$ 160,000	\$ -	\$ 90,000	\$ (70,000)	-43.8%	
Transfers (Out)						
Bay Area Regional Collaborative (BARC)	\$ (204,726)	\$ (45,647)	\$ -	\$ 204,726	-100%	
Total Transfers (Out)	\$ (204,726)	\$ (45,647)	\$ -	\$ 204,726	-100%	
TOTAL TRANSFERS	\$ (44,726)	\$ (45,647)	\$ 90,000	\$ 134,726	-301.2%	
OPERATING SURPLUS/(DEFICIT)	\$ (450,148)	\$ 864,504	\$ 12,298	\$ 462,446	-102.7%	
Beginning Fund Balance	1,518,995	1,518,995	1,518,995	-	0.0%	
ENDING FUND BALANCE	\$ 1,068,846	\$ 2,383,499	\$ 1,531,292	\$ 462,446	43.3%	

ABAG CONSULTANT DETAIL

ABAG ADMINISTRATION CONSULTANT DETAIL – PROPOSED					
WORK ELEMENT DESCRIPTION AND CONTRACTUAL SERVICES	FY 2025-26 AMENDMENT NO. 1	ACTUALS AS OF 03/31/2026	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)	
Advocate Legislative Programs					
General Assembly Logistics	\$ 25,000	\$ -	\$ 30,000	\$ 5,000	
TOTAL	\$ 25,000	\$ -	\$ 30,000	\$ 5,000	
Executive Office					
California Association of Councils of Governments (CALCOG)	\$ 30,000	\$ 32,080	\$ 30,000	\$ -	
National Association of Regional Councils (NARC)	15,000	-	15,000	-	
Condominium Interest	150,000	-	100,000	(50,000)	
TOTAL	\$ 195,000	\$ 32,080	\$ 145,000	\$ (50,000)	
Legal Management					
Legal Service	\$ 110,000	\$ -	\$ 115,500	\$ 5,500	
General Governance	27,510	-	28,885	1,375	
TOTAL	\$ 137,510	\$ -	\$ 144,385	\$ 6,875	
Financial Management					
Tax Filing	\$ 12,000	\$ -	\$ 10,500	\$ (1,500)	
Other Post-Employment Benefits Actuary Report	13,000	12,700	20,000	7,000	
Audit Services	100,940	72,334	104,000	3,060	
TOTAL	\$ 125,940	\$ 85,034	\$ 134,500	\$ 8,560	
Information Technology Services					
Website operations, maintenance, enhancement, and hosting	\$ 211,889	\$ 106,607	\$ 200,000	\$ (11,889)	
Website Refresh and Redesign	25,000	-	25,000	-	
Domain Registrations	2,500	-	1,500	(1,000)	
TOTAL	\$ 239,389	\$ 106,607	\$ 226,500	\$ (12,889)	

ABAG ADMINISTRATION GRANT SCHEDULE

FUND SOURCE	GRANT NAME/ NUMBER	AWARD	EXPIRATION DATE	GRANT AWARD AMOUNT	LIFE-TO-DATE (LTD) ACTUALS	ENCUMBRANCES AS OF 03/31/2026	FY 2026-27 NEW GRANTS	FY 2026-27 STAFF BUDGET	FY 2026-27 CONSULTANT BUDGET	PROJECTED REMAINING GRANT BALANCE
2313	Regional Early Action Planning (REAP) 2.0		12/31/2026	\$ 4,500,000	\$ 3,709,777	\$ 663,903	\$ -	\$ -	\$ 126,320	\$
TOTAL				\$ 4,500,000	\$ 3,709,777	\$ 663,903	\$ -	\$ -	\$ 126,320	\$

BAY AREA REGIONAL ENERGY NETWORK (BAYREN) BUDGET

BAY AREA REGIONAL ENERGY NETWORK (BAYREN) BUDGET – PROPOSED						
	FY 2025-26 AMENDMENT NO. 1	ACTUALS AS OF 03/31/2026	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)	CHANGE % INCREASE/(DECREASE)	
REVENUES						
California Public Utilities Commission (CPUC) Grant	\$ 78,854,316	\$ 25,509,594	\$ 61,469,559	\$ (17,384,757)	-22.0%	
Pacific Gas & Electric	3,098,700	128,536	1,518,235	(1,580,465)	-51.0%	
San Diego Gas & Electric	999,900	41,476	489,910	(509,990)	-51.0%	
Southern California Edison	4,900,500	203,280	2,394,996	(2,505,504)	-51.1%	
Southern California Gas Company	900,900	37,372	441,404	(459,496)	-51.0%	
County of Ventura	-	59,050	107,500	107,500	100%	
Bay Area Air Quality Management District	-	15,300	-	-	0.0%	
Other Operating Revenue	487,900	958,057	656,551	168,651	34.6%	
TOTAL REVENUES	\$ 89,242,216	\$ 26,952,665	\$ 67,078,154	\$ (22,164,062)	-24.8%	
EXPENSES						
Single Family Incentive	\$ 10,004,178	\$ 2,500,000	\$ 10,202,521	\$ 198,343	2.0%	
Multi Family Incentive	11,537,870	9,140,495	7,131,954	(4,405,917)	-38.2%	
Home Energy Score Incentive	3,416,130	629,750	3,145,000	(271,130)	-7.9%	
Commercial Incentives	8,472,848	666,070	8,491,230	18,382	0.2%	
Refrigerant Replacement Incentive	4,770,000	175,051	6,190,019	1,420,019	29.8%	
Targeted Decarbonization Services	737,143	-	-	(737,143)	-100%	
Total Incentives	\$ 38,938,169	\$ 13,111,367	\$ 35,160,724	\$ (3,777,445)	-9.7%	
Travel	\$ 10,000	\$ 3,544	\$ 10,000	\$ -	0.0%	
Conference/Training and Fees	9,000	-	9,000	-	0.0%	
Meals	7,500	1,180	7,500	-	0.0%	
Advertising/Public Awareness	237,931	25,081	150,729	(87,202)	-36.7%	
Memberships	17,500	2,907	10,000	(7,500)	-42.9%	
Audit	84,460	60,050	87,000	2,540	3.0%	
Consultant/Professional Fees	46,550,032	10,550,268	27,914,863	(18,635,169)	-40.0%	
Software Licenses	60,000	-	30,000	(30,000)	-50.0%	
Total General Operating Expenses	\$ 46,976,423	\$ 10,643,030	\$ 28,219,092	\$ (18,757,331)	-39.9%	
TOTAL EXPENSES	\$ 85,914,592	\$ 23,754,396	\$ 63,379,816	\$ (22,534,776)	-26.2%	
OPERATING SURPLUS/(DEFICIT)	\$ 3,327,624	\$ 3,198,269	\$ 3,698,338	\$ 370,714	11.1%	
Transfers (Out)						
Staff Cost	\$ (2,169,812)	\$ (1,275,538)	\$ (2,028,932)	\$ 140,880	-6.5%	
MTC Overhead	(1,157,812)	(964,689)	(1,669,406)	(511,594)	44.2%	
Total Transfers (Out)	(3,327,624)	(2,240,227)	(3,698,338)	(370,714)	11.1%	
TOTAL TRANSFERS	\$ (3,327,624)	\$ (2,240,227)	\$ (3,698,338)	\$ (370,714)	11.1%	
OPERATING SURPLUS/(DEFICIT)	\$ -	\$ 958,042	\$ -	\$ -	0.0%	

SAN FRANCISCO ESTUARY PARTNERSHIP (SFEP) BUDGET

SAN FRANCISCO ESTUARY PARTNERSHIP (SFEP) BUDGET – PROPOSED						
	FY 2025-26 AMENDMENT NO. 1	ACTUALS AS OF 03/31/2026	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)	CHANGE % INCREASE/(DECREASE)	
REVENUES						
Federal/State Grants and Local Funding	\$ 37,478,795	\$ 8,873,944	\$ 32,355,657	\$ (5,123,138)	-13.7%	
TOTAL REVENUES	\$ 37,478,795	\$ 8,873,944	\$ 32,355,657	\$ (5,123,138)	-13.7%	
EXPENSES						
Consultant/Professional Fees	\$ 12,071,544	\$ 3,008,387	\$ 8,729,183	\$ (3,342,361)	-27.7%	
Passthrough/Contributions Other Agencies	21,485,245	3,422,924	19,164,458	(2,320,787)	-10.8%	
Miscellaneous and Other Expenses	123,406	395,842	202,193	78,787	63.8%	
TOTAL EXPENSES	\$ 33,680,195	\$ 6,827,152	\$ 28,095,834	\$ (5,584,361)	-16.6%	
OPERATING SURPLUS/(DEFICIT)						
BEFORE TRANSFERS	\$ 3,798,600	\$ 2,046,791	\$ 4,259,824	\$ 461,224		
TRANSFERS (OUT)						
Staff Cost	\$ (3,015,968)	\$ (1,695,747)	\$ (3,009,644)	\$ 6,324	-0.2%	
MTC Overhead	(782,632)	(505,443)	(1,245,215)	(462,583)	59.1%	
Total Transfers (Out)	(3,798,600)	(2,201,190)	(4,254,858)	(456,258)	12.0%	
TOTAL TRANSFERS	\$ (3,798,600)	\$ (2,201,190)	\$ (4,254,858)	\$ (456,258)	12.0%	
OPERATING SURPLUS/(DEFICIT)	\$ -	\$ (154,399)	\$ 4,965	\$ 4,965	0.0%	

SAN FRANCISCO ESTUARY PARTNERSHIP (SFEP)
FEDERAL, STATE, AND LOCAL FUNDING SUMMARY

SAN FRANCISCO ESTUARY PARTNERSHIP (SFEP)
CONFERENCE AND PROGRAM BUDGET

SAN FRANCISCO ESTUARY PARTNERSHIP (SFEP) FEDERAL, STATE, AND LOCAL FUNDING SUMMARY – PROPOSED											
FUND SOURCE	GRANT NAME/ AWARD NUMBER	EXPIRATION DATE	GRANT AWARD AMOUNT	LIFE-TO-DATE (LTD) AS OF 03/31/2026	ENCUMBRANCES AS OF 03/31/2026	GRANT BALANCE FY 2025-26	FY 2026-27 NEW GRANTS	FY 2026-27 STAFF BUDGET	FY 2026-27 CONSULTANT BUDGET	PROJECTED REMAINING GRANT BALANCE	
1347	U.S. Environmental Protection Agency (EPA) 98T20401	12/31/26	\$ 1,891,409	\$ 1,706,449	\$ -	\$ 184,960	\$ -	\$ 58,859	\$ 126,101	\$ -	
1349	U.S. Environmental Protection Agency (EPA) - Infrastructure Investment and Jobs Act (IIJA) - Year 1	06/30/2028	909,800	833,715	55	76,030	-	-	15,000	61,030	
1350	U.S. Environmental Protection Agency (EPA) 98T55001	12/31/26	4,329,459	2,686,050	271,811	1,371,598	-	270,913	1,100,685	-	
1351	U.S. Environmental Protection Agency (EPA) - Infrastructure Investment and Jobs Act (IIJA) - Year 2	06/30/2028	909,800	534,129	111,348	264,323	-	58,515	205,354	454	
1352	Water Quality Improvement Fund - Wildcat Creek 98T96501-0	04/14/2028	6,102,000	833,275	1,370,416	3,898,309	-	153,865	3,741,500	2,944	
1353	Water Quality Improvement Fund - Pivot Points 98T96401-0	04/14/2028	4,524,870	1,138,670	1,162,283	2,223,917	-	500,307	1,714,200	9,410	
1354	U.S. Environmental Protection Agency (EPA) - Infrastructure Investment and Jobs Act (IIJA) - Year 3	06/30/2028	909,800	329,216	-	580,584	-	150,763	427,800	2,021	
1355	Wetland Regional Monitoring Program Phase IV	05/31/2027	665,016	297,043	57,174	310,799	-	144,054	166,745	-	
1356	National Estuary Program (NEP) FY 2024-25	09/30/2026	1,699,999	-	-	1,699,999	-	767,169	82,784	850,046	
1357	Wetlands Regional Monitoring Program - SF Bay Program Office Priority	09/30/2029	4,997,072	364,219	122,321	4,510,532	-	689,145	989,241	2,832,146	
1358	U.S. Environmental Protection Agency (EPA) - Infrastructure Investment and Jobs Act (IIJA) - Year 4	06/30/2028	4,550,000	30,795	-	4,519,205	909,800	368,161	-	5,060,844	
1359	U.S. Environmental Protection Agency (EPA) - Infrastructure Investment and Jobs Act (IIJA) - Year 5	06/30/2028	910,000	-	-	910,000	-	197,087	-	712,913	
1397	Water Quality Improvement Fund - SFEI Sediment Solutions	12/31/26	91,021	62,727	9,770	18,524	-	-	18,524	-	
1399	Water Quality Improvement Fund - GSI by and for Communities	12/31/26	82,025	37,597	19,128	25,300	-	25,300	-	-	
1401	State Revolving Fund (SRF) SOTER 2 (2024-26)	12/31/27	1,000,000	186,068	230,477	583,455	1,000,000	203,329	470,000	910,126	
1402	State Revolving Fund (SRF) 3	06/28/2029	-	-	-	-	1,325,994	-	-	573,404	
OPC1	Ocean Protection Council Emv Phase 1	03/31/2029	-	-	-	-	-	79,865	963,000	283,129	
TOTAL FEDERAL FUNDING			\$ 33,572,271	\$ 9,039,952	\$ 3,354,783	\$ 21,177,536	\$ 3,809,198	\$ 3,667,332	\$ 10,020,934	\$ 11,298,468	
2916	Department of Water Resources (DWR) Proposition 1 Round 2	06/30/2026	\$ 32,214,479	\$ 4,931,356	\$ 12,106,930	\$ 15,176,193	\$ -	\$ 226,593	\$ 14,949,600	\$ -	
2813	State Coastal Conservancy	03/30/2027	2,000,000	815,016	90,144	1,094,840	-	94,840	1,000,000	-	
TOTAL STATE FUNDING			\$ 34,214,479	\$ 5,746,372	\$ 12,197,074	\$ 16,271,033	\$ -	\$ 321,433	\$ 15,949,600	\$ -	
3933	Exchange Fund Allocation 25398931	06/30/2028	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	
5019	Friends of the San Francisco Estuary	12/31/27	772,000	251,088	25,791	495,121	475,000	-	250,300	719,821	
5022	IRWM Prop 1 Round 2 - Indirect Coverage/San Mateo Resource Conservation District	12/31/2027	440,000	148,660	-	291,340	-	127,187	-	164,153	
5030	Highway Resilience Project 1 Emeryville Crescent Bay Area Toll Authority (BATA)	12/30/28	215,700	-	215,700	-	500,000	31,342	300,000	168,658	
5031	The Nature Conservancy collaboration	01/31/2028	75,000	-	-	75,000	-	33,733	-	41,267	
GOOGLE	Bay Area One Water Network	N/A	-	-	-	-	100,000	-	75,000	25,000	
TOTAL LOCAL FUNDING			\$ 1,502,700	\$ 399,748	\$ 241,491	\$ 861,461	\$ 2,075,000	\$ 192,262	\$ 1,625,300	\$ 1,118,899	
TOTAL			\$ 69,289,450	\$ 15,186,071	\$ 15,793,348	\$ 38,310,030	\$ 5,884,198	\$ 4,181,027	\$ 27,595,834	\$ 12,417,368	
3267	Bay Area Toll Authority (BATA) Transfer for Indirect Costs	N/A	\$ 449,833	\$ -	\$ -	\$ 449,833	\$ -	\$ 430,612	\$ -	\$ 19,221	
TOTAL			\$ 449,833	\$ -	\$ -	\$ 449,833	\$ -	\$ 430,612	\$ -	\$ 19,221	

SAN FRANCISCO ESTUARY PARTNERSHIP (SFEP) CONFERENCE AND PROGRAMS BUDGET – PROPOSED

	FY 2025-26 AMENDMENT NO. 1	ACTUALS AS OF 03/31/2026	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)	CHANGE % INCREASE/(DECREASE)
REVENUES					
Other Revenue	\$ 460,000	\$ 334,707	\$ 693,405	\$ 233,405	50.7%
TOTAL REVENUES	\$ 460,000	\$ 334,707	\$ 693,405	\$ 233,405	50.7%
EXPENSES					
Meals/Catering	\$ 110,000	\$ 105,191	\$ 100,000	\$ (10,000)	-9.1%
Conference Venue Costs	100,000	44,830	150,000	50,000	50.0%
Consultant/Professional Fees	85,000	132,360	259,320	174,320	205.1%
Miscellaneous	165,000	21,436	40,000	(125,000)	-75.8%
TOTAL EXPENSES	\$ 460,000	\$ 303,817	\$ 549,320	\$ 89,320	19.4%
OPERATING SURPLUS/(DEFICIT)					
BEFORE TRANSFERS	\$ -	\$ 30,890	\$ 144,085	\$ 144,085	0.0%
Transfers (Out)					
Staff Cost	\$ -	\$ (2,180)	\$ (83,908)	\$ (83,908)	100%
MTC Overhead	-	-	(47,098)	(47,098)	100%
Total Transfers (Out)	-	(2,180)	(131,006)	(131,006)	100%
TOTAL TRANSFERS	\$ -	\$ (2,180)	\$ (131,006)	\$ (131,006)	100%
OPERATING SURPLUS/(DEFICIT)					
	\$ -	\$ 28,710	\$ 13,079	\$ 13,079	100%
Beginning Fund Balance					
	544,739	544,739	544,739	-	0.0%
ENDING FUND BALANCE					
	\$ 544,739	\$ 573,449	\$ 557,818	\$ 13,079	2.4%

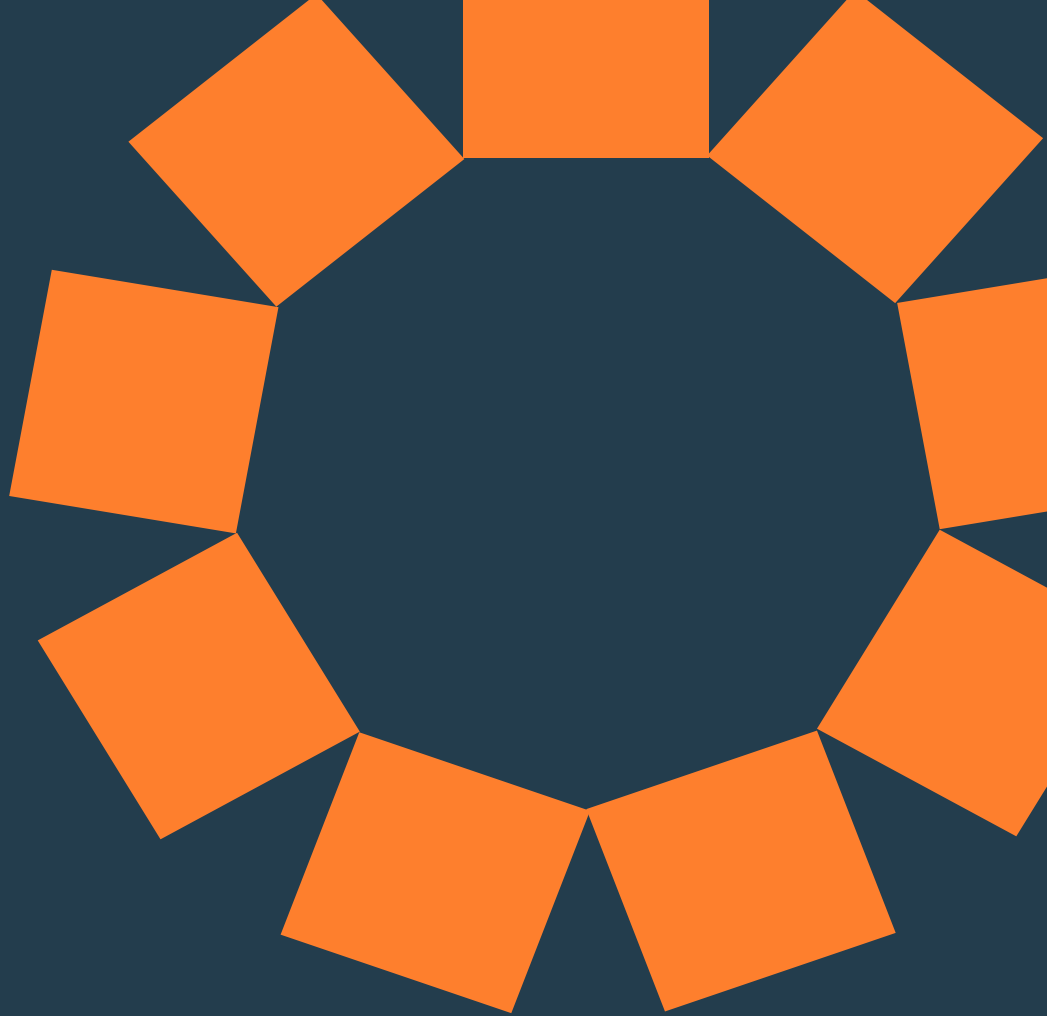
FINANCE AUTHORITY FOR NONPROFIT CORPORATIONS (FAN) BUDGET

FINANCE AUTHORITY FOR NONPROFIT CORPORATIONS (FAN) BUDGET – PROPOSED

	FY 2025-26 APPROVED	ACTUALS AS OF 03/31/2026	FY 2026-27 PROPOSED	CHANGE \$ INCREASE/(DECREASE)	CHANGE % INCREASE/(DECREASE)
REVENUES					
Interest Income - Local Agency Investment Fund (LAIF)	\$ 105,000	\$ 120,253	\$ 105,990	\$ 990	0.9%
Financial Services	20,000	53,000	30,000	10,000	50.0%
Administrative Fees	88,618	69,276	74,232	(14,386)	-16.2%
Community Facilities District (CFD) Cost Recovery Fees	251,293	96,607	275,920	24,627	9.8%
Project Monitoring Fees	194,610	122,581	190,581	(4,029)	-2.1%
TOTAL REVENUES	\$ 659,521	\$ 461,717	\$ 676,723	\$ 17,202	2.6%
EXPENSES					
Travel and Training	\$ 3,000	\$ 1,394	\$ 3,200	\$ 200	6.7%
Memberships	500	-	525	25	5.0%
Consultant/Professional Fees	212,951	117,137	180,082	(32,869)	-15.4%
Legal Fees	57,750	-	50,000	(7,750)	-13.4%
Committee/Board Member Stipend	5,000	800	5,000	-	0.0%
Financial Audit	74,160	51,862	76,500	2,340	3.2%
Bank Service Charges/Financing Fees	800	-	-	(800)	-100.0%
Miscellaneous	1,000	-	3,000	2,000	200.0%
TOTAL EXPENSES	\$ 355,161	\$ 171,193	\$ 318,307	\$ (36,854)	-10.4%
OPERATING SURPLUS/(DEFICIT) BEFORE TRANSFERS	\$ 304,360	\$ 290,524	\$ 358,416	\$ 54,056	
TRANSFERS					
Transfers (Out)					
Metropolitan Transportation Commission (MTC) Staff Cost	\$ (238,990)	\$ (122,330)	\$ (207,642)	\$ 31,348	-13.1%
MTC Overhead	(119,686)	(70,755)	(104,121)	15,565	-13.0%
Association of Bay Area Governments	(160,000)	-	(90,000)	70,000	-43.8%
Total Transfers (Out)	\$ (518,676)	\$ (193,085)	\$ (401,762)	\$ 116,914	-22.5%
TOTAL TRANSFERS	\$ (518,676)	\$ (193,085)	\$ (401,762)	\$ 116,914	-22.5%
OPERATING SURPLUS/(DEFICIT)	\$ (214,316)	\$ 97,439	\$ (43,346)	\$ 170,970	
NET POSITION - BEGINNING OF YEAR	\$ 3,922,933	\$ 3,922,933	\$ 3,708,617	\$ (214,316)	-5.5%
NET POSITION - END OF YEAR	\$ 3,708,617	\$ 4,020,372	\$ 3,665,271	\$ (43,346)	-1.2%



Port of Oakland, Alameda County – Joey Kotfica



Association of Bay Area Governments

Bay Area Metro Center
375 Beale Street, Suite 700
San Francisco, CA 94105

415.820.7900 PHONE

415.820.7970 FAX

info@abag.ca.gov E-MAIL

www.abag.ca.gov WEB