

June 10, 2026

Agenda Item 9.a.

BAHFA's Enabling Legislation

Subject:

Update on the Regional Housing Stakeholder Committee, an external multi-sector group convening to generate alignment on key policy issues affecting BAHFA's enabling legislation and a potential future regional housing revenue measure, as early as 2028.

Background:

In March 2026, following completion of BAHFA's Strategic Planning process, the BAHFA Oversight and ABAG Housing Committees, as well as the BAHFA Advisory Committee, (collectively "the Committees") reviewed and affirmed a phased approach to continue exploration of a potential regional housing revenue measure as early as 2028. The three phases are:

- **Phase 1: Stakeholder Engagement** (now through ~Nov 2026) – collaborate with external partners to launch a set of multi-sector tables to build alignment and develop a policy framework to inform possible legislative amendments to BAHFA's enabling statute.
- **Phase 2: Legislative Advocacy** (Nov 2026 – Oct 2027) – If amendments to the enabling statute are needed, sponsor legislation to incorporate the policy framework into BAHFA's statute and advocate for passage in Sacramento.
- **Phase 3: Potential Ballot Measure** (Fall 2027 – Nov 2028) – consider a regional revenue measure guided by the legislative amendments, subject to future conditions and decisions.

During the March and April meetings, the Committees expressed support for a hybrid structure, in which BAHFA and ABAG actively participate in policy development while enabling stakeholders to exercise meaningful leadership and shared ownership of portions of the process through the Regional Housing Stakeholder Committee (RHSC). At the April 8, 2026, meeting, the ABAG Housing and BAHFA Oversight Committees discussed a set of draft Guiding Principles, which are included as **Attachment A**. The Guiding Principles are intended to frame discussion and prioritize outcomes, not to predetermine specific policy solutions. The Guiding Principles serve as a shared set of expectations within which policymakers and stakeholders can explore options, assess tradeoffs, and develop a policy framework to inform potential legislative amendments. Staff presented the Guiding Principles at the first meeting of the RHSC on May 11, 2026.

Meeting Format: Joint Meeting of BAHFA Oversight, ABAG Housing, and BAHFA Advisory Committees with RHSC Co-Chairs

Given the unique hybrid approach to stakeholder engagement in Phase 1, staff have adjusted today's meeting format to enhance Committee members' participation and to ensure alignment between the BAHFA/ABAG-led parts of the process and the external Regional Housing Stakeholder Committee. There are several distinct features. First, this meeting is the first three-way meeting between the BAHFA Oversight, ABAG Housing, and BAHFA Advisory

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Committees. The purpose of meeting jointly is to put the technical expertise of the Advisory Committee into direct dialogue with BAHFA and ABAG policymakers and foster a stronger institutional connection between the existing BAHFA-ABAG bodies. A second distinct feature is that staff will co-present along with the three Co-Chairs of the Regional Housing Stakeholder Committee. This feature is designed to ensure coordination and facilitate alignment between BAHFA-ABAG Committees and the external RHSC process. An additional benefit of the combined meeting format, especially in the current resource-constrained environment, is to create a more efficient process wherein staff and the Co-Chairs can present at a consolidated meeting rather than duplicating the same presentation multiple times.

Staff anticipate two more joint meetings with a similar format in the fall, tentatively scheduled for the regular meeting dates of the BAHFA Oversight and ABAG Housing Committees in September and October.

Local Elected Official Engagement:

Staff are preparing a plan for robust engagement with elected officials throughout the Bay Area, including the following potential components:

- Present at local meetings of elected officials in all nine counties
- Convene local government housing staff
- Survey elected officials
- Elected official webinar

This is intended to complement the RHSC process by having multiple touch points to ensure that the unique concerns and priorities of elected officials throughout the region inform development of the policy framework. Staff will present updates on local government engagement to the Committees in future meetings.

Regional Housing Stakeholder Committee Update:

RHSC Roles

- **Co-Chairs:** Provide **strategic direction and leadership** to the RHSC. Anticipate and help resolve conflicts that may arise, and steer the group toward a path to success, ensuring that the policy design is feasible and implementable. Voting RHSC members.
- **Coordinating Committee:** Manage the **infrastructure of the process**, managing timelines, supporting Co-Chairs, and staffing the RHSC and subcommittees. Not an RHSC member.
- **Subcommittees:** Established as needed by Co-Chairs to **address specific policy or related topics**, whose work is then shared with the RHSC. Participants may include RHSC members as well as participants who do not have an assigned or formal role in the process.

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- **RHSC Members:** Serve on a representative, multi-stakeholder body that builds **consensus on key policy issues relevant to BAHFA's enabling statute**, navigating policy differences and driving towards compromise in alignment with guiding principles. Expected to **engage regularly with their constituents** and ensure input is brought into the process.

RHSC Outcome

Policy Framework for potential statutory changes, in alignment with BAHFA-ABAG.

RHSC Meeting Schedule

The RHSC has already had its first two in a series of up to 15 meetings of its full membership. The process is anticipated to take place from May through December 2026 and is expected to have four parts.

- **Part 1: Launch (May – June 2026)** is designed to include: BAHFA & RHSC alignment, level setting, initial research and subcommittee formation. Anticipated outcomes include: alignment with BAHFA and ABAG Guiding Principles, establishment of the structure of the RHSC, and scoping of the key policy issues to be discussed.
- **Part 2: Discussions (July – September 2026)** is designed to include: ongoing technical research, broad engagement, stakeholder feedback, subcommittee meetings, policy discussions, as well as generation and vetting of policy proposals. Anticipated outcomes include: greater trust and buy-in and a draft policy framework to inform potential changes to BAHFA's enabling legislation.
- **Part 3: Synthesis (October – November 2026)** is designed to include: feedback & debate, compromise and analysis of a path to success, application of BAHFA-ABAG's Guiding Principles, and voting with gradients of agreement. Anticipated outcomes include the final policy framework.
- **Part 4: Transition to Phase 2 (December 2026 – January 2027)** is designed to include: alignment between RHSC and policy makers from BAFHA, MTC and ABAG, leading to engagement with state legislators if amendments to BAHFA's enabling legislation are needed. Potential outcomes include: incorporation of the policy framework into the MTC-ABAG Joint Advocacy Platform, and thereafter, proposed text for a bill that would amend BAHFA's enabling statute.

Throughout this timeline, BAHFA staff will bring input from engagement with elected officials throughout the nine Bay Area counties to the RHSC and will be reporting on the RHSC's progress to BAHFA-ABAG's decision makers.

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Issues:

None

Recommended Action:

Information

Attachments:

- A. BAHFA & ABAG Guiding Principles
- B. Presentation

Reviewed:



Andrew Fremier