

An aerial photograph of a city street grid, viewed from a high angle. The image is heavily blurred and has a monochromatic blue color scheme, with varying shades of blue and white lines representing the streets.

ASSOCIATION OF BAY AREA GOVERNMENTS

Meeting Transcript

JULY 18, 2024

EXECUTIVE BOARD

THURSDAY, JULY 18TH, 2024, 5:10 PM

V. PRES., JESSE ARREGUIN: WE'RE GOING TO BEGIN THE ABAG EXECUTIVE BOARD MEETING. GOOD EVENING I WOULD LIKE TO CALL TO ORDER THIS MEETING OF THE ABAG EXECUTIVE BOARD FOR JULY 18TH, 2024. FIRST ORDER OF BUSINESS IS THE PLEDGE OF ALLEGIANCE. IF EVERYONE CAN PLEASE JOIN ME IN THE PLEDGE OF ALLEGIANCE. [PLEDGE OF ALLEGIANCE] "I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA, AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

V. PRES., JESSE ARREGUIN: THANK YOU. WILL THE ABAG CLERK OF THE BOARD CONDUCT ROLL CALL TO CONFIRM WHETHER A QUORUM IS PRESENT?

CLERK OF THE BOARD: YES. I WILL CALL YOU AS MEMBERS. MEMBER ADAMS?

SUSAN ADAMS HOLLINGSWORTH: HERE.

CLERK OF THE BOARD: AND CAN YOU PLEASE STATE YOUR LOCATION?

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1 **SUSAN ADAMS HOLLINGSWORTH:** MARIN COUNTY CIVIC CENTER.

2

3 **CLERK OF THE BOARD:** THANK YOU. MEMBER ANDERSEN?

4

5 **CANDACE ANDERSON:** I AM PRESENT AT 309 DIABLO ROAD, DANVILLE MY
6 SUPERVISORIAL OFFICE.

7

8 **CLERK OF THE BOARD:** THANK YOU. MEMBER ARREGUIN?

9

10 **V. PRES., JESSE ARREGUIN:** PRESENT.

11

12 **CLERK OF THE BOARD:** MEMBER FORTUNATO-BAS? IS IN OAKLAND? IS
13 ABSENT. MEMBER LONDON BREED IS ABSENT. MEMBER GLUCKSTEIN FOR
14 BREED? GLUCKSTEIN.

15

16 **SPEAKER:** HERE.

17

18 **CLERK OF THE BOARD:** MEMBER COHEN IS ABSENT. MEMBER CORZO?

19

20 **NOELIA CORZO:** HERE.

21

22 **CLERK OF THE BOARD:** MEMBER ECKLUND?

23

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1 **SPEAKER:** ACTUALLY -- CLERK, THIS IS COUNCILMEMBER JIMINEZ FROM
2 THE CITY OF SAN JOSE. I WAS UNCLEAR WHETHER I WAS ALTERNATE
3 FOR COHEN OR ORTIZ?

4

5 **CLERK OF THE BOARD:** ORTIZ.

6

7 **SPEAKER:** OKAY.

8

9 **CLERK OF THE BOARD:** YEAH. MEMBER ELLENBERG IS ABSENT. MEMBER
10 FIFE? IS IN OAKLAND. IS ABSENT. MEMBER FLIGOR?

11

12 **NEYSA FLIGOR:** HERE IN THE LOS ALTOS LOCATION.

13

14 **CLERK OF THE BOARD:** THANK YOU. MEMBER GARCIA? IS ABSENT.
15 MEMBER TANNER FOR HILLIS?

16

17 **SPEAKER:** HERE.

18

19 **CLERK OF THE BOARD:** MEMBER KAMAI? IS ABSENT. MEMBER LEE? IS
20 ABSENT. MEMBER MANDELMAN? IS ABSENT. MEMBER MARQUIS? IS
21 ABSENT. MEMBER MARTIN BELTRAN? IS ABSENT. MEMBER MILEY? IS
22 ABSENT. MEMBER TOMS FOR MOTOYAMA?

23

24 **MAUREEN TOMS:** I'M HERE MAUREEN TOMS IN ALBANY LOCATION.

25

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1 **CLERK OF THE BOARD:** THANK YOU. MEMBER WEIR.

2

3 **SPEAKER:** HERE AT FAIRFIELD LOCATION.

4

5 **CLERK OF THE BOARD:** MORE MILLER IS ABSENT. HEDGES FOR NAGALES?

6

7 **RICHARD HEDGES:** HERE.

8

9 **CLERK OF THE BOARD:** MEMBER JIMMONS FOR ORTIZ?

10

11 **SPEAKER:** HERE AT THE LOS ALTOS LOCATION.

12

13 **CLERK OF THE BOARD:** MEMBER RABBITT IS ON HIS WAY. RAMOS IS

14 ABSENT. ROMERO?

15

16 **CARLOS ROMERO:** HERE.

17

18 **CLERK OF THE BOARD:** SACKETT?

19

20 **MARY SACKETT:** PRESENT IN THE MARIN CIVIC CENTER LOCATION.

21

22 **CLERK OF THE BOARD:** MORE SILVA?

23

24 **CINDY SILVA:** PRESENT IN THE DANVILLE LOCATION.

25

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1 **CLERK OF THE BOARD:** THANK YOU. TIEDEMANN?

2

3 **AARON TIEDEMANN:** PRESENT, CITY HALL.

4

5 **CLERK OF THE BOARD:** MEMBER -- [INDISCERNIBLE]

6

7 **SPEAKER:** SHE IS ON HER WAY TO THE FAIRFIELD LOCATION.

8

9 **CLERK OF THE BOARD:** OKAY THANK YOU. WE HAVE QUORUM.

10

11 **V. PRES., JESSE ARREGUIN:** OKAY. THANK YOU VERY MUCH. AND THE
12 PRESIDENT IS IN VIENNA ON A STUDY TRIP, AND THE IMMEDIATE PAST
13 PRESIDENT IS NOT HERE. SO I'M HERE RUNNING IN THEIR ABSENCE.
14 IF I HAVE TO STEP AWAY AND DESIGNATE MEMBER ROMERO TO CHAIR,
15 IF I STEP OUT VERY BRIEFLY. SO, SO WE DO HAVE A QUORUM. WE'LL
16 PROCEED TO ITEM TWO PUBLIC COMMENT IS THERE APPROXIMATE
17 COMMENT ON NON-AGENDA MATTERS EITHER HERE IN PERSON OR ON
18 ZOOM.

19

20 **CLERK OF THE BOARD:** ONE PERSON ONLINE WITH THEIR HAND RAISED.

21

22 **V. PRES., JESSE ARREGUIN:** OKAY. WE'LL GIVE THEM ONE MINUTE.

23

24 **CLERK OF THE BOARD:** KEN BOROSKI, YOU MAY UNMUTE YOURSELF.

25

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1 **SPEAKER:** CAN YOU HEAR ME? CAN YOU HEAR ME?

2

3 **V. PRES., JESSE ARREGUIN:** YES.

4

5 **SPEAKER:** OKAY. [AUDIO DISTORTION] [INDISCERNIBLE] IT WILL

6 TRANSFER -- [INDISCERNIBLE] IN THE COMMUNITIES IS TO BEGIN --

7 LOCAL COMMUNITIES -- THANK YOU.

8

9 **V. PRES., JESSE ARREGUIN:** OKAY. THANK YOU. IS THERE ANY OTHER

10 NON-AGENDA PUBLIC COMMENTS?

11

12 **CLERK OF THE BOARD:** NOTHING IN WRITING AND NO ONE WITH THEIR

13 HANDS RAISED ONLINE.

14

15 **V. PRES., JESSE ARREGUIN:** OKAY. ITEM THREE, EXECUTIVE BOARD

16 ANNOUNCEMENTS. ARE THERE ANY ANNOUNCEMENTS FROM MEMBERS.

17 EXECUTIVE BOARD? SEEING NO MEMBERS IN-PERSON. YES? FAIRFIELD?

18 DO YOU HAVE AN ANNOUNCEMENT?

19

20 **SPEAKER:** HELLO.

21

22 **V. PRES., JESSE ARREGUIN:** SUPERVISOR WILLIAMS SUPERINTENDENT.

23 NOTE THAT FOR THE RECORD. OKAY. ANY OTHER ANNOUNCEMENTS?

24

25 **CANDACE ANDERSON:** SUPERVISOR WILLIAMS IS HERE IN FAIRFIELD.

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1

2 **V. PRES., JESSE ARREGUIN:** YES.

3

4 **SPEAKER:** WE CAN'T SEE -- [INDISCERNIBLE] CAMERA --

5

6 **V. PRES., JESSE ARREGUIN:** IS THERE ANY COMMENTS FOR THIS ITEM.

7

8 **CLERK OF THE BOARD:** NO ONE WITH THEIR HANDS RAISED, NOTHING

9 RECEIVED IN WRITING AND NO ONE IN THE ROOM WITH PUBLIC

10 COMMENT.

11

12 **V. PRES., JESSE ARREGUIN:** THANK YOU. ITEM FOUR, THE

13 PRESIDENT'S REPORT I'LL GIVE THIS REPORT TODAY. I WANT TO

14 THANK EVERYONE FOR BEING HERE THIS EVENING. AND I WANT TO

15 THANK ALL THE DELEGATES THAT ATTENDED OUR BUDGET WORK PROGRAM

16 2024, 2025 AT OUR ANNUAL GENERAL ASSEMBLY ON FRIDAY JUNE 21ST

17 IS THE FOLLOWING WEEK ON JUNE 26TH, THE BAY AREA HOUSING

18 FINANCE BOARD APPROVED A \$1 BILLION HOUSING BOND FOR ALL NINE

19 COUNTIES FOLLOWS THE ACTION WE TOOK IN APRIL THIS YEAR.

20 EXCITED WE'RE AT THIS STEP AND WE WANT TO THANK STAFF AND

21 BOARD MEMBERS WHO WORKED HARD OVER THE LAST SEVERAL YEARS TO

22 HELP US ADVANCE THIS CRITICAL MEASURE. THIS CONCLUDES THE

23 PRESIDENT'S REPORT. ARE THERE ANY QUESTIONS FROM MEMBERS OF

24 THE EXECUTIVE BOARD? YES? MEMBER ECKLUND?

25

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1 **PAT ECKLUND:** THANK YOU. IS IT POSSIBLE FOR THE BOARD TO GET A
2 COPY OF ALL THE LIST OF ATTENDEES SO THAT WE CAN MAKE SURE
3 THAT WE THANK THOSE FROM OUR COUNTY FOR COMING AND
4 PARTICIPATING IN THE VOTE? IS THAT POSSIBLE?

5

6 **V. PRES., JESSE ARREGUIN:** BRAD, OR WALLY IS THAT POSSIBLE?

7

8 **BRAD PAUL:** I BELIEVE SO. I'LL GET THAT LIST AND SEND IT OUT.

9

10 **PAT ECKLUND:** THANK YOU VERY MUCH BRAD. APPRECIATE IT.

11

12 **SPEAKER:** GENERAL ASSEMBLY?

13

14 **V. PRES., JESSE ARREGUIN:** YES. ARE THERE ANY COMMENTS? IF NOT
15 ARE THERE ANY PUBLIC COMMENT OR WRITTEN COMMENTS ON THIS ITEM?

16

17 **CLERK OF THE BOARD:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
18 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
19 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
20 PUBLIC COMMENT AT THIS TIME.

21

22 **V. PRES., JESSE ARREGUIN:** OKAY. THANK YOU VERY MUCH. WE'LL
23 PROCEED TO 5A, THE EXECUTIVE DIRECTOR'S REPORT. MR. PAUL WILL
24 GIFT REPORT FOR OUR EXECUTIVE DIRECTOR THIS EVENING.

25

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1 **BRAD PAUL:** THANK YOU VICE PRESIDENT ARREGUIN YOU MENTIONED OF
2 THE BIGGEST ITEMS THAT ARE IN EXECUTIVE DIRECTOR FREMIER'S
3 REPORT FOR THE VOTE ON THE 26th BY THE BAY AREA HOUSING
4 FINANCE AUTHORITY TO PLACE A \$20 MILLION BOND ON THE BALLOT IN
5 NOVEMBER AND ARE VERY SUCCESSFUL. IN LATE JUNE AND EARLY JULY
6 THE SAN FRANCISCO PARTNERSHIP RECEIVED \$10.6 MILLION IN AWARDS
7 TO IMPLEMENT WATERSHED SCALE RESTORATION NORTH RICHMOND AT
8 ADVANCED NATURE-BASED ADAPTATION ALONG THE HAYWARD SHORELINE
9 ON MAY 14TH THROUGH 16th EXECUTIVE DIRECTOR FREMIER JOINED
10 ABAG RAMOS AND VICE PRESIDENT ARREGUIN ALONG WITH MTC
11 COMMISSIONERS CANEPA AND DUTRA-VERNACI IN WASHINGTON DC FOR
12 THE ANNUAL MTC/ABAG ADVOCACY TRIP AT THE NATION'S CAPITAL MET
13 WITH THE CONGRESSIONAL DELEGATION AND OFFICIALS FROM THE
14 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE DEPARTMENT
15 OF TRANSPORTATION TO DISCUSS ABAG'S MTC'S HOUSING
16 TRANSPORTATION PRIORITIES IN MAY BAHFA AND ENTERPRISE
17 COMMUNITY PARTNERS RELEASE THE 2024 BAY AREA AFFORDABLE
18 HOUSING PROJECT PIPELINE REPORT WHICH REVEALED 433 AFFORDABLE
19 HOUSING PROJECTS IN VARIOUS STAGES OF FROM DEVELOPMENT IN THE
20 BAY AREA THAT IF BUILT WOULD CREATE 40,000 NEW AFFORDABLE
21 HOMES THE REPORT INDICATED THAT WE WOULD FOUR POINTS TO BUILD
22 THOSE 40,000 UNITS IN MAY THE CALIFORNIA DEPARTMENT OF FISH
23 AND WILDLIFE PROVED NORTH BAY LANDS REGIONAL CONSERVATION
24 INVESTMENT STRATEGY THAT WAS PRODUCED BY MTC CALTRANS, SFE,
25 SAN FRANCISCO PARTNERSHIP AND SONOMA COUNTY TRANSPORTATION

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1 AUTHOR AND OTHERS THIS STRATEGY OUTLINES COMPREHENSIVE PLAN
2 FOR PROTECTING SENSITIVE TIDAL MARSH FRESH WATER MARSH AND
3 UPLAND AREAS AT RISK OF SEA LEVEL RISE PROVIDING CRITICAL
4 WILDLIFE IN SONOMA, NAPA, SOLANO COUNTIES AND STRATEGY IS
5 DESIGNED TO HELP GUIDE MAJOR INFRASTRUCTURE PROJECTS SUCH AS
6 LONG-TERM TRANSFORMATION OF STATE ROUTE 37. THAT ENDS MY
7 REPORT.

8

9 **V. PRES., JESSE ARREGUIN:** THANK YOU VERY MUCH. ARE THERE ANY
10 QUESTIONS FROM MEMBERS OF THE EXECUTIVE BOARD? SEEING NONE. IS
11 THERE ANY PUBLIC COMMENT ON THIS ITEM? WERE THERE WRITTEN
12 COMMENTS RECEIVED FOR THIS ITEM?

13

14 **CLERK OF THE BOARD:** THERE ARE NO WRITTEN COMMENTS RECEIVED FOR
15 THIS ITEM, AND NO MEMBERS IN THE BOARDROOM WITH PUBLIC COMMENT
16 AND IN THE ATTENDEE SPACE, NO MEMBERS WITH RAISED HANDS FOR
17 PUBLIC COMMENT AT THIS TIME.

18

19 **V. PRES., JESSE ARREGUIN:** GREAT. THANK YOU. SO WE'LL PROCEED
20 TO ITEM SIX, THE EXECUTIVE COMMITTEE WHICH CONSISTS OF 6A
21 THROUGH 6E. IS THERE A MOTION ON THE CONSENT CALENDAR?

22

23 **PAT ECKLUND:** I'LL MOVE THE CONSENT CALENDAR.

24

25 **SPEAKER:** SECOND.

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1

2 **V. PRES., JESSE ARREGUIN:** MOTION AND SECOND. COLLEAGUES ANY
3 DISCUSSION ON THE CONSENT CALENDAR? IF SO PLEASE RAISE YOUR
4 HAND. OKAY SEEING NO FURTHER DISCUSSION. I'LL NOW TAKE PUBLIC
5 COMMENT ON THIS ITEM. ARE THERE ANY IN-PERSON SPEAKERS OR
6 SPEAKERS ON ZOOM.

7

8 **CLERK OF THE BOARD:** NO ONE IN THE ROOM WITH SPEAKER CARD
9 NOTHING RECEIVED IN WRITING AND NO ONE ONLINE WITH THEIR HAND
10 RAISED.

11

12 **V. PRES., JESSE ARREGUIN:** OKAY THANK YOU. UNLESS THERE ARE
13 FURTHER QUESTIONS OR COMMENTS, WE WILL CALL THE ROLL ON
14 APPROVING THE CONSENT CALENDAR.

15

16 **CLERK OF THE BOARD:** OKAY. MEMBER ADAMS?

17

18 **SUSAN ADAMS HOLLINGSWORTH:** YES.

19

20 **CLERK OF THE BOARD:** MEMBER ANDERSEN?

21

22 **CANDACE ANDERSON:** YES.

23

24 **CLERK OF THE BOARD:** MEMBER ARREGUIN?

25

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1 **V. PRES., JESSE ARREGUIN:** YES.

2

3 **CLERK OF THE BOARD:** MEMBER FORTUNATO-BAS?

4

5 **NIKKI FORTUNATO BAS:** YES.

6

7 **CLERK OF THE BOARD:** MEMBER GLUCKSTEIN.

8

9 **LISA GLUCKSTEIN:** YES.

10

11 **CLERK OF THE BOARD:** CARLSON IN.

12

13 **KEN CARLSON:** YES.

14

15 **CLERK OF THE BOARD:** CORZO?

16

17 **NOELIA CORZO:** YES.

18

19 **CLERK OF THE BOARD:** ECKLUND?

20

21 **PAT ECKLUND:** AYE.

22

23 **CLERK OF THE BOARD:** ELLENBERG IS ABSENT. MEMBER FIFE? IS

24 MEMBER FIFE IN THE OAKLAND LOCATION?

25

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1 **SPEAKER:** NO. SHE IS ABSENT.

2

3 **CLERK OF THE BOARD:** OKAY. THANK YOU. I APPRECIATE. MEMBER
4 FLIGOR?

5

6 **NEYSA FLIGOR:** YES.

7

8 **CLERK OF THE BOARD:** MEMBER GARCIA? IS ABSENT. MEMBER TANNER
9 FOR HILLIS?

10

11 **SPEAKER:** YES.

12

13 **CLERK OF THE BOARD:** KAMAI IS ABSENT. LEE IS ABSENT. MANDELMAN
14 IS ABSENT. MARQUEZ IS ABSENT. MARTINEZ BELTRAN? IS ABSENT.
15 MEMBER MILEY IS ABSENT TOMS FOR MOTOYAMA?

16

17 **MAUREEN TOMS:** YES.

18

19 **CLERK OF THE BOARD:** MEMBER MOY?

20

21 **CATHERINE MOY:** YES.

22

23 **CLERK OF THE BOARD:** MEMBER MILLER IS ABSENT. MEMBER HEDGES FOR
24 NA NAGALES?

25

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1 **RICHARD HEDGES:** YES.

2

3 **CLERK OF THE BOARD:** FOR ORTIZ?

4

5 **SPEAKER:** YES.

6

7 **CLERK OF THE BOARD:** MEMBER RABBITT IS ABSENT.

8

9 **SPEAKER:** HE'S HERE.

10

11 **CLERK OF THE BOARD:** I'M SORRY. [LAUGHTER]

12

13 **DAVID RABBIT:** HERE AND AYE.

14

15 **CLERK OF THE BOARD:** MEMBER RAMOS IS ABSENT. MEMBER REID IS

16 ABSENT. MEMBER ROMERO?

17

18 **CARLOS ROMERO:** YES.

19

20 **CLERK OF THE BOARD:** MEMBER SACKETT?

21

22 **MARY SACKETT:** YES.

23

24 **CLERK OF THE BOARD:** MEMBER SILVA?

25

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1 **CINDY SILVA:** YES.

2

3 **CLERK OF THE BOARD:** MEMBER TIEDEMANN?

4

5 **AARON TIEDEMANN:** YES.

6

7 **CLERK OF THE BOARD:** MEMBER WILLIAMS?

8

9 **WANDA WILLIAMS:** YES.

10

11 **CLERK OF THE BOARD:** MEMBER YOUNG IS NON-VOTING. THE MOTION

12 PASSES BY ALL MEMBERS PRESENT. THANK YOU.

13

14 **V. PRES., JESSE ARREGUIN:** OKAY. THANK YOU. WE'LL PROCEED TO

15 ITEM 7A THE REPORT OF THE ABAG ADMINISTRATIVE COMMITTEE OF

16 JUNE 14TH AND 12th. THE ABAG ADMINISTRATIVE COMMITTEE MET

17 JOINTLY WITH MTC PLANNING COMMITTEE JUNE 14TH, 2024 AND

18 RECEIVED THE FOLLOWING REPORTS, INTER-AGENCY FLOODING AND

19 SUMMARY ON SEA LEVEL RISE AND THREATS OF FLOODING IN THE SAN

20 FRANCISCO BAY AREA. AND THE DRAFT BLUEPRINT KEY FINDINGS FOR

21 PLANNED BAY AREA 2050. THESE ARE ITEMS ON OUR AGENDA TONIGHT

22 AT 7B AND 9A. WE MET JULY 12TH, 2024 AND RECEIVED OVERVIEW OF

23 THE ENGAGEMENT STRATEGY FOR PLANNED BAY AREA 2050+ ROUND TWO

24 PUBLIC AND PARTNER ENGAGEMENT AND CONSIDERED AN AMENDMENT TO

25 PLANNED BAY AREA 2050 FOR THE SMART HEALDSBURG EXTENSION. AND

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1 SUMMARY OF THESE REPORTS ARE ONLINE AT MTC LEGISTAR AND THIS
2 CONCLUDES THE COMMITTEE REPORT. IS THERE ANY QUESTIONS OR
3 COMMENTS FROM MEMBERS OF THE EXECUTIVE BOARD? OKAY. IF NOT, IS
4 THERE ANY PUBLIC COMMENT ON THIS ITEM? WERE THERE ANY WRITTEN
5 COMMENTS RECEIVED FOR THIS ITEM.

6

7 **CLERK OF THE BOARD:** NOTHING RECEIVED IN WRITING AND NO ONE
8 WITH THEIR HAND RAISED AND NO SPEAKER CARDS IN THE ROOM.

9

10 **V. PRES., JESSE ARREGUIN:** THANK YOU. MOVING TO 7B WHICH I
11 NOTED IN PREVIOUS COMMENTS. THIS IS AN EXCITING MOMENT FOR
12 ABAG AND OUR REGION THIS IS AUTHORIZATION OF THE EXECUTIVE
13 DIRECTOR OR DESIGNEE TO ENTER ON AN MOU WITH FOUR VOTE SUGGEST
14 MEMBER AGENCIES AND THREE NON-VOTING PARTNERS AND BARC I WEAR
15 TWO HATS TODAY NOT JUST AS VICE PRESIDENT OF BARC BUT CHAIR OF
16 BARC, TAKING THIS ALL AT OUR MEETING THIS IS THE RESULT OF A
17 YEAR OF WORK I WANT TO THANK ALLISON BROOKS AND ALL THE
18 EXECUTIVE DIRECTORS WHO WORKED COLLABORATIVELY TO FIND A WAY
19 FOR OUR REGION TO COME TOGETHER AND TO LEVERAGE ALL THE
20 DIFFERENT REGULATORY TOOLS AND RESOURCES. MTC ABAG IDENTIFIED
21 110 BILLION TO ADDRESS EXISTING NEEDS OF RISING SEA LEVEL. SO
22 THE ONLY WAY WE'RE GOING TO BE ABLE TO ADDRESS THIS CRITICAL
23 CHALLENGE IS COMING TOGETHER AND WORKING TOGETHER
24 COLLABORATIVELY AS A REGION. SO I THINK THIS IS REALLY
25 REGIONALISM AT ITS BEST. I'M VERY EXCITED THAT WE'LL TAKING

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1 THIS UP TODAY TO AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN THE
2 MOU TO COORDINATE ADAPTATION EFFORTS IN THE BAY AREA. THIS IS
3 AN ACTION ITEM. ALLISON BROOKS, I'LL ASK FOR COMMENTS?

4

5 **ALLISON BROOKS:** YOU SAID IT AS WELL AS I COULD SAY. THANK YOU.
6 I DON'T NEED TO SAY ANYMORE. I'LL ANSWER ANY QUESTIONS AS VICE
7 PRESIDENT ARREGUIN SAID, THAT YOU MAY HAVE.

8

9 **V. PRES., JESSE ARREGUIN:** THE ADMINISTRATIVE COMMITTEE
10 RECOMMEND THAT THIS EXECUTIVE BOARD TAKE ACTION TO ENTER INTO
11 AN MOU WITH THE FOUR VOTING MEMBER AGENCIES AND THE THREE NON-
12 VOTING PARTNER AGENCIES OF BARC. SO DO I HAVE A MOTION AND
13 SECOND TO APPROVE ENTERING INTO THE MOU.

14

15 **PAT ECKLUND:** I MOVE THE ACTION FOR US TO APPROVE IT.

16

17 **SPEAKER:** SECOND.

18

19 **V. PRES., JESSE ARREGUIN:** MOVED BY ECKLUND SECOND BY HEDGES.
20 THANK YOU. COMMENTS OR QUESTIONS ON THIS ITEM? RABBITT?

21

22 **DAVID RABBIT:** I WANT TO ECHO YOUR COMMENTS AND THANK EVERYONE.
23 OBVIOUSLY THIS IS -- THE MAGNITUDE OF THE ISSUE THAT WE NEED
24 TO ADDRESS NEEDS ALL HANDS ON DECK, ALL AGENCIES ON DECK, AND
25 EACH AGENCY PLAYS AN IMPORTANT ROLE. WE HAVE ALREADY SEEN I

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1 BELIEVE, HIGHWAY 37 FOR INSTANCE WHICH HAS GREAT OPPORTUNITIES
2 AS WELL AS CHALLENGES WITH THE NUMBERS WE'RE TALKING ABOUT 10
3 BILLION THIS IS A LOT OF MONEY WE NEED TO BE ON THE SAME PAGE.
4 I WANTED TO PUT THAT OUT THERE I'M NOT SURE IF YOU ARE READY
5 FOR THAT BUT WANT TO CONSIDER A MOTION, SO BE IT.

6

7 **V. PRES., JESSE ARREGUIN:** WE DO HAVE A MOTION. BUT I'LL ACCEPT
8 YOUR THIRD. [LAUGHTER]. SO WE HAVE A MOTION AND SECOND.
9 SUPERVISOR ECKLUND?

10

11 **PAT ECKLUND:** THANK YOU VERY MUCH, ACTING PRESIDENT, VICE
12 PRESIDENT. I, TOO, WANTED TO SAY THAT THIS IS A REALLY
13 INCREDIBLE STEP THIS. IS THE FIRST TIME I HAVE SEEN FOUR
14 DIFFERENT AGENCIES, STATE AND ABAG IS A SPECIAL ORGANIZATION,
15 BUT, REALLY COMING TOGETHER AND TRYING TO WORK TOGETHER IN A
16 FORMAL MOTION -- ACTION LIKE THIS. AND I ESPECIALLY WANTED TO
17 THANK OF THE EXECUTIVE DIRECTOR OF BARC. BECAUSE IT WASN'T AN
18 EASY TASK. AND TRYING TO GET STATE AGENCIES IN A WAY TO WORK
19 WITH, SORT OF, A FORMED ORGANIZATION BY LOCAL GOVERNMENTS IS A
20 CHALLENGE. AND SO, I JUST WANTED TO PERSONALLY REACH OUT.
21 HAVING WORKED FOR THE FEDERAL GOVERNMENT FOR 43 YEARS, SEVEN
22 MONTHS AND 11 DAYS. IT'S A REAL CHALLENGE, AND I JUST WANT TO
23 COMPLEMENT YOU ALL ON YOUR WORK TO GET THIS TO THIS. AND IF IT
24 WASN'T FOR JESSE ARREQUIN, AS WELL AS OUR PRESIDENT, BELIA

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1 RAMOS, WE PROBABLY WOULDN'T HAVE GOTTEN THERE AS QUICKLY AS WE
2 DID. SO COMPLIMENTS TO THE ACTING PRESIDENT TONIGHT.

3

4 **RICHARD HEDGES:** CHAIR.

5

6 **V. PRES., JESSE ARREGUIN:** YES HEDGES.

7

8 **RICHARD HEDGES:** I WANT TO THANK EVERYBODY INVOLVED IN THIS MY
9 DISTRICT IN SAN MATEO IS LOW LYING WE'RE IN THE FEMA FLOOD MAP
10 FOR YEARS AND THIS A VERY DANGEROUS PART FOR PEOPLE THAT HAVE
11 THE LEAST ABILITY TO MOVE ON BECAUSE IT'S ONE OF THE POOREST
12 AREAS IN SAN MATEO.

13

14 **V. PRES., JESSE ARREGUIN:** THANK YOU COLLEAGUES. ANY ADDITIONAL
15 QUESTIONS OR COMMENTS? SEEING NO MEMBERS IN THE ROOM.
16 RECOGNIZING ANY MEMBERS ON ZOOM, PLEASE RAISE YOUR HAND.

17

18 **SPEAKER:** THERE IS ONE HAND RAISED.

19

20 **V. PRES., JESSE ARREGUIN:** OKAY. WE'LL GO TO THAT SPEAKER. AND
21 THAT IS -- I DON'T SEE ANY -- OUR EXECUTIVE BOARD MEMBERS WITH
22 THEIR HAND RAISED. IT MIGHT HAVE BEEN A PUBLIC COMMENTER. ARE
23 THERE ANY MEMBERS OF THE EXECUTIVE BOARD ON ZOOM WISHING TO
24 COMMENT ON THIS ITEM? PLEASE RAISE YOUR HAND. IF NOT WE'LL GO
25 TO PUBLIC COMMENT ON THIS ITEM. ARE THERE ANY MEMBERS OF THE

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1 PUBLIC HERE IN-PERSON WISHING TO SPEAK ON ITEM 7B? IF SO,
2 PLEASE COME FORWARD

3

4 **CLERK OF THE BOARD:** THERE IS NO ONE WITH A SPEAKER CARD IN THE
5 ROOM AND THERE WAS NOTHING RECEIVED IN WRITING AND THERE IS NO
6 ONE WITH THEIR HAND RAISED.

7

8 **V. PRES., JESSE ARREGUIN:** OKAY. DON'T TAKE THE LACK OF PUBLIC
9 COMMENT AS A LACK OF ENTHUSIASM ON OUR PART.

10

11 **CLERK OF THE BOARD:** NOW WE HAVE ONE WITH A HAND RAISED.

12

13 **V. PRES., JESSE ARREGUIN:** I SPOKE TOO SOON. [LAUGHTER] MR.
14 BUKOWSKI, GO AHEAD.

15

16 **SPEAKER:** [AUDIO DISTORTION] [INDISCERNIBLE] I THINK THIS IS
17 AN [INDISCERNIBLE] GREAT WORK.

18

19 **KATHLEEN KANE:** I'M SORRY. MR. BUKOWSKI, WE HAD DIFFICULTY
20 UNDERSTANDING WHAT YOU WERE SAYING. YOU WERE MUFFLED. IF YOU
21 COULD ADJUST YOUR DISTANCE TO YOUR MICROPHONE AND TRY AGAIN?

22

23 **SPEAKER:** OKAY. CAN YOU HEAR ME BETTER?

24

25 **V. PRES., JESSE ARREGUIN:** IT'S HARD, KEN.

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1

2 **SPEAKER:** OKAY. THANK YOU.

3

4 **V. PRES., JESSE ARREGUIN:** OKAY. THANK YOU. ARE THERE ANY OTHER
5 COMMENTERS ON ITEM 7B? IF SO PLEASE RAISE YOUR HAND. IF NOT,
6 ONCE AGAIN, THANK YOU, ALLISON. THANK YOU TO OUR STAFF AT MTC
7 ABAG AND THANK YOU TO ALL THE MEMBER AGENCIES, AND THE WORK
8 BEGINS. SO WITH THAT WE'LL CALL THE ROLL ON THE MOTION TO
9 AUTHORIZE OUR EXECUTIVE DIRECTOR TO ENTER INTO THIS MOU.
10 PLEASE CALL THE ROLL.

11

12 **CLERK OF THE BOARD:** OKAY. MEMBER ADAMS?

13

14 **SUSAN ADAMS HOLLINGSWORTH:** YES.

15

16 **CLERK OF THE BOARD:** MEMBER ANDERSEN?

17

18 **CANDACE ANDERSON:** YES.

19

20 **CLERK OF THE BOARD:** MEMBER ARREGUIN?

21

22 **V. PRES., JESSE ARREGUIN:** YES.

23

24 **CLERK OF THE BOARD:** MEMBER FORTUNATO-BAS?

25

Meeting Transcript

JULY 18, 2024

1 **NIKKI FORTUNATO BAS:** YES.

2

3 **CLERK OF THE BOARD:** MEMBER GLUCKSTEIN?

4

5 **LISA GLUCKSTEIN:** YES.

6

7 **CLERK OF THE BOARD:** CARLSON?

8

9 **KEN CARLSON:** YES.

10

11 **CLERK OF THE BOARD:** CORZO?

12

13 **NOELIA CORZO:** YES.

14

15 **CLERK OF THE BOARD:** ECKLUND?

16

17 **PAT ECKLUND:** AYE.

18

19 **CLERK OF THE BOARD:** ELLENBERG IS ABSENT. FIFE IS ABSENT.

20 FLIGOR?

21

22 **NEYSA FLIGOR:** YES.

23

24 **CLERK OF THE BOARD:** MEMBER GARCIA IS ABSENT. MEMBER TANNER?

25

Meeting Transcript

JULY 18, 2024

1 **SPEAKER:** YES.

2

3 **CLERK OF THE BOARD:** MEMBER KAMAI IS ABSENT. MEMBER LEE IS
4 ABSENT. MEMBER MANDELMAN IS ABSENT. MEMBER MARQUEZ IS ABSENT.
5 MEMBER MARTINEZ BELTRAN IS ABSENT. MEMBER MILEY IS ABSENT
6 MEMBER TOMS?

7

8 **MAUREEN TOMS:** YES.

9

10 **CLERK OF THE BOARD:** MEMBER MOY?

11

12 **CATHERINE MOY:** YES.

13

14 **CLERK OF THE BOARD:** MEMBER MILLER IS ABSENT. MEMBER HEDGES?

15

16 **RICHARD HEDGES:** YES.

17

18 **CLERK OF THE BOARD:** MEMBER JIMINEZ?

19

20 **SPEAKER:** YES.

21

22 **CLERK OF THE BOARD:** MEMBER RABBITT? MEMBER RAMOS IS ABSENT.
23 MEMBER REID IS ABSENT. MEMBER ROMERO?

24

25 **CARLOS ROMERO:** YES.

Meeting Transcript

JULY 18, 2024

1

2 **CLERK OF THE BOARD:** MEMBER SACKETT?

3

4 **MARY SACKETT:** YES.

5

6 **CLERK OF THE BOARD:** MEMBER SILVA?

7

8 **CINDY SILVA:** YES.

9

10 **CLERK OF THE BOARD:** MEMBER TIEDEMANN?

11

12 **AARON TIEDEMANN:** YES.

13

14 **CLERK OF THE BOARD:** MEMBER WILLIAMS? MEMBER WILLIAMS?

15

16 **WANDA WILLIAMS:** YES YES.

17

18 **CLERK OF THE BOARD:** THANK YOU. THE MOTION PASSES WITH -- BY

19 ALL MEMBERS PRESENT. THANK YOU.

20

21 **V. PRES., JESSE ARREGUIN:** THANK YOU VERY MUCH. OKAY THAT.

22 COMPLETES THIS ITEM. I WILL NOW PROCEED TO ITEM 8A, THIS IS A

23 REPORT FROM THE JOINT MTC LEGISLATION COMMITTEE AND ABAG

24 LEGISLATION COMMITTEE FOR MEETINGS JUNE 14TH AND JULY 12TH.

25 I'LL GIVE THAT REPORT. THE JOINT MTC LEGISLATION COMMITTEE AND

JULY 18, 2024

1 ABAG LEGISLATION COMMITTEE MET JULY 12TH, 2024 RECEIVED
2 COMMITTEE APPOINTED CONSTITUTIONAL AMENDMENT TO SET 55%
3 APPROVAL STRUCTURE. THIS PASSED LAST MONTH AND BE ON THE
4 BALLOT. THIS WAS A HEAVY LIFT AND I WANT TO THANK STAFF
5 PARTICULARLY JULIE SNYDER AND ALL MEMBERS WHO MADE CALLS,
6 PARTICULARLY OUR PRESIDENT BELIA RAMOS WHO HELPED MAKE THIS
7 HAPPEN. THIS IS AN INTEGRAL PART OF OUR STRATEGY TO GET
8 REGIONAL MEASURE FOUR OUR HOUSING BOND PASSED. THE VOTE
9 POSITION AB2813 WHICH IS TECHNICAL COMPANION LEGISLATION TEN
10 THAT BILL -- [INDISCERNIBLE] GOVERNOR'S SIGNATURE. RECEIVED
11 INFORMATION ON THE 2025 STATED BUDGET COMMITTEE RECOMMENDED
12 APPROVAL OF SPONSORSHIP POSITION ON AB 598. THIS IS ON OUR
13 AGENDA ITEM 8B. THE JULY 12TH, 2024 THE COMMITTEE MET AND
14 HEARD AN UPDATE ON THE STATE BUDGET INCLUDING LEGISLATURE
15 RESTORED VAST MAJORITY OF REAP 2.0 FUNDS ENSURING OUR PROJECTS
16 CAN GO UNDERWAY AS APPROVED THIS IS A TESTAMENT EFFECTIVE TO
17 ADVOCACY OF SO MANY LOCAL ELECTED OFFICIALS AS WELL AS STAFF
18 AND CALCOG WHO DID A GREAT JOB. WE RECEIVED A LEGISLATIVE
19 UPDATE INCLUDING SUMMARY OF \$10 BILLION CLIMATE BOND THAT THE
20 LEGISLATURE PLACED ON THE NOVEMBER BALLOT. REPORTS ARE
21 AVAILABLE ON MTC LEGISTAR AND THIS CONCLUDES THE COMMITTEE
22 REPORT. ARE THERE ANY EXECUTIVE BOARD MEMBER COMMENTS? SEEING
23 NONE. MEMBERS ON ZOOM? WE'LL TAKE PUBLIC COMMENT ON THIS ITEM.
24 ARE THERE ANY SPEAKERS ON ZOOM?
25

JULY 18, 2024

1 **CLERK OF THE BOARD:** THERE IS NO ONE ONLINE WITH THEIR HAND
2 RAISED. THERE WAS NOTHING RECEIVED IN WRITING AND THERE IS NO
3 SPEAKER CARDS IN THE ROOM.

4

5 **V. PRES., JESSE ARREGUIN:** THANK YOU VERY MUCH. THAT BRINGS US
6 TO 8B ASSEMBLY BILL WICKS 598 BAY AREA HOUSING FINANCE AUTHOR
7 FUNDING THIS IS THE EXECUTIVE BOARD ACTION ITEM JULIE SNYDER
8 IS AVAILABLE ON ZOOM TO ANSWER ANY QUESTIONS. THE JOINT MTC
9 ABAG LEGISLATION COMMITTEE RECOMMENDED WE SPONSOR THIS
10 LEGISLATION. I'LL ENTERTAIN A MOTION AND SECOND TO APPROVE THE
11 SPONSORSHIP OF AB 598 FUNDING.

12

13 **KEN CARLSON:** SO MOVED.

14

15 **RICHARD HEDGES:** SECOND.

16

17 **V. PRES., JESSE ARREGUIN:** MOTION AND SECOND. COMMENTS OR
18 QUESTIONS ON THIS ITEM? FROM ANY MEMBERS HERE IN THE ROOM? ANY
19 MEMBERS ON ZOOM PLEASE RAISE YOUR HAND. OKAY. IF NOT WE'LL
20 PROCEED TO PUBLIC COMMENT. ARE THERE ANY IN-PERSON SPEAKERS OR
21 ANY SPEAKERS ON ZOOM?

22

23 **CLERK OF THE BOARD:** THERE IS NOTHING, NO ONE WITH THEIR HAND
24 RAISED ONLINE, AND THERE IS NO SPEAKER CARDS IN THE ROOM AND
25 NOTHING RECEIVED IN WRITING.

Meeting Transcript

JULY 18, 2024

1

2 **V. PRES., JESSE ARREGUIN:** OKAY. UNLESS THERE ARE FURTHER
3 QUESTIONS OR COMMENTS ON ITEM 8B, WE'LL ENTERTAIN A ROLL CALL
4 VOTE ON THE MOTION.

5

6 **CLERK OF THE BOARD:** MEMBER ADAMS?

7

8 **SUSAN ADAMS HOLLINGSWORTH:** YES.

9

10 **CLERK OF THE BOARD:** MEMBER ANDERSEN?

11

12 **CANDACE ANDERSON:** YES.

13

14 **CLERK OF THE BOARD:** MEMBER ARREGUIN?

15

16 **V. PRES., JESSE ARREGUIN:** YES.

17

18 **CLERK OF THE BOARD:** MEMBER FORTUNATO-BAS?

19

20 **NIKKI FORTUNATO BAS:** YES.

21

22 **CLERK OF THE BOARD:** MEMBER GLUCKSTEIN?

23

24 **LISA GLUCKSTEIN:** YES.

25

27

Meeting Transcript

JULY 18, 2024

1 **CLERK OF THE BOARD:** CARLSON?

2

3 **KEN CARLSON:** YES.

4

5 **CLERK OF THE BOARD:** ECKLUND?

6

7 **PAT ECKLUND:** AYE.

8

9 **CLERK OF THE BOARD:** FIFE IS ABSENT. FLIGOR?

10

11 **NEYSA FLIGOR:** YES.

12

13 **CLERK OF THE BOARD:** GARCIA IS ABSENT. MEMBER TANNER?

14

15 **SPEAKER:** YES.

16

17 **CLERK OF THE BOARD:** MEMBER KAMAI IS ABSENT. MEMBER LEE IS
18 ABSENT. MEMBER MANDELMAN IS ABSENT. MEMBER MARCUS IS ABSENT.
19 MEMBER MARTIN BELTRAN IS ABSENT. MEMBER MILEY IS ABSENT.
20 MEMBER TOMS?

21

22 **MAUREEN TOMS:** YES.

23

24 **CLERK OF THE BOARD:** MEMBER MOY?

25

Meeting Transcript

JULY 18, 2024

1 **CATHERINE MOY:** YES.

2

3 **CLERK OF THE BOARD:** MEMBER MILLER IS ABSENT. MEMBER HEDGES?

4

5 **RICHARD HEDGES:** YES.

6

7 **CLERK OF THE BOARD:** MEMBER JIMINEZ?

8

9 **SPEAKER:** YES.

10

11 **CLERK OF THE BOARD:** MEMBER RABBITT?

12

13 **DAVID RABBIT:** AYE.

14

15 **CLERK OF THE BOARD:** MEMBER RAMOS IS ABSENT. MEMBER REID IS

16 ABSENT. MEMBER ROMERO?

17

18 **CARLOS ROMERO:** YES.

19

20 **CLERK OF THE BOARD:** MEMBER SACKETT?

21

22 **MARY SACKETT:** YES.

23

24 **CLERK OF THE BOARD:** MEMBER SILVA?

25

Meeting Transcript

JULY 18, 2024

1 **CINDY SILVA:** YES.

2

3 **CLERK OF THE BOARD:** MEMBER TIEDEMANN?

4

5 **AARON TIEDEMANN:** YES.

6

7 **CLERK OF THE BOARD:** MEMBER WILLIAMS?

8

9 **WANDA WILLIAMS:** YES.

10

11 **CLERK OF THE BOARD:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS

12 PRESENT. THANK YOU.

13

14 **V. PRES., JESSE ARREGUIN:** OKAY. THANK YOU VERY MUCH. WE'LL NOW

15 PROCEED TO ITEM 9A PLANNED BAY AREA 2050 DRAFT BLUEPRINT OUR

16 STAFF WILL GIVE A PRESENTATION UPDATE ON THE PLANNED BAY AREA

17 2050+ UPDATE INCLUDING DRAFT BLUEPRINT STRATEGIES, KEY

18 PERFORMANCE AND EQUITY FINDINGS PRIOR TO THE LATE SUMMER 2024

19 PUBLIC AND STAKEHOLDER ENGAGEMENT. THIS IS AN INFORMATION

20 ITEM. AND CHIRAG RABARI WILL GIVE THE REPORT.

21

22 **CHIRAG RABARI:** THANK YOU VERY MUCH. AND GOOD EVENING MEMBERS

23 OF THE EXECUTIVE BOARD. MY NAME IS CHIRAG RABARI, I'M THE

24 PROJECT MANAGER FOR PLANNED BAY AREA 2050+ HERE TO REPRESENT

25 THE BROADER PLANNING TEAM PROVIDING UPDATE ON THE PLANNED BAY

JULY 18, 2024

1 AREA 2050+ DRAFT BLUEPRINT. AND IF THE TECHNICAL STAFF BEING
2 PULL UP THE SLIDE DECK PLEASE? NEXT SLIDE. WE PREVIOUSLY CAME
3 TO THIS BODY IN NOVEMBER LAST YEAR DISCUSSING SCOPE AND
4 SCHEDULE PROGRESS UPDATE FOR THE LONG RANGE PLAN WITH FOCUS ON
5 PRESENTING SOME OF THE PLANS DRAFT FORECASTS ASSUMPTIONS AND
6 STRATEGIES. OVER THE LAST 12 MONTHS WE HAVE REGULAR UPDATES TO
7 THE ABAG ADMINISTRATIVE COMMITTEE INCLUDING LAST JULY,
8 OCTOBER, JANUARY, JUNE, AND MOST RECENTLY LAST WEEK. THE
9 PRIMARY ACTION TAKEN BY POLICY WAS IN JANUARY WHEN THE MTC
10 PLANNING ABAG ADMINISTRATIVE COMMITTEES ADOPTED REVISED DRAFT
11 BLUEPRINT STRATEGIES GEOGRAPHIES AND LAST MONTH FOLLOWING
12 SEVERAL MONTHS OF ANALYSIS WE RELEASED A FIRST DRAFT OF THE
13 PLAN WHICH IS INCLUDED AS ATTACHMENT B IN YOUR PACKET AND THIS
14 IS REALLY THE FOCUS OF WHAT WE'LL BE DISCUSSING TODAY. FOR
15 YOUR INFORMATION IN SEPTEMBER THE MISTER COMMITTEE WILL BE
16 RECEIVING AN UPDATE ON THE PROGRESS OF THE PARALLEL TRANSIT
17 2050+ EFFORT. BUT LOOKING OUT FURTHER AHEAD OVER THE NEXT YEAR
18 AND A HALF THERE ARE THREE MAJOR UPCOMING MILESTONES THAT ARE
19 GOING TO REQUIRE ACTION BY THIS BODY. WE ANTICIPATE COMING
20 BACK FOR AN ACTION ITEM TO APPROVE FINAL BLUEPRINT STRATEGIES
21 AND GEOGRAPHIES LATER THIS YEAR OR EARLY NEXT AFTER WHICH WE
22 WILL CONDUCT ADDITIONAL ANALYSIS AND SEEK YOUR APPROVAL TO
23 ADVANCE THE PLAN INTO CEQA AND THE PLAN'S FINAL PHASE AROUND
24 LATE WINTER OR EARLY SPRING OF 2025. THEN FINALLY THE
25 EXECUTIVE BOARD AND THE COMMISSION WILL TAKE ACTION TO ADOPT

JULY 18, 2024

1 THE PLAN CURRENTLY ANTICIPATED FOR LATE 2025. AND WE'LL REVIEW
2 A MORE DETAILED NEAR-TERM SCHEDULE LATER IN THE PRESENTATION.
3 NEXT SLIDE. AS A REFRESHER, PLANNED BAY AREA 2050+ WILL BE THE
4 FOURTH ITERATION OF AN INTEGRATED REGIONAL LONG RANGE PLAN,
5 SINCE SB 375, OR THE SUSTAINABLE COMMUNITIES AND CLIMATE
6 PROTECTION ACT WAS SIGNED INTO LAW IN 2008. WE HAVE HAD TWO
7 MAJOR PLANS, PLANNED BAY AREA -- THE ORIGINAL PLANNED BAY
8 AREA, WHICH WAS ADOPTED IN 2013 AND PLANNED BAY AREA 2050,
9 WHICH WAS UNANIMOUSLY ADOPTED BY THE ABAG EXECUTIVE BOARD AND
10 THE COMMISSION IN 2021. PLANNED BAY AREA 2050+ WILL BE THE
11 SECOND MINOR PLAN UPDATE AGAIN WITH ANTICIPATED ADOPTION IN
12 LATE 2025. NEXT SLIDE. SO, IT'S IMPORTANT TO NOTE THAT PLANNED
13 BAY AREA MUST ADDRESS THE HOST OF FEDERAL AND STATE PLANNING
14 REQUIREMENTS, AMONG MANY OTHERS THESE INCLUDE THAT IT HAS TO
15 BE UPDATED EVERY FOUR YEARS, HAS TO INCLUDE AN EXPANSIVE
16 PUBLIC PROCESS INCLUDING COLLABORATION WITH KEY STAKEHOLDERS
17 AND PARTNERS SUCH AS LOCAL JURISDICTIONS AND AGENCIES. HAS TO
18 CONTAIN A FISCALLY CONSTRAINED LIST OF TRANSPORTATION
19 PROJECTS, ALSO MUST COORDINATE LONG RANGE TRANSPORTATION
20 HOUSING AND LANDS USE PLANNING. IT'S IMPORTANT TO KNOW THAT
21 PLANNED BAY AREA DOES NOT CHANGE LOCAL POLICIES, CITIES AND
22 COUNTIES DO RETAIN ALL LOCAL LAND USE AUTHORITY AND ALSO WHAT
23 MAKES THIS PART OF MINOR UPDATE IS THERE IS NO PARALLEL RHNA
24 REGIONAL HOUSING NEEDS ALLOCATION PROCESS THAT THIS PLAN NEEDS
25 TO ALIGN WITH THAT WILL COME DURING PLANNED BAY AREA 2060 NEXT

JULY 18, 2024

1 PLAN UPDATE. THIS PLAN MUST ALSO REDUCE PER CAPITA GREENHOUSE
2 EMISSIONS FROM LIGHT-DUTY CARS AND TRUCKS AND IT HAS TO BE
3 REVIEWED AND APPROVED BY FEDERAL AND STATE REGULATORS REQUIRE
4 APPROVAL FROM THE FEDERAL PARTNERS IN ORDER FOR REGIONAL
5 TRANSPORTATION PROJECTS AND TO MOVE FORWARD WE ALSO NEED
6 APPROVAL FROM THE AIR RESOURCES BOARD TO BE ELIGIBLE FOR
7 CERTAIN STATE TRANSPORTATION DOLLARS. NEXT SLIDE. THE DIVISION
8 FOR THE LONG RANK PLAN PREVIOUSLY ADOPTED BY ABAG AND MTC IS
9 TO ENSURE THAT BY THE YEAR 2050 THE BAY AREA IS AFFORDABLE
10 CONNECTED DIVERSE HEALTHY AND VIBRANT FOR ALL AND THERE ARE
11 FOUR INTERRELATED ELEMENTS IN THE PLAN OF TRANSPORTATION
12 HOUSING, THE ECONOMY AND THE ENVIRONMENT AND NESTED WITHIN
13 THESE ELEMENTS ARE 11 THEMES AND 35 STRATEGIES CUTTING ACROSS
14 THOSE FOUR ELEMENTS TO CLARIFY THE STRATEGY IS EITHER PUBLIC
15 POLICY OR SET OF INVESTMENTS THAT CAN BE IMPLEMENTED IN THE
16 BAY AREA OVER THE NEXT 25 YEARS AT THE LOCAL REGIONAL STATE
17 LEVEL IT'S LEGISLATIVE PROPOSAL AND PLANS TRANSPORTATION
18 STRATEGIES FOCUS ON MAINTAINING AND OPTIMIZING EXISTING SYSTEM
19 CREATING HEALTHY AND SAFER STREETS AS WELL AS NEXT GENERATION
20 TRANSIT NETWORK HOUSING STRATEGIES WORKING TOGETHER TO UTILIZE
21 THE THREE P'S PROTECTION PRESERVATION AND PRODUCTION TO REDUCE
22 HOUSING COST BURDENS ARE ACCOMMODATE FUTURE PROJECT POPULATION
23 GROWTH AND INCREASE ACCESS TO OPPORTUNITY ECONOMIC STRATEGY
24 SEEK TO IMPROVE ECONOMIC ABILITY AS WELL AS SHIFT THE LOCATION
25 OF JOBS FINALLY ENVIRONMENTAL STRATEGIES WORK TO REDUCE RISK

JULY 18, 2024

1 FROM HAZARDS SUCH AS SEA LEVEL RISE WILDFIRE EARTHQUAKES
2 PRESERVE VALUABLE OPEN SPACE, SUCH AS URBAN PARKS AS WELL AS
3 INCLUDED IN A SUITE OF INVESTMENTS REDUCE GREENHOUSE GAS
4 EMISSIONS. THE COMPREHENSIVE REGIONAL PLANNING FRAMEWORK GOES
5 BEYOND REQUIREMENTS FROM A STATUTORY PERSPECTIVE. THE DESIRE
6 OF THE REGIONAL POLICY MAKERS AND THE PUBLIC TO LAY OUT A
7 BROADER VISION, JUST BEYOND TRANSPORTATION. NEXT SLIDE. TO
8 HELP GROUND US WE THOUGHT IT WOULD BE BENEFICIAL TO DIVE INTO
9 THE SUBSTANCE OF THE STRATEGIES THAT THE ABAG ADMINISTRATIVE
10 COMMITTEE AND MTC PLANNING COMMITTEE APPROVED BACK IN JANUARY.
11 THIS IS ESSENTIALLY WHAT WE HAVE BEEN STUDYING AND ANALYZING
12 OVER THE LAST SEVERAL MONTHS AND THE OUTCOMES THAT THE
13 STRATEGIES ARE HELPING US TRY TO ACHIEVE. AND THESE STRATEGIES
14 ARE GENERALLY CONSISTING WITH THE PREVIOUS PLAN BUT THEY DID
15 CONTAIN TARGETED REFINEMENTS INFORMED BY THE ENGAGEMENT WHICH
16 TOOK PLACE LAST SUMMER AND FALL. MORE SPECIFIC DEFINITIONS OF
17 ALL THESE STRATEGIES ARE INCLUDED IN YOUR ATTACHMENT B. THAT
18 SAID TO SUPPORT A MORE AFFORDABLE BAY AREA, THERE ARE A SUITE
19 OF STRATEGIES THAT SEEK TO REDUCE THE REGION'S EXTREME COST OF
20 LIVING BY ENABLING NEW HOMES NEAR PUBLIC TRANSIT. WE ARE
21 LOOKING TO PRODUCE AND PRESERVE AFFORDABLE HOUSING THROUGH
22 ACTION BY VARIOUS DIFFERENT SECTORS, AND WE ARE ALSO LOOKING
23 TO PROVIDE TOLL DISCOUNTS FOR VERY INCOME RESIDENTS AND
24 CARPOOLERS. TO SUPPORT A CONNECTED BAY AREA, THE PARALLEL
25 TRANSIT 2050+ EFFORT IS TAKING A FRESH LOOK AT THE REGION'S

JULY 18, 2024

1 TRANSIT NETWORK IN THIS POST-COVID ENVIRONMENT AND REALLY
2 TRYING TO THINK ABOUT OTHER UPDATES TO THE PLAN'S TRANSIT
3 STRATEGIES THAT WILL HELP SUPPORT NETWORK CONNECTIVITY
4 RIDERSHIP RECOVERY AND SYSTEM RELIABILITY AND MORE. THE PLAN
5 SEEKS TO CONTINUE OUR REGION'S LONG-STANDING FIX IT FIRST
6 POLICY TO MAKE SURE THAT OUR -- YOU KNOW, OUR EXTENSIVE
7 TRANSPORTATION NETWORK OF ROADS AND TRANSIT INFRASTRUCTURE IS
8 ADEQUATELY MAINTAINED. WE ALSO SEEK TO REDUCE TRAFFIC
9 CONGESTION AND IMPROVE TRAVEL RELIABILITY THROUGH EQUITABLE
10 PRICING STRATEGIES THAT TRY TO SHIFT PEOPLE AWAY FROM SINGLE
11 OCCUPANCY VEHICLES. NEXT SLIDE. TO SUPPORT A MORE DIVERSE BAY
12 AREA, THERE ARE SEVERAL STRATEGIES THAT SEEK TO PROTECT
13 RENTERS FROM BEING DISPLACED TO THE REGION'S PERIPHERY, TACKLE
14 RACIAL INEQUALITIES BY ENABLING MORE HOUSING, PARTICULARLY IN
15 HIGH OPPORTUNITY AREAS. AND, ALSO INCLUDES PROGRAMS SUCH AS
16 GUARANTEED INCOME AND MANAGER ASSISTANCE PROGRAMS TO HELP
17 REDUCE INCOME INEQUALITY. NEXT SLIDE. FOR A HEALTHY BAY AREA
18 THERE ARE STRATEGIES THAT SEEK TO ENCOURAGE MORE BIKING,
19 WALKING, AND ROLLING WHILE ALSO REDUCING TRAFFIC DEATH
20 SUPERVISOR MAKING STREETS SAFER FOR PEOPLE WHO ARE TRAVELING
21 BY ALL DIFFERENT TYPES OF MODES OF TRANSPORTATION THERE ARE
22 STRATEGIES TO PROTECT THE BAY AREA FROM RISING SEAS AS WELL AS
23 RETROFIT HOMES TO BETTER PROTECT AGAINST EARTHQUAKE AND
24 WILDFIRE DAMAGE ALSO LOOKING TO TACKLE A CLIMATE CHANGE
25 THROUGH A WHOLE SUITE OF VEHICLE ELECTRIFICATION AND CHARGING

JULY 18, 2024

1 STRATEGIES AS WELL AS BUILDINGS. FOR A MORE VIBRANT BAY AREA
2 WE'RE LOOKING TO PRIORITIZE JOB GROWTH IN REGIONAL DOWNTOWNS
3 AND MAIN STREETS, PRESERVE CRITICAL INDUSTRIAL LANDS AND
4 TRYING TO CATALYZE JOB GROWTH IN THESE LOCATIONS AS WELL AS
5 ENSURE EVERYONE HAS OPPORTUNITY TO PARTICIPATE IN THE DIGITAL
6 ECONOMY. NEXT SLIDE. SO, OBVIOUSLY, TO IMPLEMENT ALL OF THESE
7 STRATEGIES WOULD REQUIRE FUNDING. A PRETTY SIGNIFICANT AMOUNT.
8 AND THE PIE CHARTS HERE DEMONSTRATE HOW MUCH MONEY WOULD BE
9 DESIGNED TO THOSE KEY PLANNED THEMES AND STRATEGIES THAT NEST
10 UNDER THOSE THEMES. FOR THE TRANSPORTATION ELEMENT, THERE IS,
11 YOU KNOW, NEARLY \$400 BILLION OF INVESTMENTS THAT GO INTO
12 OPTIMIZING MAINTAINING THE EXISTING SYSTEM, AS WELL AS, YOU
13 KNOW, ABOUT \$90 BILLION THAT WILL BE ASSIGNED AS PART OF
14 FUTURE PHASING OF THE PLAN TO TRANSPORTATION ENHANCEMENT
15 PROJECTS. THERE IS OVER \$550 BILLION TO PROTECTING AND
16 PRESERVING AFFORDABLE HOUSING. OVER \$200 BILLION TO ECONOMIC
17 MOBILITY STRATEGIES TO REDUCE POVERTY, AND, FINALLY, OVER \$200
18 BILLION OF INVESTMENTS TO THAT SUITE OF ENVIRONMENTAL
19 STRATEGIES. ROUGHLY 40% OF THESE REVENUES ARE EXISTING REVENUE
20 SOURCES. BUT ROUGHLY 60% WOULD NEED TO COME FROM NEW SOURCES.
21 NOW, IN THE TRANSPORTATION ELEMENT, WE ARE REQUIRED TO BE
22 SPECIFIC ABOUT WHAT THOSE NEW REVENUE SOURCES MIGHT BE. SO
23 THAT DOES INCLUDE THINGS LIKE ROAD PRICING, PARKING FEES,
24 REGIONAL REVENUE MEASURE. BUT BEYOND TRANSPORTATION, THOSE NEW
25 SOURCES COULD REFLECT ANY MIX OF STATE, REGIONAL AND LOCAL

JULY 18, 2024

1 SOURCES TO BE IMPLEMENTED IN A PHASED MANNER. AS MENTIONED,
2 ONLY THE TRANSPORTATION ELEMENT IS SUBJECT TO FISCAL
3 CONSTRAINT REQUIREMENTS. WE'RE NOT STATUTORILY REQUIRED TO
4 QUANTIFY FINANCIAL NEEDS OR REVENUES FOR ANY OF THE OTHER
5 PLAN'S ELEMENTS. THESE ARE VISIONARY FORECASTS THAT ARE --
6 THAT MTC AND ABAG PRODUCE AS A BEST PRACTICE. AND THE IDEA IS
7 REALLY JUST TO DEMONSTRATE WHAT THE IT WOULD TAKE TO ACHIEVE
8 REGIONAL GOALS. BUT AGAIN, EVEN FOR THE PLAN'S TRANSPORTATION
9 ELEMENT, THIS DOES REMAIN A PLAN AND NOT A FINANCIAL
10 PROGRAMMING DOCUMENT. NONE OF THE MONEYS SHOWN HERE REPRESENT
11 A FINANCIAL COMMITMENT BY ANY LEVEL OF GOVERNMENT TO ANY
12 PARTICULAR PROJECT OR POLICY. NEXT SLIDE. SO, SHIFTING GEARS
13 FOR LOOKING AT WHAT THE FUTURE COULD LOOK LIKE IF THE
14 STRATEGIES WERE IMPLEMENTED, BOTH IN TERMS OF REGIONAL GROWTH,
15 AS WELL AS REGIONAL OUTCOMES. AND THIS SLIDE HIGHLIGHTS THE
16 DRAFT'S BLUEPRINT'S GROWTH PATTERN BREAKING DOWN HOW AN
17 ADDITIONAL 900,000 ADDITIONAL NEW EXPECTED HOUSEHOLDS COULD BE
18 ACCOMMODATED AND DISTRIBUTED BETWEEN NOW ACROSS THE REGION.
19 90% OF GROWTH TAKES PLACE IN THE PLAN'S DESIGNATED GROWTH
20 GEOGRAPHIES WITH A SIGNIFICANT PERCENTAGE IN PRIORITY
21 DEVELOPMENT AREAS AS WELL AS TRANSIT-RICH AREAS. WE SEE
22 MAJORITY OF HOUSEHOLD GROWTH OCCURRING IN AREAS SUCH AS
23 SILICON VALLEY IS AS WELL AS PARTS OF THE BAY WITH MORE MODEST
24 GROWTH IN THE NORTH FOCUSING SPECIFICALLY ON JOBS LOOKING WE
25 SEE RELATIVELY CONCENTRATED 70% OF THE REGION'S 1.3 MILLION

JULY 18, 2024

1 ANTICIPATED NEW JOBS INSIDE GROWTH GEOGRAPHIES IMPORTANT
2 CLARIFICATION JOBS ARE ACCOUNTED FOR BASED UPON PHYSICAL
3 LOCATION OF AN EMPLOYER NOT PHYSICAL LOCATION OF AN EMPLOYEE
4 SO THIS DOES NOT ACCOUNT FOR THE SHARE OF JOBS THAT ARE
5 EXPECTED TO PERFORM FROM HOME ON A TYPICAL DAY EXPECT IN THE
6 YEAR 2050 TO BE ONE QUARTER OR 25% OF ALL JOBS DOWN SLIGHTLY
7 FROM THE CURRENT FIGURE OF 28% THERE IS CONSIDERABLE
8 VARIATION. THESE JOBS ARE HEAVILY CONCENTRATED IN SILICON
9 VALLEY IN THE PENINSULA THERE ARE FACTORS DRIVING THAT
10 OUTCOME. MOST IMPORTANTLY RIGHT NOW IN 2023 THERE IS A LOT OF
11 OFFICE VACANCY IN THESE LOCATIONS. SO THERE IS A LOT OF
12 EXISTING SPACE THAT ALL OF THESE NEW JOBS COULD BE EXPECTED
13 THAT COULD ABSORB THESE NEW JOBS. THIS CONTRIBUTES TO LESS
14 SPILLOVER EFFECTS IN TERMS OF NEW OFFICE DEVELOPMENT IN OTHER
15 PARTS OF THE REGION. WE'RE ALSO SEEING POST-PANDEMIC CHANGES
16 IN WORKPLACE DESIGN THAT ALLOW MORE NEW JOBS TO FIT INTO
17 EXISTING AVAILABLE SPACE WHICH MAKES EXISTING LOCATIONS WITH
18 HIGH VACANCIES ATTRACTIVE TO FUTURE JOBS. NEXT SLIDE. SO THERE
19 IS A LOT MORE INFORMATION IN ATTACHMENT B, BUT ESSENTIALLY
20 WHAT WE'RE ANALYZING OVER THE LAST SEVERAL MONTHS IS WHAT
21 WOULD HAPPEN IF THIS WHOLE SUITE OF STRATEGIES AND POLICIES
22 AND INVESTMENTS WERE TO BE IMPLEMENTED WITHIN THE CONTEXT OF
23 EXPECTED FUTURE POPULATION AND JOBS GROWTH. WE DO SEE
24 SIGNIFICANT PROGRESS ON KEY AFFORDABILITY, ENVIRONMENTAL, AND
25 ECONOMIC RECOVERY GOALS THAT ARE MOVING US TOWARDS OUTCOMES

JULY 18, 2024

1 THAT ARE CONSISTENT WITH THE PLAN'S ADOPTED VISION. IF
2 IMPLEMENTED THE PLAN WOULD SIGNIFICANTLY REDUCE THE SHARE OF
3 INCOME SPENT ON HOUSING ESPECIALLY FOR LOW-INCOME HOUSES --
4 HOUSEHOLDS. WE WOULD SEE SIGNIFICANT AFFORDABLE HOUSING
5 PRODUCTION AND PRESERVATION WITH NEARLY 1 MILLION PERMANENTLY
6 AFFORDABLE HOMES BY 2050, AND ROUGHLY A QUARTER OF THE
7 REGION'S HOUSING STOCK PERMANENTLY AFFORDABLE. THERE WOULD BE
8 GREATER ACCESS TO FREQUENT TRANSIT, ESPECIALLY FOR LOWER
9 INCOME HOUSEHOLDS. WE WOULD ALSO SEE SOME SUCCESS IN SHIFTING
10 AWAY FROM SINGLE OCCUPANCY VEHICLES PARTICULARLY WITH ACTIVE
11 TRANSPORTATION MODES IN THE DEVELOPMENT OF MORE WALKABLE
12 COMMUNITIES. NOW, WE WILL BE ANALYZING IN SUBSEQUENT MONTHS
13 WHAT WOULD HAPPEN IF THIS PACKAGE OF STRATEGIES WERE NOT TO BE
14 IMPLEMENTED, WHAT WOULD OUR AFFORDABILITY, MOBILITY,
15 ENVIRONMENTAL OUTCOMES AND SO FORTH LOOK LIKE IN THAT FUTURE.
16 SO, WE LOOK FORWARD TO PROVIDING YOU THE RESULTS OF THAT
17 ANALYSIS IN THE FUTURE. AND THERE WILL ALSO BE AN IMPORTANT
18 IMPLEMENTATION PHASE FOR THE PLAN WHERE WE WILL LOOK AT WHAT
19 ARE THE ACTIONS THAT ARE GOING TO BE NEEDED TO MAKE PROGRESS
20 ON THESE 25 YEAR GOALS OVER THE NEXT FIVE YEARS, AS WELL AS
21 IDENTIFY WHAT CHALLENGES THERE COULD BE TO ACTUALLY MAKING
22 THESE STRATEGIES A REALITY. NEXT SLIDE. ONE THING I DO WANT TO
23 HIGHLIGHT IS, YOU KNOW, WE DO HAVE THIS STATUTORY GREENHOUSE
24 GAS EMISSIONS REDUCTION TARGET. OUR PREVIOUS PLAN DID MEET AND
25 EXCEED THE EMISSIONS TARGETED SET BY THE CALIFORNIA AIR

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1 RESOURCES BOARD. AND WHEN WE REANALYZED THAT SAME SET OF
2 STRATEGIES UNDER UPDATED PLANNING ASSUMPTIONS FOR TODAY'S
3 CONDITIONS, WE FOUND THAT THERE WAS A GAP, BASICALLY BECAUSE
4 OF HOW EXTERNAL CONDITIONS HAVE CHANGED, PARTICULARLY LESS
5 TRANSIT USE, AS WELL AS LOWER POPULATION GROWTH, WHICH HURTS
6 US ON A PER CAPITA LEVEL. WE WOULD BE SHORT OF THE TARGET JUST
7 REDOING THE LAST PLAN. WITH THE DRAFT BLUEPRINT STRATEGIES, WE
8 FIND THAT WE ARE, YOU KNOW, STILL A LITTLE BIT SHORT OF OUR
9 19% GREENHOUSE GAS EMISSIONS REDUCTIONS TARGET. BECAUSE WITH
10 LESS MONEY TO INVEST IN TRANSPORTATION, AS WELL AS, YOU KNOW,
11 CHANGES IN LAND USE PATTERNS, YOU KNOW, THAT'S BEING PARTIALLY
12 OFFSET BY SOME OF THE BOLDER CLEAN VEHICLE STRATEGIES THAT ARE
13 INCLUDED IN THE PLAN, AND WE'RE GOING TO BE A KEY FOCUS AREA
14 FOR THE FINAL PHASE OF THE PLAN IS FIGURING OUT HOW DO WE
15 CLOSE THAT 3% GAP. AND WE EXPECT THAT, YOU KNOW, WE WILL
16 RETURN TO THIS BODY A BIT LATER IN THE PROCESS TO TALK ABOUT
17 THE APPROACHES THAT ARE BEING PUT FORWARD TO DO THAT. NEXT
18 SLIDE. SO, WHAT'S COMING NEXT? WE ANTICIPATE NEXT MONTH THAT
19 WE WILL START GOING OUT TO OUR COMMUNITIES THROUGH A VARIETY
20 OF MEDIUMS WITH SOME KEY GOALS. YOU KNOW, FIRST, WE WANT TO
21 SHARE THE OUTCOMES OF THIS DRAFT BLUEPRINT, AS WELL AS THE
22 TRANSIT 2050+ DRAFT NETWORK. WE WANT TO GATHER FEEDBACK ON THE
23 FINAL BLUEPRINT REFINEMENT AREAS, AS WELL AS IDENTIFY KEY
24 PRIORITIES FOR ADVANCING IMPLEMENTATION. THERE IS A MORE
25 DETAILED OVERVIEW OF THE ROUND TWO ENGAGEMENT APPROACH

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1 INCLUDED IN ATTACHMENT C, BUT YOU KNOW, WE'RE PLANNING ON 18
2 POP-UP -- POP-UP WORKSHOPS TAKING PLACE ACROSS THE NINE
3 COUNTIES, TWO IN EACH COUNTY. AND WE DID GET SOME FEEDBACK
4 FROM THE ABAG ADMINISTRATIVE COMMITTEE AND OTHER BODIES AS TO,
5 YOU KNOW, WHERE SOME OF THOSE ACTIVITIES SHOULD BE, WHEN WE'RE
6 IN THE PROCESS OF FINALIZING THAT LIST. BUT BEYOND THE POP-
7 UPS, THERE WILL ALSO BE AN ONLINE SURVEY SO FOLKS CAN
8 PARTICIPATE ON THEIR OWN TIME. WE'LL BE PARTNERING WITH
9 COMMUNITY-BASED ORGANIZATIONS THAT SERVE EPCS AS WELL AS OUR
10 TRIBAL COMMUNITIES. THERE WILL BE A NUMBER OF OPPORTUNITIES
11 TARGETED AT PARTNERS AND STAKEHOLDERS SUCH AS LOCAL
12 JURISDICTIONS INCLUDING OFFICE HOURS AND OF COURSE THERE WILL
13 BE A PUBLIC COMMENT PERIOD AS WELL. NEXT SLIDE. YOU KNOW,
14 SPECIFIC DATES ARE TENTATIVE AND SUBJECT TO CHANGE, BUT THIS
15 SHOULD GIVE A SENSE OF THE PROCESS BETWEEN NOW AND WHEN THAT
16 NEXT BIG APPROVAL ITEM WILL BE COMING TO THIS BOARD. IN THE
17 COMING DAYS, WE WILL BE PUBLICLY RELEASING THE DRAFT TRANSIT
18 2050+ NETWORK AND STRATEGIES AS MENTIONED NEXT MONTH. AND
19 THROUGH SEPTEMBER WE'LL BE ENGAGING OUR SECOND ROUND OF PUBLIC
20 PARTNER ENGAGEMENT, THE ABAG ADMINISTRATIVE COMMITTEE WILL
21 RECEIVE AN UPDATE ON TRANSIT 2050+ IN SEPTEMBER. AND WE PLAN
22 COMING BACK TO THE COMMITTEES IN OCTOBER OR THEREABOUT TO
23 PRESENT SOME OF THESE INITIAL RECOMMENDATIONS FOR THE FINAL
24 BLUEPRINT TO BE FOLLOWED BY ROUND TWO ENGAGEMENT THERE WILL BE
25 AN ACTION ITEM BEFORE THE BOARD AND ABAG TO PRESENT

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1 RECOMMENDATIONS ON STRATEGIES AND THAT WILL PRESENT THERE WILL
2 BE ACTION ITEM FOR TO APPLY STRATEGIES AS WELL AS THE TRENDS
3 OF 2050+ DRAFT NETWORK. NEXT. WITH THAT WE'LL HAPPY TO ANSWER
4 QUESTIONS AND CLARIFY ANY QUESTIONS AND LISTEN TO ANY
5 COMMENTS.

6

7 **V. PRES., JESSE ARREGUIN:** THANK YOU. COMMISSIONER ECKLUND?

8

9 **PAT ECKLUND:** THANK YOU. QUESTION. FIRST OF ALL WANT TO SAY
10 FOLLOWING UP ON MARIN COUNTY ON THE PROPER VENUE FOR THESE
11 POP-UPS. THE FEEDBACK FROM SOME OF THE ABAG DELEGATES THEY
12 AGREE THE FARMERS MARKET MAY NOT BE THE BEST VENUE YOU'RE
13 GOING TO GET PEOPLE WHO ARE NOT AWARE OF WHAT PLANNED BAY AREA
14 IS. I THINK THE WHOLE IDEA IS FOR US TO GET MORE FEEDBACK FROM
15 FOLKS WHO KNOW IT AS WELL AS THOSE WHO DON'T KNOW IT. THE TWO
16 VENUES SO FAR MAY NOT BE THE BEST. IF YOU CAN GIVE ME YOUR
17 PHONE NUMBER SO I CAN CONTACT YOU DIRECTLY. THAT WOULD BE
18 HELPFUL ON THAT ONE. THE SECOND THING I WANTED TO ASK YOU
19 ABOUT IS THAT -- DARN IT. WHERE IS IT? WHEN YOU TALK ABOUT --
20 LET ME SEE. LET ME GET THE PAGE. HERE IT IS. WHEN WE TALK
21 ABOUT -- HERE IT IS IT'S ON PAGE SIX. YOU TALK ABOUT PROVIDE
22 ROBUST TOLL DISCOUNTS FOR VERY LOW-INCOME RESIDENTS AND
23 CARPOOLERS. WHAT ABOUT SENIORS? I HAVE BEEN DOING RESEARCH.
24 THE TWO COUNTIES THAT HAVE THE HIGHEST POPULATION OF SENIORS
25 AND WILL ARE MARIN AND SANTA CLARA COUNTY. WHICH SURPRISED ME.

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1 I THOUGHT SONOMA WAS GOING TO BE ONE OF THEM BUT IT WASN'T. I
2 HAVE PERSONAL EXPERIENCE WHERE PEOPLE IN THEIR 80s HAVE
3 DRIVER'S LICENSES AND DRIVE. MY MOM WHO IS 97 AND A HALF
4 ACTUALLY GAVE UP HER LICENSE A COUPLE OF YEARS AGO AND SHE
5 DROVE REALLY WELL. BUT, OBVIOUSLY, IN THE 90S, I WAS PROBABLY
6 MORE WORRIED THAN IN THE 80s. SO, AND THESE SENIORS DON'T
7 NECESSARILY -- CAN'T TAKE TRANSIT. THEY CANNOT NECESSARILY
8 WALK TO A TRANSIT STOP, AND THEY'RE NOT A CARPOOLER. AND THEY
9 ARE LOW-INCOME. MY MOM LIVES ON A FIXED INCOME. WE HAVE A
10 NEIGHBOR THAT HAD NO INCOME IN HER LIFE, AND SHE LIVES IN THE
11 HOUSE THAT HER PARENTS PAID FOR AND DIED IN. AND, SO SHE'S
12 LIVING ON HER SAVINGS, HER PARENT'S SAVINGS, AND ALSO FRIENDS,
13 LIKE US, WHO HELP US, FINANCIALLY, AS WELL AS EMOTIONALLY. AND
14 THERE IS A LOT OF THEM OUT THERE. AND, SO, WHY AREN'T WE, AT
15 LEAST TRYING TO HELP THOSE SENIORS WHO ARE, QUOTE, LOW-INCOME,
16 BUT NOT -- MAY NOT BE VERY LOW-INCOME. BUT HAVE TO STRETCH IT
17 OUT FURTHER. SO, HELP ME TO UNDERSTAND, HOW CAN WE HELP SOME
18 OF THOSE SENIORS? OR IS THAT SOMETHING THAT'S ALREADY FACTORED
19 INTO THIS?

20

21 **KATHLEEN KANE:** MEMBER ECKLUND THERE ARE A NUMBER OF CONSTRAINT
22 TO HOW WE CAN GIVE DISCOUNTS DEPENDING ON THE NATURE OF THE
23 PROGRAM WE'RE TALKING ABOUT. SOME PROGRAMS ARE MORE FLEXIBLE,
24 LIKE TRANSIT. AND OTHERS, LIKE BRIDGE TOLLS, FOR EXAMPLE, ARE
25 MORE CONSTRAINT IN TERMS OF THE LEGAL STRUCTURE UNDER WHICH

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1 WE'RE DOING THE TOLLING. SO, IT'S GOOD INPUT. WE CAN TAKE IT
2 AND WE CAN ANALYZE IT, BUT AS OF RIGHT NOW, THERE ARE CERTAIN
3 CONSTRAINTS ON HOW WE CAN IDENTIFY THE TARGET POPULATIONS AND
4 THAT HAS A LOT TO DO WITH THE LEGAL STRUCTURE AND LOGIC OF THE
5 TOLLING PROGRAM ITSELF. SO, WE -- THESE THINGS ARE GOOD INPUT,
6 BUT WE HAVE TO ANALYZE THEM CAREFULLY TO MAKE SURE WE'RE
7 TREADING ON SOLID GROUND FROM THE LEGAL DIFFERENTIATION. I'LL
8 ALSO NOTE PARTICULARLY IN THE TOOLING SPACE IT CAN BE
9 FRUSTRATING BECAUSE IT CON STRAINS US FROM DOING THE FULL
10 AMOUNT THAT WE WANT TO DO IN THE VARIOUS KIND OF EQUITY
11 SPACES. BUT IT'S A REAL ISSUE THAT WE HAVE TO ANALYZE AND
12 PROCEED WITH CAUTION.

13

14 **PAT ECKLUND:** I TOTALLY SUPPORT ANALYZING IT, BUT UNLESS PEOPLE
15 START RAISING THE ISSUE, IT WILL NEVER BE LOOKED AT. AND
16 THAT'S WHY I'M RAISING THE ISSUE, ONLY BECAUSE, IT'S NOT ONLY
17 PERSONAL TO ME. BUT BEING IN MARIN COUNTY, I SEE MY COMMUNITY,
18 NOVATO, THAT THAT HAS -- AND SAN RAFAEL, PROBABLY HAVE THE TWO
19 HIGHEST POPULATION OF SENIORS, PERCENTAGE -- WELL, BY NUMBER,
20 BUT YET MAYBE BELVEDERE AND TIBURON PROBABLY HAS THE MOST
21 PERCENTAGE, BECAUSE THEY HAVE A SMALLER POPULATION. SO ANYWAY
22 I WANTED TO KEEP RAISING THE ISSUE, AND I WILL BE. BECAUSE I
23 THINK THAT ORGANIZATIONS NEED TO UNDERSTAND THAT THE SENIOR --
24 YOU'RE A SENIOR AT, I BELIEVE 55, OR 65 -- IT'S ONE OF THE
25 TWO, I'M NOT SURE, IT DEPENDS ON WHICH LAW YOU'RE LOOKING AT,

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1 I GUESS. BUT NEVERTHELESS PEOPLE ARE LIVING LONGER, AND THEY
2 ARE DRIVING LONGER. OUR FRIEND THAT'S 78 THAT, WE'RE HELPING,
3 YOU KNOW, SHE GAVE UP HER LICENSE, NOT THAT SHE COULDN'T
4 DRIVE, IT'S JUST THAT SHE FELT SHE DIDN'T WANT THAT
5 RESPONSIBILITY AND ALSO PAY FOR THE COST OF HAVING A CAR. SO
6 THAT'S ANOTHER ISSUE. HOW DOES SOMEBODY LIKE THAT THAT DOESN'T
7 HAVE ACCESS TO TRANSPORTATION, CAN'T WALK TO IT, AND CAN'T PAY
8 FOR A TAXI. SHE -- SHE CAN BARELY BUY FOOD. SO, I THINK THAT
9 THERE IS MORE PEOPLE OUT THERE THAN WE MAY BE THINKING ABOUT.
10 SO, I THINK WE REALLY NEED TO TAKE A LOOK AT IT. AND I DIDN'T
11 FINISH LOOKING AT SOME OF THE OTHER COUNTIES, BUT WHEN I LOOK
12 AT THE STATISTICS THAT MARIN AND SANTA CLARA CAN'T HAD THE
13 LARGEST POPULATIONS OF SENIORS IN THE NINE COUNTY BAY AREA. I
14 DID HAVE ANOTHER QUESTION. I NEED TO FIND. THERE IT IS. IT'S
15 ON SLIDE 13. YOU SAY THAT THERE -- WE'RE LOOKING AT ALMOST \$1
16 MILLION OF, "AFFORDABLE HOMES." WHAT IS THAT DEFINITION? WHAT
17 IS CONSIDERED AFFORDABLE, ACCORDING TO THIS STATEMENT ON PAGE
18 13?

19

20 **CHIRAG RABARI:** IT'S GENERAL, AS A PERCENTAGE OF INCOME. I
21 FORGET WHAT THE PRECISE NUMBER IT IS, BUT YOU KNOW, WE'RE
22 LOOKING AT, YOU KNOW, SOME THRESHOLD OF NOT SPENDING, YOU
23 KNOW, OVER 30%, FOR EXAMPLE, OF YOUR INCOME ON HOUSING. WE
24 WOULD BE HAPPY TO GET THE SPECIFIC THRESHOLD DEFINITION FOR
25 YOU.

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1

2 **PAT ECKLUND:** SO DOES THAT INCLUDE KEEP-UP OF A HOME? SO, LIKE,
3 MY FRIEND WHO IS 78, HAS NO INCOME. SHE LIVES IN HER MOTHER'S
4 AND FATHER'S HOUSE. THEY GAVE IT TO HER. SO WHAT IF THE ROOF
5 GOES OUT? SO, SO, IS THAT CONSIDERED AN AFFORDABLE HOME FOR
6 SOMEBODY? I DON'T THINK IT EVEN TRACKS IN OUR STATISTICS,
7 BECAUSE THOSE KIND OF PEOPLE WE DON'T KNOW ABOUT. AND THERE IS
8 A LOT MORE OF THEM THAN YOU MAY THINK, GIVEN, ESPECIALLY, THE
9 SENIOR POPULATION IN MARIN AND SANTA CLARA COUNTY. SO I'M JUST
10 TRYING TO RAISE THE SENSITIVITY A LITTLE BIT OF WHAT THESE
11 PEOPLE ARE HAVING TO DEAL WITH. AND MY LAST QUESTION IS, YOUR
12 PRESENTATION WAS FANTASTIC. IT REALLY HELPED TO PUT THINGS
13 TOGETHER, AND THAT'S PROBABLY WHAT GENERATED MORE QUESTIONS
14 INSIDE OF ME. IS IT POSSIBLE FOR US TO GET A COPY OF YOUR
15 PRESENTATION? BECAUSE IT LOOKED LIKE YOU WROTE OUT MOST OF IT.
16 EVEN IF I COULD JUST GET THE NARRATIVE THAT WOULD HELP ME.
17 BECAUSE I DO A WRITTEN REPORT TO ALL THE CITIES AND COUNTY
18 REPRESENTATIVES IN MARIN COUNTY. AND RATHER THAN REWATCH THE
19 TAPE AND TRYING TO TRANSCRIBE IT, IT WOULD SAVE A LOT OF TIME
20 IF I COULD JUST GET YOUR WRITTEN REPORT. IS THAT A
21 POSSIBILITY?

22

23 **NICK ROETHEL:** ONE THING I'LL OFFER -- NICK ROETHEL, CHIEF
24 OPERATING OFFICER -- WE ACTUALLY HAVE A WRITTEN TRANSCRIPT OF
25 ALL MEETINGS NOW AVAILABLE ON THE WEB SITE.

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1

2 **PAT ECKLUND:** OH. OKAY. WHEN IS THAT PUT UP?

3

4 **NICK ROETHEL:** GOOD QUESTION. A COUPLE OF DAYS.

5

6 **PAT ECKLUND:** MY REPORT IS DUE TOMORROW -- FRIDAY. OR SATURDAY.

7 I STRETCHED IT. I DON'T NECESSARILY GET IT IN TIME TO LOOK AT

8 THE TRANSCRIPT. BUT --

9

10 **CHIRAG RABARI:** I WOULD BE HAPPY TO SHARE MY NOTES --

11

12 **PAT ECKLUND:** THAT'S GREAT. IF YOU CAN LOOK AT TRYING TO

13 ACCELERATE THE RATE WHICH THAT IS POSTED THEN WOULDN'T HAVE TO

14 ASK THE QUESTION IN THE FUTURE. BUT I UNDERSTAND THE

15 BUREAUCRACY OF TRYING TO POST THINGS LIKE THAT. ANYWAY, THANK

16 YOU SO MUCH FOR YOUR GREAT PRESENTATION AND YOUR KNOWLEDGE,

17 AND REALLY HELPING US TO UNDERSTAND WHAT -- HOW STAFF IS

18 APPROACHING THIS. APPRECIATE IT A LOT.

19

20 **V. PRES., JESSE ARREGUIN:** OKAY MEMBER HEDGES THEN THE MEMBERS

21 ON ZOOM?

22

23 **RICHARD HEDGES:** THANK YOU. I OFTEN GET SURPRISED WHEN SOMEBODY

24 MENTIONS THAT I'M A SENIOR. BECAUSE I DON'T FEEL LIKE A

25 SENIOR. I'LL TELL YOU A STORY AND I'LL TELL YOU WHY I THINK

Meeting Transcript

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1 IT'S IMPORTANT. THERE WAS A STUDY DONE ON WIDOWS FLUOR IN
2 FLORIDA AND ONE OF THE QUESTIONS IS, IF YOU MARY WHAT WOULD BE
3 THE QUALITY YOU LOOK FOR IN A HUSBAND, AND THE ANSWER WAS
4 RESOUNDING SOMEBODY WHO CAN DRIVE AFTER DARK. SENIORS ARE
5 BOUND TO THEIR HOMES. SAN MATEO HAS LED IN OTHER ISSUES, NOT
6 ALWAYS BUT THIS ONE AND WE SET UP A GET UP AROUND PROGRAM
7 ANYBODY FOR \$5 CAN GO TO SAN MATEO HOME, TO STANFORD OR THE
8 MILLBRAE TRAIN STATION FOR ANYTHING AT NIGHT, ANYWHERE, FOR --
9 WITH SIERRA CAB. I HAVE ASKED OTHER CITIES IF THEY WOULD LIKE
10 TO GET INVOLVED IN THIS, BECAUSE QUITE FRANKLY IT'S TAKEN
11 PRESSURE OFF OF READY WHEELS WHICH IS OUR PARATRANSIT
12 ORGANIZATION. IF WE LOOK AT THAT, IT'S 320,000 FOR TWO YEARS.
13 I THINK IT'S MONEY WELL SPENT. TO MAYBE AT LEAST PUT UP SOME
14 MONEY. BECAUSE THIS MONEY CAME THROUGH CCAG, THE GRANT THAT WE
15 GOT AND WE'RE ON OUR SECOND ROUND OF GRANTS. BUT TO PUT UP
16 MONEY FOR THIS OUTSIDE OF THE MONEY THAT COMES IN FOR DISABLED
17 AND EQUITY TRANSIT. THINK ABOUT THAT, BECAUSE IT REALLY DOES,
18 FIRST OF ALL, REMOVE A LOT OF STRESS FROM PARATRANSIT, BUT
19 ALSO GIVES SENIORS ABILITY TO GO TO THE THEATRE, GO TO DINNER,
20 TO DO THINGS THAT MIKE LIFE A LOT MORE REWARDING TO COME TO
21 CITY COUNCIL MEETINGS TO COME TO ABAG MEETINGS. IT GETS THEM
22 BACK INTO THE COMMUNITY. I'M REALLY HIGH ON THIS PROGRAM. AS
23 YOU CAN TELL, I'M TALKING ABOUT IT. AND I WOULD LIKE TO SEE IT
24 MOVE REGIONALLY. THANK YOU.

25

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1 **V. PRES., JESSE ARREGUIN:** THANK YOU. WE'LL GO TO SUPERVISOR
2 ANDERSEN.

3

4 **CANDACE ANDERSON:** THANK YOU VERY MUCH FOR THE PRESENTATION.
5 AND I KNOW WE HAVE SEEN PIECES OF THIS NUMEROUS ROUSE TIMES. I
6 HAVE A COUPLE OF QUESTIONS. BECAUSE I THINK SOME OF THE
7 ASSUMPTIONS, IF I VERIFY THEM, OUR ASSUMPTIONS HERE ARE GOING
8 TO IMPACT HOW TRANSPORTATION WORKS IN THE FUTURE AND THAT'S
9 GOING TO AFFECT OUR GREENHOUSE GAS EMISSION REDUCTIONS. AND I
10 THINK THE DIRECT CORRELATION TO THAT IS BASICALLY WHERE WE
11 ASSUME THE JOBS WILL BE AND WHERE WE ASSUME THE HOUSING WILL
12 BE. SO I'M GOING TO TALK A LITTLE BIT ABOUT CONTRA COSTA
13 COUNTY HERE BECAUSE I REPRESENT THE CITIES OF CONTRA COSTA
14 COUNTY. THIS ASSUMES IN 2050, PER SLIDE 12, AND THEN THE
15 SUPPORTING DOCUMENTATION. IT'S 6% OF THE HOUSING. 11% OF NEW
16 HOUSEHOLDS WILL ACTUALLY BE IN CONTRA COSTA COUNTY. THAT IS
17 GREATER THAN WHAT OUR CURRENT RHNA NUMBERS PERCENTAGE WISE
18 ARE. CONTRA COSTA COUNTY REPRESENTS LESS THAN 10%, SOMEWHERE
19 BETWEEN 9 AND 10%. SO WE'RE MOVING IN A DIRECTION OF MAKING
20 THE REMOTE AREAS CARRY MORE OF THE BURDEN OF THE HOUSING WHILE
21 THE JOBS ARE MOVING, AGAIN, CONCENTRATED INTO THE SOUTH BAY.
22 IT IS NOT FEASIBLE. IT WILL BE VERY, VERY EXPENSIVE TO DO
23 TRANSIT FOR REMOTE AREAS TO GET TO THESE JOBS. IT IS FURTHER
24 SUPPORTED IN THE DOCUMENTATION BY THE TABLES IN THE GROWTH
25 PATTERN APPENDIX B, WHERE IT SHOWS HOW MANY -- WHAT THE

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1 PERCENTAGE OF JOBS THAT ARE ASSUMED TO BE WORK-FROM-HOME. THE
2 LOWER PERCENTAGE OF JOBS WORK-FROM-HOME ARE ACTUALLY IN THE
3 REMOTE COUNTIES, CONTRA COSTA, AND THE NORTH BAY, WHICH MEANS
4 THOSE JOBS ARE DRIVING. THOSE JOBS ARE NOT STAYING AT HOME. IT
5 SEEMS A LITTLE COUNTER INTUITIVE TO ME. AND I'M CONCERNED THAT
6 OVER TIME THIS IS GOING TO CONTINUE TO GROW AND WE'RE NOT
7 GOING TO BE ABLE TO ACHIEVE OUR OBJECTIVES RELATED TO QUALITY
8 OF LIFE, EQUITY, AND TRANSPORTATION, GREENHOUSE GAS EMISSIONS.
9 THANK YOU.

10

11 **CARLOS ROMERO:** THANK YOU VERY MUCH. I HAVE BEEN HANDED THE
12 GAVEL BY THE VICE CHAIR WHO HAD TO LEAVE. SO WITH THAT, I WILL
13 CALL ON -- LET'S SEE, WHO IS THIS? WE DON'T HAVE ANYBODY HERE.
14 I THINK THERE IS ONE HAND UP IN -- FORGIVE ME, I'LL JUST GET
15 THIS. MARIN COUNTY. I BELIEVE THAT'S MAYOR SUSAN ADAMS?

16

17 **SUSAN ADAMS HOLLINGSWORTH:** YES. THANK YOU VERY MUCH.

18

19 **CARLOS ROMERO:** I'M SORRY.

20

21 **SUSAN ADAMS HOLLINGSWORTH:** YOU'RE DOING A GOOD JOB FOR A GUY
22 WHO WAS JUST HANDED THE GAVEL. I HAVE A QUESTION ON THE
23 PRESENTATION, IF YOU COULD GO TO PAGE EIGHT OF YOUR
24 PRESENTATION. IF YOU CAN GO TO THAT SLIDE? I CAN GO AHEAD AND
25 ASK MY QUESTION?

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1

2 **CARLOS ROMERO:** THEY'RE CALLING IT UP NOW.

3

4 **SUSAN ADAMS HOLLINGSWORTH:** OKAY ALL RIGHT. WHILE HE'S HEADED
5 IN THAT DIRECTION, SLIDE EIGHT SAYS PROTECT RENTERS FROM BEING
6 DISPLACED FROM THE REGION'S PERIPHERY AND BEYOND FOR THE
7 REGION'S HOUSING OPTIONS STRATEGIES INCLUDE FURTHER STRENGTHEN
8 RENTER PROTECTIONS BEYOND STATE LAW, AND SO MY FIRST QUESTION
9 IS, IN WHAT WAY ARE YOU LOOKING AT DOING THAT? BEYOND WHAT
10 STATE LAWS PRECISELY AND IN WHAT JURISDICTION LEVEL ARE
11 TALKING ABOUT? THROUGH ALL NINE BAY AREA COUNTIES? THAT'S MY
12 FIRST QUESTION. I HAVE ANOTHER ONE AS WELL, BUT IF YOU WANT TO
13 TAKE THAT ONE FIRST, THAT WOULD BE GREAT.

14

15 **CHIRAG RABARI:** YEAH SO THE REPRESENTER PROTECTION STRATEGY,
16 YOU KNOW, IT'S NOT -- IT'S NOT GEOGRAPHICALLY FOCUSED. SO, IT
17 WOULD APPLY THROUGHOUT THE REGION AND IT'S REALLY TRYING TO
18 BUILD UPON RECENT TENANT PROTECTION LAWS WITH THE IDEA OF
19 LIMITING ANNUAL RENT INCREASES TO A MAXIMUM OF 4%. ALTHOUGH
20 SPECIFICALLY IT WOULD EXEMPT UNITS THAT ARE LESS THAN TEN
21 YEARS OLD. SO THAT'S REALLY THE SCOPE OF THE STRATEGY, WHICH -
22 - WHICH DOES GO, YOU KNOW, BEYOND THE STATE LEVEL RENTER
23 PROTECTIONS THAT DO CURRENTLY EXIST.

24

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1 **SUSAN ADAMS HOLLINGSWORTH:** SO WHAT IS THE STATE LEVEL RIGHT
2 NOW? ARE YOU AWARE?

3

4 **CHIRAG RABARI:** YEAH, I DON'T -- I DON'T --

5

6 **CARLOS ROMERO:** I WAS JUST GOING TO SAY IT'S TEMPORARY MAXIMUM
7 10% INCREASE PER YEAR. AND I THINK IT RUNS OUT IN 2028. I
8 BELIEVE. YEAH.

9

10 **SUSAN ADAMS HOLLINGSWORTH:** SO PLANNED BAY AREA 2050 WOULD
11 RECOMMEND, CORRECT? WOULD RECOMMEND THAT IT'S A 4% LIMIT FOR
12 BUILDINGS OVER A CERTAIN AGE. IS THAT A CORRECT STATEMENT OF
13 THAT?

14

15 **CHIRAG RABARI:** YEAH. I MEAN, IT'S A -- IT'S A POLICY PROPOSAL
16 THAT IS INCLUDED, YOU KNOW, IN OUR -- YOU KNOW, MODELING OF
17 FUTURE OUTCOMES.

18

19 **SUSAN ADAMS HOLLINGSWORTH:** OKAY. THANK YOU VERY MUCH. SO, THAT
20 -- THAT WOULD TAKEAWAY, ESSENTIALLY, A LOT OF LOCAL CONTROL
21 OVER THAT ISSUE. SO THAT KIND OF CONCERNS ME A LITTLE BIT. I
22 DON'T KNOW IF ANYBODY WOULD JOIN ME IN THAT CONCERN. MY SECOND
23 QUESTION IS, COMES OFF THAT SAME PAGE WHERE IT SAYS REDUCING
24 INCOME INEQUALITY THROUGH GUARANTEED INCOME AND MANAGER
25 ASSISTANCE PROGRAMS. I PERSONALLY DON'T HAVE ANY ISSUE WITH

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1 MORTGAGE ASSISTANCE PROGRAMS TALKS ABOUT IMPLEMENTING
2 STATEWIDE GUARANTEE INCOME PROVIDE TARGET AND MANAGER RENTAL
3 AND SMALL BUSINESS ASSISTANCE TO EQUITY PRIORITY COMMUNITIES.
4 I THINK I MISHEARD YOU IN YOUR PRESENTATION, THE ONLY THING
5 THAT HAD TO BE ACCOUNTED FOR FINANCIALLY WERE THE
6 TRANSPORTATION RELATED IDEAS HERE NOT ALL THE OTHER PARTS OF
7 THE PACKAGE?

8

9 **CHIRAG RABARI:** YES FROM A STATUTORY PLANNING PERSPECTIVE IN
10 TERMS OF WHAT WE'RE REQUIRED TO DO PER FEDERAL AND STATE
11 REQUIREMENTS. BUT, YOU KNOW, AS MENTIONED, AS A BEST PRACTICE,
12 WE DO -- WE DO MAKE AN EFFORT TO QUANTIFY WHAT THESE
13 STRATEGIES WOULD COST, JUST SO WE HAVE A BETTER IDEA OF, YOU
14 KNOW, WHAT WOULD IT TAKE TO ACHIEVE THE, YOU KNOW, THE VISION
15 AND DESIRED OUTCOMES OF THE PLAN.

16

17 **SUSAN ADAMS HOLLINGSWORTH:** AND THOSE ARE NUMBERS THAT WE'LL
18 HAVE IN FRONT OF US? CORRECT?

19

20 **CHIRAG RABARI:** YEAH THEY WERE INCLUDED.

21

22 **SUSAN ADAMS HOLLINGSWORTH:** IN THE ORIGINAL PACKET, RIGHT?

23

24 **CHIRAG RABARI:** YEAH IT'S IN ATTACHMENT B.

25

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1 **SUSAN ADAMS HOLLINGSWORTH:** THANK YOU.

2

3 **CHIRAG RABARI:** THERE IS A SECTION ON THE STRATEGIES OF THE
4 PLAN THAT HAS STRATEGY BY STRATEGY BY BREAK DOWN THEN THERE IS
5 AN INVESTMENT SECTION THAT HAS A LITTLE BIT MORE DETAIL THAN
6 WHAT WAS INCLUDED IN THE PRESENTATION. BUT IT PROVIDES THE
7 OVERALL, YOU KNOW, REVENUE ASSUMPTIONS AND INVESTMENT
8 ASSUMPTIONS FOR THE DIFFERENT ELEMENTS OF THE PLAN.

9

10 **SUSAN ADAMS HOLLINGSWORTH:** SO, I GUESS MY OTHER QUESTION WOULD
11 BE, CAN -- IF THIS IS GOING TO BE AN ALL OR NOTHING
12 RECOMMENDATION, IS THAT ACCURATE? IN OTHER WORDS FIX WERE TO
13 SAY, I DO NOT LIKE THIS CERTAIN PART OF IT, OR I'M NOT READY
14 TO SUPPORT THAT, THIS IS A PLANNED BAY AREA -- DO WE RECOMMEND
15 THE WHOLE PACKAGE? OR WE DON'T? WOULD THAT BE A CORRECT
16 STATEMENT?

17

18 **MATT MALONEY:** THROUGH THE CHAIR IF I MAY?

19

20 **CARLOS ROMERO:** YES.

21

22 **MATT MALONEY:** MATT MALONEY DIRECTOR OF REGIONAL PLANNING I
23 GUESS ONE OF THE IMPORTANT POINTS THAT I WANT TO UNDER SCORE
24 ABOUT THE PLAN IS THAT THE PLAN IS A SIMULATION OF THE FUTURE
25 THAT'S WHAT THE PLAN IS FORECAST THROUGH SIMULATION THAT

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1 ALLOWS US TO UNDERSTAND HOW WE REACH CERTAIN OUTCOMES AND ONE
2 OF THOSE IS VERY IMPORTANT HOW WE REACH THE STATE TARGET GHG,
3 IDENTIFYING COST OF STRATEGIES I WANT TO MAKE SURE THE BOARD
4 UNDERSTANDS THEY ARE NOT LEGISLATIVE PROPOSALS IT'S A
5 SIMULATION NOT LEGISLATIVE PROPOSAL. TO YOUR QUESTION ABOUT
6 THE STRATEGIES THEMSELVES, AND YOU KNOW, KIND OF THE
7 OPPORTUNITY TO WALK THEM BACK, I MEAN, THESE ARE THE
8 STRATEGIES THAT WERE APPROVED BY THE JOINT PLANNING COMMITTEE
9 AND THE ABAG ADMINISTRATIVE COMMITTEE FOR STUDY. YOU KNOW? AND
10 THAT'S WHERE WE ARE NOW, IS WE'RE SHOWING YOU TODAY THE
11 RESULTS OF THAT STUDY. IF THE BOARD FEELS THAT SOME OF THESE
12 STRATEGIES WOULD LIKE TO CHANGE THEM OR WALK THEM BACK, WE CAN
13 CERTAINLY TAKE THAT INTO CONSIDERATION. WE'RE IN THE DRAFT
14 BLUEPRINT RIGHT NOW. THE NEXT STAGE IS TO MOVE INTO WHAT WE
15 CALL THE FINAL BLUEPRINT. SO THAT GIVES US, YOU KNOW, SOME
16 WIGGLE ROOM TO MAKE SOME ADJUSTMENTS TO THESE STRATEGIES. BUT
17 THE LAST THING I WANT TO SAY IS THAT THIS IS AN ELIMINATED AND
18 FOCUSED UPDATE TO PLANNED BAY AREA 2050 WHICH WAS APPROVED
19 BACK IN 2021. AND THESE STRATEGIES VERY STRONGLY MIRROR WHAT
20 IS IN THE EXISTING PLAN THAT WE HAVE TODAY.

21

22 **SUSAN ADAMS HOLLINGSWORTH:** THANK YOU VERY MUCH. I HAVE TO DO
23 TURN IT OVER TO MARY FOR A MOMENT.

24

25 **SPEAKER:** THROUGH THE CHAIR?

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1

2 **CARLOS ROMERO:** YES PLEASE.

3

4 **MARY SACKETT:** THIS IS MARY SACKETT. ALONG WITH MISS ADAMS, I
5 ALSO HAVE A CONCERN ABOUT THE RENTER PROTECTIONS BEING IN HERE
6 AT A REGION-WIDE. AND I JUST FIND THE RENTER PROTECTIONS TO BE
7 VERY COMPLICATED, AND NUANCED AND HAVE CONCERN ABOUT -- HAVE
8 CONCERNS ABOUT LOOKING FOR SOMETHING BEYOND STATE LAW THAT
9 WOULD -- WOULD HAPPEN REGION-WIDE. I'LL LEAVE IT AT THAT. BUT
10 SECONDARILY, I THINK IF WE'RE GOING TO TALK ABOUT RENTER
11 PROTECTIONS, WE HAVE TO TIE THAT HAND-IN-HAND TO LEGAL
12 SERVICES. I KNOW THAT IN MARIN COUNTY, THERE ARE VERY FEW, IF
13 ANY, TENANT SIDE ATTORNEYS. AND IT'S FALLING ON LEGAL AID TO
14 ENFORCE VERY COMPLICATED LAWS WHEN WE'RE LOOKING AT LAWS THAT,
15 YOU KNOW, A RENTER MAY BE -- DOES COSTA HAWKINS SUPPLY, WHAT
16 YEAR WAS THEIR BUILDING BUILT WHAT JURISDICTION ARE THEY IN
17 RENTER PROTECTIONS ON ARE THERE THIS'S CONVOLUTED AND
18 COMPLICATED, AND DOES REQUIRE LEGAL SERVICES AND IF WE TIE IN
19 LEGAL PROTECTIONS I FEEL THEY'RE NOT GOING TO BE ENFORCED AND
20 I'M REALLY GIVE A FALSE PROMISE THEY WOULD. AND THEN REGARDING
21 THE TRANSPORTATION STRATEGIES, I WANTED TO ASK THE RICHMOND
22 BRIDGE FORWARD AND THE OTHER BRIDGE FORWARDS ARE GOING TO BE
23 PART OF THE CONNECTED VARIOUS STRATEGIES ON TRANSPORTATION?
24

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1 **CHIRAG RABARI:** I CAN RESPOND QUICKLY. ON THE TENANT
2 PROTECTIONS, I DO WANT TO CLARIFY THAT EXPANDING TENANT
3 SERVICES IS A PART OF THE SCOPE OF THAT STRATEGY. SO, IT IS
4 CURRENTLY INCLUDED AS, YOU KNOW, PART OF SCOPE. FOR THE
5 FORWARD INITIATIVES, YES THOSE WILL BE PART OF THE DEVELOPMENT
6 OF THE FISCALLY CONSTRAINED TRANSPORTATION PROJECT LIST, AND
7 WE DO EXPECT TO, YOU KNOW, SHARE DRAFT VERSIONS OF THAT LIST
8 AT THE COMMITTEE LEVEL IN THE COMING MONTHS. SO, YOU KNOW, YOU
9 CAN ANTICIPATE SEEING MORE CLARITY ON THAT IN COMING MONTHS.

10

11 **MARY SACKETT:** THANK YOU.

12

13 **CARLOS ROMERO:** THANK YOU FOR THOSE QUESTIONS. WE HAVE TWO
14 HANDS RAISED IN CHAMBERS. LET ME GO FIRST TO COUNCILMEMBER
15 ECKLUND, BOARD MEMBER ECKLUND.

16

17 **PAT ECKLUND:** OH OKAY. THANK YOU VERY MUCH. I WANT TO THANK
18 MAYOR ADAMS AND SUPERVISOR SACKETT FOR RAISING THE ISSUES
19 ABOUT THE FURTHER STRENGTHENING THE RENTER PROTECTIONS BEYOND
20 STATE LAW. FRANKLY, I'M TIRED OF THE STATE LAW RESTRICTING
21 WHAT LOCAL CITIES AND COUNTIES CAN DO TO THE HEIGHT OF
22 BUILDINGS. AND I COULD TELL YOU THAT MY CONSTITUENCY, THE
23 RESIDENTS IN OUR COMMUNITY ARE NOT HAPPY ABOUT THAT AT ALL.
24 AND IN FACT, I HAVE A LITTLE MEET AND GREET THIS MORNING AND I
25 HAVE TO TELL YOU THAT ALL THE PEOPLE THAT CAME TO THAT EVENT,

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1 SPONSORED BY THE CITY, WERE NOT HAPPY WITH THE FACT THAT THE
2 STATE HAS SAID YOU HAVE TO GO A MINIMUM OF SIX STORIES OR FIVE
3 OR SIX, OR NINE STORIES. AND WITH NO PARKING. PEOPLE ARE
4 FURIOUS ABOUT THAT. SO, I REALLY QUESTION WHY WE HAVE THAT IN
5 THERE. AND, FRANKLY, IN -- AND I'M NOT SURE WHERE ABAG OR MTC
6 IS GOING TO GET THE MONEY TO DO ANYTHING ALONG THAT LINE.
7 YOU'RE CERTAINLY PROBABLY NOT GOING TO BE ABLE TO USE
8 TRANSPORTATION MONEY. SO I WOULDN'T WANT ANY OF OUR LIMITED
9 MONEYS GOING TO SOMETHING THAT, YOU KNOW, WE REALLY CAN'T
10 AFFORD TO DO. NOVATO IS A POOR PROPERTY TAX CITY. WE ONLY GET
11 \$0.07 ON THE DOLLAR WHICH IS NOT ENOUGH TO PROVIDE ALL THE
12 SERVICES. SO WE'RE GOING TO GO FOR A SALES TAX MEASURE. I
13 DON'T KNOW IF IT'S GOING TO PASS. WE ARE HOPEFUL IT WILL BUT
14 I'M NOT SURE. AND THE OTHER POINT SUPERVISOR SACKETT MADE AND
15 MAYOR ADAMS ABOUT PROVIDING TARGETED MANAGER RENTAL AND SMALL
16 BUSINESS ASSISTANCE TO EQUITY PRIORITY COMMUNITIES. FIRST OF
17 ALL, THERE ARE FOLKS THAT ARE NOT IN THE CATEGORY OF EQUITY
18 PRIORITY COMMUNITIES, UNLESS YOU CALL SENIORS PART OF THAT,
19 WHICH I DON'T THINK IS ONE OF THE DEFINITIONS. THE SENIORS ARE
20 NOT NECESSARILY BEING ABLE TO STAY IN THEIR HOMES, BECAUSE
21 THEY CAN'T NOT AFFORD IT, BECAUSE THEY DON'T GET AN INCOME.
22 AND FOR -- I DON'T KNOW WHERE WE GOING TO GET THE MONEY TO TRY
23 TO DO THAT. I REALLY QUESTION WHETHER OR NOT THAT'S SOMETHING
24 THAT'S A VIABLE OPTION. AND, YOU KNOW, FRANKLY, CITIES AND
25 COUNTIES CANNOT AFFORD TO TAKE ON SOMETHING LIKE THAT. BECAUSE

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1 WE CAN BARELY DO THE JOBS THAT WE'RE REQUIRED TO DO WITH THE
2 FUNDING THAT WE HAVE, ESPECIALLY THE POOR PROPERTY TAX CITIES
3 LIKE NOVATO. SO, AND IT'S ONLY BECAUSE WE WERE INCORPORATED
4 AFTER ALL THE SPECIAL DISTRICTS WERE ESTABLISHED, WHICH LEFT
5 VERY SMALL AMOUNT OF THE PROPERTY TAX AVAILABLE. SO, I AM GLAD
6 THAT THEY CALLED THAT TO MY ATTENTION. I SAW THAT IT -- I
7 DIDN'T LOOK AT IT AS CAREFULLY AS I SHOULD HAVE, I GUESS. I
8 WOULD LIKE TO PUT MY TRUST INTO TRYING TO CLAW BACK SOME OF
9 THAT, APPROACH, I THINK WE NEED TO DO THAT. WHERE WE LAND, I'M
10 NOT EXACTLY SURE.

11

12 **CARLOS ROMERO:** I BELIEVE THE EXECUTIVE DIRECTOR WOULD LIKE TO
13 SAY SOMETHING ON THIS.

14

15 **BRAD PAUL:** BRAD PAUL EXECUTIVE DIRECTOR. I BELIEVE THIS
16 QUESTION GOES BACK TO THE BAY AREA BAHFA BOND MEASURE IN
17 NOVEMBER. THE P THAT'S ABOUT PRESERVATION IS PRIMARILY, IN ALL
18 OF YOUR COMMUNITIES, I'M SURE YOU'RE AWARE OF OLDER RENTAL
19 BUILDINGS THAT HAVE DEFERRED MAINTENANCE, AREN'T IN GREAT
20 SHAPE, AND ALSO DON'T CHARGE HIGH RENTS THE INVESTOR COMES IN
21 FIXES THEM UP AND THEN DRASTICALLY RAISES RENT, NON-PROFITS
22 BUY THEM AND TURN THEM INTO RESTRICTED HOUSING. THAT BOND
23 MEASURE IF IT PASSES IS GOING TO BE CONSIDERABLE AT THE
24 REGIONAL AND CAN'T LEVEL, IT'S REALLY AIMED AT THAT. ANOTHER
25 POLICY TALKED ABOUT TO PREVENT HOMELESSNESS IS SMALL RENTAL

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1 ASSISTANCE PROGRAMS. WE CANNOT USE BOND MONEY FOR THAT BUT
2 WHEN THE MONEY GETS PAID BACK INTEREST ON LOANS WE MAKE FEES
3 WE CHARGE WE COULD USE SOME OF THAT MONEY TO CREATE SOME OF
4 THESE PILOTS -- THERE ARE PILOTS ALREADY -- FOR THESE KIND OF
5 RENTAL ASSISTANCE PROGRAMS WHICH ARE EFFECTIVE IN PREVENTING
6 DISPLACEMENT AND ADDICTION. THE TWO WAYS YOU CAN PROTECT
7 PEOPLE FROM DISPLACEMENT ARE PROVIDING MORE AFFORDABLE HOUSING
8 BUT ALSO PROVIDING MORE AND BETTER PAYING JOBS AND GIVING THEM
9 ACCESS TO THAT. IN THE ECONOMY SECTION OF THE PLAN, WE TALK
10 ABOUT THAT. AND THINK ABOUT PEOPLE IN THE REGION THAT ARE
11 STUCK, SAY, TWO OR THREE PEOPLE IN A FAMILY WORKING FAST FOOD.
12 AND THEY HAVE \$50 IN THE BANK AND THEIR SAVINGS ACCOUNT AND IF
13 ONE OR TWO GETS SICK AND LOSES THEIR JOB WHAT HAPPENS. IF YOU
14 CAN TRAIN CARPENTERS AS ENTRY LEVEL BIOTECH, TECHNICIANS OR
15 EVEN BUS DRIVERS, THE REGIONAL COLLEGES HAVE PROGRAMS THAT
16 TRAIN WITHIN 16 WEEKS WHERE PEOPLE START OFF AT \$75,000 A YEAR
17 WITH BENEFITS. ALL OF THOSE THINGS TOGETHER HELP GIVE US A
18 STRATEGY TO DEAL WITH EVICTION AND DISPLACEMENT OF LOW --
19 INCOME RENTERS.

20

21 **PAT ECKLUND:** WELL, I THINK THEN THERE NEEDS TO BE
22 QUALIFICATION PLACED ON THESE TWO SUGGESTED STRATEGIES.
23 BECAUSE THAT'S NOT THE WAY I READ IT. THE FIRST ONE, FURTHER
24 STRENGTHEN RENTER PROTECTIONS BEYOND STATE LAW THERE IS NO
25 CAVEAT THAT'S ONLY LOW-INCOME BUILDINGS. IN FACT, I HAPPEN TO

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1 KNOW THAT THERE IS A LOT WE HAVE -- THERE ARE SOME APARTMENT
2 COMPLEXES THAT ARE RAISING THE RENT ALL THE TIME, AND THERE
3 ARE VERY LOW PEOPLE LIVING THERE, AND IN FACT MOST OF THE
4 APARTMENT, THERE ARE SIX PEOPLE LIVING IN A TWO BEDROOM PLACE.
5 THE LIVING ROOM HAS TWO PEOPLE, THE BEDROOMS EACH HAVE TWO
6 PEOPLE. AND THESE ARE HOME CAREGIVERS. AND SO THEY PROVIDE
7 HOME CARE. THEY DON'T MAKE A LOT OF MONEY. IN FACT SOME OF
8 THEM MAKE BELOW MINIMUM WAGE. BECAUSE THE CITIES ARE NOT -- OR
9 COUNTIES ARE NOT ALWAYS LOOKING AT WHO GETS PAID. SO, I THINK
10 THERE NEEDS TO BE SOME QUALIFICATIONS IN HERE IN ORDER TO MAKE
11 IT CLEAR. BECAUSE BAHFA WE'RE NOT SURE IT'S GOING TO PASS.
12 OBVIOUSLY IT POLLS VERY WELL, BUT GIVEN ALL THE MEASURES THAT
13 ARE GOING TO BE ON THE BALLOT THAT ARE GOING TO BE RAISING
14 INCOME -- OR SALES TAX, OR PROPERTY TAX, I'M NOT SURE WHAT THE
15 -- WHAT THE RESPONSE TO THE PEOPLE IS GOING TO BE. BECAUSE IF
16 YOU JUST DO ONE, LIKE WE DID OURS FOR SALES TAX, WE DIDN'T SAY
17 HEY THERE IS GOING TO BE ANOTHER COUPLE PROPERTY TAX MEASURES
18 ON THE BALLOT, HOW DO YOU FEEL ABOUT THAT. SO, IT'S -- IT'S --
19 YOU KNOW, I THINK THAT IT'S GREAT WHAT WE'RE THINKING ABOUT
20 FOR BAHFA. BUT, AGAIN, LOW-INCOME IN MARIN COUNTY MAY NOT
21 NECESSARILY BE PEOPLE OF COLOR. IT ALSO MAY BE WHITE PEOPLE
22 THAT ARE IN THEIR SENIOR YEARS. AND NOT MAKING A LOT -- MAKING
23 NO MONEY. SO, ANYWAY. I JUST THINK THAT WE NEED TO HAVE SOME
24 QUALIFICATIONS ON THOSE, AS WELL. BUT THANK YOU, BRAD, AND I
25 REALLY APPRECIATE ALL YOUR LEADERSHIP WITH ABAG AND BAHFA. AND

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1 I AM PERSONALLY GOING TO MISS YOU VERY MUCH WHEN YOU RETIRE.
2 THEY SHOULD HAVE ASKED ME FIRST IF YOU HAVE PERMISSION TO DO
3 THAT. [LAUGHTER]

4

5 **CARLOS ROMERO:** THANK YOU. I HAVE TWO HANDS UP. I'LL GO TO
6 SUPER CORZO, WHO HASN'T SPOKEN. THEN GO TO MR. HEDGES.

7

8 **NOELIA CORZO:** THANK YOU, CHAIR. I WANT TO EXPRESS MY STRONG
9 SUPPORT FOR CONTINUING TO INCLUDE ALL THE ITEMS THAT MY
10 COLLEAGUES HAVE EXPRESSED CONCERN ABOUT. I THINK IT'S REALLY
11 IMPORTANT FOR US TO REMEMBER THAT THE LOUDEST VOICES THAT WE
12 HEAR ARE NOT ALWAYS THE ARE NOT ALWAYS THE ONES THAT ARE
13 REPRESENTATIVE OF THE ENTIRE COMMUNITY. I THINK THE INCLUSION
14 OF THOSE PLANS, TENANT PROTECTIONS, AND MORE AFFORDABLE
15 HOUSING, ARE BASED ON DATA, BASED ON FACTS, BASED ON A LOT OF
16 WORK DONE BY STAFF. AND, ALSO, QUITE FRANKLY, BASED ON A LACK
17 OF ACTION BY MANY LOCAL JURISDICTIONS, THAT IS WHAT GOT US IN
18 THE SITUATION. THAT IS WHY THE STATE HAD TO ACT. I WANT TO,
19 YOU KNOW, EXPRESS THAT I THINK IT'S REALLY IMPORTANT WE
20 RECOGNIZE THAT THE SOLUTION TO HOMELESSNESS IS HOUSING. AND IT
21 IS TENANT PROTECTION. YOU CANNOT JUST, YOU KNOW, WE HAVE -- WE
22 HAVE TO ACT. AND I THINK THOSE ITEMS BEING INCLUDED IS REALLY,
23 REALLY IMPORTANT -- IMPORTANT. AND I JUST WANTED TO EXPRESS MY
24 SUPPORT FOR THEM, AND I -- I -- YOU KNOW, I'M CURIOUS TO HEAR
25 WHAT OTHER COLLEAGUES HAVE TO SAY ABOUT THIS. THANK YOU.

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1

2 **CARLOS ROMERO:** THANK YOU VERY MUCH SUPERVISOR. HEDGES, BOARD
3 MEMBER?

4

5 **RICHARD HEDGES:** AND BY THE WAY, I'M SUPPORTING AS WELL. ONE
6 THING WANT TO BRING UP IS SOMETHING'S HAPPENING WHERE I LIVE
7 IN THE LARGE MEGA APARTMENT OWNERS ARE BUYING PROJECTS. ONE
8 ACROSS THE STREET FROM ME, 440 UNITS, TENDS TO BE WHEN THEY
9 BUY THEM, WHEN THE BELOW MARKET RATE RENTALS ARE ABOUT TO
10 EXPIRE. NOW THAT'S NO LONGER A PROBLEM IN SAN MATEO. WE DON'T
11 ALLOW THAT TO HAPPEN ANYMORE. IF YOU BUILD, IT'S FOR IN
12 PERPETUITY. BUT THERE WAS A PROJECT ON EDGE WATER AND
13 HILLSDALE WHERE WE HAD SOME OF MY UNION MEMBERS LIVING, JUST
14 PURCHASED. BELOW MARKET RATE EXPIRED AND NOW THEY'RE LIVING IN
15 EAST BAY. THEY WORKED AT SAFEWAY IN FOSTER CITY. HILLS DAY
16 GARDEN APARTMENTS THAT WAS BOUGHT BY -- IT WAS ALWAYS IN THE
17 BOHANNON FAMILY, BUT IT WAS BOUGHT BY LARGE CONCERN WHICH WAS
18 RECENTLY JUST SOLD TO A NON-PROFIT DEVELOPER. SO I DON'T KNOW
19 WHAT'S IN STORE, BUT THAT MAY BE SOME GOOD NEWS. AND ON THE
20 ISSUE OF HEIGHT, I UNDERSTAND. I COME FROM A CITY WHERE PEOPLE
21 ARE FRIGHTENED BY HEIGHT. WHEN MEASURE H WAS PASSED IN 1991,
22 THE LIMITED HEIGHT WAS FIVE STORIES, ACTUALLY ONLY IN CERTAIN
23 AREAS. THERE WASN'T A LOT OF HEIGHT ANYWHERE ELSE. BUT THE
24 AREA I LIVE IN WAS BASICALLY UNRESTRICTED AND THE OFFICE
25 BUILDINGS IN OUR CITY WHERE I LIVE, 13 STORY BUILDING, 1400

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1 FASHION ISLAND BOULEVARD. IT'S GORGEOUS. HEIGHT ISN'T THE
2 ENEMY. MORE LANDSCAPING MORE AREA AROUND THE BUILDING WHEN YOU
3 CAN GO UP. SO PEOPLE SHOULDN'T BE AFRAID OF HEIGHTS. THEY
4 SHOULD BE INVOLVED WITH THEIR CITY AND WORK TO MAKE IT THE
5 BEST BUILDING POSSIBLE. ESPECIALLY IF WE'RE GOING TO HOUSE
6 PEOPLE. AND THE PARKING ISSUE IS ONLY WITHIN A HALF MILE OF
7 TRANSIT AND IT'S NOT REQUIRED TO DEVELOPER TO NOT HAVE PARKING
8 THEY HAVE THE OPTION. SO FAR WE HAVEN'T HAD THAT HAPPEN. WE
9 HAVE ONE DEVELOPMENT THAT HAS BEEN PASSED BUT NOT BUILT YET
10 BECAUSE OF LACK OF MONEY TO BUILD IT. THE CITY TRIED TO GET
11 THEM TO DO NO PARKING BECAUSE IT'S ON CALTRAIN PARKING LOT.
12 THE DEVELOPER SAID I CAN'T DO IT BECAUSE I CAN'T BORROW THE
13 MONEY. EVEN HALF A MILE OF TRANSIT IT'S UNLIKELY NOT TO HAVE
14 AT LEAST ONE PARKING SPACE BECAUSE DEVELOPERS DON'T HAVE A
15 POCKET FULL OF MONEY AS WE ALL KNOW. THEY HAVE TO BORROW THE
16 MONEY. HEIGHT RESTRICTIONS SHOULDN'T BOTHER THAT MUCH IT'S THE
17 DESIGN OF THE BUILDING AND HOW THEY FIT IT IN THE COMMUNITY.
18 THANK YOU.

19

20 **CARLOS ROMERO:** THANK YOU VERY MUCH. I HAVE SOME CONCLUDING
21 COMMENTS BUT MAYBE I SHOULD GO TO THE PUBLIC TO SEE IF WE HAVE
22 ANY FOLKS.

23

24 **CLERK OF THE BOARD:** WE HAVE TEED.

25

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1 **CARLOS ROMERO:** SORRY. AARON. TIEDEMANN, PLEASE.

2

3 **AARON TIEDEMANN:** THANK YOU. I WANT TO ECHO WHAT CORZO WAS
4 SAYING AND THANK YOU TO STAFF FOR ALL THEIR WORK IT'S
5 IMPORTANT TO HAVE THESE REMINDERS OF NOT ONLY WHAT'S HAPPENING
6 WITH THE POPULATIONS FOR ALL OF OUR AREAS, WHAT'S HAPPENING
7 WITH THE JOBS, WHAT'S HAPPENING WITH OUR GHG GOALS, AND HOW
8 MUCH THAT TIES INTO ALL OUR OTHER GOALS WITH THE WORK THAT'S
9 BEEN HAPPENING ON THE BOND, WITH THE WORK WE'RE DOING ON
10 TRANSPORTATION, AND HOW THAT MEANS THAT EVERY COMMUNITY NEEDS
11 REALLY BE DOING ITS PART TO ADDRESS ALL OF THESE THINGS AND TO
12 PREPARE FOR THAT. SOME PEOPLE MAY HAVE SEEN THE DIP DURING THE
13 PANDEMIC BUT THE POPULATION IS GOING TO KEEP INCREASING AND WE
14 NEED TO PLAN TO HAVE THOSE PEOPLE, AS WELL AS TO PROTECT THE
15 PEOPLE WHO ARE ALREADY HERE, WHICH I HAD THINK IS WHY IT'S
16 IMPORTANT TO HAVE SOME OF THOSE PROTECTION MEASURES IN THAT
17 PLAN TO SAY THAT, YOU KNOW, WE HAVE TO BUILD HOUSING FOR
18 PEOPLE WHO ARE GOING TO COME HERE, FOR PEOPLE WHO ARE ALREADY
19 HERE WHO CAN'T AFFORD IT, AND ENSURE THAT PEOPLE WHO ARE ON
20 THE EDGE DON'T GET DISPLACED OR PUSHED INTO HOMELESSNESS THAT
21 SHOULD BE PART OF THIS PLAN FOR US TO HAVE IN LONG-TERM
22 REGIONAL PLANNING. THANK YOU.

23

24 **CARLOS ROMERO:** THANK YOU. DO WE HAVE ANYONE IN CHAMBERS HERE?
25 LET'S GO TO THE PUBLIC.

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1

2 **CLERK OF THE BOARD:** WE HAVE ONE SPEAKER WITH THEIR HANDS
3 RAISED, AND THAT'S KEN BUKOWSKI. PLEASE UNMUTE YOURSELF.

4

5 **SPEAKER:** CAN YOU HEAR ME.

6

7 **CARLOS ROMERO:** YES WE CAN.

8

9 **SPEAKER:** THIS WHOLE PLAN IS A DISASTER IT'S COMPLICATED. HOW
10 ARE THESE CITIES GOING TO AFFORD TO PAY FOR LOCAL SERVICES
11 WITH ADDITIONAL POPULATION AND NO MONEY FOR SERVICES? I MEAN,
12 YOU GOT TO THINK ABOUT THAT. BECAUSE EVERY LOCAL BUDGET IS
13 STRUGGLING RIGHT NOW. WHAT'S GOING TO HAPPEN WHEN A LOT MORE
14 PEOPLE, YOU KNOW, IN THE COMMUNITY. AND YOU KNOW THIS BOND
15 MEASURE IS SPONSORED BY THE BAY AREA COUNCIL AND THESE PEOPLE
16 HAVE CONTROL OF THE TRANSPORTATION MONEY FOR THE LAST DECADES
17 AND NOW THEY'RE GOING TO CONTROL THE HOUSING MONEY. WE'RE
18 GOING TO END UP WITH HOUSING THAT'S CORPORATE OWNED AND HAVING
19 PROBLEMS WITH LOCAL JURISDICTION WHO CAN'T SURVIVE DON'T HAVE
20 MONEY FOR SERVICES THEY TAKE AWAY THE LAND USE, AND THERE IS
21 PLANS TO ELIMINATE CITIES RIGHT NOW AND THAT'S WHAT THEY'RE
22 TRYING TO DO.

23

24 **CLERK OF THE BOARD:** NO SPEAKERS ONLINE, NOTHING RECEIVED IN
25 WRITING, AND NO SPEAKER CARDS

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1

2 **CARLOS ROMERO:** THANK YOU. WE HAVE A LATE BREAKING HAND FROM
3 SUPERVISOR RABBITT.

4

5 **DAVID RABBIT:** I TRIED TO HOLD BACK, BUT WHEN I HEARD DESIGN
6 THERE EARLIER, I CAN SAY AS AN ARCHITECT AESTHETIC IS
7 EVERYTHING, AN IMPORTANT THING. I THINK WE HAVE A ROLE IN THAT
8 IN LOCAL GOVERNMENT. I THINK YOU HAVE SEEN A LOT OF THAT COME
9 OUT OF WHAT SACRAMENTO HAS BEEN DEALING WITH, IN TERMS OF --
10 AND I HAVE FAMILY IN DEVELOPMENT AND I UNDERSTAND THE COST
11 ASSOCIATED. IT'S A ZERO SUM GAME. YOU'RE GOING TO PUT COSTS
12 INTO CARRYING THE COSTS REVIEW PROCESS. IN OUR HOUSING GOALS
13 ACROSS ALL AFFORDABILITY LEVELS, WHICH REALLY MAKE THE MOST
14 VIBRANT COMMUNITIES AND INTEGRATE IN SUCH A WAY THAT IT'S ONE
15 LARGE COMMUNITY OF LOTS OF DIFFERENT TYPES OF FOLKS MAKES FOR
16 THE BEST COMMUNITIES BUT ALSO CAN HAVE THE BEST OUTCOMES. SO,
17 YOU KNOW, I HAVE SEEN FIRSTHAND COMMUNITIES THAT KIND OF PUSH
18 BACK ON THOSE PROJECTS. AND THE REALITY IS THE PROJECT WILL
19 GET BUILT BUT IT WILL BE A LESSER QUALITY PROJECT THAN IT
20 COULD BE OTHERWISE. I THINK IT TAKES FORESIGHT AND LEADERSHIP
21 TO KIND OF PUSH THROUGH THAT. SO, THANK YOU.

22

23 **CARLOS ROMERO:** THANK YOU. I'M GOING TO MAYBE HAVE THE FINAL
24 WORD HERE. I WANT TO SAY INQUIRING MINDS CAN AGREE TO DISAGREE
25 AND DISCUSS. A FEW OF MY COLLEAGUES HERE, CORZO, TIEDEMANN,

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1 AND OF COURSE MR. HEDGES HAVE EXPRESSED, I THINK, SIMILAR
2 VIEWS AROUND WHAT WE'RE CALLING BOLD STRATEGIES, RIGHT, IN
3 THIS DOCUMENT, FOR A DIVERSE BAY AREA. REALLY, 20 YEARS AGO,
4 WE WOULD NOT BE HAVING THIS DISCUSSION IN THIS ROOM. WE
5 UNDERSTAND THAT THERE IS AN ISSUE OF DISPLACEMENT, THERE IS AN
6 ISSUE OF INEQUALITY. WE UNDERSTAND PEOPLE ARE PUSHING BACK
7 AGAINST THAT. BUT I THINK WHAT WE'RE TRYING TO DO IN THIS
8 DOCUMENT IS NOT IMPOSE A POLICY, BUT HAVE THOSE STRATEGIES
9 THERE AVAILABLE, POTENTIALLY DEVELOPED, STUDIED AND
10 UNDERSTOOD, SO THAT WE CAN, PERHAPS SOME DAY, PROMOTE A RIGHT
11 TO COUNSEL FOR ANYONE WHO IS GETTING EVICTED WHICH COULD,
12 INDEED, BE ONE OF THE MOST EFFECTIVE WAYS TO REDUCE EVICTIONS
13 AND TO ACTUALLY HELP REDUCE HOMELESSNESS. MY CITY DOES HAVE
14 RENT CONTROL. TRUE. THE STATE DOES HAVE ITS OWN, GAVIN NEWSOM
15 AND THEN THE STATE SAYING THERE IS A 10% CAP. THE FEDERAL
16 GOVERNMENT, AS WE KNOW THROUGH BIDEN, HAS PROPOSED 5% CAP. IT
17 WOULD BE TIED TO THE TAX CODE THAT MAY BE MORE DIFFICULT TO
18 PASS. BUT WE'RE ALL GRAPPLING, AROUND THE ENTIRE COUNTRY, WITH
19 THIS ISSUE, PARTICULARLY AROUND DISPLACEMENT. AND I THINK IT
20 MAKES SENSE TO HAVE STRATEGIES THAT, AS CITIES, AS COUNTIES,
21 WE CAN TURN TO AND SAY, THESE MAKE SENSE. I DON'T BELIEVE
22 WE'RE TALKING ABOUT AN OVERALL NINE COUNTY IMPOSITION OF A
23 RENT CONTROL MEASURE. THAT COULD HAPPEN IN THE FUTURE. BUT I
24 DON'T THINK THAT THIS IS TALKING ABOUT THAT. I THINK WE HAVE
25 TO HAVE THE STRATEGIES HERE TO GET US ALL TO THINK ABOUT IT,

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1 TO ASPIRATIONALLY THINK ABOUT WHAT IS, YOU KNOW, A NINE COUNTY
2 BAY AREA GOING TO LOOK LIKE IN 2050. WILL IT BE, BASICALLY, A
3 BUNCH OF TECH TITANS LIVING IN MEGA MANSIONS AND EVERYBODY
4 ELSE LIVING OUTSIDE. I DON'T THINK THAT'S WHERE WE WANT TO GO.
5 I WOULD SAY HATS OFF TO STAFF FOR PUTTING ALL THE BOLD
6 STRATEGIES WHETHER IT'S FOR AFFORDABLE HOUSING, WHETHER IT'S
7 FOR REDUCING GHG, THE RENTERS PIECE, I THINK THAT'S THE ONLY
8 WAY WE CAN REGIONAL TRY TO ADDRESS THESE ISSUES AND THINKING
9 OUTSIDE OF THE GENERAL CONFINES AND FIGURING OUT HOW THESE
10 THINGS MIGHT BE ABLE TO WORK. AGREE TO DISAGREE. CONTINUE THIS
11 CONVERSATION. THIS IS A DRAFT PLAN. AND THIS IS THE THIRD TIME
12 I HAVE REVIEWED IT AND EVERY TIME I UNDERSTAND IT BETTER AND
13 BETTER AND UNDERSTAND THERE MAY BE SOME MORE ISSUES TO DISCUSS
14 BUT I DO THINK IT'S IMPORTANT TO TRY TO KEEP THE BOLDNESS OF
15 THESE STRATEGIES INTACT. SO, WITH THAT, THIS WAS ONLY AN
16 INFORMATION ITEM. SO, I WILL MOVE ON TO THE NEXT ITEM. I DON'T
17 THINK THERE IS ANYBODY ELSE IN THE PUBLIC WHO WANTS TO SPEAK.
18 I DON'T SEE ANY OTHER HANDS RAISED HERE. SO, LASTLY ITEM
19 NUMBER TEN IS ADJOURNMENT. WANT TO LET EVERYBODY KNOW OUR NEXT
20 MEETING IS THURSDAY SEPTEMBER THE 19th IN THESE CHAPTERS --
21 EXCUSE ME -- IN THESE CHAMBERS. LOOK FORWARD TO SEEING YOU ALL
22 THEN AND BELIA WILL BE BACK FROM VIENNA BY THEN, AND SHE'LL
23 TELL US HOW THE SOCIAL HOUSING DISCUSSION WENT. THANK YOU ALL
24 FOR COMING AND WE'LL SEE YOU NEXT TIME. AND I DEPARTMENT TO
25 SAY TO MISS CHARLES, WALLY, GREAT WORK. I KNOW THIS IS --

Meeting Transcript

JULY 18, 2024

1 THANK YOU FOR PUTTING THIS TOGETHER -- [APPLAUSE] [LAUGHTER] -
2 - ON THE FLY. AGAIN. MEETING ADJOURNED. [ADJOURNED]
3



Broadcasting Government