

**METROPOLITAN  
TRANSPORTATION  
COMMISSION**  
**Meeting Transcript**



JUNE 12, 2026

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**PLANNING COMMITTEE**

**FRIDAY, JUNE 12, 2026, 9:40 AM**

**SPEAKER:** ALL RIGHTY, I'D LIKE TO CALL THE MTC PLANNING COMMITTEE MEETING TO ORDER. THIS IS BEING WEBCAST ON OUR ABAG WEBSITES. PEOPLE WISHING TO BE HEARD SHOULD RAISE YOUR HAND AND I WILL CALL UPON THEM AT THE PROPER TIME. A ROLL CALL VOTE WILL BE TAKEN FOR ALL ACTION ITEMS DUE TO REMOTE COMMITTEE MEMBER MEMBERSHIP TODAY. THIS BRINGS US TO AGENDA ITEM NO. 2, MTC PLANNING COMMITTEE ROLL CALL AND CONFIRMATION OF QUORUM. WILL THE CLERK PLEASE CALL THE ROLL AND CONFIRM A QUORUM

**CLERK, BRITTNY SUTHERLAND:** ABSOLUTELY. THANK YOU. CHAIR AHN

**ANYA GUPTA:** HERE

**CLERK, BRITTNY SUTHERLAND:** VICE-CHAIR BURT BERTUZZI HERE

**CLERK, BRITTNY SUTHERLAND:** COMMISSIONER ASHCRAFT?

**MARILYN EZZY ASHCRAFT:** I AM HERE AND BY MYSELF

**CLERK, BRITTNY SUTHERLAND:** AND COMMISSIONER JOHN-BAPTISTE

**V. CHAIR, ALICIA JOHN-BAPTISTE:** HERE



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2 **CLERK, BRITTNY SUTHERLAND:** AND COMMISSIONER MASHBURN

3

4 **MITCH MASHBURN:** I'M HERE IN MY RESIDENCE IN FAIRFIELD. JUST ME  
5 AND BUDDY THE BUFFALO THERE

6

7 **CLERK, BRITTNY SUTHERLAND:** AND COMMISSIONER GIACOPINI WE WILL  
8 LOOP BACK. WITH THAT, WE DO HAVE A QUORUM.

9

10 **KEN SZUTU:** WE'LL HAVE ONE MORE PERSON REMOTE

11

12 **DORENE M. GIACOPINI:** YES, I'M HERE VIA REMOTE UNDER GOVERNMENT  
13 CODE SECTION 59C, THERE'S NO ONE IN THE ROOM OVER 18 WITH ME  
14 AND THAT'S IT. THANK YOU.

15

16 **KEN SZUTU:** THANK YOU, COMMISSIONER GIACOPINI. THAT WILL THEN  
17 MEAN WE HAVE QUORUM, RIGHT, BRITNEY?

18

19 **CLERK, BRITTNY SUTHERLAND:** THAT IS CORRECT. 3A AND 3B IS NEXT  
20 ON THE AGENDA. DO I HAVE A MOTION? SECOND TO APPROVE THE  
21 CONSENT CALENDAR?

22

23 **SPEAKER:** SO MOVED

24

25 **CHAIR, KEN CARSON:** ALL RIGHT, MOTION BY VICE-CHAIR BURT



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2 **SPEAKER:** SECONDS FROM ANDERSEN

3

4 **SPEAKER:** ALL RIGHT, A SECOND FROM ANDERSEN.

5

6 **CHAIR, KEN CARSON:** ANY COMMENT FROM CITY COMMITTEE MEMBER AS  
7 SOON AS SEEING NO COMMENTS CAN WE MOVE TO PUBLIC COMMENT?

8

9 **CLERK, BRITTNY SUTHERLAND:** THANK YOU, I'VE RECEIVED NOTHING IN  
10 WRITING FOR THIS ITEM AND NO ONE IN THE BOARDROOM WISHING TO  
11 PROVIDE COMMENT

12

13 **CHAIR, KEN CARSON:** EXCELLENT, PLEASE CALL THE ROLL

14

15 **CLERK, BRITTNY SUTHERLAND:** THANK YOU...

16

17 **CLERK, BRITTNY SUTHERLAND:** THANK YOU, THE MOTION PASSES  
18 UNANIMOUSLY

19

20 **CHAIR, KEN CARSON:** NOW BRINGS TOWELS ABAG VICE-CHAIR ROMANO

21

22 **SPEAKER:** THANK YOU. ANY ROLL CALL WILL BE TAKEN FOR ALL ACTION  
23 ITEMS AND YOU CAN PLEASE, MARTHA... NO, IT IS FRED.

24

25 **CARLOS ROMERO:** HELLO, FRED. THROUGH ARE TO MY LEFT. WILL YOU



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1 PLEASE CALL ROLL AND CONFIRM A QUORUM

2

3 **CLERK, BRITTNY J. SUTHERLAND:** YES, SIR... COUNCILMEMBER EKLUND

4

5 **PAT ECKLUND:** PRESENT

6

7 **CLERK, BRITTNY J. SUTHERLAND:** COUNCILMEMBER 5 IS ABSENT,

8 SUPERVISOR RAMOS IS ABSENT, SILVA

9

10 **MAYOR, CINDY SILVA:** HERE

11

12 **CLERK, BRITTNY J. SUTHERLAND:** QUORUM IS NOW PRESENT

13

14 **CARLOS ROMERO:** I'M GOING TO LOOK TO COUNSEL FOR DIRECTION ON

15 HOW TO PARTICIPATE IN THIS

16

17 **MATT MAHAN:** YES, DUE TO LACK OF THE QUORUM, THE ABAG

18 ADMINISTRATIVE COMMITTEE, MEMBERS CAN PARTICIPATE IN THE

19 MEETING TODAY -- DUE TO THE LACK OF QUORUM FOR THE ABAG ADMIN

20 COMMITTEE MEMBERS CAN RECEIVE INFORMATION ITEMS AND SEEK

21 CLARIFYING QUESTIONS BUT SHOULD REFRAIN FROM DISCUSSION --

22 DISCUSSIONS AMONGST THEMSELVES ON THOSE ITEMS, AND THERE WILL

23 BE NO ACTION ON THE ABAG SCENT CALENDAR BECAUSE OF THE LACK OF

24 QUORUM -- ON THE CONSENT CALENDAR BECAUSE OF THE LACK OF

25 QUORUM



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2 **CARLOS ROMERO:** GREAT. THANK YOU. I'M ASSUMING THAT THE WEATHER  
3 HAS HAD SOMETHING TO DO WITH THAT. BUT WITH THAT, WE'LL BE  
4 BACK.

5

6 **SPEAKER:** THE QUESTION IS DO WE POSTPONE THESE ITEMS THEN TO  
7 THE NEXT MEETING? IF WE CAN'T MAKE ANY DECISIONS THEN WHY  
8 SPEND THE --

9

10 **CARLOS ROMERO:** WE'RE NOT GOING TO DISCUSS THOSE ITEMS AT THIS  
11 POINT. THE MEETING WILL BE CONDUCTED BY THE CHAIR, AND YES, I  
12 ASSUME SINCE WE CAN'T ACT ON THOSE, I ASSUME THEY'LL BE PUT ON  
13 A FUTURE AGENDA.

14

15 **PAT ECKLUND:** BUT WE NEED AN ANSWER TO THAT, THOUGH. WHAT  
16 FUTURE AGENDA WILL THESE BE PUT ON?

17

18 **CHAIR, KEN CARSON:** THE ONLY ACTION ITEM FOR THE ABAG  
19 COMMITTEE TODAY IS THE CONSENT CALENDAR, SO THERE'S NO ACTION  
20 ON THAT ITEM, THE OTHER ITEMS ARE INFORMATION ITEMS.

21

22 **CARLOS ROMERO:** DO WE STILL MAKE THE COMPENSATION ANNOUNCEMENT  
23

24 **CLERK, BRITTNY J. SUTHERLAND:** YES. THANK YOU, -- THANK YOU,  
25 FRED



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1

2 **CLERK, BRITTNY J. SUTHERLAND:** ... AND FOR THE PUBLIC WE'RE

3 SKIPPING AGENDA ITEM 7 POSTPONING TO THE NEXT MEETING AND NOW

4 WE'RE AT AGENDA ITEM 8A, PRIORITY CONSERVATION AREA GRANT

5 PROGRAM IN AN AMOUNT NOT TO EXCEED \$8 MILLION. THIS IS AN MTC

6 ACTION ITEM, AND WE HAVE BEN BOTKIN TO PROVIDE THE

7 PRESENTATION SUPERVISOR GOOD MORNING, I'M SO PLEASED TO BE

8 HERE. MY NAME IS BEN BOTKIN, THE CONSERVATION AREA GRANT

9 PROGRAM MANAGER. TODAY WE'RE HERE TO SHOW YOU THE FOURTH ROUND

10 OF THE CONSERVATION GRANT CYCLE, BY FAR THE MOST POPULAR.

11 TODAY I'LL BE PROVIDING A BRIEF OVERVIEW OF THE PROCESS

12 DESCRIBE HOW THE PROGRAM ADVANCES PLAN BAY AREA STRATEGIES AND

13 HOW PROPOSALS WERE EVALUATED, PROJECT TYPE ELIGIBILITY AND TO

14 SHARE OUR RECOMMENDATIONS, LASTLY TO IDENTIFY NEXT STEPS. I

15 KNOW IT'S A PACKED COMMITTEE AGENDA TODAY, SO WE'LL JUMP RIGHT

16 IN. INCOMES SLIDE, PLEASE PLEASE. SO IN SEPTEMBER THIS

17 COMMITTEE APPROVED THE STAFF'S REQUEST TO RELEASE AN \$8

18 MILLION CALL FOR PROPOSALS. AS FOLKS MAY REMEMBER, THE PCA

19 GRANT FUNDS WERE SPLIT INTO TWO ROUNDS WITH THE GOAL OF

20 GETTING FUNDS OUT FOR PROJECTS IN NEED WHILE ALSO RESERVING

21 SOME FUNDS FOR COMPLETION OF THE PCA REFRESH PROCESS, WHICH

22 WAS AN UPDATE TO THE PCA PLANNING FRAMEWORK, WHICH COMPLETED

23 IN 2025. THE CALL FOR PROPOSALS WAS RELEASED JUST BEFORE

24 THANKSGIVING, AND IN OUR FIRST ROUND SETTING OFF A TWO-STEP

25 PROCESS WITH THE FIRST LETTER OF INTEREST PHASE RECEIVING 53



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1 LETTERS OF INTERESTS, REQUESTING NEARLY \$36 MILLION IN FUNDS.  
2 AFTER A FULL EVALUATION, 28 PROPOSALS WERE ADVANCED TO PREPARE  
3 A FULL APPLICATION, AND THAT WAS ABOUT \$19 MILLION IN REQUESTS  
4 AND ULTIMATELY WERE PRESENTING 16 PROJECTS FOR AWARDS TODAY.  
5 NEXT SLIDE, PLEASE. TAKING A SLIGHT STEP BACK, WHILE MANY OF  
6 THE PROCESS AND GOALS OF THE PCA PROGRAM HAVE REMAINED  
7 CONSISTENT OVER PREVIOUS ROUNDS, IN THIS ROUND WE WERE ABLE TO  
8 INCORPORATE THE FINDINGS OF THE PCA REFRESH AND THE UPDATES TO  
9 THE PLAN FRAMEWORK INTO OUR GRANT GUIDELINES. THE PCA PROGRAM  
10 IS REALLY INSTRUMENTAL IN IMPLEMENTING SEVERAL BAY AREA PLAN  
11 STRATEGIES, PARTICULARLY EN5 AND EN6, AND THE PCA REFRESH  
12 PROVIDED A MUCH MORE STRUCTURED APPROACH IN ORDER TO PROTECT  
13 AND RESTORE KEY HABITATS IN OPEN SPACE, SUPPORT THE  
14 AGRICULTURAL ECONOMY, ENHANCE BIKE INFRASTRUCTURE AND REGIONAL  
15 TRAILS AND PROVIDE URBAN GREEN AND CLIMATE RESILIENCE IN URBAN  
16 AREAS. FOR THE NATURAL BE LANDS PCA TYPE, ONE OF THE  
17 OBJECTIVES IS TO MAINTAIN A WILDLIFE CORRIDOR AND  
18 CONNECTIVITY. FOR URBAN GLEAMING IT'S TO PRIORITIZE URBAN  
19 GREENING AND EQUITY PRIORITY COMMUNITIES AND FOR RECREATION TO  
20 COMPLETE AND ENHANCE ACCESS TO THE REGIONAL TRAILS NETWORK. BY  
21 ESTABLISHING DATA INDICATORS AND INCORPORATING THESE  
22 OBJECTIVES INTO THE PCA EVALUATIONS AND CRITERIA WE WERE  
23 BETTER ABLE TO EVALUATE THE OBJECTIVES THAT ALIGN WITH THE  
24 PLAN FOR THE BAY AREA, NEXT SLIDE, PLEASE. FOR THE EVALUATION  
25 PROCESS WE HAD FOUR KEY CRITERIA THAT WERE ESTABLISHED IN OUR



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1 GUIDELINES. ONE WAS ALIGNMENT WITH THOSE PCA OBJECTIVES AND  
2 GOALS. THE SECOND WAS HOW A PROJECT WAS ENGAGING WITH  
3 PARTNERS, THE COMMUNITY, COMMUNITY-BASED ORGANIZATIONS, IN  
4 PARTICULARLY EQUITY PRIORITY COMMUNITIES, LOOKING FOR PROJECTS  
5 THAT HAVE A HIGH-SCORING PRIORITIZATION AS WELL AS THOSE WITH  
6 SUCCESS, CAN THE APPLICANT DELIVER ON THE PROPOSED COACH WORK  
7 THAT THEY WERE PROVIDING. WE HAD FUNDING TARGETS THAT WERE SET  
8 BY THE COMMISSION. THIS INCLUDED PROVIDING FUNDING TO AT LEAST  
9 ONE PROJECT PER COUNTY. FUNDING A DIVERSITY OF PROJECT TYPES  
10 AND ACTIVITIES AND RECOMMENDING THAT AT LEAST 50% OF AWARDS BE  
11 FOR PROJECTS IN THE FOUR NORTH BAY COUNTIES. THIS 50% NORTH  
12 BAY TARGET DATES BACK TO THE INITIATION OF THE PCA GRANT  
13 PROGRAM AS A WAY OF BALANCING ABAG FUNDING AND RECOGNIZE THAT  
14 56% OF THE CONSERVATION PRIORITY LANDS AND 81% OF THE REGION'S  
15 REMAINING PRIME FARMLANDS IN THOSE FOUR NORTH BAY COUNTIES.  
16 NEXT SLIDE, PLEASE. BEFORE WE GET TO THE PROJECT  
17 RECOMMENDATIONS, I DID WANT TO QUICKLY NOTE THE TYPES OF  
18 PROJECTS THAT WERE ELIGIBLE FOR FUNDING. THIS HAS REMAINED  
19 CONSISTENT OVER ALL OF THE PREVIOUS PCA GRANT CYCLES AND  
20 REALLY HELPS TO SUPPORT THOSE PLAN BAY AREA STRATEGIES. SO  
21 OVER THE PRIOR CYCLES, WE'VE AWARDED 38 MILLION TO OVER 70  
22 PROJECTS ACROSS THE REGION TO ADVANCE THESE TYPES OF PROJECTS,  
23 AND REALLY WHAT'S YOU A PEEK THAT ABOUT THIS PROGRAM IS IT CAN  
24 FUND ALL PHASES, AND SO WE'RE ABLE TO MEET GRANTEEES WHERE  
25 THEY, SUPPORT THINGS LIKE COMMUNITY ENGAGEMENT, INITIAL



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1 PLANNING AND DESIGN, PERMITTING AND ENVIRONMENTAL REVIEW.  
2 SOMETIMES THOSE HARDER TO FUND -- PARTS OF THE PROJECT CYCLE  
3 THAT ARE REALLY CRITICAL TO DELIVERING ON THESE PROJECTS.  
4 NEXT, PLEASE. SO THAT GETS US TO OUR FUNDING RECOMMENDATIONS,  
5 AND WE'RE REALLY PLEASED TO SHARE THIS EXCELLENCE SUITE OF  
6 PROJECTS. SPANNING ALL 9 BAY AREA COUNTIES, THESE PROJECTS  
7 ADVANCE REGIONAL PRIORITIES THROUGH REGIONAL TRAIL CLOSURES,  
8 WILDLIFE CROSSINGS, CREEK CORRIDORS AND SHORELINE ACCESS WHILE  
9 SUPPORTING COMMUNITY STEWARDSHIP, PARK DEVELOPMENT AND  
10 AGRICULTURAL VIABILITY. MANY PROJECTS FOCUSED ON FOUNDATIONAL  
11 WORK SUCH AS FEASIBILITY STUDIES, ENVIRONMENTAL REVIEW AND  
12 HABITAT RESTORATION PLANNING, THIS COULD MEAN LARGER CAPITAL  
13 EFFORTS WHILE OTHERS ARE LOOKING AT PARK PRIORITY AREAS NEXT  
14 SLIDE, PLEASE. AS I NOTED IN THE BEGINNING IT WAS INCREDIBLY  
15 CHALLENGING TO WINDOW DOWN FROM THE 23 INITIAL PROPOSALS THAT  
16 WE RECEIVED. A LOT OF EXCELLENT PROJECTS THAT REALLY DESERVE  
17 FUNDING BUT WE FELT THAT THESE ONES BEST ALIGNED WITH THE  
18 VEAFLTION OUR CRITERIA AND FUNDING TARGETS. OVERALL THIS \$8  
19 MILLION INVESTMENT SUPPORTS MULTIBENEFIT SOLUTIONS THAT LINK  
20 ECOLOGICAL HEALTH WITH PUBLIC ACCESS, CLIMATE RESILIENCE AND  
21 COMMUNITY ENGAGEMENT INCLUDING EQUITY-COMMUNITIES TO MAKE IT A  
22 MORE HEALTHY PLACE TO LIVE AND VIBRANT. IN CONCLUSION, STAFF  
23 IS SEEKING APPROVAL OF \$8 MILLION OF PCA GRANT FUNDS. UPON  
24 APPROVAL, STAFF WOULD WORK WITH GRANTEES TO ESTABLISH THE  
25 SCOPE OF WORK, BUDGETS AND TIMELINES AND ENTER INTO CONTRACT



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1 THIS SUMMER. AND THEN LOOKING FORWARD, WE'RE LOOKING FORWARD  
2 TO A FUTURE ROUND OF ABAG FOR PCA GRANTS IN THE 27/28 PERIOD  
3 WHILE IN THE MEANTIME WORKING WITH PARTNERS TO ADVANCE BAY  
4 AREA CONSERVATION STRATEGIES. NEXT SLIDE, THAT CONCLUDES MY  
5 PRESENTATION TODAY, AND WITH THAT, I AM HAPPY TO ANSWER ANY  
6 QUESTIONS YOU MAY HAVE. THANK YOU.

7

8 **CHAIR, KEN CARSON:** YES, MEMBER EKLUND

9

10 **PAT ECKLUND:** THANK YOU VERY MUCH. AND GREAT PRESENTATION. MY  
11 QUESTION IS, THE APPLICANTS THAT WERE NOT SELECTED, DO YOU  
12 HAVE A WRITTEN DOCUMENT THAT CAN SHARE WHY THESE APPLICATIONS  
13 WERE NOT SELECTED? SUPERVISOR CERTAINLY, AND WE HAVE WORKED  
14 WITH MANY OF THE APPLICANTS THAT HAVE FOLLOWED UP THAT WERE  
15 NOT SUCCESSFUL IN SHARING WITH THEM OPPORTUNITIES FOR WAYS TO  
16 IMPROVE THEIR PROPOSAL PERHAPS IN FUTURE ROUNDS. WE DO NOT  
17 HAVE A WRITTEN-OUT FOR EVERY SINGLE PROJECT THAT WAS NOT  
18 ADVANCED BUT CERTAINLY THAT'S SOMETHING THAT COULD BE  
19 DEVELOPED IF DESIRED BY AN APPLICANT.

20

21 **PAT ECKLUND:** IS IT POSSIBLE FOR ME TO MEET WITH YOU OFF-LINE  
22 SO YOU CAN HELP ME UNDERSTAND WHY THESE APPLICATIONS WERE NOT  
23 SELECTED SUPERVISOR YES. I'D BE HAPPY TO DO THAT

24

25 **PAT ECKLUND:** OKAY. GREAT. THANK YOU. SEE YOU AFTER MEETING



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1 THEN.

2

3 **CHAIR, KEN CARSON:** MEMBER ASHCRAFT HAS HER HAND UP, BUT  
4 MEMBER WILLIAMS BEING FIRST IN THE ROOM

5

6 **WANDA WILLIAMS:** THANK YOU VERY MUCH, CHAIR. THANK YOU FOR  
7 SELECTING SOLANO COUNTY AND ALL OF THE OTHER APPLICANTS IN  
8 THIS PROCESS. I KNOW IT TAKES A LOT OF TIME AND EFFORT TO SORT  
9 THROUGH AND LOOK AT THE DIFFERENT DETERMINANTS TO MAKE THOSE  
10 SELECTIONS, AND ONE THING TO ADD, I CAME AND ATTENDED THE TOUR  
11 AND I KNOW THEY'RE REALLY GETTING TO UNDERSTAND OUR PHASE IN  
12 WE'VE BEEN WORKING ON. SO I JUST WANTED TO TAKE THIS  
13 OPPORTUNITY TO SAY THANK YOU VERY MUCH. I APPRECIATE YOUR TIME  
14 AND EFFORT, ALL THE WORK YOU PUT INTO THIS. AND THAT'S ALL I  
15 REALLY WANTED TO SAY. I RECEIVED THE EMAIL YESTERDAY, SO I'M  
16 LOOKING FORWARD TO OUR VOTE. THANK YOU.

17

18 **CHAIR, KEN CARSON:** ALL RIGHT, MEMBER ASHCRAFT, AND THEN VICE-  
19 CHAIR BURT IS NEXT

20

21 **MARILYN EZZY ASHCRAFT:** THANK YOU CHAIR AHN. I WANTED TO  
22 EXPRESS MY APPRECIATION ON BEHALF OF THE CITY OF ALMEDA FOR  
23 FEASIBILITY STUDY FOR THE WOODEN BRIDGE, AND JUST TO EXPLAIN A  
24 LITTLE BIT ABOUT WHAT IT IS. WE HAVE ' RESIDENTIAL AREA AND  
25 PUBLIC ELEMENTARY SCHOOLS BUT ALL OF THE CHILDREN WHO GO TO



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1 MIDDLE SCHOOL OR HIGH SCHOOL GO ON TO THE MAIN ISLAND. SO THIS  
2 WOODEN BRIDGE IS A CONNECTOR TO GET THEM TO THE BICYCLE  
3 PEDESTRIAN BRIDGE THATS CROS THE ESTUARY AND IT'S GOTTEN VERY  
4 OLD AND RICKETY AND WE'RE ASKED NOT TO RIDE OUR BIKES BUT TO  
5 WALK THEM OVER TO THIS BRIDGE. SO IT'S WONDERFUL THAT WE HAVE  
6 THE FEASIBILITY STUDY TO GET -- TO MOVE US CLOSER TO THE  
7 REPLACEMENT. AND I'M PROUD TO REPORT THAT IN THE CITY OF  
8 ALMEDA, 40% OF OUR SCHOOL CHILDREN GET THEMSELVES TO SCHOOL ON  
9 THEIR BIKES OR WALKING OR SCOOTERS OR ON THE BUS. SO THIS IS  
10 JUST A VERY IMPORTANT PIECE OF INFRASTRUCTURE THAT WILL HELP  
11 ALL THE KIDS WHO LIVE ON THE HARBOR BAY PART OUR ISLAND TRAVEL  
12 MORE SAFELY, BUT WITHOUT NEEDING A RIDE TO SCHOOL. SO THANK  
13 YOU. HE

14

15 **ANYA GUPTA:** VICE

16

17 **ANYANIA MUSE:** VICE-CHAIR BURT

18

19 **EDDIE AHN:** VICE-CHAIR BURT

20

21 **PAT BURT:** MY QUESTION IS KIND OF THE INVERSE OF, THAT WHICH IS  
22 DOES STAFF AS A REFLECTION AFTER A CYCLE LOOK AT PROJECTS THAT  
23 WORK ELIGIBLE UNDER THE CRITERIA AND SAY GEE THOSE ARE GREAT  
24 PROJECTS AND FOR SOME REASON OUR CRITERIA DIDN'T EMBRACE THEM  
25 AND SHOULD WE RE-LOOK AT HOW WE FORMULATE THE CRITERIA? IS



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1 THAT PART OF THE PROCESS AS WELL SUPERVISOR YEAH, GREAT  
2 QUESTION. IT CERTAINLY IS AND WE'VE MADE MINOR CHANGES OVER  
3 THE PREVIOUS CYCLES WITH THIS LAST ROUND A BIT MORE OF A  
4 SUBSTANTIVE UPDATE FOLLOWING THE PCA REFRESH, SO THIS WAS THE  
5 FIRST TIME POST PCA REFRESH OF HAVING THIS THRONES LOOK AT  
6 PROJECTS. HONESTLY A LOT OF THE PROJECTS DID SCORE VERY WELL.  
7 IT WASN'T SUCH A MATTER OF A LOT OF THESE PROJECTS NOT  
8 ALIGNING WITH OUR CRITERIA. IT'S JUST AVAILABLE FUNDING. WE  
9 HAD TO MAKE SOME REALLY HARD DECISIONS. SODA CITY LIVE SAY ONE  
10 OTHER BENEFIT OF THIS PROGRAM IS WE DO WORK VERY CLOSELY WITH  
11 THE STATE COASTAL CONSERVANCY, AND SO HAVING THEM AS PARTNERS  
12 ALLOWS THEM TO GET FAMILIAR WITH THESE PROJECTS AS WELL AND  
13 THEY SOMETIMES HAVE OTHER AVAILABLE FUNDS. SO IN WORKING WITH  
14 THEIR STAFF, WE HAVE BEEN ABLE TO IDENTIFY SOME PROJECTS THAT  
15 ARE MAYBE ABLE TO MOVE FORWARD FOR SOME OF THEIR FUNDING AS  
16 WELL.

17

18 **PAT BURT:** THANK YOU

19

20 **CHAIR, EDDIE AHN:** OKAY, MAYBE WE NEED A MOVEMENT. DO I HAVE A  
21 MOTION? MEMBER ASHCRAFT, I SEE YOUR HAND'S RAISED. IS THAT A  
22 MOTION

23

24 **MARILYN EZZY ASHCRAFT:** I'M HAPPY TO MOVE APPROVAL

25



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1 **CHAIR, EDDIE AHN:** ALL RIGHT WE HAVE A MOTION AND A SECOND FROM  
2 VICE-CHAIR BURT. QUICK RACE TO IT. SO WE HAVE A MEMBER  
3 ASHCRAFT MOTION AND A SECOND FOR BURT. ARE THERE ANY OTHER  
4 COMMENTS? SEEING NONE, LET'S MOVE TO PUBLIC COMMENT.

5

6 **CLERK, BRITTNY SUTHERLAND:** THANK YOU, I RECEIVED NOTHING IN  
7 WRITING FOR THIS ITEM BUT THERE'S ONE HAND IN THE -- AND NO  
8 ONE IN THE BOARDROOM BUT ROWLAND ON ZOOM. YOU CAN UN-MUTE  
9 YOURSELF SUPERVISOR THANK YOU. I WOULD LIKE BOTH MTC AND ABAG  
10 TO REALLY PAY ATTENTION TO ANY KIND OF PROJECT THAT IS  
11 RELOCATING DUE TO THESE PLANS AFFECTING LOCAL NEIGHBORHOODS.  
12 WE'VE ALREADY HAD TWO INSTANCES AND THERE'S A MAJOR PROJECT  
13 RIGHT NOW THAT IS ACTUALLY BEING DRIVEN BY FORMER MAYOR CHUCK  
14 REID, AND ONCE AGAIN, WE HAVE SEEN EFFORTS -- HAVEN'T SEEN  
15 EFFORTS TO MOVE THE PLANS TO NEIGHBORHOODS. I'M ACTUALLY GOING  
16 TO GIVE YOU THE ADDRESSES, AND THEN YOU CAN SEE WHAT'S GOING  
17 ON. THE FIRST ONE IS 6321 SAN IGNACIO AVENUE. I KNOW THE  
18 BUILDING VERY WELL. I WORKED IN THAT BUILDING FOR THREE YEARS.  
19 I WAS ACTUALLY INSIDE THE BUILDING WHEN THE '89 EARTHQUAKE  
20 HIT. YOU WOULD HAVE NEVER GUESSED THERE WAS A 700 WATT  
21 MEGAWATT BATTERY INSIDE THAT 70,000 SQUARE-FOOT BUILDING. THE  
22 OTHER ONE IS 6150 SAN IGNACIO AVENUE. IF YOU GOOGLE IT, YOU'RE  
23 GOING TO SAY THIS IS A NON-HISTORIC FACILITY. WELL, IT WAS  
24 LAST MONTH. BUT NOW ALL THE RVS HAVE BEEN MOVED OUT. AND WHILE  
25 THEY'RE MOVING THEM, THEY'RE NOT BUILDING ANYTHING, AND



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1 THERE'S NO PREMISING. THEY'RE JUST MOVING TRAILERS. THEY'RE  
2 MOVING TRAILERS AND EACH IS 2.5 MILLION MEGAWATTS AND NOW THE  
3 PARKING FACILITY IS NOW A 100 MEGAWATT LITHIUM FACILITY. WOULD  
4 THINK THAT IS PROBLEMATIC AND NEEDS TO BE -- TO CONVERT --  
5 [INDISCERNIBLE] THANK YOU.

6

7 **CLERK, BRITTNY SUTHERLAND:** THANK YOU. AND THAT WILL CONCLUDE  
8 PUBLIC COMMENT FOR THIS ITEM

9

10 **CHAIR, EDDIE AHN:** OKAY PLEASE CALL THE ROLL

11

12 **CLERK, BRITTNY SUTHERLAND:** WITH A MOTION BY ASHCRAFT AND  
13 SECOND BY VICE-CHAIR BURT [CALLING ROLL]

14

15 **CLERK, BRITTNY SUTHERLAND:** THE MOTION PASSES UNANIMOUSLY

16

17 **CHAIR, EDDIE AHN:** OKAY, NOW WE ARE AT AGENDA ITEM 9A. THIS IS  
18 AN INFORMATION ITEM, LOOKING AHEAD TOE PLAN BAY AREA 2060. I  
19 BELIEVE WE HAVE MICHAEL MEEHAN TO PROVIDE THE REPORT.

20 SUPERVISOR GOOD MORNING CHAIR AHN, VICE-CHAIR BURT, COMMITTEE

21 MEMBERS. MY NAME IS MICHAEL MEEHAN AND PROJECT DIRECT FOR

22 LOOKING AHEAD TO PLAN BAY AREA 2060, WHICH IS WHAT WE'LL BE

23 INTRODUCING TO YOU TODAY. NEXT SLIDE, PLEASE. TODAY'S

24 PRESENTATION IS SPLIT INTO TWO PARTS, FIRST WITH A BIT OF

25 BACKGROUND ON PLAN BAY AREA AND THEN COVERING OUR INITIAL WORK



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1 ON 2060 THUS FAR. I'LL TRY TO BE BRIEF ON THE FIRST HALF SO  
2 THAT WE CAN FOCUS ON 2060 AND ANY EARLY FEEDBACK YOU MAY HAVE  
3 FOR OUR TEAM. NEXT SLIDE, PLEASE. SO I'LL BE AT VARYING  
4 DEGREES. I IMAGINE ALL OF THE COMMITTEE MEMBERS ARE QUITE  
5 FAMILIAR WITH THE PURPOSE OF PLAN BAY AREA, IT'S THE REGION'S  
6 LONG-RANGE PLAN INTEGRATING TRANSPORTATION, LAND USE AND THE  
7 ENVIRONMENT. AND IT'S A FRAMEWORK OF PRIORITIES RATHER THAN A  
8 SET OF REGULATORY MANDATES. THE LAST BULLET HERE IS MAYBE THE  
9 MOST SALIENT POINT FOR TODAY'S PRESENTATION NOTING THAT THE  
10 PLAN EVOLVES WITH THE EMERGING NEEDS AND CHALLENGES OVER TIME  
11 AND ACROSS ITERATIONS DELIVERING RESULTS THROUGH STRONG  
12 PARTNERSHIPS AND LOCAL LEADERSHIP. NEXT SLIDE, PLEASE. AS FOR  
13 THE CORE REGULATORY REQUIREMENTS, THE PLAN NEEDS TO DO MANY  
14 THINGS. IT NEEDS TO FIRST MEET THE VARIOUS STATE AND FEDERAL  
15 STATUTES THAT OUTLINE TIMING, COORDINATION AND COMMUNITY  
16 ENGAGEMENT, AND IT NEEDS TO PRODUCE A FISCALLY SOUND PROJECT  
17 LIST THAT SERVES OUR REGIONAL NEEDS AND ACCOMMODATE FUTURE  
18 GROWTH AND APPROPRIATE LEVELS OF HOUSING ACROSS ALL ECONOMIC  
19 SEGMENTS. OF COURSE, LASTLY, IT ALSO NEEDS TO ACHIEVE THE  
20 STATE GREENHOUSE GAS TARGETS AND FEDERAL AIR QUALITY GOALS.  
21 NEXT SLIDE, PLEASE. SO SINCE 2013 WHEN THE FIRST PLAN BAY AREA  
22 WAS ADOPTED, IT HAS EVOLVED FROM INTEGRATED PLANNING TO A MORE  
23 COMPREHENSIVE APPROACH. HERE WE'RE TRYING TO CHARACTERIZE THE  
24 PROGRESSION FROM THE EARLY 2013 AND 2017 ITERATIONS, WHICH  
25 WERE MORE NARROWLY TAILORED IN THEIR POLICIES AND REPRESENTS



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1 TO ADDRESS REGULATORY REQUIREMENTS TO THE MOST RECENT  
2 ITERATIONS. NEXT SLIDE, PLEASE. SO WITH 2021'S PLAN BAY AREA  
3 2050, THE FIRST MAJOR UPDATE TO THE PLAN, AND THEN OF COURSE  
4 THE RECENTLY ADOPTED 2050 PLUS, THESE PLANS TOGETHER REPRESENT  
5 A SHIFT EVOLVING INTO A MORE COMPREHENSIVE APPROACH TO ACCOUNT  
6 FOR EXPANDED PRIORITIES, TAKING A MORE VISIONARY AND  
7 ASPIRATIONAL STANCE ORIENTING MANY CORE COMPONENTS AROUND THE  
8 QUESTION OF WHAT WOULD IT TAKE TO ACCOMPLISH OUR GOALS FOR THE  
9 REGION. NEXT SLIDE, PLEASE. NOW, AS A BRIEF REFRESHER ON 2050  
10 PLUS BEFORE GETTING MORE INTO 2060, THE RECENTLY ADOPTED  
11 UPDATE WAS NOILY MINOR BUT NONETHELESS COVERED SIGNIFICANT  
12 GROUND OVER FOUR ELEMENTS, 11 THEMES AND 35 STRATEGIES,  
13 TOGETHER DIRECT OVER 1.4 TRILLION DOLLARS IN INVESTMENTS AND  
14 MEETING OUR GREENHOUSE GAS TARGETS. NOTABLE IS THAT THIS WEEK  
15 WE RECEIVED FEDERAL APPROVAL FOR PLAN BAY AREA 2050, AND THE  
16 REGION IS NOW OUT OF ITS CONFORMITY LAPSE GRACE PERIOD. ALL  
17 RIGHT. SO TRANSITIONING TO 2060, FIRST WITH SOME KEY CONTEXT  
18 FOR THIS EFFORT. THIS UPDATE IS CONSIDERED MAJOR, AND  
19 THEREFORE WILL INCLUDE A MORE FOUNDATIONAL EVALUATION OF  
20 PLANNING ASSUMPTIONS AND OTHER COMPONENTS OF THE PLAN. WE'RE  
21 EXPECTING DURING THIS UPDATE THAT THERE WILL BE SHIFTS IN  
22 STATE PLANNING REQUIREMENTS THROUGH SB375 MODERNIZATION,  
23 SB1087 AS WELL AS READVISED GHD TARGETS AND CARB GUIDELINES.  
24 IMPORTANTLY THIS UPDATE WILL ALIGN WITH RHNA CYCLE 7 WHICH  
25 WILL BE CONFIRMED BY THE REGIONAL PLAN AND RUN PARTICLE TO



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1 PLAN BAY AREA 2060 WITH THE STATE'S REGIONAL HOUSING NEEDS  
2 DETERMINATION EXPECTED IN EARLY 2028. SO IN PREPARING FOR THE  
3 2060 UPDATE, WE'VE BEEN REFLECTING ON PAST PLANS TO GLEAN SOME  
4 IMPORTANT LESSONS AND HELP FRAME THE OPPORTUNITIES WE HAVE TO  
5 IMPROVE AND BETTER ADDRESS SOME ONGOING CHALLENGES. SO THIS  
6 INCLUDES THE EXTENT TO WHICH AN ASPIRATIONAL VISION CAN FEEL  
7 REMOVED FROM DAY TO DAY REALITYS AND HINDER NEAR-TERM  
8 PRIORITIZATION, SPEAKING HERE MOST CLEARLY TO THE MOST RECENT  
9 TWO ITERATIONS OF THE PLAN. HOW INHERENTLY COMPLEX CONTENT CAN  
10 BE UNCLEAR AND HARD TO NAVIGATE. AND THAT THE SCALE OF LONG-  
11 RANGE, REGION-WIDE PLANNING CAN BE DIFFICULT TO TRANSLATE INTO  
12 NEAR-TERM AND LOCAL-LEVEL IMPLEMENTATION. NEXT SLIDE, PLEASE.  
13 ALL RIGHT, SO THERE'S A LOT OF TEXT ON THIS SLIDE, BUT WE  
14 THINK IT'S IMPORTANT MATERIAL TO COVER AS WE BEGIN THE  
15 DEVELOPMENT OF OUR SCOPE. SO WE'VE OFFED THREE THEMES TO  
16 HIGHLIGHT HERE, AND WE'LL SHARE EACH THEM IN A BIT MORE  
17 DETAIL. SO FIRST WE HIGHLIGHT PLAN UTILITY AND A DESIRE TO  
18 ENHANCE HOW THE PLAN CONNECTS LONG-RANGE PLANNING TO EVERY DAY  
19 CONCERNS, USING A CLEAR NARRATIVE. WE AIM TO IMPROVE THE  
20 USABILITY AND PUBLIC ENGAGEMENT AROUND THE PLAN BY MAKING  
21 COMPLEX CONTENT MORE READILY APPLICABLE FOR IMPLEMENTATION AND  
22 MORE ELIGIBLE AND INTUITIVE FOR ALL WHO ENGAGE WITH IT. NEXT,  
23 WE WANT TO STRENGTHEN OUR FOUNDATIONS IN ORDER TO BETTER  
24 EXPLORE UNCERTAINTY. IN OTHER WORDS, HOW MIGHT WE GROUND THE  
25 PLAN THROUGH A PRACTICAL SYNTHESIS OF EMERGING TRENDS,



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1 EXISTING CONDITIONS AND A SHARED REGIONAL VISION THROUGH THE  
2 PLAN. THIS IS LARGELY GONNA HELP US TO DO THE WORK OF  
3 EXAMINING RELEVANT FUTURE UNCERTAINTIES THAT ARE BEYOND THE  
4 REGIONAL CONTROL, BEYOND OUR REGION'S CONTROL, AS WELL AS  
5 EVALUATE THE EFFECTS OF MULTIPLE GROWTH AND FUNDING  
6 TRAJECTORIES. AND LASTLY HERE, WE HOPE TO ELEVATE SOME  
7 EMERGING PLANNING PRIORITIES THROUGH PLAN BAY AREA 2060, FOR  
8 EXAMPLE DIVING INTO TRADE-OFFS AND COST-EFFECTIVENESS THROUGH  
9 STRATEGY AND PROJECT PRIORITIZATION, ADVANCING AFFORDABILITY  
10 AND THE REDUCTION OF HOMELESSNESS AND RETHINKING THE OVERALL  
11 LAND USE FRAMEWORK TO DO THINGS LIKE STRENGTHEN OUR RESILIENCE  
12 TO CLIMATE HAZARDS. NEXT SLIDE, PLEASE. SO MOVING ON TO SOME  
13 OF THE PRESSING TOPICS THAT WE WILL NEED TO TAKE INTO  
14 CONSIDERATION DURING THE SCOPING OF PLAN BAY AREA 2060, THIS  
15 SLIDE IS INTENDED TO PROVIDE EXAMPLES AND SPUR FEEDBACK ON  
16 WHAT YOU AND YOUR COMMUNITIES BELIEVE WILL BE IMPORTANT FOCAL  
17 POINTS AND HOW WE CAN ORGANIZE OUR PLANNING WORK TO EXPLORE  
18 SOME OF THESE IMPORTANT ISSUES. SO SOME OF THE QUESTIONS THAT  
19 WE'RE CONSIDERING AS WE SCOPE OUR WORK IS HOW WILL UNCERTAINTY  
20 AND STATE AND FEDERAL FUNDING IMPACT FISCAL SUSTAINABILITY. TO  
21 WHAT EXTENT WILL AUTONOMOUS VEHICLES AND AI IMPACT THE COMMUTE  
22 PATTERNS HOW MIGHT WE MITIGATE CLIMATE RISKS WHILE ADDRESS  
23 OTHER REGIONAL CONCERNS LIKE HOUSING AFFORDABILITY, AND WHERE  
24 WILL DEMOGRAPHIC SHIFTS INFLUENCE HOUSING, WORKFORCE AND  
25 MOBILITY NEEDS? SO THESE ARE JUST A FEW OF THE HOT TOPICS AND



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1 BIG QUESTIONS THAT WE ANTICIPATE EXPLORING IN PLAN BAY AREA  
2 FEEDBACK AND VERY MUCH LOOK FORWARD TO YOUR FEEDBACK ON THIS  
3 TOPIC AS WELL. NEXT SLIDE, PLEASE. SO MOVING ON TO THE  
4 PROPOSED AREAS OF WORK AT THIS STAGE FOR PLAN BAY AREA 2060,  
5 WE'RE CURRENTLY CHARACTERIZING THE PROCESS AS COMPROMISED OF  
6 FOUR PRIMARY PHASES. DURING THE REST OF THIS YEAR AND THROUGH  
7 2027, THE FOUNDATION'S OUTLOOK PHASES WILL BE UNDERWAY THROUGH  
8 OUR FOUNDATION'S WORK WE WILL LEVEL SET WHERE THE BAY AREA IS  
9 TODAY, REAFFIRMING THE PLAN'S VISION AND GUIDING PRINCIPLES  
10 AND CRITICALLY EVALUATE THE LAND USE FRAMEWORK AND EXISTING  
11 STRATEGIES OF PLAN BAY AREA. THROUGH THE OUTLOOK PHASE, WE  
12 WILL DEEPLY RESEARCH AND CONTEND WITH THE UNCERTAINTY OF  
13 EXTERNAL FORCES AND PREPARE SCENARIOS TO EVALUATE TRADE-OFFS  
14 THROUGH FORECASTS AND PLANNING ASSUMPTIONS. OUR WORK THEN WILL  
15 TRANSITION IN 2027 TO THE DRAFT AND FINAL BLUEPRINT THROUGH  
16 WHICH WE WILL BE ITERATIVELY UPDATING THE PLAN COMPONENTS,  
17 ASSEMBLING THE BLUEPRINT STRATEGIES, LAND USE FRAMEWORK AND  
18 PROJECTS AND ANALYZING THE PERFORMANCE AND FORECASTED OUTCOMES  
19 OF THAT BLUEPRINT. AND ROUNDING OUT THE FOUR-YEAR PROCESS  
20 THROUGH 2029 AND INTO EARLY 2030, WE ANTICIPATE THAT WE'LL BE  
21 WORKING ON THE FINAL PLAN. AND THAT'S WHERE WE'LL BE SINTH  
22 THESE AND DELIVER THE BLUEPRINT INTO THE FINAL DOCUMENT AND  
23 ASSOCIATED ENVIRONMENTAL REVIEW, SUPPLEMENTAL REPORTS AND  
24 IMPLEMENTATION. NEXT SLIDE, PLEASE. SO OUR NEXT STEPS INVOLVE  
25 CONTINUING TO GATHER INPUT AND FEEDBACK FROM KEY PARTNERS FOR



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1 DOING A NUMBER OF OFFICE HOURS AND REALLY TRYING TO SPREAD  
2 THIS MESSAGE AS FAR AS WE CAN IN TERMS OF WHAT OUR INTENTIONS  
3 ARE AND WHAT WE'RE HEARING FROM THE COMMUNITY, AND THAT WILL  
4 CULMINATE A FINALIZED PROPOSED SCOPE OF PLAN BAY AREA 2060 FOR  
5 LATER IN THIS SUMMER OR EARLY FALL. AND FALL IS WHEN WE'LL  
6 FORMALLY KICK OFF THE PLAN, INCLUDING A JOINT WORKSHOP HERE  
7 WITH THE COMMISSION, THE COMMITTEE AS WELL AS ABAG EXECUTIVE  
8 BOARD IN OCTOBER OF THIS YEAR. AND AT THIS TIME IN THE FALL,  
9 ONCE WE'VE ADOPTED OUR PUBLIC PARTICIPATION PLAN AND KICKED  
10 OFF THE PLAN PUBLICALLY, THAT'S WHEN WE'LL BEGIN CONDUCTING  
11 FORMAL OUTREACH AND ENGAGEMENT, AND THAT LIKELY WILL BE  
12 FOCUSED ON THE EXISTING CONDITIONS WORK AS WELL AS THE PLAN'S  
13 VISION AND GUIDING PRINCIPLES AND REAFFIRMING OR REVISITING  
14 THOSE. AND THIS CONCLUDES MY PRESENTATION. SO NOW I'D BE HAPPY  
15 TO TAKE ANY FEEDBACK OR QUESTIONS. THANK YOU.

16

17 **CHAIR, EDDIE AHN:** ANY QUESTIONS?

18

19 **SPEAKER:** THANK YOU VERY MUCH, AND APPRECIATE THIS. SB375  
20 MODERNIZATION, WE'RE HOPING THAT THIS PERIOD WILL GO TO AN  
21 EIGHT-YEAR PERIOD VERSUS A FOUR-YEAR PERIOD? IS THAT GOING TO  
22 IMPACT HOW WE THINK ABOUT PUTTING THIS PLAN TOGETHER

23

24 **SPEAKER:** GOOD MORNING, DAVE B . THE EIGHT-YEAR CYCLE PROVISION  
25 WOULD AFFECT THE NEXT CYCLE TO PLAN BAY AREA SO THE IDEA IS TO



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1 HAVE AN EIGHT YEAR LIFESPAN AND HAVE A TARGETED MIDPOINT  
2 UPDATE AFTER THIS. THIS WILL BE RELATIVELY A PLANNING  
3 INTENSIVE CYCLE, BUT OUR HOPE IS IF THAT PROVISION DOES PASS  
4 THAT IT WILL REALLY OPEN UP THE OPPORTUNITY FOR IMPLEMENTATION  
5 OF THIS PLAN. SIEWDZ GREAT, THANK YOU. AND THEN THE OTHER  
6 PIECE THAT I --

7

8 **CHAIR, SUE NOACK:**, GREAT, THANK YOU. AND THEN THE OTHER PIECE  
9 IS THE FACT THAT YOU TALKED ABOUT OUTLOOK AND THE VARIOUS  
10 SCENARIOS BECAUSE, AS WE ALL KNOW WE'VE BEEN LIVING IN FAIRLY  
11 VOLATILE TIMES, AND IF WE JUST DO ALL OF THE INPUT UPFRONT, BY  
12 THE TIME 2029 AND 30 ARRIVES, LIFE COULD HAVE CHANGED  
13 DRASTICALLY AND HOPING WE HAVE THE FLEXIBILITY TO MAKE THOSE  
14 CHANGES AS THAT TIME PERIOD GOES ON. BECAUSE IT'S -- KIND OF A  
15 LOT CAN HAPPEN IN THE NEXT FOUR YEARS. JUST APPRECIATE THAT  
16 ASPECT THAT YOU PUT IN THE DOCUMENT. THANK YOU.

17

18 **CHAIR, EDDIE AHN:** MEMBER EKLUND

19

20 **PAT ECKLUND:** SO I AGREE THAT WE NEED MORE TIME FOR  
21 IMPLEMENTATION. AND THE LEGISLATION THAT WE'VE BEEN LOOKING AT  
22 PROVIDES FOR THE EXPANSION OF THIS CYCLE, BUT I WOULD EVEN  
23 SUGGEST THAT WE MIGHT WANT TO DO MORE THAN THAT. BECAUSE WHEN  
24 I LOOK BACK ON 2013, 2017, 2021, 2026, WE'VE BEEN DOING A LOT  
25 OF PLANNING BUT DON'T HAVE A LOT OF MONEY TO IMPLEMENT,



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1 ESPECIALLY CITIES. I THINK THAT WE MIGHT WANT TO HAVE SOME  
2 DISCUSSION ABOUT WHETHER THE EIGHT-YEAR CYCLE MAKES SENSE OR  
3 SHOULD IT BE EVEN LONGER? BECAUSE IT SEEMS LIKE WE'RE ALWAYS  
4 IN PLANNING. OKAY, I HAVE A QUESTION ON NUMBER 10. HAVE YOU  
5 ADVANCE FOCUS ON EQUITABILITY, IMPROVING AFFORDABILITY AND  
6 REDUCING HOMELESSNESS. REDUCING HOMELESSNESS, WE'RE ALL  
7 WORKING ON, THAT BUT IT REALLY DEPENDS ON FUNDING FOR LOCAL  
8 GOVERNMENTS TO DO IT. SO I DON'T KNOW MUCH MORE THAT WE CAN DO  
9 UNLESS WE GET FUNDING AND THAT SHOULD PROBABLY BE A DISCUSSION  
10 THAT WE HAVE OUTRIGHT BECAUSE IF WE DON'T HAVE THE MONEY I  
11 DON'T SEE SEE -- HELP ME UNDERSTAND HOW WE CAN DO THAT BECAUSE  
12 BECAUSE IT SEEMS LIKE THE MORE HOUSES WE BUILD. WE DON'T BUILD  
13 THEM, BUT THE MORE HOUSES THAT WE AUTHORIZE -- HOW CAN WE  
14 AFFORD -- INCREASE AFFORD THISBILITY? HOW ARE WE GOING TO DO  
15 THAT OTHER THAN WHAT WE'RE ALREADY DOING?

16

17 **SPEAKER:** WE'RE REALLY TRYING TO LOOK MORE DEEPLY AT OUR  
18 STRATEGIES AND THE LITERATURE AND EVIDENCE THAT IS OUT THERE  
19 TO SUPPORT THE EFFICACY. THERE IS A LOT THAT HAS BEEN LEARNED  
20 OUT THERE AT THE LOCAL LEVEL, AT STATE LEVEL IN TERMS OF  
21 RESEARCH AND EFFECTS OF DIFFERENT TYPES OF POLICIES AND WE  
22 REALLY WANT TO SEE WHAT WE CAN LEARN FROM PROGRESS THAT MAY  
23 HAVE BEEN MADE IN PLACES BEYOND THE BAY AREA AND POTENTIALLY  
24 BEYOND CALIFORNIA, SPECIFICALLY WITH RESPECT TO COST  
25 REDUCTION, THIS IS SOMETHING THAT WE INVESTIGATED IN PLAN BAY



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1 AREA 2050 PLUS, WHICH ARE WHAT ARE SOME PROMISING APPROACHES  
2 TO ACTUALLY REDUCE COSTS IN TERMS OF DEVELOPING AFFORDABLE  
3 HOUSING IN PARTICULAR? AND THAT IS WORK THAT WE ARE LOOKING TO  
4 FURTHER EXPAND UPON IN THIS NEXT UPDATE OF THE PLAN AS WELL.  
5 BUT, YOU KNOW, TO ACKNOWLEDGE YOUR POINT, IT'S A VERY HARD  
6 PROBLEM. IT'S A DIFFICULT PROBLEM THAT, YOU KNOW, WE STRUGGLE  
7 WITH AS A REGION, AS A STATE, AND, YOU KNOW, AS A NATION, IN  
8 FACT. AND REALLY JUST TRYING TO FIND THE MOST PROMISING  
9 APPROACHES SO THAT WE CAN IDENTIFY PRIORITIES AND APPROACHES  
10 THAT COULD BE PROMISING TO IMPLEMENT AT THE LOCAL LEVEL

11

12 **PAT EKLUND:** YOU KNOW, WHEN I LOOK AT COST OF HOUSING NOW, I  
13 WOULDN'T BE ABLE TO AFFORD IT. AND I THINK EACH ONE OF US CAN  
14 PROBABLY SAY THAT AS WELL. AND SO WITHOUT CHANGING THE QUALITY  
15 OF THE LIFE, WHICH IS A SMALLER UNIT OR WHATEVER. BUT I THINK  
16 WE NEED TO MAYBE EVEN TALK WITH SOME OTHER ORGANIZATIONS OR  
17 STATES OR WHATEVER WHAT IS POSSIBLE AND ARE WE JUST TRYING TO  
18 DO IT AROUND THE EDGES WHICH MIGHT HELP AT BIT? BUT I'M A  
19 LITTLE CONCERN CHANGED ABOUT AND THE FUTURE, BECAUSE, YOU  
20 KNOW, IF I HAD KIDS, THEY PROBABLY WOULDN'T BE ABLE TO AFFORD  
21 TO EVEN BUY A CONDO, FOR THAT MATTER. SO THE OTHER QUESTION I  
22 HAD IS ALSO ON PAGE 10, AND THAT'S THE REVISED LAND USE  
23 FRAMEWORK TO STRENGTHEN RESILIENCE. TO -- ARE YOU INTENDING TO  
24 -- I ALSO SERVE ON THE CONSERVATION DEVELOPMENT COMMISSION.  
25 ARE YOU PLANNING TO ENGAGE BCDC ALSO IN THIS -- I SEE A LOT OF



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1 SHAKING OF THE HEADS, YES. THAT'S GOOD, BECAUSE I THINK THAT,  
2 YOU KNOW, SOME LOCAL GOVERNMENTS WOULD WANT TO LIKE BUILD A  
3 LEVEE, LIKE IN HAMILTON. BUT LEVEES SOMETIMES MAY NOT BE THE  
4 BEST CHOICE FOR SAN FRANCISCO BAY TO BE ABLE TO STAY AS  
5 HEALTHY AS IT NEEDS TO BE, FOR THE LONG-TERM FUTURE. SO I'M  
6 ANXIOUS TO ACTUALLY -- HOPEFULLY, I WILL HAVE MORE INVOLVEMENT  
7 IN SOME OF THESE THINGS AND WILL GET TO CHOOSE WHICH ONES WE  
8 MIGHT WANT TO WORK ON, BUT THAT ONE IS SOMETHING THAT I'M  
9 ESPECIALLY INTERESTED IN ALSO BECAUSE THAT'S WHAT I SPENT MOST  
10 OF MY CAREER IN, IS WATER WITH THE EPA. SO VARIOUS REGULATORY  
11 PROGRAMS, BUT I HELPED START THE SAN FRANCISCO BAY PROGRAM  
12 WHEN I WAS WORKING FOR EPA. SO I THINK THAT WE REALLY NEED TO  
13 FIGURE OUT WHAT WE NEED TO DO IN ORDER TO HELP SAN FRANCISCO  
14 BAY SURVIVE LONG AFTER WE ALL ARE HERE. ANYWAY, THANK YOU.

15

16 **CHAIR, EDDIE AHN:** MEMBER JOHN-BAPTISTE?

17

18 **V. CHAIR, ALICIA JOHN-BAPTISTE:** THANK YOU, CHAIR. I'M HOPING  
19 YOU CAN TALK A LITTLE BIT ABOUT HOW WE CONNECT THE MTC SORT OF  
20 ADVOCACY OR LEGISLATIVE STRATEGY WITH THIS FOCUS ON  
21 IMPLEMENTATION, UNDERSTANDING THAT BOTH REGULATORY CHANGES AND  
22 FINANCING CHANGES WOULD PROBABLY HELP. SUPERVISOR I WOULD SAY  
23 FROM THE PLANNING CONTEXT, WE WANT TO BE VERY THOUGHTFUL ABOUT  
24 SOME OF THE -- IDENTIFYING SOME OF THE ELECTIVE PRIORITIES  
25 COMING OUT OF THIS -- THIS NEXT PLAN CYCLE. I THINK WE'VE



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1 REALLY LEANED INTO THAT SPACE WITH THE IMPLEMENTATION PLAN IN  
2 THE LAST PLAN BAY AREAS, BUT THERE'S MORE TO DO, ESPECIALLY AS  
3 WE HAVE THIS UNIVERSAL STRATEGY. THE QUESTION STARTS BEING  
4 WHAT ARE THE LEGISLATIVE HURDLE THAT WE NEED TO OVERCOME?  
5 THAT'S SOMETHING THAT WE WILL DEFINITELY TAKE A LOOK AT THIS  
6 CYCLE. AND, YOU KNOW, I TURN TO MY LEGISLATIVE COLLEAGUES WITH  
7 THE COMMITTEE COMING UP NEXT, BUT AS WE THINK ABOUT OUR  
8 ADVOCACY PLATFORM AS AN AGENCY GOING INTO THE 2027 ELECTIVE  
9 CYCLE, YOU KNOW, NOW WITH PLAN BAY AREA 2050 PLUS APPROVED, WE  
10 CAN REALLY THINK ABOUT WHAT'S THE MOST IMPORTANT PRIORITIES  
11 FOR LEGISLATIVE VOTING CASEY IN THE NEAR TERM.

12

13 **CHAIR, EDDIE AHN:** ANY OTHER? I SEE KIND OF WAVING HANDS. WELL,  
14 WE'LL JUMP TO --

15

16 **MARILYN EZZY ASHCRAFT:** I'VE GOT MY HAND UP, YEAH

17

18 **CHAIR, EDDIE AHN:** PLEASE

19

20 **MARILYN EZZY ASHCRAFT:** THANK YOU. THANK YOU FOR THIS REPORT.  
21 IT IS VERY INTERESTING AND INSIGHTFUL AND I'LL LOOK TO THE  
22 FUTURE. MY SUGGESTION OR ASK IS THAT WE FIND A WAY TO ELEVATE  
23 SAFETY AS A GUIDING PRINCIPLE PRIORITY. AND I THINK WHEN WE  
24 TALK ABOUT THE IMPLEMENTATION STRATEGY INCLUDING FOCUSING ON  
25 LEGISLATIVE PRIORITIES, I AM BACK IN WASHINGTON D.C. RIGHT NOW



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1 BECAUSE I'VE BEEN HERE THIS WEEK WITH THE ALMEDA  
2 TRANSPORTATION COMMISSION, AND ONE OF THE THEMES -- LIKE THE  
3 THROUGH LINE IN ALL OF OUR MEETINGS IS THAT SAFETY IS VERY  
4 MUCH A FOCUS OF THIS ADMINISTRATION, EVEN THOUGH WE DON'T  
5 AGREE ON EVERYTHING, MAYBE NOT ON A LOT OF THINGS. SAFETY OF  
6 OUR ROADWAYS, THE VISION ZERO PROGRAM, RESONATED VERY WELL.  
7 AND IT'S ALSO WHAT OUR COMMUNITIES WANT. I KNOW THAT IN ALMEDA  
8 COUNTY, ALMEDA COUNTY TRANSPORTATION COMMISSION RECENTLY  
9 COMPLETED OUR COUNTY-WIDE TRANSPORTATION PLAN, AND IN ALL OF  
10 THE OUTREACH THAT WAS DONE LEADING UP TO THE COMPLETION OF THE  
11 PLAN, SAFETY WAS SOMETHING THAT WAS HEARD OVER AND OVER AGAIN.  
12 SAFETY OF OUR ROADWAYS, SAFETY OF OUR LOCAL STREETS. AND IT  
13 DOES -- IT'S A BROAD CONCEPT BECAUSE IT'S ALSO SAFETY FROM,  
14 YOU KNOW, AIR POLLUTION AND FROM RISING SEAS. SO IF WE CAN  
15 JUST WORK SAFETY AS A PRIORITY INTO THIS FUTURE PLAN, I THINK  
16 IT WOULD BE A GOOD THING. SO THANKS FOR YOUR CONSIDERATION.

17

18 **CHAIR, EDDIE AHN:** MEMBER ASHCRAFT, I SEE SOME NODDING HEADS  
19 FROM STAFF FOR THAT COMMENT

20

21 **MARILYN EZZY ASHCRAFT:** OH, THANK YOU

22

23 **CHAIR, EDDIE AHN:** I HAVE VICE-CHAIR BURT AND ROMERO.

24

25 **PAT BURT:** SO FIRST I WANT TO ECHO AND SUPPORT WHAT DAVID SAID



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1 ABOUT -- REALLY, IT SOUNDED LIKE EARLY ON THAT WE'RE GOING TO  
2 BE -- TRY TO USE WHATEVER BARRIERS WE'VE IDENTIFIED TO BE  
3 IMPLEMENTED

4

5 **SPEAKER:** YES, I THINK THOSE CAN BE GUIDE POSTS AS WE THINK  
6 ABOUT 2027 LEGISLATIVE PRIORITIES. WE WILL DIVE MORE DEEPLY  
7 INTO THE NEW PLAN WITH THESE CHALLENGES AS WELL

8

9 **V. CHAIR, PAT BURT:** AND THEN ON SLIDE 9, YOU SPOKE ABOUT THE  
10 ASPIRATIONAL VISION CAN REMOVE FROM DAY TO DAY REAS AND HINDER  
11 NEAR-TERM PRIORITIZATION. CAN YOU CLARIFY TO WHAT EXTENT THIS  
12 PLAN WILL CONTINUE TO BE ASPIRATIONAL OR MOVE TOWARDS  
13 SOMETHING THAT IS CLOSER TO STRETCH GOALS, BUT HOPEFULLY  
14 ACHIEVABLE, BUT AGGRESSIVE ONES? PRIOR PLANS HAVE -- GENERALLY  
15 HAD A BIG GAP BETWEEN THE VISION AND WHAT WE COULD ACTUALLY  
16 FUND AND ACHIEVE.

17

18 **SPEAKER:** REALLY I WOULD SAY THAT IS UP TO ALL OF YOU AS OUR  
19 COMMISSION AND BOARD TO, YOU KNOW, DIRECT US WHERE TO GO. I  
20 THINK WE'VE IDENTIFIED A VARIETY OF DIFFERENT ASPECTS OF THE  
21 PLAN WHERE WE COULD ADJUST COURSE, YOU KNOW, WHETHER THAT'S  
22 THINKING ABOUT THE FINANCIAL, FISCAL ENVELOPES OR  
23 TRANSPORTATION AND HOUSING AND ENVIRONMENTAL NEEDS THAT, YOU  
24 KNOW, THE LEVEL OF AMBITION FOR PARTICULAR GOALS. OBVIOUSLY,  
25 OUR CLIMATE GOAL IS STATUTORY AND SET BY THE STATE, ABOUT ON



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1 OTHER GOALS, THERE'S MORE DISCRETION. SO AS WE ARE MOVE  
2 FORWARD, I THINK THAT'S A SORT OF -- YOU KNOW, AS WE HAVE THE  
3 WORKSHOP THIS FALL THAT MICHAEL MENTIONED IN HIS PRESENTATION,  
4 THOSE ARE THE SORTS OF THINGS WE REALLY WANT TO START  
5 GRAPPLING WITH AT VERY START OF THIS FOUNDATION PHASE

6

7 **V. CHAIR, PAT BURT:** GOOD. I'LL LOOK FORWARD TO THE WORKSHOP.  
8 I'LL JUST SAY THAT WHEN I THINK OF A PLAN, I TAKE THE  
9 TERMINOLOGY PRETTY LITERALLY, AND AN ASPIRATION THAT IS NOT  
10 REALLY ACHIEVABLE, I DON'T THINK, IS A PLAN. AND I'M ALL FOR  
11 AGGRESSIVE STRETCH GOALS. SO, YOU KNOW, YOU HAVE A SPECTRUM  
12 FROM CONSERVATIVE PLANS TO REALISTIC TO STRETCH TO  
13 ASPIRATIONAL, WHICH I'D CALL UNREALISTIC. AND SO I'M LOOKING  
14 FOR AGGRESSIVE REALISTIC GOALS, IS WHAT I'M -- I'LL BE  
15 PITCHING. THANKS.

16

17 **CHAIR, EDDIE AHN:** VICE-CHAIR ROMERO AND THEN --

18

19 **CARLOS ROMERO:** I WAS GOING TO FOCUS QUICKLY ON THE  
20 ASPIRATIONAL PIECE. I'M GLAD THAT IN YOUR REVIEW OF WHAT  
21 WORKED AND WHAT HAS NOT WORKED AND WHAT WE -- WHAT LESSONS  
22 LEARNED, I THINK THE ASPIRATIONAL VISION PIECE IS -- I'M GLAD  
23 YOU KIND OF HIGHLIGHTED IT. HOW WE GET BEYOND THE ASPIRATIONAL  
24 PIECE TO THE NEAR-TERM PRIORITIZATION IS THE REAL KEY. I DON'T  
25 KNOW THE ANSWER. HOWEVER, HAVING BEEN UP HERE FOR AT LEAST A



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1 COUPLE OF CYCLES, IT DOES SEEM A BIT DIFFICULT TO CAPTURE.  
2 LIKE OKAY -- AND WE UNDERSTAND THE PLAN ITSELF -- THE ONLY WAY  
3 YOU CAN BUILD THIS PLAN IS TO MAKE IT AN ASPIRATIONAL PLAN  
4 BECAUSE IT IS SO COPACIOUS. RIGHT. IT'S COUNTY, IT'S CITY,  
5 IT'S UN-INCORPORATED. IT'S AIR. IT'S TRANSPORTATION AND  
6 HOUSING. IT'S SO CAPACIOUS THAT IT SOMETIMES MAKES US FEEL  
7 THAT -- AND VERY LARGE, IT'S A \$1 TRILLION, YOU KNOW,  
8 ASPIRATIONAL EXPENDITURE PLAN. ENVISIONING \$1 TRILLION --  
9 WELL, I GUESS YOU CAN ENVISION THAT IN THE MARKET TODAY WITH  
10 SPACEX, BUT WE'RE NOT SPACEX, RIGHT. SO I DO THINK TO THE  
11 EXTENT THAT YOU ALL CAN HELP US AND WE CAN HELP YOU FIGURE  
12 OUT, YOU KNOW, WHETHER THERE'S STRETCH GOALS OR WHETHER  
13 THERE'S SOME OTHER WAY FOR US TO REALLY FEEL THAT WE CAN OWN  
14 THIS ON AN IMPLEMENTATION BASIS WOULD BE EXTREMELY HELPFUL FOR  
15 THIS NEXT CYCLE. BY THE WAY, MICHAEL, I WANT TO WELCOME YOU. I  
16 WAS ACTUALLY -- FOR WHATEVER REASON I COULDN'T GET IN MY  
17 LINKEDIN FILE AND I DON'T KNOW IF YOU'VE BEEN WITH MTC BEFORE  
18 BUT LOOKS LIKE YOU ARE GOING TO BE LEADING THIS -- I DON'T  
19 WANT TO CALL IT A CRAZY CIRCUS, BUT -- [LAUGHTER] YOU'RE GOING  
20 TO BE LEADING THIS GROUP. SO WELCOME ABOARD, AT LEAST, AS THE  
21 NEW PROGRAM MANAGER, AND LOOK FORWARD TO WORKING WITH YOU. THE  
22 OTHER THING THAT I WANTED TO ASK CERTAINLY IN TERMS OF WHAT  
23 YOU'RE GOING TO BE EXPLORING, SO THERE IS A DEMOGRAPHICS  
24 CONSIDERATION, PRESSING TOPICS. AND YOU HAVE DEMOGRAPHIC  
25 SHIFTS. AND UNDER THE DEMOGRAPHIC SHIFTS IS SOMEWHERE WHERE WE



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1 WOULD BE LOOKING AND ANALYZING. WE HAVE A RADICALLY DIFFERENT  
2 IMMIGRATION POLICY TODAY THAN WE DID WHEN WE STARTED -- WHEN  
3 WE WORKED ON 2050 PLUS, RIGHT. WHETHER THAT REMAINS, WE DON'T  
4 KNOW. BUT FOR THE FORESEEABLE FUTURE, WE HAVE A POLICY THAT  
5 MAY BE DEEPLY IMPACTING WHO LIVES IN THE BAY AREA, WHO CAN  
6 COME INTO THE COUNTRY AND ACTUALLY PARTICIPATE. THAT INCLUDES  
7 NOT JUST YOUR JANITORS OR FOR THAT MATTER YOUR HOUSECLEANERS.  
8 IT MEANS WHO'S GONNA BE ABLE TO GET VISAS TO ACTUALLY WORK IN  
9 TECH. AND SO IS THE IMMIGRATION PIECE AT ALL -- DOES IT  
10 SOMEHOW COME INTO PLAY WITH THE ANALYSIS OF DEMOGRAPHIC  
11 SHIFTS? AND HOW DO WE PLAN ON DOING THAT? IT'S JUST KIND OF A  
12 NEW TOPIC.

13

14 **SPEAKER:** IMMIGRATION IS DEFINITELY ONE OF THE FACTORS THAT WE  
15 HAVE TO LOOK AT BECAUSE I THINK, AS YOU'RE AWARE, WE DO A  
16 REGIONAL GROWTH FORECAST FOR THE REGION THAT COMES UP WITH A  
17 POPULATION AND JOBS FORECAST FOR THE REGION. SO IMMIGRATION IS  
18 DEFINITELY A COMPONENT OF THAT. I THINK AS WE GO THROUGH THE  
19 SCENARIO -- PLAN PHASE, WE WILL TRY TO HIGHLIGHT HOW DIFFERENT  
20 ASSUMPTIONS, REGARDING FUTURE IMMIGRATION, COULD IMPACT THOSE  
21 SUBSEQUENT FORECASTS FOR POPULATION AND JOBS IN THE REGION.  
22 BUT THAT IS NOT, YOU KNOW, THE SOLE THING THAT WE WILL BE  
23 LOOKING AT. WE ALSO HAVE TO LOOK AT HOW AGING CAN IMPACT THE  
24 REGION, HOW HOUSEHOLD SIZE CAN IMPACT THE REGION. THERE ARE A  
25 WHOLE BUNCH OF DIFFERENT THINGS WHERE, YOU KNOW, BY NECESSITY,



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1 WE DO ULTIMATELY HAVE TO ARRIVE AT A SINGLE FORECAST IN THE  
2 ADOPTED PLAN. BUT WHAT WE HOPE TO SHOW YOU ALL AND GET  
3 FEEDBACK ON IS HOW DIFFERENT ASSUMPTIONS AROUND THOSE CAN  
4 ULTIMATELY YIELD DIFFERENT TRAJECTORIES FOR THE REGION AND  
5 WHERE WE FEEL MOST COMFORTABLE LANDING IN TERMS OF WHAT THAT  
6 FINAL FORECAST IS GOING TO BE.

7

8 **SPEAKER:** THANK YOU. DAVE, ARE YOU RELIEVED THAT YOU'RE NOT  
9 PROJECT MANAGING THIS?

10

11 **CHAIR, EDDIE AHN:** MEMBER PAPPIN PLEASE

12

13 **SPEAKER:** THANK YOU VERY MUCH, I HOPE WE'RE LOOKING AT DATA.  
14 THE LEGISLATURE IS OBTAINING THEY HAVE CERTAIN THINGS -- THE  
15 RENTAL CAP, WHICH IS GOING TO EXPIRE, SO BEFORE WE JUMP AHEAD  
16 HERE I HOPE WE ARE LOOKING CLOSELY AT THE DATA TO SEE WHAT IS  
17 MOST REALISTIC AS FAR AS RESULTS GO WE DO WANT THE RESULTS TO  
18 MAKE THIS WORK AND HOPE WE ARE HEADING DOWN THE RIGHT PATH IF  
19 SOMETHING IS SHOWN TO WORK OR NOT TO WORK. LET'S REALLY  
20 EVALUATE THAT BEFORE WE GO AHEAD AND THE DIFFERENCE BETWEEN  
21 MTC AND THE STATE LEGISLATURE IS WHEN THEY LOOK AT THINGS,  
22 IT'S OPEN HEARINGS. ALL OF THE STAKEHOLDER GROUPS, EVERYTHING  
23 IS OUT THERE, BUT WHEN MTC DOES THINGS, WE DON'T HAVE THAT  
24 PROCESS. IN ORDER FOR US TO BE VERY PRODUCTIVE AND REALISTIC,  
25 I HOPE THAT WE LOOK AT WHAT THE LEGISLATURE HAS DONE, IS DOING



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1 AND THE WAY WE ARE MOVING FORWARD HERE BECAUSE WE DO WANT TO  
2 ALIGN WITH THAT WITHOUT TRYING TO JUMP AHEAD WITH THINGS THAT  
3 MAY OR MAY NOT WORK. SO LET'S BE THOUGHTFUL IN WHAT WE DO,  
4 BECAUSE WE ALL WANT RESULTS, NO DOUBT ABOUT THAT. GINA PAPAN  
5 [BUT WE DON'T WANT TO GET TO SOMETHING THAT -- IF THE DATA  
6 SHOWS IT DOESN'T WORK. SO THANK YOU VERY MUCH.

7

8 **SPEAKER:** THANK YOU. I WANT TO TALK TO MY COLLEAGUES ABOUT  
9 IMPLEMENTATION. I THINK WE'VE GOTTEN VERY GOOD AT PLANNING AND  
10 THE IMPLEMENTATION IS THE BIG PIECE, HOW WE FINANCE AND GET  
11 LEGISLATION AND CONSISTENCY WITH STATE AND FEDERAL MOLS  
12 POLICIES. AND I WANT TO OBSERVE . IF WE'RE LUCKY DURING THIS  
13 PLANNING PROCESS WE WILL COME OUT OF A FEDERAL POLICY POSITION  
14 AND NEED TO RECOVER FROM THAT. SO I THINK WE HAVE TO PUT THAT  
15 IN OUR PLANNING, THAT WE HAVE NOT BEEN WORKING WITH AN  
16 ADMINISTRATION THAT WORKS WITH US. AND SO THERE'S GOING TO BE  
17 A PERIOD OF TIME TO GET COORDINATED AND ALIGNED AGAIN. AND I  
18 THINK THAT HAS TO BE BAKED INTO OUR PLANNING AS WELL. AND I  
19 SERVED WITH COMMISSIONER EKLUND AND ASHCRAFT AND A NUMBER OF  
20 OTHERS ALSO ON BCDC. AND SO I'M JUST CURIOUS TO HEAR A LITTLE  
21 MORE ABOUT WHO OUR MTC STAFF IS WORKING ON THAT AND HOW THAT  
22 EXOAN LENT WORK BECAUSE THAT WILL COME ON AS A BIG WAY SO IF  
23 YOU COULD JUST SAY A LITTLE BIT MORE ABOUT WHAT'S INTENDED  
24 THERE IF YOU KNOW SUPERVISOR JUST TO ZOOM OUT FOR A MOMENT, WE  
25 HAVE FOR AT LEAST A DECADE HAD A LONG-STANDING FUNDING



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1 AGREEMENT WITH BCDC THAT'S HELPED BUILD A STAFF CAPACITY OF  
2 JOINT WORK ON SEA-LEVEL RISE. AND THROUGH BOTH PLAN BAY AREA  
3 2050 WHERE WE FIRST INTRODUCED SEA LEVEL RISE, A SEA-LEVEL  
4 RISE STRATEGY TO THE PLAN AND INCORPORATED IT INTO THE  
5 GEOGRAPHIES AS WELL AS 2050 PLUS WHERE WE WORKED WITH BCDC ON  
6 A PROJECT LIST. WE MADE A LOT OF GREAT HEADWAY TOGETHER. WHAT  
7 WE SEE AS THE OPPORTUNITY FOR THIS CYCLE WITH BCDC IS REALLY  
8 WE HAVE THIS NEW PARADIGM OF OUR STAFF, THE REGION SHORELINE  
9 EFFORTS THAT ARE GOING ON THROUGHOUT THE BAY AREA ON THAT, FOR  
10 MORE LOCAL PROJECTS TO BE INCORPORATED THAT ARE EMERGING FROM  
11 THE LOCAL SCALE. WE ALSO HAVE THE OPPORTUNITY TO THINK ABOUT  
12 THIS BAGGING ACT ON OUR GROWTH FRAMEWORK. DO WE WANT TO TAKE,  
13 YOU KNOW, PIVOT AT ALL IN TEMPLES OUR APPROACH FOR THE BALANCE  
14 OF INFRASTRUCTURE VERSUS LAND USE STRATEGIES THERE? THERE'S A  
15 LOT TO EXPLORE. AND TO DO SO, I THINK WHAT'S UNIQUE ABOUT PLAN  
16 BAY AREA AND OUR PARTNERSHIP WITH BCDC IS WE'RE LOOKING AT  
17 THAT SEA-LEVEL RISE ISSUE IN THE CONTEXT OF A MUCH BROADER  
18 PLAN, RIGHT. WE HAVE OTHER TYPES OF CLIMATE HAZARDS. WE'VE GOT  
19 ALL SORTS OF OTHER POLICY GOALS, AND WE GET TO REALLY KIND OF  
20 BALANCE AND WEIGH THAT. SO WE'RE GOING TO BE LEANING IN IN  
21 THAT SPACE WITH OUR BCDC COLLEAGUES THIS CYCLE, AND WE  
22 ANTICIPATE SHOWING UP IN SEVERAL OF THE PHASES THAT WILL BE  
23 SPOTLIGHTED -- THAT WE SPOTLIGHTED TODAY  
24  
25 **SPEAKER:** THANK YOU, BECAUSE I THINK AS THESE PLANS COME



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1 FORWARD AND FUNDING FROM THE COASTAL CONSERVANCY WE'LL HAVE A  
2 LOT MORE REQUESTS AND DEMANDS FOR PROJECTS AND MORE GRAND  
3 LARRYITY IN THOSE REQUESTS. I HOPE WE CAN LOOK SPECIFICALLY AT  
4 OUR HIGHWAY NETWORK AND THE HIGHWAYS AROUND THE BAY AND HOW  
5 THOSE MIGHT PROVIDE AN OPPORTUNITY TO WORK WITH ADAPTATION  
6 PLANNING FOR COBENS. THANK YOU.

7

8 **CHAIR, EDDIE AHN:** MEMBER WILLIAMS, PLEASE. WILLIAMS FIRST AND  
9 FOREMOST, I WANT TO THANK ALL OF MY --

10

11 **WANDA WILLIAMS:** FIRST AND FOREMOST, I WANT TO THANK ALL OF MY  
12 COLLEAGUES FOR THEIR COMMENTS. IT HELPS ME THINK IN A  
13 DIFFERENT PERSPECTIVE. I AM LOOKING FORWARD TO THE WORKSHOP,  
14 THANK YOU FOR PUTTING THAT FORWARD, MICHAEL. I'M LOOKING  
15 FORWARD TO THAT OPPORTUNITY OF WORKING THROUGH THE PROCESSES.  
16 ONE OF THE THINGS THAT I REALLY WANT TO EXPRESS AND PUSH IS  
17 THE NEED FOR FUNDING. I LOVE THE PLANS. THIS IS GREAT, AND WE  
18 DO HAVE THE PLAN SO THAT WE CAN EXECUTE SOME THINGS. BUT I  
19 WOULD LIKE TO SEE IF WE CAN BE A LITTLE BIT MORE STRONG AND  
20 EXPRESSING TO THE STATE THE NEED FOR THE FUNDING. RIGHT NOW  
21 WHAT WE ALREADY HAVE IN PLACE, SOME OF THE THINGS THAT WE'RE  
22 TRYING TO ACCOMPLISH ESPECIALLY WHEN IT COMES TO GREEN GASSY  
23 MY, WE'RE STRUGGLING, JUST TO TRY TO MEET THOSE NEEDS SO IT  
24 WILL BE EXPRESSED THAT WE LOOK AT THESE GOALS BUT WE WANT SOME  
25 WINS FROM THESE GOALS. YOU KNOW, I'M JUST GONNA SAY IT. WE'RE



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1 LOOKING FOR THE WINS. HOW DO WE MAKE SURE THESE THINGS COME TO  
2 FEW MISSION? THAT'S ALL I WANTED TO SHARE. BUT, AGAIN, THANK  
3 YOU FOR PUTTING THIS TOGETHER. I'M GOING TO TAKE THIS, READ IS  
4 FRONT AND BACK ALL OVER AGAIN, AND PUT IT IN MY OFFICE JUST IN  
5 CASE SOMEONE WANTS TO READ IT. BUT, AGAIN, THANK YOU FOR THE  
6 WORK, AND I LOOK FORWARD TO WORKING WITH YOU.

7

8 **CHAIR, EDDIE AHN:** OKAY. SEEING NO OTHER COMMISSIONER COMMENTS  
9 OR QUESTIONS, LET'S GET TO PUBLIC COMMENT, THEN.

10

11 **CLERK, BRITTNY SUTHERLAND:** THANK YOU, CHAIR. I RECEIVED  
12 NOTHING IN WRITING FOR THIS ITEM, AND THERE'S NO ONE IN THE  
13 BOARDROOM WHO WOULD LIKE TO PROVIDE PUBLIC COMMENT BUT I HAVE  
14 TWO HANDS RAISE IN THE ZOOM SPACE. ROLAND, WE'LL START WITH  
15 YOU FOLLOWED BY DENA LEVIN. YOU'LL HAVE 2 MINUTES SUPERVISOR  
16 THANK YOU. AND I APOLOGIZE IF WHAT I'M SUGGESTING IS ALREADY  
17 HAPPENING. WHAT I WOULD LIKE TO SEE IS US TO MONITOR  
18 COMMERCIAL REAL ESTATE TRANSACTIONS. AND YOU CAN START  
19 DETECTING SOME KIND OF A LAND USE CHANGE HAPPENING, BUT WE'RE  
20 NOT SEEING THAT. AS AN EXAMPLE, THE BUILDING I MENTIONED  
21 EARLIER THAT I USED TO WORK IN HAD 180 PEOPLE WORKING IN THAT  
22 BUILDING. IT WAS A 5 MINUTE COMMUTE FOR ME. RIGHT NOW THERE'S  
23 ZERO PEOPLE WORKING IN THAT BUILDING. AND HOW MANY PEOPLE WORK  
24 FROM HOME? OR IN MY CASE, I FIRST COMMUTE 20 MILES AND THEN I  
25 ENDED UP COMMUTING 50 MILES EACH WAY TO ALMEDA EVERY DAY. NOW,



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1 HAVING SAID THAT, I THINK WE NEED TO BE CAREFUL OF, YOU KNOW,  
2 EXCESSIVE REGULATION. SOME EXAMPLES COMMISSIONER WILLIAMS  
3 MENTIONED FUNDING. WELL, LET'S LOOK AT LAST FRIDAY. GOOGLE  
4 SIGNED A \$33 BILLION CONTRACT THAT'S -- THAT'S SENDING \$9  
5 MILLION MOONT -- [INDISCERNIBLE] MY PREFERENCE WOULD BE FOR  
6 GOOGLE TO KEEP THEIR \$920 MILLION A MONTH IN THE BAY AREA AND  
7 PREFERABLY SOMEWHERE HERE IN SAN JOSE, AND I'M QUITE HAPPY TO  
8 HAVE DATA CENTERS -- \$920 MILLION WORTH OF MONEY EVERY MONTH.  
9 THANK YOU.

10

11 **CLERK, BRITTNY SUTHERLAND:** THANK YOU, ROLAND. DENA, YOU'RE UP  
12 NEXT. YOU HAVE 2 MINUTES. WOULD YOU LIKE TO PROVIDE PUBLIC  
13 COMMENT FOR THIS ITEM

14

15 **SPEAKER:** CAN YOU HEAR ME NOW

16

17 **CLERK, BRITTNY SUTHERLAND:** WE CAN HEAR YOU

18

19 **SPEAKER:** I APOLOGIZE FOR THE BACKGROUND NOISE. I'M -- I LIVE  
20 IN THE BAY AREA AND MY COMMENT SPECIFICALLY ABOUT ONE OF THE  
21 COMMISSIONER'S COMMENTS ABOUT -- A LITTLE BIT OF FRUSTRATION  
22 ABOUT DOING ANY REALLY LONG-TERM PLANNING AND, YOU KNOW, IN  
23 THE CASE OF RESULTS AND OUTCOMES. AND SO RATHER THAN A  
24 SOLUTION FURTHER EXTENDING THE PLANNING PERIOD AND HAVING IT  
25 BE A LONG-TERM PLAN, I WOULD LIKE TO MAKE A DIFFERENT



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1 SUGGESTION, WHICH IS TO HAVE THE IMPLEMENTATION, YOU KNOW,  
2 FOCUS AND START WITH SOME MORE NARROW TIME SLICES WHILE STILL  
3 HAVING A COUPLE OF SHORT-TERM TIME SLICES OVER THING YOU KNOW,  
4 NEXT FEW YEARS AND FEW YEARS AFTER THAT WITH MORE CLEARLY-  
5 IDENTIFIED FUNDING AND IMPLEMENT FOR SPECIFIC PROJECTS AND  
6 INVESTMENTS. AND WITH THAT, IT WOULD BE POSSIBLE BOTH TO DO  
7 SOME OF THE LONG-TERM PLANNING TO HELP, YOU KNOW, PUT GEARS IN  
8 MOTION FOR THINGS THAT TAKE LONGER TO DO WHILE HELP ALIGNING  
9 THE FUNDING AND THE POLICIES TO ACTUALLY SEE RESULTS IN THE  
10 NEAR TERM. THANK YOU VERY MUCH.

11

12 **CLERK, BRITTNY SUTHERLAND:** THANK YOU FOR YOUR COMMENT. THAT  
13 WILL CONCLUDE PUBLIC COMMENT FOR THIS ITEM.

14

15 **CHAIR, EDDIE AHN:** LOOKING FORWARD TO CIRCLING BACK ON THIS  
16 CIRCUS OR SHOW, WE'LL CALL IT, AND THANKS FOR YOUR EFFORTS SO  
17 FAR. THAT BRINGS US TO THE NEXT ITEM, 9B, EQUITY PRIORITY  
18 COMMUNITIES REFRESH PHASE I EVALUATION KICK-OFF. NATASHA  
19 OPFELL WILL PROVIDE THIS REPORT. SUPERVISOR GOOD MORNING,  
20 COMMISSIONERS. MY NAME IS NATASHA OPFELL, I'M HERE TO TALK TO  
21 YOU ABOUT THE EQUITY PRIORITY COMMUNITIES REFRESH, PHASE I  
22 EVALUATION. AND NOW I'M OFFICIAL. NEXT SLIDE. SO JUST A LITTLE  
23 BIT OF LEVEL-SETTING FOR THOSE WHO MAY NOT KNOW BUT I'M SURE  
24 ALL OF YOU ALREADY DO. WHAT ARE EQUITY PRIORITY-BASED  
25 COMMUNITIES? THEY'RE PLACE-BASED DESIGNATIONS DEFINED AT THE



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1 CENSUS TRACT LEVEL AND WE DEVELOP THEM TO OFF SOCIALLY AND  
2 ECONOMICALLY DISADVANTAGED POPULATIONS. THEY WERE PREVIOUSLY  
3 KNOWN AS COMMUNITIES OF CONCERN UP UNTIL 2021. WE UPDATE THEM  
4 EVERY FOUR YEARS USING THE LATEST AMERICAN COMMUNITY SURVEY  
5 DATA AND THE METHODOLOGY THAT IDENTIFIES EPCS WAS LAST REVISED  
6 OVER A DECADE AGO IN 2016. TO THE RIGHT WE HAVE AN IMAGE FROM  
7 BAY AREA 2050 PLUS OF THE LATEST EQUITY-PRIORITY COMMUNITIES  
8 ACROSS THE REGION. NEXT SLIDE. SO I'M SURE IT'S OF NO SURPRISE  
9 TO THIS COMMISSION, BUT UNFORTUNATELY EQUITY-PRIORITY  
10 COMMUNITIES CONTINUE TO EXPERIENCE DISPARITIES ACROSS ALL OF  
11 MTC AND ABAG'S CORE WORK AREAS WHETHER THIS IS THE  
12 ENVIRONMENT, TRANSPORTATION, HOUSING AFFORDABILITY, THE  
13 ECONOMY. THIS IS A TOOL TO HELP RECTIFY THOSE. NEXT SLIDE. SO  
14 A LITTLE BIT MORE ABOUT THE METHODOLOGY AND EXACTLY HOW EPCS  
15 ARE DEFINED. THEY, AGAIN, ARE CENSUS TRACTS THAT HAVE A  
16 SIGNIFICANT CONCENTRATION OF SPECIFIC DISADVANTAGED FACTORS.  
17 THOSE FACTORS ARE ON THE RIGHT. WE LOOK AT POPULATIONS OF LOW  
18 INCOME, PEOPLE OF COLOR, PEOPLE WITH DISABILITIES, LIMITED  
19 ENGLISH PROFICIENCY, ZERO-VEHICLE HOUSEHOLDS, SENIORS 75 YEARS  
20 AND OVER, SINGLE-PARENT FAMILIES AND SEVERELY RENT-BURDENED  
21 HOUSEHOLDS. WE THEN FOR EACH OF THESE FACTORS SET A THRESHOLD  
22 TO DETERMINE STATISTICAL SIGNIFICANCE FOR EACH FACTOR BASED ON  
23 A REGIONAL AVERAGE. AFTER THAT, WE ATTRACT AND QUALIFY IN TWO  
24 WAYS. ONE IT MEETS THE THRESHOLD FOR BOTH LOW INCOME AND  
25 PEOPLE OF COLOR OR IT MEETS THE THRESHOLD FOR LOW INCOME AND



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1 THREE OF ANY OF THE REMAINING FACTORS. NEXT SLIDE. SO MTC AND  
2 ABAG USE EPCS FOR A LOT OF DIFFERENT THINGS IN PLANNING,  
3 FUNDING, IMPLEMENTATION. ON THE PLANNING SIDE OF THE HOUSE, WE  
4 USE THEM AS A BIG PART OF PLAN BAY AREA WHETHER THAT'S  
5 ENGAGEMENT OR REFINING OUR STRATEGY FOCUS. THEY'RE USED IN  
6 VARIOUS EQUITY STRENGTHS ACROSS THE AGENCY LIKE THE BAY TRAIL  
7 EQUITY STRATEGY AND OUR COMMUNITY-BASE TRANSPORTATION PLANS.  
8 THEY PLAY A BIG ROLE IN A MAJORITY OF OUR FUNDING PROGRAMS,  
9 WHETHER IT'S A FUNDING CRITERIA OR THERE'S SOME SORT OF  
10 NARRATIVE DESCRIPTION OF HOW THE PROJECT WILL AFFECT EQUITY  
11 ACROSS ALL OF OUR FUNDING PROGRAMS. THEN AS FAR AS  
12 IMPLEMENTATION, IT'S PRETTY INTERESTING, I'M LEARNING ABOUT  
13 NEW WAYS WE USE THEM IN THIS SIDE OF THE HOUSE, BUT THEY HELP  
14 DETERMINE BAY WHEELS DOCK LOCATIONS WHERE WE HAVE CLIPPER  
15 RETAIL LOCATIONS AND WHERE WE HAVE OUR CHARGING PROGRAMS, ET  
16 CETERA. IT'S QUITE INTERESTING AND FAST. NEXT SLIDE. AND A LOT  
17 OF PEOPLE THINK EQUITY PRIORITY COMMUNITIES ARE NEW. WE'VE  
18 ACTUALLY BEEN USING SOME VERSION OF THEM FOR QUITE A WHILE. SO  
19 HERE I HAVE THE EVOLUTION OF EPCS. SINCE 1999, WE'VE BEEN  
20 USING THEM IN OUR RTP, YOU KNOW, LOOKING AT EQUITY ANALYSIS  
21 FOR LOW INCOME POPULATIONS AND POPULATIONS OF COLOR. SO FOR A  
22 WHILE. AND THEN IN 2007, THE AGENCY ACTUALLY ADOPTED ITS OWN  
23 SET OF ENVIRONMENTAL JUSTICE PRINCIPLES DIRECTING STAFF TO  
24 ANALYZE IMPACTS ON LOW INCOME COMMUNITIES OF COLOR THROUGHOUT  
25 ALL OF ITS PROJECTS. IN 2009 WE HAD THE OFFICIAL COMMUNITIES



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1 OF CONCERNED FRAMEWORK BEING INTRODUCED. IN 2013, THAT  
2 EXPANDED TO LOOK NOT ONLY AT LOW INCOME AND MINORITY  
3 POPULATIONS BUT THOSE EIGHT FACTORS I MENTIONED EARLIER. WE  
4 THEN FORMALLY ADOPTED THIS PROCESS AS PART OF PLAN BAY AREA  
5 2040. AS PART OF PLAN BAY AREA 2050, THE REGIONAL WORKING  
6 EQUITY GROUP INVOLVED IN THAT PROCESS DIRECTED US TO RENAME  
7 THE COMMUNITIES OF CONCERN TO EQUITY PRIORITY COMMUNITIES AND  
8 THAT HAS BEEN DONE, BUT THEY ALSO RECOMMENDED AS TO REVISIT  
9 THE EQUITY PRIORITY COMMUNITY FRAMEWORK, AND THAT'S WHAT WE'RE  
10 DOING NOW IN 2026. NEXT SLIDE. SO WHY UPDATE THE EPC FRAMEWORK  
11 NOW? OVER TIME, THE EPC FRAMEWORK HAS BEEN SHAPED BY EVOLVING  
12 FEDERAL, STATE, AND AGENCY-LEVEL POLICIES, AND AT THE SAME  
13 TIME, THE BAY AREA'S DEMOGRAPHICS HAVE SHIFTED VASTLY. WE HAVE  
14 NOT LOOKED AT THIS POST PANDEMIC. THAT'S A VERY IMPORTANT  
15 CONSIDERATION. AND THERE'S JUST BEEN NEW CHALLENGES. SO WE ARE  
16 NOT STARTING FROM SCRATCH. WE HAVE HAD FEEDBACK ON THE EPCS AS  
17 LONG AS THEY HAVE EXISTED. SO SOME KEY QUESTIONS THAT WE'RE  
18 GOING INTO THIS WITH ARE, HOW CAN THE EPC TOOL PROVIDE CLEAR  
19 DEFINITIONS AROUND DISPLACEMENT AND GENTRIFICATION IMPACTS?  
20 AND WHAT WAYS CAN THE EPC TOOL BETTER REPRESENT PEOPLE WITH  
21 DISABILITIES? WE KNOW THAT FOLKS WITH DISABILITIES AND SENIORS  
22 ARE NOT GEOGRAPHICALLY CONCENTRATED. THEY ARE LOCATED ALL OVER  
23 OUR REGION. HOW ACCOUNT EPC TOOL UPDATE OUR LOW INCOME THEY  
24 ARE HOLDS? RIGHT NOW WE LOOK AT 200% OF THE FEDERAL POVERTY  
25 LEVEL. WE KNOW THAT IS VERY LOW. SO HOW CAN WE MORE ACCURATELY



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1 REFLECT THE BAY AREA'S HIGH COST OF LIVING? SHOULD BE -- WE  
2 EXPAND THE TOOL BEYOND A STRICTLY PLACE-BASED FRAMEWORK? MOST  
3 PEOPLE KNOW IT AS A MAP. SHOULD WE GO FURTHER? HOW CAN WE USE  
4 ALTERNATIVE DATA SOURCES? RIGHT NOW WE LOOK AT JUST ECS, THAT  
5 IS THE GOLD STANDARD BUT IS THERE MORE THAT WE CAN BRING INTO  
6 VIEW. AND HOW CAN THE EPC TOOL BETTER ADDRESS NEEDS OF YOUTH  
7 AND STUDENTS? THOSE ARE TWO POPULATIONS WE DO NOT LOOK AT WITH  
8 THE COMIFG TOOL. NEXT SLIDE. -- WITH THE EXISTING TOO. NEXT  
9 SLIDE. THE GOALS OF THE EPC REFRESH OVER THE LAST TWO DECADES,  
10 THE EPC FRAMEWORK HAS HELPED SHAPE HOW THE MTC AND THEIR  
11 REGION THINK ABOUT EQUITY, HOW WE TARGET FUNDING, HOW WE  
12 EVALUATE IMPACTS AND HOW WE DIRECT OUR RESOURCES BUT WE KNOW  
13 THAT FRAMEWORKS AREN'T NEUTRAL. THEY REFLECT OUR CHOICE BESIDE  
14 WHAT WE MEASURE, WHAT WE PRIORITIZE, WHOSE REALITY WE SEE AND  
15 WHOSE WE LEAVE OUT. WE'RE GOING INTO THIS NOT WANTING TO JUST  
16 TWEAK A FEW VARIABLES BUT RE-IMAGINE THIS PROCESS AND  
17 DETERMINE WHAT IT CAN LOOK LIKE FOR THE NEXT DECADE OF EQUITY  
18 ANALYSIS FOR MTC. SO WE WANT TO USE THIS PROJECT TO RE-IMAGINE  
19 NOT JUST REFINE HOW WE LOOK AT THESE THINGS. SO TO DO THAT  
20 WE'RE GOING INTO THIS WITH A COUPLE OF GOALS IN MIND, AND  
21 THESE CAN ALWAYS EXPAND. BUT WE WANT TO ADDRESS LIMITATIONS  
22 AROUND HOW THE CURRENT FRAMEWORK DEFINES AND PRIORITIZES  
23 COMMUNITIES. RIGHT NOW, YOU KNOW, THE CURRENT FRAMEWORK DOES  
24 NOT TAKE INTO ACCOUNT THINGS LIKE OUR MTC AND ABAG EQUITY  
25 PLATFORM THAT WERE DEVELOPED AFTERWARDS. HOW CAN WE MAYBE MOVE



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1 PAST FIXED THRESHOLDS? RIGHT NOW YOU HAVE ONE NUMBER, YOU'RE  
2 EITHER IN OR OUT. HOW CAN WE HAND? TO BE MORE INCLUSIVE OR  
3 MAYBE SEE A TRUTH WE'RE NOT SEEING RIGHT NOW? WE WANT TO  
4 ENSURE THAT THE FRAMEWORK REFLECTS CURRENT REGIONAL TRENDS,  
5 NOT JUST UPDATED DATA OVER TIME. RIGHT NOW THE EPCS ARE A  
6 SNAPSHOT. WE DON'T HAVE A HISTORICAL PICTURE OF WHAT'S BEEN  
7 CHANGING, WHERE THINGS MAY BE HEADED. SO THAT'S AN  
8 OPPORTUNITY. WE WANT TO STRENGTHEN THE EPCS AS A TRUSTED  
9 PRIORITIZATION TOOL FOR INTERNAL AND EXTERNAL PARTNERS. WE  
10 HAVE SO MANY PARTNERS AROUND THE REGION THAT USE THE EQUITY  
11 PRIORITY COMMUNITIES AS PART OF THEIR OWN EQUITY ANALYZE  
12 ANALYSES SO WE KNOW A LOT IS RIDING ON THIS UPDATE AND WANT TO  
13 SUPPORT MORE PLAN-BASED DECISION-MAKING. SO THE EPC REFRESH  
14 CONSISTS OF TWO PHASES. PHASE I IS ABOUT LISTENING AND  
15 LEARNING AND STARTING TO ANALYZE WHAT WE HAVE TO WORK WITH. IN  
16 PHASE 1A, WE HAVE OUR LISTENING SESSIONS. WE'VE STARTED WITH  
17 INTERNAL LISTENING SESSIONS GOING ACROSS THE AGENCY JUST TO  
18 FIGURE OUT EXACTLY HOW FOLKS ARE USING THEM, WHAT'S WORK,  
19 WHAT'S NOT WORKING, WHERE OUR OPPORTUNITY -- ARE OPPORTUNITIES  
20 TO GROW? WE'RE WRAPPING THAT UP RIGHT NOW. WE'VE LEARNED SO  
21 MUCH. IT'S GOTTEN ME SO EXCITED TO DO THIS WORK. AND I'M EVEN  
22 MORE EXCITED TO GO EXTRA IN OUR NEXT PHASE. YOU'VE BEEN  
23 PROVIDED WITH A STAKEHOLDER LIST OF OVER 100 DIFFERENT  
24 STAKEHOLDERS. THAT LIST CAN GROW AND EXPAND AS WE LEARN. WE'LL  
25 BE TALKING TO THEM. AND THEN THE LAST PHASE, PHASE 1B WILL BE



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1 A STRATEGIC FOUNDATION DEVELOPMENT. SO WE'RE GONNA TAKE ALL OF  
2 THAT INFORMATION, START LOOKING AT WHAT'S FEASIBLE, WHAT'S  
3 POSSIBLE AND START CHARTING SOME PATHS THAT WE CAN GO DOWN,  
4 AND JUST GET STARTED. SET VISION GOALS, MAYBE WHAT ARE THE  
5 OPTIONS, AND FLEANLT TO YOU ALL, TO OUR EXEC TEAM AND SEE HOW  
6 WE WANT TO DOUBLE DOWN FOR PHASE II, WHICH WILL BE MORE OF THE  
7 PEN TO PAPER, REALLY CREATING THAT TOOL IN A CO-CREATION  
8 PROCESS. NEXT SLIDE. SO A LITTLE BIT MORE ABOUT THAT EXTERNAL  
9 ENGAGEMENT, WE'RE GOING TO USE A MIX OF IN-PERSON AND HYBRID  
10 OPPORTUNITIES, SMALL GROUP DISCUSSIONS, ONE ON ONE MEETINGS  
11 AND WILL HAVE A SURVEY FOR FOLKS THAT MAYBE CAN'T PARTICIPATE  
12 IN ONE OF THOSE OTHER WAYS. WE WANT TO ENGAGE ALL OF THE USUAL  
13 SUSPECTS BUT ALSO EXPAND TO NEW STAKEHOLDERS, GOVERNMENT AND  
14 PUBLIC AGENCY SUCH AS STATE, TRIBAL, REGIONAL AGENCIES,  
15 CITIES. WE WANT TO TALK TO EVERY CITY THAT HAS AN EPC SINCE  
16 PLAN BAY AREA 2040 THAT'S OVER 50. WE WANT TO TALK TO BUSINESS  
17 AND LABOR ORGANIZATIONS, COMMUNITY AND ADVOCACY ORGANIZATIONS,  
18 AND WE ALSO WANT TO TALK TO A DIMAS. A LOT HAS BEEN DONE --  
19 ACADEMIA, A LOT HAS BEEN DONE IN THE EQUITY MEASUREMENT SPACE  
20 SINCE THE EPC HAS BEEN INVENTED. THERE'S A LOT TO LEARN.  
21 PEOPLE HAVE DONE A LOT OF EVALUATIONS AND WE WANT TO HEAR FROM  
22 THEM. TACHT B HAS A MORE EXPANSIVE LIST OF THOSE STAKEHOLDERS.  
23 NEXT STEPS WE ARE PREPARING AN RFP TO PROCURE CONSULTANT  
24 SUPPORT TO DO THAT INITIALIZATION AND WHERE WE CAN GO WITH  
25 THIS PROJECT. WE'LL KICK OFF OUR EXTERNAL LISTENING SESSIONS



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1 THIS SUMMER. AND THEN IN FALL, WE'LL RETURN TO THE COMMITTEE  
2 WITH KEY FINDINGS ABOUT THOSE SESSIONS, AND WE HAVE SOME  
3 DISCUSSION QUESTIONS FOR YOU TODAY. SO WE'D LOVE TO KNOW WHAT  
4 STAFF SHOULD CONSIDER WHEN REFRESHING THE EPC FRAMEWORK? ARE  
5 THERE ANY GAPS THAT YOU ALL HAVE NOTICED, OR HOW CAN WE BETTER  
6 PRIORITIZE POPULATIONS IN YOUR AREAS AND ADDRESS REGIONAL  
7 RELEVANT TRENDS? FOR ENGAGEMENT, DO THE PROPOSED STAKEHOLDERS  
8 SEEM APPROPRIATE AND SUFFICIENT, ARE THERE ORGANIZATIONS OR  
9 COMMUNITY GROUPS THAT WE CAN ADD TO THE STAKEHOLDER LIST? AND  
10 THAT IS MY PRESENTATION. THANK YOU.

11

12 **CHAIR, EDDIE AHN:** THANK YOU FOR THAT PRESENTATION. I  
13 ESPECIALLY LIKED HOW WE STARTED AT THE TOP WITH KIND OF A  
14 SLIDE CREATING THE BUCKET, ESSENTIALLY, OF PLANNING, FUNDING  
15 AND IMPLEMENTATION, JUST EVEN UNDERSTANDING WE CAN DEFINE THE  
16 THING BUT WHAT IS THIS DEFINITION ACTUALLY USED FOR. TO GO TO  
17 THE IDEA -- I KNOW YOU'VE SAID THAT THIS IS, YOU KNOW, BEEN  
18 SHAPED BY FEDERAL, STATE, LOCAL POLICIES AND AGENCIES IN THE  
19 PAST. I WONDER IF YOU COULD TALK A LITTLE BIT ABOUT THE OTHER  
20 WAY AROUND. HOW DOES THIS GO ON TO SHAPE, YOU KNOW, GROUPS --  
21 YOU MENTIONED LIKE OTHER PARTNERS RELY ON OUR EPC DEFINITION.  
22 YOU CAN TALK A LITTLE BIT ABOUT A SPECIFIC AGENCY, HOW THIS  
23 EPC DEFINITION FILTERS OUT BEYOND EVEN WHAT MTC DOES?

24

25 **SPEAKER:** SO THE BEEN REALLY INTERESTING, AS WE'VE TALKED TO



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1 INTERNAL STAKEHOLDERS AND LOOKED BACK AT FEEDBACK WE'VE GOTTEN  
2 AROUND EPCS. PEOPLE ARE USING THEM IN REALLY INTERESTING WAYS,  
3 IN WAYS THAT WE DID NOT EVEN FORESEE THEM TO BE USED. THEY  
4 WERE INVENTED SPECIFICALLY TO MEASURE DISPARITY BASED ON  
5 FEDERAL TITLE 6 AND ENVIRONMENTAL JUSTICE LAW THAT REQUIRED US  
6 TO MEASURE WHAT ARE OUR STRATEGY IMPACTS AS FAR AS THE RTP FOR  
7 THE REGION VERSUS THESE COMMUNITIES. AND THAT IS A KEY WAY WE  
8 MEASURE PERFORMANCE IN THE PLAN, AND THAT'S WHY THE SCOPE THAT  
9 THEY WERE INVENTED. AS WE'VE MOVED ON TO TACKLING AND  
10 CENTERING EQUITY IN MANY OF OUR OTHER PROJECTS THIS IS ONE OF  
11 THE BEST TOOLS THAT HAS BEEN PUT UNDER STRESS TESTS OF PUBLIC  
12 ENGAGEMENT, OF ITERATIVE DEVELOPMENT PROCESSES. YOU KNOW,  
13 PEOPLE REALLY TRUST THIS TOOL, AND IT'S ONE OF THE, YOU KNOW,  
14 EASIEST TO ACCESS TOOLS WE HAVE ONLINE DATA UPDATES FOR THIS.  
15 WE HAVE A DYNAMIC MAP THAT YOU CAN GO IN CITY BY CITY, CENSUS  
16 TRACT BY CENSUS TRACT AND SEE DEMOGRAPHIC INFORMATION FOR EACH  
17 OF THESE EQUITY PRIORITY POPULATIONS SO WHILE PEOPLE USE IT TO  
18 APPLY FOR GRANTS FOR US IN THE MOST MAYBE CLEAR WAY, FOLKS ARE  
19 USING IT TO DO EQUITY ANALYSIS AS FAR AS THEIR LOCAL PLANS, AS  
20 FAR AS CBO ENGAGEMENT. THERE'S EVEN BEEN ART PROJECTS THAT  
21 HAVE STARTED TO USE THE DATA SET. IT'S SO BEEN REALLY  
22 INTERESTING TO LEARN, AND WE'RE GOING TO LEARN MORE ABOUT IT  
23  
24 **CHAIR, EDDIE AHN:** WOULD LOVE TO KNOW MORE. WE DON'T HAVE TO  
25 HASH OUTAGE ENTIRE LIST TODAY BUT SOMETHING ON PAR WITH WHAT I



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1 SEE AS ATTACHMENT B, EVEN THE OUTREACH LIST, SO ARE THERE  
2 SPECIFIC LOCAL PLANNING DEVELOPMENTS THAT ARE USING THIS? ARE  
3 THE FEDS SOMEHOW USING THIS AS A TOOL NOW ACROSS DIFFERENT  
4 AGENCY AS SOON AS I THINK, AS YOU PROBABLY HAVE HEARD FROM  
5 PRIOR COMMITTEE MEETINGS, TOO, THE STATE AGENCY THAT USE  
6 PARTICULARLY THE DISADVANTAGE COMMUNITY'S DEFINITION, I WOULD  
7 LIKE TO THINK THAT THIS ULTIMATELY PROVIDES A BETTER MAPPING  
8 TOOL THAT CAN THEN BE RELAYED TO THE STATE AND HOW THEIR  
9 DEFINITION IS OFF AND OF COURSE THAT INFLUENCES A BUNCH OF  
10 DIFFERENT STUFF AT THE STATE LEVEL. SO IN OTHER WORDS, IDEALLY  
11 IT'S A TWO-WAY STREET, NOT JUST US DOING OUR THING HERE WITHIN  
12 THE CONTEXT OF MTC POLICY AND FUNDING. I THINK IF THERE'S ONE  
13 THING I'D QUICKLY RELAY ABOUT OTHER GROUPS TO DO -- I KNOW THE  
14 FOCUS OF OUR DISCUSSION TODAY IS REALLY DOING OUTREACH TO  
15 OTHER GROUPS UPCOMING. I LOOKED AT THE ACADEMIA LIST, PERHAPS  
16 LOOKING AT JOHNS HOPKINS, CORNELL, STANFORD HAVE ACTUALLY PUT  
17 TOGETHER A STUDY AROUND CAME MEYER SCREEN IN THE SHORT  
18 STUDIES, I THINK THAT COULD BE INTERESTING TO REACH OUT TO THE  
19 RESEARCHERS THERE. I COULD EVEN PROVIDE THE CONTEXT IN, TERMS  
20 OF FIGURING OUT WHAT WERE THE SHORTFALLS THAT HAPPENED AT THAT  
21 STATE MAPPING SITE AND MAYBE WE CAN REPO OH MAKE SURE THAT  
22 DOESN'T HAPPEN HERE AT RTC. AND THE CAME MEYER SCREEN  
23 SOMETHING STILL ONGOING. AND I KNOW THEY'RE CONVENING A PUBLIC  
24 WORKSHOP AS WELL. I THINK IT'S GREAT TO START THIS PROCESS NOW  
25 HOPEFULLY TO INFLUENCE THOSE COMPONENTS AS WELL. OTHER



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1 COMMISSIONERS? YES, PLEASE, MEMBER EKLUND.

2

3 **PAT EKLUND:** REALLY A GREAT PRESENTATION, AND I'M ANXIOUS TO BE  
4 -- GO INTO THE NEXT LEVEL OF DISCUSSION. YOU HAVE HERE SENIORS  
5 75 YEARS AND OLDER -- OR OVER. IN MY EXPERIENCE, THERE ARE A  
6 LOT OF SENIORS THAT NOT ON THE RADAR SCREEN OF GOVERNMENT. AND  
7 SO -- BUT NEED HELP. YOU KNOW, I'VE TALKED ABOUT MY MOM'S  
8 FRIEND, WHO'S 80 YEARS OLD. SHE LIVES BY HERSELF. SHE HAS NO  
9 INCOME. ABSOLUTELY NO INCOME AT ALL. AND WE'RE HELPING HER,  
10 BUT, YOU KNOW, I'M -- I HAVEN'T GOTTEN TO THE POINT OF ASKING  
11 HER, YOU KNOW, HOW MUCH MONEY DO YOU HAVE AND ARE YOU ABLE TO  
12 PAY YOUR PROPERTY TAXES? YOU KNOW, I WANT TO RESPECT HER  
13 PRIVACY. BUT THERE IS OTHER PEOPLE LIKE HER, ESPECIALLY IN  
14 MARIN COUNTY. I THINK THAT ONE COUNTY OUT OF THE NINE COUNTIES  
15 HAS THE OLDEST POPULATION. AND THERE'S -- A LOT OF THEM ARE  
16 STILL LIVING IN THEIR HOMES, LIKE MY MOM, WHO'S 99. SHE AND  
17 DAD SAVED, SO SHE'S GONNA BE OKAY. AND IF NOT, SHE HAS ME. BUT  
18 NOT EVERYBODY HAS KIDS. YOU KNOW, I THINK ABOUT MYSELF, I  
19 NEVER HAD CHILDREN. AND SO WHAT'S GONNA HAPPEN TO -- AND ALAN  
20 NEVER HAD KIDS EITHER

21

22 **CHAIR, EDDIE AHN:** EXCUSE ME, MEMBER EKLUND, JUST A REMINDER  
23 THAT THE ABAG MEMBERS SHOULD LIMIT THEIR PARTICIPATION TO  
24 CLARIFYING QUESTIONS DUE TO LACK OF QUORUM. THANK YOU

25



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1 **PAT EKLUND:** I JUST WOULD LIKE TO HAVE MORE DISCUSSION ABOUT  
2 THIS AND HOW TO REACH OUT TO IT BECAUSE NO GOVERNMENT DATABASE  
3 IS GONNA REALLY NECESSARILY GET TO ALL THOSE PEOPLE. MAYBE THE  
4 COUNTIES OR FOR PEOPLE WHO ARE LIVING IN THEIR OWN HOMES, BUT  
5 THEN YOU HAVE PEOPLE WHO RENT. SUPERVISOR WE WILL BE LOOKING  
6 INTO --

7

8 **SPEAKER:** THANK YOU FOR, THAT WE WILL BE LOOKING INTO EACH OF  
9 THE VARIABLES VERY CLOSELY. WE'VE HAD A LOT OF DISCUSSION  
10 ABOUT SETTING IT AT 75 AND OVER. WE DO THAT BECAUSE THE BAY  
11 AREA IS KIND OF SKEWED OLDER. SO FOR IT TO BE SIGNIFICANT, WE  
12 LOOK AT 75 AND OLDER BUT WE KNOW FOR A LOT OF BLACK AND BROWN  
13 COMMUNITIES THAT IS OUTSIDE OF THE AGE AND LIFE EXPECTANCY. SO  
14 WHO ARE WE MISSING WHEN WE SET IT AT 75? THERE'S A LOT TO BE  
15 LOOKED AT HERE AND THAT'S SOMETHING WE'RE DEFINITELY OPENING  
16 THE HOOD ON.

17

18 **CHAIR, EDDIE AHN:** I'LL GO TO VICE-CHAIR MOULTEN PETERS

19

20 **SPEAKER:** YEAH, I JUST WANT TO SUPPORT YOUR COMMENTS AND  
21 RECOMMENDATIONS FOR DIGGING INTO SOME OF THE STUDIES, THE  
22 CURRENT STANDARD THAT WE USE. I THINK YOU'VE OUTLINED AND OUR  
23 STAFF HAS OUTLINED VERY WELL HOW MANY WAYS THIS DESIGNATION IS  
24 USED INCREASINGLY. AND IT HAS NOT WORKED IN ITS CURRENT FORM  
25 AS WELL AS IT COULD. SO I SUPPORT THIS REFRESH. STEPS



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1

2 **WANDA WILLIAMS:** IT'S REFRESHING THAT YOU'RE DOING THE REFRESH  
3 AND I'M GLAD THAT YOU'RE EXPANDING YOUR THOUGHT PROCESSES AND  
4 HOW TO MAKE SURE THAT THERE'S TOUCH POINTS IN THESE DIFFERENT  
5 AREAS I LOOK AT WHAT YOU HAVE, AND IT'S A GREAT START, BUT I  
6 REALIZE THE BLACK ACTION ALLIANCE WASN'T LISTED. THEY FOCUS  
7 MORE ON ECONOMICS AND THOSE TYPE OF THINGS. THERE'S THESE  
8 DIFFERENT AGENCIES THAT WILL GIVE YOU INFORMATION AND GIVE YOU  
9 THOSE PERSPECTIVES THAT YOU'RE ACTUALLY LOOKING FOR. SO I'LL  
10 DEFINITELY SEND YOU A LIST OF DIFFERENT AGENCIES, AND THEN YOU  
11 CAN MAKE THAT DETERMINATION WHICH ONE YOU WANT TO GO WITH. BUT  
12 I WANTED TO GIVE YOU THOSE TOOLS.

13

14 **SPEAKER:** THANK YOU. WE ARE RELYING ON FOLKS TO GIVE US INPUT  
15 ON THIS. WE DO NOT KNOW ABOUT EVERY AGENCY OR CBO OUT THERE,  
16 SO THESE ARE REALLY GOOD FEEDBACK POINTS. ALSO, IF ANY OF YOU  
17 HAVE CONTACTS AT THESE, WE'D LOVE TO HAVE THE WARM HAND-OFF TO  
18 BETTER SET THOSE UP. THANK YOU.

19

20 **WANDA WILLIAMS:** I GOT YOU.

21

22 **CHAIR, EDDIE AHN:** VICE-CHAIR ROMERO.

23

24 **CARLOS ROMERO:** THANK YOU. COULD YOU OUTLINE WHAT THE PROCESS  
25 IS GOING TO BE TO SECURE CONSULTANT SUPPORT, AND WHAT WOULD



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1 THAT CONSULTANT SUPPORT BE? YOU'RE LOOKING FOR STRICTLY  
2 TECHNICAL? WHAT IS THE --  
3  
4 **SPEAKER:** SO RIGHT NOW THE TEAM IS ME. SO I NEED HELP, AND THE  
5 COACH WORK THAT EXIST RIGHT NOW KIND OF TOUCHES THREE  
6 DIFFERENT KEY AREAS. ONE FOR THE ENGAGEMENT. IN ORDER TO COVER  
7 JUST THE VAST AMOUNT THAT ALREADY EXIST AND THE ADDITIONAL  
8 ONCE THAT WE'RE HOPING TO GET, WE WANT SOMEONE THERE TO HELP  
9 SUPPORT NOTE-TAKING, ADMINISTRATION. I WILL BE FACILITATING --  
10 SO THEY WON'T BE THE PUBLIC FACE OF THIS. MTC STAFF WILL. SO  
11 WE NEED HELP WITH THAT. SECONDLY, WE NEED SOME TECHNICAL  
12 SUPPORT ON HOW TO START LOOKING AT THESE DATA OPTIONS. WE HAVE  
13 ALREADY FROM OUR INTERNAL DISCUSSIONS AND KIND OF EXISTING  
14 NEEDS ALL THESE DIFFERENT DATA POINTS THAT PEOPLE WOULD LIKE  
15 US TO LOOK INTO, WHETHER THAT'S DIFFERENT AGE DATA POINTS,  
16 DIFFERENT WAYS TO DISAGGREGATE DATA BASED ON RACE AND INCOME,  
17 GENDER. BUT WE NEED TO KNOW WHAT IS OUT THERE? WHAT'S VIABLE  
18 WITH NEW FEDERAL UPDATES, WE'VE BEEN LOSING DATA. YOU KNOW, WE  
19 NEED TO KNOW THE FEASIBILITY OF ALL OF THESE APPS. SO WE'LL  
20 START BY LOOKING AT WHAT DATA IS OUT THERE AND WHAT CAN WE USE  
21 AND THEN SORT OF DEVELOP LIKE A MENU WE COULD GO OFF OF AND  
22 IDEALLY SET UP SOME SORT OF TOOL THAT WE CAN START MIXING DATA  
23 TOGETHER. BECAUSE RIGHT NOW WE CAN LOOK AT DATA INDEPENDENTLY  
24 VERY WELL BUT AS FAR AS INTERSECTIONALITY OF THAT DATA, WE  
25 NEED A LOT OF SUPPORT FOR THAT. AND WE'LL BE PUTTING SOME



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1 FUTURE NEEDS DOCUMENTS, VISIONS AND GOALS AND SET OUT OPTIONS  
2 AND PATHWAYS HOW WE CAN DO THIS WORK AND THAT WILL BE REVIEWED  
3 BY THE CONSULTANT AS WELL

4

5 **CARLOS ROMERO:** YOU'RE LOOKING FOR A SINGLE PRINCIPLE  
6 CONSULTANT ON THIS?

7

8 **SPEAKER:** WE'RE OPEN TO ALL PROPOSALS BUT RFP DOES NOT  
9 DESIGNATE THAT. PRINCIPLE AND SUBS, I THINK IS THE --

10

11 **CARLOS ROMERO:** THANK YOU. SECOND QUESTION, AND, YOU KNOW, I  
12 REALLY AM KIND OF FRIGHTENED TO SCCT QUESTION. I KNOW WE'RE IN  
13 A DIFFERENT POLITICAL WORLD THAN WE WERE 18 MONTHS AGO WHEN  
14 THE ADMINISTRATION FIRST CAME IN, BUT CERTAINLY THE QUESTION -  
15 - THE TERM "EQUITY" WAS A QUESTION THAT CLEARLY WAS A YELLOW,  
16 IF NOT RED LIGHT ISSUE FOR THIS ADMINISTRATION. THE  
17 ADMINISTRATION IN WASHINGTON -- I MEAN, I'M GLAD WE'RE MOVING  
18 FORWARD WITH THIS, BUT DO WE ANTICIPATE THIS TO BE PROBLEMATIC  
19 GIVEN THAT, YOU KNOW, WE ARE -- I WOULDN'T SAY -- I WOULDN'T  
20 SAY WE'RE DOUBLING DOWN BUT BE KIND OF EXPANDING, RIGHT, THE  
21 RESEARCH, OUR UNDERSTANDING THE IMPACT OF THIS. SO ANY  
22 THOUGHTS, YOU KNOW -- I'D SAY, YOU KNOW, FULL STEAM AHEAD. BUT  
23 JUST WANT TO UNDERSTAND WHAT YOUR THOUGHTS ARE ON THIS.

24

25 **SPEAKER:** THANK YOU FOR THE QUESTION. OBVIOUSLY, IT IS -- YOU



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1 KNOW, THERE ARE SOME HEAD WINDS IN THIS SPACE AT THE MOMENT  
2 THAT WE ARE WORKING TO NAVIGATE. WHAT I WOULD NOTE IS THIS  
3 PROJECT IS FUNDED WITH NON-FEDERAL MONIES. HERE WE ARE USING  
4 STATE PLANNING DOLLARS TO ADVANCE THE PROJECT. AND OF COURSE,  
5 I THINK THERE'S STILL QUITE A BIT OF SUPPORT FOR ADVANCING,  
6 YOU KNOW, EQUITY GOALS AT THE STATE LEVEL. WE ARE TAKING A  
7 VERY DELIBERATE AND THOUGHTFUL APPROACH. WE ARE GOING TO BE  
8 SPENDING A LOT OF TIME IN PHASE 1 OF THIS EFFORT LISTENING TO  
9 COMMUNITIES AND HEARING WHAT THEIR NEEDS ARE AND WHAT THEIR  
10 PRIORITIES ARE. WE'VE ALSO BUILT IN TO THE SCOPE THAT NATASHA  
11 SHARED -- THIS IS PHASE 1, AND THERE IS A KEY CHECKPOINT IN  
12 2027 WHERE WE CAN TAKE A LOOK AT WHAT WE HEARD FROM ALL OF  
13 THAT LISTENING AND MAKE IT A DETERMINATION WHAT THE RIGHT PATH  
14 FORWARD IS. SO, YOU KNOW, UNDER DIFFERENT CIRCUMSTANCES, THE  
15 PROJECT, YOU KNOW -- UNDER DIFFERENT, YOU KNOW, CONDITIONS,  
16 THE PROJECT MIGHT HAVE BEEN ABLE TO MOVE FORWARD AT A FASTER  
17 PACE. BUT I THINK IT'S A VERY THOUGHTFUL DELIBERATE APPROACH  
18 WHERE WE'RE TALKING TO COMMUNITIES AND HOPEFULLY IT'S ABLE TO  
19 HELP US MOVE ONE STEP FURTHER IN THIS SPACE GIVEN ITS  
20 IMPORTANCE

21

22 **CARLOS ROMERO:** AND JUST ONE FINAL QUESTION, HOW MIGHT WE  
23 POTENTIALLY USE THE COMMUNITY ACTION RESOURCE EMPOWERMENT  
24 PROGRAM IN THOSE TBRABTS THAT WE JUST ISSUED TO KIND OF HELP  
25 INFORM THIS WHOLE PROCESS AND HAVE A FEEDBACK LOOP?



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1

2 **SPEAKER:** OBVIOUSLY THAT BROUGHT IN A LOT OF DIFFERENT, YOU  
3 KNOW, NON-GOVERNMENT ORGANIZATIONS, NONPROFITS INTO THE  
4 REGIONAL PLANNING SPACE. SO HOPEFULLY WE'LL BE ABLE TO TALK TO  
5 SOME OF THOSE DIFFERENT ORGANIZATIONS AND, YOU KNOW, WE HAVE A  
6 VERY LONG LIST OF FOLKS ALREADY. AND I THINK THE IDEA IS TO  
7 CONTINUE TO BRING IN MORE NEW VOICES TO THE REGIONAL PLANNING  
8 CONVERSATION. SO I THINK THAT'S OUR HOPE, THERE'S A LINKAGE  
9 THERE AND WE'RE ABLE TO BRING IN KIND OF NEW THOUGHTS AND  
10 PERSPECTIVES WHO MAY NOT HAVE ENGAGED ON EPCS IN THE PAST.

11

12 **CARLOS ROMERO:** THANK YOU.

13

14 **CHAIR, EDDIE AHN:** MEMBER JOHN-BAPTISTE.

15

16 **V. CHAIR, ALICIA JOHN-BAPTISTE:** SORRY. THERE WE GO. ON THE  
17 OUTREACH LIST, I MAY HAVE MISSED IT. I DIDN'T SEE POLICY LINK.  
18 I KNOW THEY'VE DONE A LOT OF WORK ON THIS IN THE PAST. THEY  
19 MIGHT BE AT WORK WITH CONNECTING WITH A COUPLE OTHER  
20 SUGGESTIONS, THE COMMUNITY FOUNDATIONS, I THINK THEY'VE ALSO  
21 ENGAGED DEEPLY IN THESE QUESTIONS OVER THE PAST DECADE OR SO,  
22 AND CDCS, LIKE THE UNITY COUNCIL, FOR EXAMPLE, I THINK COULD  
23 GIVE YOU A GOOD SENSE OF FACTS ON THE GROUND.

24

25 **CHAIR, EDDIE AHN:** SF FOUNDATION PARTICULARLY BECAUSE OF THE



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1 EQUITY ATLAS THAT WE'VE REVIEWED IN THIS COMMITTEE TOO. .  
2 OTHER MAYBE REPRESENTATIONS FROM COMMUNITY MEMBERS, IF NO  
3 QUESTIONS? SEEING NONE, LET'S GET TO PUBLIC COMMENT.

4

5 **CLERK, BRITTNY SUTHERLAND:** THANK YOU, CHAIR AHN. I RECEIVED  
6 NOTHING IN WRITING FOR THIS ITEM AND THERE'S NO ONE IN THE  
7 BOARDROOM BUT I DO HAVE ONE HAND RAISED IN THE ZOOM SPACE.  
8 DIANE, GO AHEAD AND UN-MUTE YOURSELF. YOU'LL HAVE 2 MINUTES.

9

10 **SPEAKER:** THANK YOU VERY MUCH. MY NAME IS DIANE SHAW, AND I'M  
11 ON THE AC TRANSIT BOARD OF DIRECTORS AND SPEAKING ON MY OWN  
12 PERSONAL BEHALF. FIRST OF ALL, NATASHA, THANK YOU VERY MUCH  
13 FOR THIS WONDERFUL REPORT. I LOVE THE FACT THAT YOU'RE MOVING  
14 FORWARD WITH THIS. I THINK -- AND I'M ALSO VERY HAPPY THAT  
15 YOU'RE INCLUDING PEOPLE WITH DISABILITIES BECAUSE I THINK  
16 GOING FORWARD, THAT NEEDS A LOT MORE ATTENTION THAN WE'VE  
17 GIVEN IN THE PAST. I ALSO JUST WANTED TO COMMENT AS  
18 COMMISSIONER ROMERO TALKED ABOUT, THE FEDERAL GOVERNMENT, AND  
19 ESPECIALLY LATELY, I DON'T KNOW IF EVERYONE KNOWS ABOUT THE  
20 RECENT FEDERAL GOVERNMENT ACTIONS TO ERASE EEO COORDINATES OUT  
21 OF TRANSIT. THAT WAS RELEASED ON MAY 20TH BUT I'M GLAD TO SEE  
22 US CONTINUING THIS WORK TO ENSURE EQUITY FOR ALL IN OUR -- AT  
23 LEAST HERE IN OUR AREA AND IN CALIFORNIA. AND THAT'S WHY I, AC  
24 TRANSIT, DOES USE THIS WORK TO HELP WHEN WE'RE PLANNING OUR  
25 ROUTES AS WELL. SO THANK YOU VERY MUCH FOR THIS WORK. IT'S



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1 REALLY GOOD WORK. GREAT TO SEE. THANK YOU.

2

3 **CLERK, BRITTNY SUTHERLAND:** THANK YOU. THAT WILL CONCLUDE  
4 PUBLIC COMMENT FOR THIS ITEM

5

6 **CHAIR, EDDIE AHN:** OKAY. LOOKING FORWARD TO HAVING YOU BACK,  
7 NATASHA. THANK YOU FOR THE PRESENTATION. WITH THAT, WE ARE NOW  
8 GOING TO AGENDA ITEM 10, PUBLIC COMMENT OR OTHER BUSINESS. ANY  
9 OTHER GENERAL PUBLIC COMMENT FOR ITEMS NOT LISTED ON TODAY'S  
10 AGENDA?

11

12 **CLERK, BRITTNY SUTHERLAND:** THANK YOU. I'VE RECEIVED NOTHING IN  
13 WRITING AND THERE'S NO ONE IN ZOOM SPACE NOR THE BOARDROOM  
14 WISHING TO PROVIDE PUBLIC COMMENT

15

16 **CHAIR, EDDIE AHN:** WHICH BRINGS US TO AGENDA ITEM 11 THEN.  
17 ADJOURNMENT AND NEXT MEETING. I'LL START PERHAPS, FIRST OF  
18 ALL, I'D LIKE TO CONGRATULATE MARTHA FOR MOVING TO A NEW ROLE  
19 WITHIN MTC AS OUR PUBLIC INFORMATION OFFICER. VERY COOL. YOU  
20 HAVE BIG SHOES TO FILL, BRITNEY, I'VE ALWAYS BEEN VERY  
21 IMPRESSED WITH THE QUALITY OF CLERKING ACTUALLY WITH BRITTNY,  
22 THANKS TO YOU MARTHA. WE'LL SEE YOU AROUND AND I'M EXCITED TO  
23 SEE NEW THIS NEW ROLE. I'LL CONCLUDE THAT THE NEXT MEETING OF  
24 THE MTC PLANNING COMMITTEE WILL BE HELD ON FRIDAY AUGUST 14TH,  
25 2026 AT 9:40 A.M. AT THE BAY AREA METRO CENTER, ANY CHANGES TO



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1 THE SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC. THIS MEETING  
2 OF THE MTC PLANNING COMMITTEE IS ADJOURNED AND I'LL PASS IT  
3 OVER TO VICE-CHAIR ROMERO

4

5 **CARLOS ROMERO:** THANK YOU. AND EVEN THOUGH I DON'T HAVE A BODY  
6 TO CHAIR OVER, I WANT TO ALSO THANK MARTHA THAT I'VE KNOWN FOR  
7 QUITE SOME TIME, HOLDING MY HAND, MAKE SURE I DON'T SCREW UP  
8 TOO MUCH, AND I ALSO WANT TO ACKNOWLEDGE FRED CASTRO WHO IS  
9 RETIRING I BELIEVE IN JULY. FRED HAS BEEN ANOTHER ONE OF THOSE  
10 -- SINCE WE WERE OVER IN OAKLAND KIND OF STALLWORTH WHO AGAIN  
11 HAS KEPT THESE MEETINGS TOGETHER FOR US, HAS KEPT US ON TIME,  
12 HAS CORRECTED ME WHEN I'VE FORGOTTEN SOMETHING AND VERY  
13 GENTLY, I SHOULD SAY. I DON'T THINK I'VE EVER BEEN EMBARRASSED  
14 BY YOU, FRED, EVEN THOUGH ALL OF MY FAULTS HAVE BEEN EXPOSED  
15 UP HERE. SO I WANT TO THANK YOU FOR YOUR 20 YEARS OF SERVICE  
16 TO ABAG. AND HOPE WE GET A CHANCE TO RECOGNIZE HIM MAYBE AT  
17 THE GENERAL ASSEMBLY. BUT, AGAIN, THANK YOU VERY, VERY MUCH  
18 FOR ALL OF YOUR WONDERFUL WORK AND STEWARDSHIP, AND I THINK  
19 ABAG IS ALL THE MUCH BETTER FOR THAT. AND I CERTAINLY COULDN'T  
20 HAVE MADE IT WITHOUT THAT. THANK YOU VERY MUCH, FRED.

21 [APPLAUSE]

22

23 **SPEAKER:** I WANT TO THANK MARTHA AND FRED AS WELL, FRED, FOR  
24 ALL OF YOUR SERVICE. MARTHA, CONGRATULATIONS, WELL DESERVED. I  
25 SAW THE EMAIL AND WAS SPRIED, BUT VERY PLEASED. I WANT TO



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1 THANK CINDY SILVA, WHO -- THIS WILL BE YOUR LAST COMMITTEE  
2 MEETING HERE? YES. I WANT TO THANK CINDY FOR THAT AND SAY  
3 HAPPY BIRTHDAY TOWANDA.

4

5 **CHAIR, SUE NOACK:** ANYBODY ELSE THAT I MISSED? I JUST WANTED TO  
6 GET ALL OF THOSE OUT

7

8 **SPEAKER:** AND I'M NOT RUNNING FOR RE-ELECTION. SO I RESIGNED  
9 FROM MY SEAT REPRESENTING THE CONTRA COSTA CITIES AND MY  
10 ALTERNATE WILL BE TAKING THIS SEAT AS OF JULY 1. SMOOTH  
11 TRANSITION.

12

13 **CHAIR, EDDIE AHN:** ANYBODY ELSE?

14

15 **WANDA WILLIAMS:** THANK YOU FOR THE BIRTHDAY WISH. I AM  
16 CELEBRATING MY BIRTHDAY TODAY, BUT I AM GLAD TO BE HERE WITH  
17 ALL OF YOU. I JUST WANTED TO -- I MEAN, WHEN I HEARD YOU SAY  
18 FRED WAS RETIRING, I THINK ALL THE BREATH WENT OUT OF ME. I  
19 WANT TO SAY CONGRATULATIONS. YOU'RE GOING TO BE GREATLY  
20 MISSED. YOU KNOW ME AND MY STAFF, CATHY, WE'RE ALWAYS EMAILING  
21 FRED. FRED, THIS, THAT. FRED HAS BEEN VERY, VERY INSTRUMENTAL  
22 IN HELPING ME TRANSITION INTO THIS ROLE. AND SO I WANT TO  
23 THANK YOU. AND CONGRATULATIONS, MARTHA. I'M SO EXCITED FOR YOU  
24 AND FOR THIS OPPORTUNITY, AND I KNOW YOU'RE GONNA DO GREAT,  
25 GREAT THINGS IN THAT NEW SPACE. GONNA MISS YOU SIGNATURE DOWN



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1 HERE WITH US, BUT I SEE THERE'S CONGRATULATIONS IN STORE.  
2 SO... CONGRATULATIONS. WHEN I HEARD YOUR VOICE, I LOOKED, AND  
3 I'M LIKE, OH... SO IT WAS REALLY NICE. BUT, AGAIN, IT'S JUST -  
4 - IT'S BEEN A PLEASURE WORKING WITH ALL OF YOU. YOU DO MY  
5 HEART GOOD. THANK YOU.

6

7 **CHAIR, EDDIE AHN:** THANK YOU, AND MY LAST ITEM IS THE NEXT  
8 MEETING OF THE ABAG ADMINISTRATIVE COMMITTEE WILL BE HELD ON  
9 FRIDAY AUGUST 14TH, 2026 AT 9:40 IN THESE CHAMBERS, ANY  
10 CHANGES TO THE SCHEDULE WILL BE NOTICED TO THE PUBLIC. FOR ALL  
11 OF YOU WHO ARE GOING ON YOUR VARIOUS VACATIONS OR WHATEVER  
12 PLANS YOU HAVE, BE SAFE AND SEE YOU BACK HERE IN A MONTH.  
13 THANK