

**METROPOLITAN
TRANSPORTATION
COMMISSION**
Meeting Transcript



FEBRUARY 25, 2026

1 **METROPOLITAN TRANSPORTATION COMMISSION**

2 **WEDNESDAY, FEBRUARY 25, 2026, 9:35 AM**

3

4

5 **CHAIR, SUE NOACK:** I WOULD LIKE TO CALL TO ORDER THIS MEETING
6 OF THE METROPOLITAN TRANSPORTATION COMMISSION THIS MEETING IS
7 BEING WEBCAST ON THE MTC WEB SITE REMOTE PARTICIPANTS WISHING
8 TO SPEAK USE THE RAISED HAND FEATURE OR DIAL STAR NINE AND YOU
9 WILL BE CALLED UPON TO SPEAK TELECONFERENCE ATTENDEES WILL BE
10 CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER.
11 ROLL CALL VOTE FOR ALL ACTION ITEMS. ROLL CALL VOTE PLEASE.

12

13 **CLERK, KIMBERLY WARD:** GOOD MORNING NOACK?

14

15 **CHAIR, SUE NOACK:** HERE.

16

17 **CLERK, KIMBERLY WARD:** MOULTON-PETERS?

18

19 **V. CHAIR, STEPHANIE MOULTON-PETERS:** HERE.

20

21 **CLERK, KIMBERLY WARD:** ABE-KOGA?

22

23 **MARGARET ABE-KOGA:** HERE.

24

25 **CLERK, KIMBERLY WARD:** AHN?



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1

2 **EDDIE AHN:** HERE ANDERSON?

3

4 **CANDACE ANDERSEN:** HERE AMBUEHL? IS ABSENT. EZZY ASHCRAFT?

5

6 **MARILYN EZZY ASHCRAFT:** PRESENT.

7

8 **CLERK, KIMBERLY WARD:** BURT?

9

10 **PAT BURT:** HERE.

11

12 **CLERK, KIMBERLY WARD:** CORZO? IS ABSENT. EXCUSE ME.

13 COMMISSIONER FLEMING?

14

15 **VICTORIA FLEMING:** HERE.

16

17 **CLERK, KIMBERLY WARD:** COMMISSIONER GIACOPINI, NON-VOTING? IS

18 ABSENT. COMMISSIONER JOHN-BAPTISTE? IS ABSENT AT THE MOMENT.

19 COMMISSIONER LEE?

20

21 **BARBARA LEE:** HERE.

22

23 **CLERK, KIMBERLY WARD:** MAHAN? IS ABSENT. COMMISSIONER MANFREE?

24 COMMISSIONER MASHBURN? COMMISSIONER MELGAR? MELGAR IS ABSENT.

25 COMMISSIONER MILEY? IS ABSENT. COMMISSIONER PAPAN? RAMOS?



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1

2 **BELIA RAMOS:** HERE.

3

4 **CLERK, KIMBERLY WARD:** SCHAFF, NON-VOTING?

5

6 **LIBBY SCHAFF:** HERE.

7

8 **CLERK, KIMBERLY WARD:** THANK YOU. AND WITH THAT, QUORUM IS

9 PRESENT.

10

11 **CHAIR, SUE NOACK:** GREAT. THANK YOU FOR THOSE ABLE PLEASE STAND

12 AND JOIN ME FOR THE PLEDGE OF ALLEGIANCE. [PLEDGE OF

13 ALLEGIANCE] "I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED

14 STATES OF AMERICA, AND TO THE REPUBLIC FOR WHICH IT STANDS,

15 ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE

16 FOR ALL."

17

18 **CHAIR, SUE NOACK:** WILL THE CLERK PLEASE READ THE COMPENSATION

19 ANNOUNCEMENT?

20

21 **CLERK, KIMBERLY WARD:** AS AUTHORIZED BY STATE LAW, I AM MAKING

22 THE FOLLOWING ANNOUNCEMENT. EACH MEMBER OF THE BOARD HERE

23 TODAY WILL BE ENTITLED TO RECEIVE \$100 PER MEETING ATTENDED UP

24 TO A MAXIMUM OF \$500 PER MONTH PER AGENCY. THIS AMOUNT IS A

25 PROVIDED AS A RESULT OF CONVENING A MEETING FOR WHICH EACH



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1 MEMBER IS ENTITLED TO COLLECT SUCH AMOUNT.

2

3 **CHAIR, SUE NOACK:** THANK YOU. ITEM FOUR IS THE CHAIR'S REPORT.

4 I JUST WANT TO MENTION TO EVERYBODY WE HAVE A LOT OF BUSINESS

5 TO TAKE CARE OF TODAY I WANT TO REMIND EVERY ONE OF THE

6 IMPORTANCE OF MAINTAINING A QUORUM FOR THE DURATION OF THIS

7 MEETING AS WELL AS BATA WHICH HAS GOT A PRETTY SHORT AGENDA.

8 ITEM FIVE IS THE EXECUTIVE DIRECTOR'S REPORT. EXECUTIVE

9 DIRECTOR FREMIER WILL YOU PLEASE GIVE YOUR REPORT?

10

11 **ANDREW FREMIER:** GOOD MORNING CHAIR NOACK AND MEMBERS OF THE

12 COMMISSION. WELCOME. I WILL KEEP IT BRIEF TO KEEP THE MEETING

13 ON PACE I WANT TO MENTION FIRST THAT NEXT WEEK CHAIR NOACK

14 WILL BE ATTENDING A GROUNDBREAKING CEREMONY FOR THE EL CERRITO

15 PLAZA BART TOD PROJECT MTC PLAYED A ROLE IN SUPPORTING THIS

16 100% AFFORDABLE 70 UNIT SIX STORY MID-RISE BUILDING WITH \$2.4

17 MILLION LOAN STORY PREDEVELOPMENT WORK EXTREMELY PROUD OF THAT

18 MOVING ON, WE'RE GETTING CLOSE TO BIKE WHEREVER DAYS WE LIKE

19 TO SUPPORT THAT THERE IS A COUPLE OF KICKOFF ITEMS STARTING

20 MARCH READY FOR THAT EVENT I THINK THE BIG ITEM IS REALLY

21 CHAIR NOACK HAD OPPORTUNITY ALONG WITH COMMISSIONER ALICIA

22 JOHN-BAPTISTE TO ATTEND THE SIGNING CEREMONY WITH GOVERNOR

23 GAVIN NEWSOM QUITE A FEW OTHER BAY AREA LEGISLATORS A LOT OF

24 OUR TRANSIT PARTNERS SECURING ASSEMBLY BILL 117 WHICH

25 AUTHORIZES MTC TO NEGOTIATE A LOAN WITH THE STATE OF



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1 CALIFORNIA TRANSMIT TO THE FOUR OPERATORS TO HELP BRIDGE THE
2 GAP BETWEEN NEXT YEAR AND HOPEFULLY THE SUCCESSFUL MEASURE
3 THAT WILL BE ON THE BALLOT IN NOVEMBER THAT'S MY REPORT. HAPPY
4 TO ANSWER QUESTIONS. THANK YOU.

5

6 **CHAIR, SUE NOACK:** ANY QUESTIONS? NO. OKAY? KIMBERLY ARE THERE
7 ANY PUBLIC COMMENTS ON THE EXECUTIVE DIRECTOR'S REPORT?

8

9 **CLERK, KIMBERLY WARD:** THERE IS NO WRITTEN COMMENTS RECEIVED
10 FOR THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM
11 WISHING TO SPEAK ON THIS ITEM.

12

13 **CHAIR, SUE NOACK:** GREAT. THANK YOU. ITEM SIX IS COMMISSIONER
14 COMMENTS. ANY COMMENTS BY COMMISSIONERS? OKAY. ITEM SEVEN IS
15 THE CONSENT CALENDAR. INCLUDES ITEM 7A THROUGH 7F. ANYONE HAVE
16 ANY COMMENTS OR WANT TO PULL ANY ITEM? OR IF NOT, CAN I GET A
17 MOTION?

18

19 **CANDACE ANDERSEN:** I'LL MOVE TO APPROVE, ANDERSEN.

20

21 **CHAIR, SUE NOACK:** CAN I GET A SECOND?

22

23 **V. CHAIR, STEPHANIE MOULTON-PETERS:** SECOND. MOULTON-PETERS?

24

25 **CHAIR, SUE NOACK:** IS THERE ANY PUBLIC COMMENT ON THE CONSENT



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1 CALENDAR?

2

3 **CLERK, KIMBERLY WARD:** NOTHING RECEIVED IN WRITING NO HANDS IN
4 THE ZOOM SPACE NO ONE HAS APPROACHED THE PODIUM FOR THIS ITEM
5 AND I'LL NOTE THAT SINCE WE DO NOT HAVE ANY REMOTE
6 PARTICIPATION WE WILL NOT BE REQUIRED TO HAVE A ROLL CALL
7 VOTE.

8

9 **CHAIR, SUE NOACK:** OH NICE. EXCELLENT. THANK YOU. OKAY WE HAVE
10 A MOTION AND SECOND. ALL IN FAVOR, SAY AYE. [AYES] OPPOSED?
11 ABSTENTIONS? WONDERFUL. THAT PASSES UNANIMOUSLY. WE'LL GO ON
12 TO COMMITTEE REPORTS. AGENDA ITEM EIGHT IS PROGRAMMING AND
13 ALLOCATIONS. COMMISSIONER FLEMING, WOULD YOU PLEASE GIVE YOUR
14 REPORT?

15

16 **VICTORIA FLEMING:** YES, THANK YOU, CHAIR. THE PROGRAMMING AND
17 ALLOCATIONS COMMITTEE MET FEBRUARY 11TH, 2026 AND REFERRED TO
18 THE COMMISSIONS FOR APPROVAL ITEM 7B THROUGH 7E ON THE CONSENT
19 CALENDAR AS WELL AS THE FOLLOWING ITEMS. MTC RESOLUTION 4742
20 FISCAL YEAR 2026/'27 MTC FUND ESTIMATE THIS ITEM ADOPTS ANNUAL
21 FUND ESTIMATE AND PROPOSED APPORTIONMENT AND DISTRIBUTION OF
22 APPROXIMATELY 1 BILLION IN TDA LOCAL TRANSPORTATION FUNDS
23 STATE TRANSIT ASSISTANCE, STATE OF GOOD REPAIR PROGRAM, AB1107
24 TRANSIT RELATED BRIDGE TOLL AND LOW CARBON TRANSIT OPERATIONS
25 PROGRAM FUNDS FOR FISCAL YEAR '26/'27 AND I'LL MOVE APPROVAL



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1 OF MTC RESOLUTION NUMBER 4742.

2

3 **CHAIR, SUE NOACK:** DO I HAVE A SECOND? THANK YOU. WE HAVE A
4 SECOND FROM MELGAR. IS THERE ANY COMMISSIONER THAT WANTS TO
5 COMMENT ON THIS? OKAY. IS THERE ANY PUBLIC COMMENTS ON THIS
6 ITEM?

7

8 **CLERK, KIMBERLY WARD:** I HAVE RECEIVED NOTHING IN WRITING FOR
9 THIS ITEM, NO HANDS ARE RAISED IN THE ZOOM SPACE AND NO ONE
10 HAS APPROACHED THE PODIUM FOR THIS ITEM.

11

12 **CHAIR, SUE NOACK:** OKAY. SO WE'LL TAKE A VOICE VOTE. ALL IN
13 FAVOR, SAY AYE. [AYES] ANY OPPOSED? ANY ABSTENTIONS?
14 WONDERFUL.

15

16 **VICTORIA FLEMING:** EXCELLENT MOVING TO ITEM 8B WE HAVE MTC
17 RESOLUTION 4604 REVISED MTC COMMUNITY ACTION RESOURCE AND
18 EMPOWERMENT COMMUNITY-BASED TRANSPORTATION PLAN DEVELOPMENT
19 AND TECHNICAL ASSISTANCE THIS ITEM MAKES REVISIONS TO THE CARE
20 GUIDELINES TO ESTABLISH COUNTY LEVEL FUNDING AMOUNTS FOR CBTP,
21 TA AND UPDATES THE AMOUNTS OF CBTP TA AND UPDATES THE PROGRAM
22 GUIDELINES AND I'LL MOVE APPROVAL OF THE MTC RESOLUTION NUMBER
23 4604 REVISED.

24

25 **CHAIR, SUE NOACK:** ASHCRAFT SECONDS. ANY COMMISSIONER THAT



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1 WANTS TO COMMENT ON THIS ITEM? PUBLIC COMMENTS ON THIS ITEM?

2

3 **CLERK, KIMBERLY WARD:** THERE IS NO WRITTEN COMMENTS RECEIVED
4 FOR THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM OR ZOOM
5 WISHING TO SPEAK ON THIS ITEM.

6

7 **CHAIR, SUE NOACK:** OKAY ALL IN FAVOR, SAY AYE. [AYES] ANY
8 OPPOSED? ANY ABSTENTIONS? OKAY. THANK YOU.

9

10 **VICTORIA FLEMING:** 8Y RESOLUTION 4505 REVISED 4740 REVISED
11 PROVISIONS TO THE ONLY ONE BAY AREA GRANTS OBAG 3 AND 4
12 PROGRAMS THIS MAKES REVISIONS TO OBAG 3 AND 4 PROGRAMS
13 ESTABLISHING ADDITIONAL OBAG FOR POLICIES AND PROCEDURES AND
14 PROGRAMMING A TOTAL OF 81 MILLION IN OBAG FOUR FUNDS TO MTC
15 FOR PLANNING AND IMPLEMENTATION ACTIVITIES BY COUNTY
16 TRANSPORTATION AGENCIES IN THE AMOUNT OF 4,041 MILLION AND MTC
17 IN THE AMOUNT OF 40 MILLION I'LL MOVE APPROVAL OF MTC
18 RESOLUTION 4505 REVISED AND 4740 REVISED.

19

20 **CHAIR, SUE NOACK:** IS THERE A SECOND? THANK YOU. WE HAVE A
21 MOTION AND SECOND. ANY COMMENTS OR QUESTIONS?

22

23 **V. CHAIR, STEPHANIE MOULTON-PETERS:** I HAVE A QUESTION FOR
24 STAFF. IF WE RECEIVED SOME OF THE CORRESPONDENCE THAT THERE
25 WERE SOME CONCERNS ABOUT THE SAFE ROUTES TO SCHOOL FUNDING AND



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1 I WONDER WHETHER OR NOT SOME COUNTIES WOULD BE SHORT-CHANGED
2 ON THIS BY THE CHANGES WE'RE MAKING SO I WONDER IF YOU COULD
3 EXPLAIN A LITTLE BIT WE HAVE LOOKED INTO THAT AND WHERE WE
4 HAVE LANDED?

5

6 **THERESA ROMMELL:** THANK YOU FOR THE QUESTION. THERESA ROMMEL,
7 WITH MTC STAFF. WE DID ELIMINATE THE SET ASIDE REQUIREMENT FOR
8 THE SAFE ROUTES TO SCHOOL WITH \$25 MILLION. THE REASON WE DID
9 SO WAS WE HAVE SEEN THAT COUNTIES HAVE BEEN OUTPERFORMING BY
10 THE TARGET BY TWICE AS MUCH AS REQUIRED AND BECAUSE OTHER SET
11 ASIDES AND REQUIREMENTS WE WANTED TO MAKE SURE WE DIDN'T
12 OVERBURDEN THE COUNTY PROGRAM WITH A LOT OF REQUIREMENTS.
13 MINIMUM SET ASIDE THRESHOLDS, WHAT HAVE YOU, AND WE WANTED THE
14 PROGRAM TO BE AS FLEXIBLE AS POSSIBLE. I DO WANT TO NOTE,
15 THOUGH, THAT WE DO REQUIRE SOME LEVEL OF SAFETY IN THE
16 EVALUATION PROCESS THAT THE COUNTY HAS TO UNDERGO TO SELECT
17 THEIR PROJECTS SAFETY NEED AND BENEFIT IS ONE OF THE
18 REQUIREMENTS THAT COUNTIES EVALUATE THEIR PROJECTS ON
19 ALIGNMENT WITH PLANNED BAY AREA 2050+ STRATEGIES INCLUDING
20 COMPLETE STREETS NETWORKS ADVANCEMENT OF REGION ZERO VISION
21 REGION -- SORRY -- REGIONAL VISION ZERO POLICY ET CETERA WE
22 FEEL THAT THE EVALUATION PROCESS FOR COUNTIES IS PRETTY ROBUST
23 IN TERMS OF EVALUATING IMPACTS OF THESE PROJECTS ON SAFETY AND
24 I WOULD ALSO ADD THAT WE HAVE A ROBUST REGIONAL PROGRAM WHEN
25 IT COMES TO SAFETY WE HAVE \$35 MILLION FOR COMPLETE STREETS



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1 WHICH INCLUDES ADVANCEMENT OF OUR REGIONAL VISION ZERO PROGRAM
2 ALSO OUTSIDE OF OBAG WE HAVE PRETTY ROBUST REGIONAL VISION
3 ZERO PROGRAM FOR THE SAFETY INCLUDING A \$10 MILLION GRANT THAT
4 WE'LL BE IMPLEMENTING IN THE NEXT YEAR OR SO WE FEEL THERE IS
5 ROBUST ATTENTION TO SAFETY THROUGHOUT THE PROGRAM WE JUST WANT
6 TO MAKE SURE WE NOT OVERBURDENING THE PROGRAM WITH THESE
7 MINIMUMS. WE FEEL WE HAVE ENCOUNTERED, YOU KNOW, WE HAVE
8 ADJUSTED FOR SAFETY AS MUCH AS POSSIBLE.

9

10 **V. CHAIR, STEPHANIE MOULTON-PETERS:** BACK TO YOUR FIRST POINT,
11 YOU'RE SEEING COUNTIES ARE FUNDING WELL BEYOND WHAT THEY MIGHT
12 HAVE RECEIVED IN THIS ALLOCATION THE SUPPORT AT THE COUNTY
13 LEVEL, LET'S SAY, FOR US?

14

15 **THERESA ROMMELL:** WELL BEYOND FOR BOTH PROGRAMS, SAFE ROUTES TO
16 SCHOOL AND ACTIVE TRANSPORTATION PROGRAMS IN GENERAL.

17

18 **V. CHAIR, STEPHANIE MOULTON-PETERS:** OKAY. WELL, THEY ARE VERY
19 POPULAR. OKAY. THANK YOU.

20

21 **CHAIR, SUE NOACK:** ANY ADDITIONAL COMMENTS?

22

23 **CLERK, KIMBERLY WARD:** NO PUBLIC COMMENTS IN THE ZOOM SPACE NO
24 ONE APPROACHED THE PODIUM, NOTHING RECEIVED IN WRITE -- OH,
25 THERE WAS ONE LETTER OF CORRESPONDENCE RECEIVED FROM BART THAT



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1 WAS POSTED WITH THE PACKET. AND WOULD YOU RESTATE THE
2 SECONDER? WE MISSED THAT ONE.

3

4 **CHAIR, SUE NOACK:** MELGAR.

5

6 **CLERK, KIMBERLY WARD:** THANK YOU. APPRECIATE THAT.

7

8 **CHAIR, SUE NOACK:** WE HAVE A MOTION AND A SECOND. ALL IN FAVOR.

9 [AYES] ANY OPPOSED? ABSTENTIONS? MOTION CARRIES UNANIMOUSLY.

10 THANK YOU. THE FOLLOWING ITEM IS COMING DIRECTLY TO THE
11 COMMISSION FOR CONSIDERATION AND THIS IS OUR TRANSIT ORIENTED
12 COMMUNITIES INCENTIVE PROGRAM. AND I WANT TO MAKE A COUPLE OF
13 COMMENTS FIRST BEFORE WE GO ON TO THE STAFF PRESENTATION.
14 FIRST, THANKS TO EVERYONE FOR THE PATIENCE AND PARTICIPATION
15 IN THE PROCESS. IT HAS BEEN A LONG AND COMPLICATED WITH A
16 VARIETY OF OPINIONS. I WANT TO THANK THE PUBLIC, AS WELL. THEY
17 HAVE BEEN VERY INVOLVED IN THE PROCESS WE HAVE HEARD A VARIETY
18 OF OPINIONS FROM EVERYBODY AND TRIED TO ADDRESS SOME OF THEM
19 AS BEST WE CAN. HOWEVER, WITH THE RECOMMENDATION TODAY WE --
20 AS I HAVE SAID, WE TRY TO ADDRESS SOME OF THESE CONCERNS, BUT
21 ALSO CONTINUE TO FOCUS ON OUR PURPOSE OF THE TOC POLICY.
22 INCREASING HOUSING AROUND TRANSIT TO INCREASE RIDERSHIP AND
23 ALSO REDUCE GREENHOUSE GAS EMISSIONS. NOT EVERYONE IS GOING TO
24 BE HAPPY TODAY. PROBABLY EVERYONE IS GOING TO BE A LITTLE BIT
25 HAPPY AND A LITTLE BIT SAD. BUT WITH THESE AMENDMENTS, WE FEEL



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1 WE HAVE REDUCED THE AMOUNT OF MONEY TIED TO THE TOC, AND HAVE
2 GONE TO INCENTIVE PARTICIPATION INSTEAD. WE HAVE PROVIDED MORE
3 CLARITY AND MORE FLEXIBILITY, AS WELL AS GIVING MORE
4 JURISDICTIONS TIME TO COMPLY. AS WE GO THROUGH THE
5 PRESENTATION, PUBLIC COMMENT, OUR DELIBERATION PROCESS PLEASE
6 CONSIDER OUR OBJECTIVES AND THE COMPROMISES BEING MADE BY
7 EVERYONE. SO, WITH THAT, I WILL TURN IT OVER TO MTC STAFF
8 GILLIAN ADAMS. WHO WILL PRESENT OVERVIEW OF THE PROPOSED 45
9 MILLION TOC INCENTIVE PROGRAM AS PART OF THE OBAG CYCLE FOUR,
10 INCLUDING THE TOC EVALUATION FRAMEWORK.

11

12 **GILLIAN ADAMS:** THANK YOU GOOD MORNING COMMISSIONERS. AGAIN
13 GILLIAN ADAMS PRINCIPLE PLANNER IN OUR PLANNING SECTION. SO,
14 I'M GOING TO START WITH A LITTLE BIT OF BACKGROUND. IN
15 SEPTEMBER 2022 THE COMMISSION ADOPTED THE TRANSIT ORIENTED
16 COMMUNITIES POLICY TO BETTER LINK THE REGION'S TRANSIT
17 INVESTMENTS WITH LAND USE PLANNING AND LOCAL DECISION-MAKING
18 AS A WAY OF ENCOURAGING LAND USE AND MOBILITY PATTERNS AND
19 CEMETERY INCREASED TRANSIT USE POLICY SEEKS TO ENSURE AREAS
20 AROUND TRANSIT STATIONS AND CORRIDORS ARE CONNECTED WITH
21 NEIGHBORS WITH A MIX OF HOUSING OFFICES AND RETAIL THAT
22 SUPPORT A RANGE OF HOUSING AND TRANSPORTATION OPTIONS THE TOC
23 POLICY COMMITTED MTC TO CONSIDER PRIORITIZING INVESTMENTS IN
24 AREAS SUBJECT TO TOC POLICY FOR FUTURE ONE BAY AREA GRANT OR
25 OBAG CYCLE STARTING WITH CYCLE FOUR. NEXT SLIDE. STAFF HAVE



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1 WORKED CLOSELY WITH COMMISSIONERS COUNTY TRANSPORTATION AGENCY
2 LOCAL JURISDICTIONS AND STAKEHOLDERS TO CONSIDER HOW BEST TO
3 FACTOR JURISDICTION PROGRESS INTO THE TOC POLICY ON OBAG FOUR
4 PROGRAM THE KEY THEME THAT EMERGED THIS FALL WAS DESIRE FOR
5 FULLY INCENTIVE BASED PROGRAM DESIGN THAT REWARDS COMPLETED
6 POLICIES WHILE PRESERVING JURISDICTION'S ACCESS TO GENERAL
7 OBAG FUNDS MY PRESENTATION TODAY WILL COVER THE COMMISSIONS
8 ACTION IN JANUARY TO ADOPT THE OBAG FOUR FUNDING FRAMEWORK
9 THAT INCLUDES CREATION OF THE TOC INCENTIVES PROGRAM
10 RECOMMENDATIONS FROM AN AD-HOC COMMITTEE OF COMMISSIONERS
11 CONVENED BY THE CHAIR TO PROVIDE INPUT RELATED TO THE
12 INCENTIVE PROGRAM STRUCTURE DESIGN INCLUDING EVALUATION
13 FRAMEWORK SCORING ADJUSTMENTS AS WELL AS PROGRAM ELIGIBILITY
14 AWARDS AND USES LASTLY ACTION REQUESTED BY THE COMMISSION
15 TODAY INCLUDE ADOPTION OF THE TOC INCENTIVE PROGRAM MTC
16 RESOLUTION FRENCH 54 WHICH IS IN YOUR PACKET. NEXT SLIDE.
17 JANUARY 28TH THE COMMISSION PROVED THE OBAG FOUR FUNDING
18 FRAMEWORK INCLUDING \$45 MILLION FOR TOC INCENTIVE PROGRAM THE
19 APPROVAL WAS CONTINGENT ON COMMISSION ACTION ON THE PROGRAM'S
20 DETAILS OBAG FOUR FRAMEWORK INCLUDED \$5 MILLION IN SET ASIDE
21 RECOGNITION OF THE UNIQUE TRANSPORTATION NEEDS OF RURAL
22 COMMUNITIES WITH FEWER TOC AREAS IN ACTION JUST TAKEN THE
23 COMMISSION DECIDED THAT FUNDS FOR THE NORTH BAY SET ASIDE
24 WOULD BE DISTRIBUTED THROUGH OBAG FOUR COUNTY PROGRAM WITH
25 EXCEPTION OF THE TOC INCENTIVE PROGRAM THERE ARE NO



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1 REQUIREMENTS FOR THE TOC CONSISTENCY FROM REMAINING ON, BAG
2 FOUR IN EITHER THE REGIONAL OR COUNTY PROGRAMS. NEXT SLIDE.
3 THE GOALS OF THE TOC INCENTIVE PROGRAM ARE TO ADVANCE REGIONAL
4 CLIMATE HOUSING AND EQUITY GOALS BY FOCUSING GROWTH NEAR
5 TRANSIT INCENTIVIZE ADOPTION AT TOC CONSISTENT POLICIES THAT
6 SUPPORT HOUSING AND TRANSIT RIDERSHIP ALIGN DISCRETIONARY
7 REGIONAL TRANSPORTATION FUNDING WITH LOCAL COMMITMENT AND
8 TARGET LIMITED FUNDS TO JURISDICTIONS DELIVERING MEANINGFUL
9 TOC OUTCOMES. NEXT SLIDE. STAFF HAVE DEPEND THE PROPOSED TOC
10 EVALUATION FRAMEWORK TO ASSESS JURISDICTIONS PROGRESS IN
11 MEETING TOC POLICY STANDARDS IT'S DESIGNED TO BE TRANSPARENT
12 CONSISTENT METHOD FOR TRACKING JURISDICTIONS PROGRESS OVER
13 TIME. THE PROPOSED EVALUATION FRAMEWORK GIVES EQUAL WEIGHT TO
14 EACH OF THE FOUR COMPONENTS OF THE TOC POLICY DENSITY HOUSING
15 PARKING AND STATION ACCESS. EACH COMPONENT IS WORTH 25 POINTS
16 FOR A TOTAL POSSIBLE SCORE OF ONE HUNDREDS. EACH OF THE FOUR
17 COMPONENTS INCLUDING MULTIPLE STANDARDS, WITH EACH STANDARD
18 GIVEN A SPECIFIC WEIGHT WITHIN THE COMPONENTS 25 POINTS. THE
19 STANDARDS IN THE POINT VALUES FOR EACH ARE SHOWN IN ATTACHMENT
20 A OF THE TOC INCENTIVE PROGRAM RESOLUTION. NEXT SLIDE PLEASE.
21 KEY THEMES FROM STAKEHOLDER FEEDBACK ABOUT ASSESSING TOC
22 PROGRESS INCLUDED A NEED FOR GREATER CLARITY, INCREASED
23 FLEXIBILITY, AND ADDITIONAL TIME FOR JURISDICTIONS TO MEET TOC
24 POLICY STANDARDS. IN RESPONSE TO WHAT WE HEARD, STAFF PROPOSES
25 TO FINALIZE THE TOC FRAMEWORK WITH ADJUSTMENTS THAT HAVE BEEN



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1 INCORPORATED INTO WHAT'S SHOWN IN ATTACHMENT A. DECREASE
2 POINTS FOR MINIMUM AND MAXIMUM OFFICE INTENSITY GIVEN POST-
3 PANDEMIC OFFICE DEVELOPMENT CHALLENGES, DECREASE POINTS FOR
4 VEHICLE PARKING MAXIMUMS GIVEN MARKET CHALLENGES, INCREASED
5 POINTS FOR SHARED AND UNBUNDLED PARKING POLICIES AND ALLOW A
6 WIDER VARIETY OF FUNDING SOURCES TO FULFILL HOUSING POLICIES.
7 NEXT SLIDE PLEASE. AS ADDITIONAL STEPS TO RESPOND TO
8 STAKEHOLDER FEEDBACK IN JANUARY THE AD-HOC COMMITTEE
9 RECOMMENDED SEVERAL ADJUSTMENTS THAT WOULD APPLY FOR OBAG
10 FOUR. THESE RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THE
11 STAFF PROPOSAL WHICH I'LL WALK THROUGH IN THE FOLLOWING SLIDES
12 AND THEY RELATE TO THE SUBMISSION DEADLINE, CREDIT FOR WORK IN
13 PROGRESS, DENSITY CREDIT FOR SB79, AND HOUSING PROTECTION
14 CREDIT FOR COUNTY PROGRAMS. NEXT SLIDE PLEASE. REGARDING
15 IMPLEMENTATION OF THE TOC INCENTIVE PROGRAM THE AD-HOC
16 COMMITTEE RECOMMENDS EXTENDING THE INITIAL TOC SUBMISSION
17 DEADLINE BY 18 MONTHS TO JULY 1ST OF 2027. GIVEN THE
18 EXTENSION, AND FULLY INCENTIVE BASED APPROACH OF THE TOC
19 INCENTIVE PROGRAM, COMMITTEE RECOMMENDS THAT CREDIT NOT BE
20 GIVEN FOR WORK IN PROGRESS. NEXT SLIDE PLEASE. SENATE BILL 79,
21 WHICH PASSED IN 2025, SETS STATEWIDE DENSITY STANDARDS THAT
22 APPLY TO HOUSING DEVELOPMENTS WITHIN A HALF MILE OF SOME
23 TRANSIT STOPS IN ALAMEDA, SAN FRANCISCO, SAN MATEO, AND SANTA
24 CLARA COUNTIES. THE AD-HOC COMMITTEE PROPOSES THAT TOC'S THAT
25 ARE SUBJECT TO SB79 WOULD RECEIVE FULL CREDIT FOR THE TOC



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1 MAXIMUM ALLOWABLE RESIDENTIAL DENSITY STANDARD GIVEN THAT IN
2 MOST CASES SB79 IS THE SAME OR GREATER DENSITY THAN TOC
3 REQUIREMENTS. NEXT SLIDE PLEASE. SO, THE TOC POLICY INCLUDES
4 11 HOUSING PROTECTION OPTIONS UNDER THE REGION'S THREE P'S
5 FRAMEWORK OF HOUSING PRODUCTION, PRESERVATION, AND PROTECTION.
6 THE PROTECTION POLICY OPTIONS ARE DESIGNED SO EXISTING
7 RESIDENTS BENEFIT FROM TRANSIT ORIENTED GROWING AND ARE NOT
8 DISPLACED TO LESS TRANSIT ACCESSIBLE AREAS WHICH COULD
9 INCREASE VEHICLE MILES TRAVELED AND GREENHOUSE GAS EMISSIONS.
10 THIS ROBUST MENU OF POLICY OPTIONS REFLECTS THE DIVERSITY OF
11 TOC JURISDICTIONS OF EVERY SIZE AND THE FACT THAT ONE SIZE
12 DOESN'T FIT ALL. THE RANGE OF CHOICES ENABLES JURISDICTIONS TO
13 ACHIEVE TOC CONSISTENCY BY ADOPTING POLICIES OR PROGRAMS THAT
14 MEET LOCAL HOUSING NEEDS. TOC POLICY CALLS FOR JURISDICTIONS
15 TO ADOPT TWO PROTECTION POLICIES. WORTH UP TO EIGHT POINTS OUT
16 OF A TOTAL 100. NO POLICY IS GIVEN PREFERENCE OVER ANOTHER ALL
17 ARE ASSESSED EQUALLY. NEXT SLIDE PLEASE. DUE TO RECENT CHANGES
18 TO STATE TENANT PROTECTION LAWS EXPANDED COUNTY PROTECTION
19 PROGRAMS, AND COMMISSION FEEDBACK, STAFF RECESSED HOW STATE
20 AND COUNTY ACTIONS SHOULD BE REFLECTED IN TOC EVALUATION FOR
21 OBAG FOUR. MUCH OF THE STATE'S TENANT PROTECTION SAYS
22 FRAMEWORK WAS ADOPTED PRIOR TO THE TOC POLICY INCLUDING AB1482
23 IN 2019 AND SB 330 IN 2020. MANY TOC POLICY HOUSING PROTECTION
24 OPTIONS SPECIFICALLY CALL FOR JURISDICTIONS TO TAKE ACTIONS
25 BEYOND STATE LAW SINCE THE TOC POLICY WAS ADOPTED IN 2022 THE



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1 STATE ENACTED STRENGTHENED TENANT PROTECTION LAWS NOTABLY AB
2 130 FROM 2025 REMOVED THE SUNSET DATE FROM SB 330 STATE LAW
3 NOW FULLY ACHIEVES TOC OUTCOME ORIGINALLY SPECIFIED FOR NO NET
4 LOSS AND RIGHT TO RETURN POLICY. AS A RESULT, AD-HOC COMMITTEE
5 RECOMMENDED THAT JURISDICTIONS NO LONGER RECEIVE CREDIT FOR
6 THIS POLICY TO ENCOURAGE LOCAL AND COUNTY LEVEL ACTION FROM
7 THE REMAINING TEN HOUSING PROTECTION POLICY OPTIONS. HOWEVER,
8 OTHER STATE LAWS, SB567 FROM 2023 ONLY MAKE PARTIAL AND TIME
9 LIMITED PROGRESS TOWARD TOC STANDARDS FOR JUST CAUSE EVICTION
10 AND RENT STABILIZATION GIVEN SB577 ONLY PARTIALLY FULFILLED
11 POLICY OUTCOMES ON THE AD-HOC COMMITTEE RECOMMENDS THESE TWO
12 POLICIES REMAIN ON THE MENU TO ALLOW FURTHER LOCAL ACTION SUCH
13 AS REMOVING SUNSET DATE. THE AD-HOC COMMITTEE GENERATED TWO
14 OPTIONS FOR COMMISSION DISCUSSION FOR HOW TO AWARD MAXIMUM
15 POLICIES POINTS HOUSING PROTECTION POLICY OPTION ONE
16 JURISDICTION WOULD RECEIVE FOUR POINTS FOR IMPLEMENTING ONE
17 PROTECTION POLICY EITHER AT LOCAL JURISDICTION LEVEL THROUGH
18 PARTICIPATION IN COUNTY-WIDE PROGRAM FOUR POINTS FOR
19 IMPLEMENTING ONE PROTECTION POLICY AT LOCAL JURISDICTION LEVEL
20 ONLY. OPTION TWO JURISDICTION WOULD NOT HAVE TO IMPLEMENT A
21 PROTECTION POLICY LOCALLY AND COULD USE PARTICIPATION IN A
22 COUNTY-WIDE PROGRAM TO COUNTER BOTH TOC PROTECTION POLICIES OR
23 UP TO FULL EIGHT POINTS THESE OPTIONS PRESERVE THE TOC POLICY
24 EMPHASIS ON JURISDICTION LEVEL ACTION MAINTAINING CLEAR AND
25 CONSISTENT STANDARD ACROSS JURISDICTIONS AND ALIGN WITH THE



1 INCENTIVE BASED INTENT OF THE TOC INCENTIVE PROGRAM TO REWARD
2 COMPLETED LOCAL ACTIONS. ALLOWING CREDIT FOR PARTICIPATING IN
3 A COUNTY-WIDE HOUSING PROTECTION PROGRAM PROVIDES ADDITIONAL
4 FLEXIBILITY FOR A JURISDICTIONS THAT I RELY ON SHARED OR
5 SUBREGIONAL IMPLEMENTATION APPROACHES. OPTION TWO ALLOWS
6 GREATER FLEXIBILITY BY ALLOWING CREDIT FOR BOTH PROTECTION
7 POLICIES TO BE BASED ON PARTICIPATING IN A COUNTY PROGRAM.
8 HOWEVER, AVAILABILITY OF COUNTY PROTECTION PROGRAMS IS UNEVEN
9 ACROSS THE REGION AND PROGRAMS DO VARY IN SCOPE, FUNDING AND
10 DESIGN. AS A RESULT TOC JURISDICTIONS AND COUNTIES WITH FEWER
11 FINANCIAL RESOURCES OR LESS COMPREHENSIVE PROGRAMS MAY BE AT
12 DISADVANTAGE IN QUALIFYING FOR TOC CREDIT. STAFF RECOMMEND
13 PROVIDING CREDIT FOR COUNTY PROGRAMS WHERE CUMULATIVE FUNDING
14 THAT'S POTENTIALLY AVAILABLE TO TOC JURISDICTIONS MEETS OR
15 EXCEEDS TOC POLICY STANDARDS. THIS APPROACH ENSURES THAT
16 CITIES THAT TAKE ACTION INDIVIDUALLY TO MEET TOC STANDARDS AS
17 WELL AS CITIES THAT WORK TOGETHER AT COUNTY-WIDE SCALE BE
18 BEING EVALUATED IN A CONSISTENT AND EQUITABLE MANNER. NEXT
19 SLIDE PLEASE. TURNING NOW TO THE STRUCTURE OF THE TOC
20 INCENTIVE PROGRAM, AS DESCRIBED IN ATTACHMENT B OF RESOLUTION
21 4754, STAFF PROPOSE A MINIMUM ELIGIBILITY THRESHOLD OF 85
22 POINTS. JURISDICTIONS ARE BELOW 85 WOULD REMAIN ELIGIBLE FOR
23 ALL OTHER OBAG COUNTY AND REGIONAL FUNDS. THIS RECOMMENDATION
24 IS BASED ON THE PRINCIPLE THAT A CLEAR AND RELATIVELY HIGH
25 THRESHOLD ALIGNS WITH THE FULLY INCENTIVE BASED PROGRAM DESIGN



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1 AND REWARDS MEANINGFUL PROGRESS TOWARDS TOC AND PLANNED BAY
2 AREA 2050+ GOALS. STAFF ESTIMATES THAT THERE ARE ABOUT 10 TO
3 15 JURISDICTIONS OF VARYING SIZES, DISTRIBUTED THROUGHOUT THE
4 REGION THAT WOULD RECEIVE FUNDING AT THIS THRESHOLD. FUNDS
5 COULD ALSO BE USED TOWARD ANY PROJECT ELIGIBLE UNDER THE OBAG
6 FOUR COUNTY PROGRAM INCLUDING PLANNING AND CAPITAL FOR ROADWAY
7 TRANSIT AND ACTIVE TRANSPORTATION PROJECTS. NEXT SLIDE. STAFF
8 PROPOSE THAT FUNDS BE DISTRIBUTED THROUGH A PERFORMANCE BASED
9 FORMULA TO QUALIFYING JURISDICTIONS. FOR THE FORMULA FACTORS
10 JURISDICTIONS WITH MORE TOC AREAS AND LARGER POPULATIONS WOULD
11 BE ELIGIBLE FOR LARGER AWARDS REFLECTING THE INCREASED EFFORT,
12 EXPENSE, AND IMPACT OF TOC POLICY PROGRESS THERE WOULD BE
13 MINIMUM AWARDS BY SIZE TIER TO CREATE A MEANINGFUL INCENTIVE
14 AS WELL AS MAXIMUM AWARDS BY SIZE TIER TO DISTRIBUTE BENEFITS
15 BROADLY. THE FOUR PROPOSED TIERS ARE BIG CITIES, THOSE WITH
16 SIX OR MORE TOC'S THAT WOULD BE ELIGIBLE FOR 6 TO \$8 MILLION
17 EACH. LARGE CITIES WITH FOUR OR MORE TOC'S OR 200,000 PEOPLE
18 OR MORE WOULD BE ELIGIBLE FOR 4 TO \$6 MILLION. MEDIUM CITIES
19 WITH TWO OR MORE TOC'S OR 100,000 PEOPLE OR MORE ELIGIBLE FOR
20 TWO ON TO \$4 MILLION EACH AND SMALL CITIES WITH AT LEAST ONE
21 TOC WOULD BE ELIGIBLE FOR 1 TO \$2 MILLION EACH COMMISSION
22 WOULD REFINE THIS APPROACH IN LATE 2027 IF FINAL JURISDICTION
23 SCORES DIFFER FROM CURRENT ESTIMATES. NEXT SLIDE. IN CLOSING
24 STAFF REQUEST THE COMMISSION TAKE THE FOLLOWING ACTION TO
25 ADOPT THE TOC INCENTIVE PROGRAM MTC RESOLUTION 4754 WHICH



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1 CONSISTS OF THE EVALUATION FRAMEWORK WITH PROPOSED ADJUSTMENTS
2 INCLUDING SPECIFIC DIRECTION ON OPTION ONE VERSUS OPTION TWO
3 FOR THE EVALUATION OF TOC HOUSING PROTECTION POLICIES AND
4 INCENTIVE PROGRAM STRUCTURE ELIGIBILITY SUBMISSION DEADLINE
5 THAT THEY DIRECT STAFF TO RETURN TO THE COMMISSION IN SPRING
6 WITH AMENDMENTS TO THE TOC POLICY MTC RESOLUTION NUMBER 4530
7 TO PROVIDE SIMILAR FLEXIBILITY TO TRANSIT EXTENSION PROJECTS
8 TO SEEK NON-OBAG DISCRETIONARY FUNDING AND CLARIFY THE
9 COMMISSION WILL FURTHER CONSIDER THE EVOLVING ROLE OF THE TOC
10 POLICY AT THE START OF THE NEXT OBAG CYCLE. FOLLOWING THE
11 COMMISSION'S ACTION STAFF WOULD REVISE THE TOC POLICY
12 ADMINISTRATIVE GUIDANCE TO MAKE IT EXISTENT WITH COMMISSION
13 ACTIONS AND INCREASE CLARITY AND FLEXIBILITY AND IMPROVE
14 ADMINISTRATIVE ABILITY. THANK YOU. WITH THAT I'M HAPPY TO
15 ANSWER ANY QUESTIONS.

16

17 **CHAIR, SUE NOACK:** THANKS GILLIAN. WE'RE GOING TO FIRST GO TO
18 PUBLIC COMMENT. WE HAVE RECEIVED A LARGE NUMBER OF PUBLIC
19 COMMENTS. PLEASE KNOW THAT WE HAVE LISTENED CAREFULLY AND HAVE
20 CONSIDERED YOUR INPUT THROUGHOUT THIS PROCESS. IF YOU AGREE
21 WITH THE PRIOR SPEAKER'S REMARKS OR LETTERS ON FILE PLEASE
22 NOTE THAT FOR US. YOU DON'T NEED TO REPEAT THE FULL REMARKS IN
23 ORDER TO HAVE YOUR OPINION COUNTED. ALSO WE'LL ENFORCE TIME
24 LIMITS FOR SPEAKERS ENSURING EVERYONE GETS A CHANCE TO SPEAK.
25 KIMBERLY IF WE WELCOMED AT SOME POINT ANNOUNCE THAT WE'RE



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1 GOING TO CLOSE THE NUMBER OF PEOPLE THAT CAN RAISE THEIR HANDS
2 ONLINE SO THAT DOESN'T JUST CONTINUE TO GROW, THAT WOULD BE
3 GREAT.

4

5 **CLERK, KIMBERLY WARD:** ABSOLUTELY. I'M GOING TO TURN IT OVER TO
6 CARSIE TO DO THAT PART AND I'LL KEEP TRACK OF WHO WE'RE
7 CALLING.

8

9 **CHAIR, SUE NOACK:** OKAY WONDERFUL.

10

11 **CLERK, KIMBERLY WARD:** FROM IS QUITE A FEW.

12

13 **CHAIR, SUE NOACK:** I'M SURE.

14

15 **CLERK, KIMBERLY WARD:** WE'LL START WITH THOSE HERE IN-PERSON
16 THEN MOVE TO THE ZOOM SPACE OF THE AGAIN, IF YOU ARE IN THE
17 ZOOM SPACE PLEASE BE SURE TO RAISE YOUR HAND. DON'T WAIT UNTIL
18 THE LAST MINUTE WE DON'T WANT YOU TO MISS OUT ON YOUR
19 OPPORTUNITY TO SPEAK. WITH THAT HOW MUCH TIME?

20

21 **CHAIR, SUE NOACK:** WITH THE NUMBER WE HAVE WE'RE GOING WITH ONE
22 MINUTE.

23

24 **CLERK, KIMBERLY WARD:** THANK YOU. SO LET ME JUST BRING UP THE
25 CLOCK SEE WE STAY ON TRACK. AND I'LL TURN IT OVER TO YOU,



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1 CARSIE.

2

3 **COUNSEL, KATHLEEN KANE:** I'M SORRY. THROUGH THE CHAIR, IF I
4 COULD NOTE FOR MEETING MANAGEMENT PURPOSES GIVEN THE NUMBER OF
5 SPEAKERS WE ARE GOING TO ENFORCE THE TIME LIMIT SO PLEASE PLAN
6 TO CONCLUDE YOUR REMARKS WITHIN THE MINUTE WE WANT TO MAKE
7 SURE WE FAIR TO EVERYBODY AND THEY HAVE THE SAME ACCESS. THE.

8

9 **CHAIR, SUE NOACK:** THANK YOU.

10

11 **CLERK, CARSIE BONNER:** IF THE FOLLOWING FIVE MEMBERS OF THE
12 PUBLIC CAN COME TO THE PODIUM AND LINE UP. BABAR, JACK LIN,
13 BILL ESPIFOLA, DAVID STARK AND JENNIFER RIZIF.

14

15 **SPEAKER:** GOOD MORNING COMMISSIONERS. I WOULD LIKE TO ASK THE
16 TOC ALLOW FOR FULL CREDIT FOR EXISTING STATE AND LOCAL LAWS
17 THAT HAVE PROVIDED MEANINGFUL HOUSING PROTECTIONS WHEN THEY
18 ARE APPLIED UNIFORMLY ACROSS ALL CITIES BY PROVIDING CREDIT
19 FOR EXISTING PROGRAMS IT WOULD RECOGNIZE SUBSTANTIVE WORK
20 ALREADY COMPLETED ON HOUSING AND PROTECTION ALREADY ON THE
21 GROUND IT WOULD ALSO ENSURE JURISDICTIONS AREN'T COMPELLED TO
22 ADOPT NEW POLICIES WHEN THEY LACK THE FINANCIAL AND
23 INSTITUTIONAL CAPACITY TO ENACT THEM. THANK YOU.

24

25 **SPEAKER:** GOOD MORNING CHAIR, VICE CHAIR, COMMISSIONERS. THANK



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1 YOU FOR YOUR TIME. I TRULY APPRECIATE THE INTENT BEHIND THE
2 TRANSIT ORIENTED COMMUNITY POLICY. WE ALL WANT MORE HOUSING
3 NEAR JOBS AND TRANSIT. BUT IN PRACTICE, ADDING COMPLEX
4 REQUIREMENTS SLOWS CONSTRUCTION DRIVES UP COST. BAY AREA
5 CITIES LIKE SAN JOSE AND OAKLAND HAVE SEEN HOUSING DROP BY 41%
6 OVER THE PAST THREE YEARS BE LEAVING THOUSANDS OF HOMES
7 DELAYED AND NEVER BUILT MAKING IT HARDER FOR MIDDLE INCOME
8 FAMILIES TO LIVE AND WORK NEAR TRANSIT THIS SOLUTION IS MORE
9 ABOUT RULES THE SOLUTION IS CUTTING RED TAPE AND REMOVING
10 UNNECESSARY BARRIERS AND SUPPORTING BUILDERS AND GIVING
11 DEVELOPERS AND CERTAINTY THE NEEDS TO GET HOMES BUILT
12 EFFECTIVELY AND RESPONSIBILITY AND BY FOCUSING ON PRACTICAL
13 SOLUTIONS WE CAN ACCELERATE CONSTRUCTION DELIVER HOMES FASTER
14 AND CREATE REAL OPPORTUNITIES FOR BAY AREA FAMILIES. FOR ALL
15 THESE REASONS I'M URGING TO YOU VOTE NO ON THIS TOC. THANK
16 YOU.

17

18 **SPEAKER:** GOOD MORNING MY NAME IS BILL ESPINOLA, A FULL-TIME
19 REALTOR AND HOUSING PROVIDER IN ALAMEDA COUNTY I OWN AND
20 MANAGE SEVERAL HOMES WHICH I RENT TO MY TENANTS AT BELOW
21 MARKET RATE I'M ALSO THE 2026 PRESIDENT OF THE BAY'S
22 ASSOCIATION OF REALTORS HERE TO REPRESENT MORE THAN 5700 REAL
23 ESTATE PROFESSIONALS MANY OF THEM WHO ALSO ARE RENTAL HOUSING
24 PROVIDERS AND MANAGE RENTAL UNITS TO THEIR CLIENTS I'M EXCITED
25 BECAUSE THE MTC ACTUALLY WANTS TO DO SOMETHING ABOUT



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1 INCREASING RENTAL HOUSING SUPPLY. YOU KNOW, DURING THE LAST
2 SEVERAL YEARS I HAVE TESTIFIED AT A LOT OF CITY COUNCIL
3 MEETINGS REGARDING TENANT PROTECTIONS. SOME ELECTED OFFICIALS
4 JUST DON'T UNDERSTAND THAT THOSE POLICIES ACTUALLY REDUCE THE
5 SUPPLY OF RENTAL HOUSING ON BEHALF OF HOUSING PROVIDERS JUST
6 LIKE ME PLEASE FOCUS THE TRANSIT ORIENTED COMMUNITIES PROGRAM
7 ON INCREASING SUPPLY. PLEASE REMOVE REQUIREMENTS THAT CITIES
8 ADOPT POLICIES WITH SIGNIFICANT UNINTENDED CONSEQUENCES. THANK
9 YOU.

10

11 **SPEAKER:** GOOD MORNING DAVID STARK WITH THE BAY EAST
12 ASSOCIATION OF REALTORS THE FIRST GOAL OF YOUR TRANSIT TORE
13 COMMUNITIES PROGRAM IS QUOTE INCREASE OVERALL SUPPLY IN PART
14 BY INCREASING DENSITY FOR NEW RESIDENTIAL PROJECTS. "INCREASE
15 SUPPLY" INFORM SOME OF THE RENTAL HOUSING POLICIES YOU'RE
16 CONSIDERING HAVE PROVEN BY ACADEMIC RESEARCH AND LIVED
17 EXPERIENCE TO REDUCE SUPPLY OF RENTAL HOUSING. INCREASE
18 SUPPLY. HOW? INSTEAD OF SOME OF THE POLICIES STAFF HAS
19 PROPOSED SIMPLY LEAN INTO REQUIRES STATE APPROVED HOUSING
20 ELEMENTS HOUSING ELEMENTS DO HAVE TEETH THEY DO RESULT IN
21 INCREASED SUPPLY. SUPERVISOR MILEY, I'M ONE OF YOUR
22 CONSTITUENTS, I WANT TO THANK YOU FOR YOUR LEADERSHIP AND FACT
23 BASED PERSPECTIVE ON RENTAL HOUSING POLICIES IN ALAMEDA
24 COUNTY. AND I ENCOURAGE ALL THE COMMISSIONERS TO KEEP YOUR
25 FIRST GOAL OF YOUR TRANSIT ORIENTED COMMUNITIES PROGRAM IN



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1 MIND AND ROLL OUT A PROGRAM THAT INCENTIVIZES CITIES TO COMPLY
2 WITH STATE LAW AND CREATE MORE HOUSING. THANK YOU.

3

4 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS JENNIFER RIZZO
5 WITH CALIFORNIA APARTMENT ASSOCIATION WE RESPECTFULLY OCCASION
6 THE TOC TYING TRANSPORTATION FUNDING TO ADOPTION OF ANTI-
7 HOUSING POLICIES THE PROPOSED FRAMEWORK INCENTIVIZES CITIES
8 AND COUNTIES TO ADOPT NEW RENTAL HOUSING REGULATION THAT GOES
9 BEYOND EXISTING STATE LAW IN ORDER TO COMPETE FOR
10 TRANSPORTATION GRANTS. THESE HOUSING PROTECTIONS POLICIES FAIL
11 TO CREATE HOUSING NEAR THE TRANSIT AND THEY FAIL TO REDUCE
12 EMISSIONS. THE TWO MAIN GOALS OF THE TOC PROGRAM. WE URGE THE
13 COMMISSION TO INSTEAD ALLOW JURISDICTIONS TO RECEIVE CREDIT
14 FOR A HEARING TO AND ENACTING STATE HOUSING PROTECTION LAWS
15 ROBUST TENANT PROTECTION LAWS ALREADY EXIST AT THE STATE LEVEL
16 AND EATS UNNECESSARY TO CREATE PRESSURE FOR NEW LOCAL
17 ORDINANCES WHEN COMPLIANCE WITH STATE LAW SHOULD QUALIFY. WE
18 ALSO URGE THE COMMISSION TO INCLUDE A DISCLAIMER IN THE
19 ADMINISTRATIVE GUIDANCE STATING THAT IT'S NOT INTENDED TO
20 ENDORSE OR PRIORITIZE ANY PARTICULAR HOUSING PROTECTION
21 POLICY. THANKS FOR YOUR TIME.

22

23 **CLERK, CARSIE BONNER:** CAN THE FOLLOWING MEMBERS OF THE PUBLIC
24 LINE UP JENNA LOCKWOOD, MARGARET STERN, SANDY SYSCO, AMY
25 MENDEZ, CASPER.



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1

2 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS JENNA LOCKWOOD
3 I'M A REALTOR IN SAN JOSE. WE'RE IN A HOUSING EMERGENCY ACROSS
4 ALL NINE BAY AREA COUNTIES YET THIS TOC PROPOSAL ADDS NEW
5 MANDATES THAT WILL SLOW PROJECTS, INCREASE COST AND ULTIMATELY
6 REDUCE HOUSING PRODUCTION. EVERY ADDED REQUIREMENT MEANS MORE
7 DELAY AND MORE DELAY MEANS FEWER HOMES BUILT OUR CITIES ARE
8 ALREADY WORKING HARD TO MEET STATE HOUSING GOALS THEY NEED
9 FLEXIBILITY AND TOOLS NOT ADDITIONAL FUNDING CONDITIONS THAT
10 OVERRIDE LOCAL PLANNING EFFORTS IF WE'RE SERIOUS ABOUT
11 AFFORDABILITY WE CANNOT KEEP LAYERS ON POLICIES THAT MAKE
12 HOUSING HARD TO FINANCE AND APPROVE. SMALL LOCAL HOUSING
13 PROVIDERS SUPPLY THE MAJORITY OF NATURALLY AFFORDABLE HOMES IN
14 OUR REGION. THEY OPERATE ON THIN MARGINS AND DO NOT HAVE
15 COMPLIANCE DEPARTMENTS OR LEGAL TEAMS. IF TOC INCREASES
16 REGULATORY BURDEN AND UNCERTAINTY, MANY WILL BE FORCED TO SELL
17 AND ONCE THAT AFFORDABILITY IS GONE, IT DOES NOT COME BACK.
18 THE MISSION SHOULD BE SIMPLE. THANK YOU FOR YOUR TIME.

19

20 **SPEAKER:** HELLO MY NAME IS MESSAGE STERN I'M THE POLICY
21 DIRECTOR WITH EAST BAY LEADERSHIP COUNCIL WE HELP LEAD A
22 COALITION OF OVER 20 ORGANIZATIONS TO SHARE RECOMMENDATIONS
23 REGARDING TOC OVER THE LAST SEVERAL MONTHS AND WE APPRECIATE
24 THE EXHIBITION'S RESPONSIVENESS TO OUR CONDITIONS WE
25 UNDERSTANDS SOME OF YOU MAY HAVE INTEREST IN ADVANCING TENANT



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1 PROTECTIONS BUT WE URGE YOU TO PRESERVE FLEXIBILITY IN THE
2 HOUSING PROTECTION POLICY FRAMEWORK EXPANDING HOUSING
3 PROTECTION POLICY TO ALLOW JURISDICTIONS TO MEET 1 OF 2
4 PROTECTION POLICY REQUIREMENTS THROUGH ALIGNMENT WITH STATE
5 LAW IS SAY SMART EQUITABLE COMPROMISE IT AMENDMENTS MEANINGFUL
6 OPPORTUNITIES FOR TENANT SAFEGUARDS RILE RECOGNIZING REALITY
7 THAT CITIES AND COUNTIES DIFFER IN RESOURCES EXISTING PROGRAMS
8 AND HOUSING NEEDS FLEXIBLE APPROACH WOULD MINIMIZE REGULATORY
9 COMPLEXITY AND EMPOWER CITIES TO RESPOND TO LOCAL HOUSING
10 MARKETS THAT'S HOW WE CAN MAKE SURE THE TOC POLICY PROMOTES
11 REAL HOUSING AFFORDABILITY AND FAIRLY DISTRIBUTES
12 TRANSPORTATION FUNDS. THANK YOU SO MUCH.

13

14 **SPEAKER:** GOOD MORNING. I'M SANDY CISCO, DIRECTOR ON THE SANTA
15 CLARA COUNTY ASSOCIATION OF REALTORS, SHORT AND SWEET I'M
16 TIRED OF WATCHING REALLY GOOD HOUSING IDEAS GET BURIED AROUND
17 NEW REQUIREMENTS EVERY ADDED MANDATE MIGHT WELL INTENTIONED
18 BUT TOGETHER STOP PROJECTS COLD. WE DON'T HAVE TIME FOR THAT
19 FAMILIES ARE PAYING THE PRICE FOR OUR EXPERIMENTATION. KEEP
20 THE TOC FOCUSED ON BUILDING HOUSING. STOP ADDING BARRIERS.
21 THANK YOU FOR YOUR TIME.

22

23 **SPEAKER:** GOOD MORNING I'M A.M. MENDEZ HERE AS AN INDIVIDUAL
24 AND SMALL LAND LORD. I JUST WANT TO ENCOURAGE TO YOU THINK
25 ABOUT THE EFFECT THIS HAS ON THE ABILITY TO KEEP THE HOUSING



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1 STOCK THAT WE HAVE IN PLACE, IN GOOD CONDITION. BECAUSE MANY
2 OF THE THINGS THAT WE'RE DOING MAKE IT DIFFICULT FOR US TO
3 MAINTAIN OUR HOUSING STOCK. MOST OF THE HOUSING ON THE
4 PENINSULA IS OLDER, IT'S BUILT IN THE 1950S AND '60s, HAS HIGH
5 MAINTENANCE COST TO IT, AND BY INCLUDING THESE ADDITIONAL
6 REGULATIONS ON, IN TERMS OF WHAT WE CAN DO IN TERMS OF TURNING
7 OVER THE UNITS AND PROVIDING HOUSING FOR NEW PEOPLE MOVING IN
8 JUST MAKES IT EXTREMELY DIFFICULT. SO PLEASE FOCUS ON HOUSING
9 PRODUCTION AND NOT LIMITING WHAT LANDLORDS CAN DO. THE. AMY
10 MENDEZ. OH SORRY. CASPER.

11

12 **SPEAKER:** HELLO. GOOD MORNING. THE -- CAN HURT THE LANDLORD AND
13 HURT THE TENANT TOO. I HAVE TWO PROPERTIES ONE IN SAN
14 FRANCISCO AND THE OTHER IN DALY CITY. SAN FRANCISCO HAS VERY
15 SERIOUS RENT CONTROL BUT THE CITY HAS NO RENT CONTROL. SAN
16 FRANCISCO, THE RENT IS 4,500 PER MONTH. THREE BEDROOM, TWO
17 BATH, ABOUT 1,500 SQUARE FEET. THE CITY IT'S 1,200 LOWER THAN
18 SAN FRANCISCO. BECAUSE DALY CITY HAS NO RENT CONTROL. SO,
19 DON'T INCREASE THE RENTER FOR FOUR YEARS IN DALY CITY, BUT SAN
20 FRANCISCO BECAUSE OF RENT CONTROL --

21

22 **CLERK, CARSIE BONNER:** THANK YOU. THAT IS YOUR TIME.

23

24 **SPEAKER:** THANK YOU.

25



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1 **SPEAKER:** HI. MY NAME IS --

2

3 **CLERK, CARSIE BONNER:** THE PUBLIC LINE UP, MAYNA YOUNG, JANE
4 LEE, DON DUBE, DENIS, AND GREG PERATA.

5

6 **SPEAKER:** GOOD MORNING.

7

8 **SPEAKER:** [INDISCERNIBLE] INTERPRETER.

9

10 **SPEAKER:** HOUSING NETWORK --

11

12 **INTERPRETER:** IS THIS THE COMMISSION INTERPRETER.

13

14 **SPEAKER:** BEANA YOUNG PRESIDENT OF BUSINESS AND HOUSING NETWORK
15 REPRESENTING THOUSANDS OF SMALL -- WE ARE MAINLY IMMIGRANTS WE
16 HAVE LANGUAGE BARRIERS AND SENIORS, AS YOU CAN SEE WE HAVE
17 BEEN PROVIDING THE MAJORITY NATURALLY OCCURRING AFFORDABLE
18 HOUSING HOWEVER WITH THE INCREASED RESTRICTIONS WE HAVE NO
19 CHOICE BUT EITHER TO FLEE FROM THE MARKET, OR TO INCREASE THE
20 RENT TO MAKE UP FOR THE RISK AND COST. EVEN THE INSURANCE
21 COMPANIES ARE UNABLE TO COVER THE INCREASED RISK. AND THE
22 PREMIUMS HAVE BEEN SKYROCKETING TO DOUBLE OR TRIPLE, AND/OR
23 CANCELLING THE POLICIES. SO, RENT CONTROL IS ADDING COST AND
24 FORCING OUT THE --

25



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1 **CLERK, CARSIE BONNER:** THAT'S YOUR TIME.

2

3 **SPEAKER:** -- SO PLEASE VOTE NO. THANK YOU.

4

5 **SPEAKER:** MY NAME IS JANE. I'M A SMALL PROPERTY OWNER. PLEASE
6 NO MORE RENT CONTROL. RENT CONTROLS KILL THE HOUSING. THANK
7 YOU.

8

9 **SPEAKER:** MY NAME IS GREG PERALTA. I'M A REALTOR WITH SANTA
10 CLARA COUNTY ASSOCIATION OF REALTORS. SMALL PROPERTY OWNERS
11 ARE ALREADY UNDER PRESSURE FROM RISING COSTS SKYROCKETING
12 INSURANCE RATES AND REGULATORY COMPLEXITY. IF THIS POLICY
13 PASSES IT WILL ADD NEW BURDENS TO TIED FUNDING ELIGIBILITY
14 SOME OWNERS WILL BE FORCED TO WALK AWAY AND WHEN WE DO WE WILL
15 LOSE THE MOST ORGANIC SOURCE OF AFFORDABLE WE HAVE THIS IS NOT
16 THEORY CAL I'M CURRENTLY WORKING WITH THE SELLER OF A FOURPLEX
17 IN SAN JOSE WHO IS SELLING WE'RE PREPARING TO SELL THE
18 PROPERTY FOR EXACTLY THE SAME REASON ALL FOUR OF HIS TENANTS
19 HAVE VERY FAIR RATES OF RENT HAS OWNED THE PROPERTY FOR MORE
20 THAN 11 YEARS HE CAN NO LONGER MAINTAIN IT PROPERLY AND IT'S
21 TIME FOR HIM TO SELL THIS. THIS IS REAL SO PLEASE STOP THIS.
22 VOTE NO ON THE TOC. THANK YOU.

23

24 **SPEAKER:** IF THIS BOARD BELIEVES HOUSING NEAR TRANSIT IS
25 ESSENTIAL TO OUR FUTURE THEN WE CANNOT ADOPT A POLICY THAT



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1 MAKES IT HARDER TO KEEP HOMES IN THE LANDS OF LOCAL HOUSING
2 PROVIDERS THERE IS NO EVIDENCE TO SHOW THAT THESE POLICIES
3 WILL INCREASE HOUSING IN FACT IF YOU LISTEN TO THE OWNERS IN
4 THE ROOM IT WILL DECREASE IT IF THE TOC PASSES IT WILL MAKE IT
5 HARDER FOR SMALL PROVIDERS TO STAY IN BUSINESS IT WILL SHRINK
6 THE REGION'S LARGEST SOURCE OF AFFORDABLE HOUSING SO PLEASE
7 VOTE NO ON THIS TOC POLICY. THANK YOU.

8

9 **SPEAKER:** GOOD MORNING AND HAPPY NEW YEAR. I'M DENIS WAN FROM
10 SAN JOSE, REPRESENTING SANTA CLARA COUNTY REALTORS ALSO THE
11 SAN JOSE CHINESE CHAMBER THE COMMERCE. WE'RE IN A HOUSING
12 EMERGENCY AT THIS MOMENT EVERY NEW CONDITIONS AND --
13 [INDISCERNIBLE] HOUSING HARDER TO BUILD. THE TOC PROPOSAL
14 PILES ON EXTRA MANDATES AND WILL SLOW PROJECTS DOWN AND DRIVE
15 COSTS UP THAT MEANS FEWER HOMES. FAMILY CANNOT LIVE IN POLICY
16 EXPERIMENT. PLEASE, I URGE YOU TO VOTE NO ON THE TOC PROPOSAL.
17 THANK YOU.

18

19 **CLERK, CARSIE BONNER:** CAN THE FOLLOWING PLEASE LINE UP? WARREN
20 CUSHMAN, SHERYL L; GINA ZARI, ZACK FROM TRANSFORM, AND ANNA
21 MARIA RUSSO.

22

23 **SPEAKER:** HELLO COMMISSIONERS. WARREN CUSHMAN COMMUNITIES
24 RESOURCES FOR INDEPENDENT LIVING IN HAYWARD. PEOPLE WITH
25 DISABILITIES NEED A TOC POLICY. IT DOES A LOT OF GOOD THINGS



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1 FOR PEOPLE WITH DISABILITIES. I THINK, FOR THE MOST PART, THE
2 COMMISSIONERS SUPPORT THE FRAMEWORK OF THE TOC AND THE IDEAS
3 OF THE TOC. SO, I DON'T THINK VOTING NO MAKES ANY SENSE AT
4 ALL. I THINK WE WANT TO SUPPORT STAFF RECOMMENDATION. I DO
5 HAVE A CONCERN, IN TERMS OF ONE VERSUS TWO WITH REGARD TO THE
6 RENT PIECE. I FAVOR ONE. I THINK THAT'S A MORE LOGICAL
7 APPROACH. AND, SO, PLEASE VOTE YES ON THE TOC AND SUPPORT
8 OPTION ONE. THANK YOU.

9

10 **SPEAKER:** GINA ZARI, I WANT TO RESPOND TO COMMISSIONER MELGAR'S
11 STATEMENT AT THE MTC WORKSHOP IN WALNUT CREEK OCTOBER 23RD,
12 '20 I QUOTE THAT THE TOC IS NEAR AND DEAR TO DANIEL SAVER'S
13 HEART WITH RESPECT, THE IMPORTANT QUESTION IS NOT WHAT IS
14 CLOSE TO A STAFF MEMBER'S HEART. THE IMPORTANT QUESTION IS
15 WHAT IS IN THE HEARTS OF THE PEOPLE WHO ARE AFFECTED BY THESE
16 STRICT REGULATIONS. MANY CONSTITUENTS HAVE SPOKEN CLEARLY
17 HERE. WE OPPOSE THE TOC WE'RE WORRIED WE FEEL UNHEARD AND THIS
18 ISSUE MATTERS TO US WE WERE ELECTED TO REPRESENT THE RESIDENTS
19 NOT GOVERNMENT STAFF. WHEN RESIDENTS AND STAFF DISAGREE, WHO
20 COMES FIRST? THE PEOPLE YOU ALL ARE ACCOUNTABLE FOR, OR THE
21 PEOPLE WHO RESIDE IN THIS BUILDING IN WE'RE ASKING FOR
22 SOMETHING SIMPLE PLEASE LISTEN TO YOUR CONSTITUENTS PLEASE
23 REPRESENT US. WE ARE YOUR CONSTITUENTS TOO. THANK YOU.

24

25 **SPEAKER:** GOOD MORNING, EVERYONE. MY NAME IS ANNA MARIE RUSSO,



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1 AND I'M A MEMBER OF SCORE AND ALSO A LOCAL REALTOR IN SAN
2 JOSE. WE'RE IN A DEFINITE HOUSING EMERGENCY. EVERY NEW
3 CONDITION YOU ADD MAKES HOUSING HARDER TO BUILD. THIS TOC
4 PROPOSAL PILES ON EXTRA MANDATES, WILL SLOW DOWN -- WILL SLOW
5 PROJECTS DOWN AND DRIVE UP COSTS. THAT MEANS FEWER HOMES.
6 FAMILIES CANNOT LIVE IN A POLICY EXPERIMENT. THEY CAN'T. KEEP
7 THIS PROGRAM FOCUSED ON BUILDING HOUSING NEAR TRANSIT, REMOVE
8 THESE NEW MANDATES, AND PLEASE, PLEASE, PLEASE, VOTE NO ON THE
9 TOC.

10

11 **SPEAKER:** HELLO? YES, WITHHOLDING FINISHING UNLESS YOUR HARMFUL
12 DEMANDS ARE MET IS NOT SOMETHING TO BE PROUD OF. WHEN WE HEARD
13 THAT THE TOC IS NEAR AND DEAR TO STAFF MEMBER'S HEART AS
14 SUPERVISOR MELGAR STATED AT THE MTC WORKSHOP ON OCTOBER 2025
15 MANY OF US FELT HURT BECAUSE OUR HOMES ARE NEAR AND DEAR TO
16 OUR HEARTS NEIGHBORS NEAR AND DEAR, FAMILIES ARE NEAR AND DEAR
17 WE HAVE SPOKE WE HAVE COME TO MEETINGS WRITTEN LETTERS AND
18 BEGGED TO BE HEARD ELECTED TO REPRESENT THE PEOPLE IN THE BAY
19 AREA NOT THE PEOPLE WHO WORK INSIDE THE MTC BUILDING SO PLEASE
20 REMEMBER US THERE IS A CHOICE BETWEEN PROTECTING STAFF
21 PRIORITIES AND PROTECTING YOUR CONSTITUENTS CHOOSE YOUR
22 CONSTITUENTS WE ARE NOT JUST VOICES ON THE LIST WE ARE YOUR
23 COMMUNITY PLEASE VOTE NO ON THE TOC.

24

25 **SPEAKER:** GOOD MORNING COMMISSIONERS I'M ZACK DEUTSCH-GROSS.



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1 EXECUTIVE DIRECTOR OF TRANSFORM WE HAVE BEEN WORKING ON THIS
2 POLICY SINCE 1998 WHEN THE COMMISSION FIRST PASSED THE SMART
3 GROWTH POLICY SO WITH ALL DUE RESPECT TO OTHER COMMENTERS THIS
4 ISN'T POLICY EXPERIMENT IT'S HISTORY WE ARE ITERATING ON THIS
5 PROCESS AND THE PROCESS AND VOTE BEFORE YOU TODAY IS A
6 COMPROMISE, THIS IS WHAT MOVES OUR REGION FORWARD THE VOTE FOR
7 THE TOC POLICY IS SUPPORTING REGIONALISM IT'S SUPPORTING MTC'S
8 REAL GOVERNING IT'S SUPPORTING HOUSING EQUITY CLIMATE AND
9 AFFORDABILITY FOR ALL RESIDENTS. SO I'M NOT THRILLED WITH IT I
10 KNOW OTHER FOLKS AREN'T, BUT YOUR JOB AS THE COMMISSION IS TO
11 CONTINUE THE LEGACY YOU HAVE BUILT AND THE COMMISSION HAS
12 BUILT FOR THE PAST 20 PLUS YEARS ON SMART GROWTH AND THAT
13 MEANS A VOTE YES TODAY AND HOW WE CONTINUE TO MOVE FORWARD
14 TOMORROW. THANK YOU SO MUCH.

15

16 **CLERK, CARSIE BONNER:** CAN THE FOLLOWING MEMBERS LINE UP?
17 ENRIQUE NAVARRO, WGH. THANK YOU. MICHAEL DESECO, NEIL COLLINS
18 AND MICHAEL GORDON.

19

20 **SPEAKER:** GOOD MORNING. MIKE DECHECO. I'M A LOCAL LANDLORD AND
21 HAVE ALREADY LIQUIDATED 90% OF MY HOMES, THAT'S FIVE HOMES I
22 HAVE ALREADY LIQUIDATED, FOUR OF MY RENTAL HOMES, DUE TO
23 RESTRICTIONS AND COMPLEXITY AND TENANT ENVIRONMENT HERE IN
24 CALIFORNIA HAD TO MOVE TO DIFFERENT STATES. I KEPT ONE
25 PROPERTY NEAR MY HOME IN HOPES THAT ONE DAY ONE OF MY SONS



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1 WILL HAVE A SAFETY NET AND MY GRANDKIDS CAN LIVE BY ME. AND
2 WITH THE RESTRICTIONS AND THE COMPLICATIONS AND THE TENANT
3 ABUSES AND RIGHTS AND HAVING TO MOVE -- PAY SOMETHING TO MOVE
4 THEM OUT I'M NOT SURE I'LL BE ABLE TO KEEP THAT SAFETY NET
5 AVAILABLE FOR MY KIDS SOMETHING THAT I HAVE BOUGHT FOR MY
6 FAMILY. SO, VOTE NO. WE DON'T WANT MORE RESTRICTIONS. WE DON'T
7 WANT MORE PAIN FOR LANDLORDS, SMALL LANDLORDS, LIKE MYSELF.
8 THANK YOU.

9

10 **SPEAKER:** GOOD MORNING AND THANK YOU FOR LISTENING TO US ALL.
11 MANY OF US ARE SAYING MUCH OF THE SAME THING AND I'M HERE TO
12 REPEAT THE MESSAGE THAT WE'RE OPPOSED TO THESE RENT CONTROL
13 TYPE OF MEASURES. WE APPRECIATE THE RECONSIDERATION OF
14 ANYTHING THAT ELIMINATES THEM, AND I'M SPEAKING NOT ONLY AS A
15 REALTOR FROM SANTA CLARA COUNTY BUT ALSO REPRESENTING SEVERAL
16 SMALL INVESTORS WHO WOULD LIKE TO DEVELOP PROPERTY, BUT UNDER
17 THE RENT CONTROL LAWS THAT THEY'RE ALREADY HAVING TO FUNCTION
18 UNDER, THEY JUST DON'T PENCIL OUT. SO, IF YOU WANT MORE
19 BUILDING, YOU NEED TO MAKE IT EASIER, NOT MAKE IT STRONGER IN
20 TERMS OF RENTAL PROTECTIONS. SO, THANK YOU VERY MUCH. IF YOU
21 OPPOSE THOSE TYPE OF CONDITIONS. THANK YOU.

22

23 **SPEAKER:** GOOD MORNING I'M NEIL COLLINS I'M CEO OF THE SANTA
24 CLARA COUNTY ASSOCIATION OF REALTORS HERE TODAY TO SPEAK
25 AGAINST THE PROPOSED TOC MEASURES. YOU HAVE HEARD FROM OTHERS



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1 SUPPLY IS REALLY THE ANSWER WE NEED TO ENCOURAGE MORE
2 INVESTMENT IN HOUSING AND THIS DOES THE OPPOSITE. WHAT THIS
3 APPEARS TO BE IS ANOTHER ATTEMPT OF DOUBLING DOWN OF FAIL
4 POLICIES OF THE PAST AND SOMEHOW EXPECTING DIFFERENT RESULTS.
5 PLEASE VOTE NO. AND LET'S BUILD SOME HOUSING. THANK YOU.

6

7 **SPEAKER:** HELLO. MICHAEL GORDON PRESIDENT OF THE SANTA CLARA
8 CANDIDATES ASSOCIATION OF REALTORS REPRESENTING APPROXIMATELY
9 6,000 REALTOR MEMBERS. MANY OF WHOM ARE HOUSING PROVIDERS, AND
10 DEVELOPERS. WE HAVE SPOKEN TO A LOT OF OUR CLIENTS AND YOUR
11 CONSTITUENTS ABOUT THIS POLICY, PROPOSAL, AND THEY'RE
12 ADAMANTLY OPPOSED. BECAUSE ADDING THESE TENANT, BCOC POLICIES
13 IS LITERALLY ADDING TO THE BURDEN OF HOUSING PROVIDERS IN A
14 WAY THAT YOU'RE HEARING WHAT THE SPEAKERS BEFORE PEOPLE ARE
15 LITERALLY HAVING TO WALK AWAY FROM PROVIDING HOUSING. HOUSING
16 PROVIDERS WOULD RATHER KEEP THEIR TENANTS IN THERE FOR A LONG
17 TIME PERIOD NOT GO THROUGH TURNOVER THAT'S WHAT KEEPS THE
18 PRICE OF HOUSING DOWN WE NEED TO FIX THE SUPPLY ISSUE AND DO
19 SOMETHING ABOUT THIS IN A MEANINGFUL WAY TO MAKE IT EASIER TO
20 BUILD EASIER TO DEVELOP EASIER FOR HOUSING PROVIDERS TO
21 PROVIDE AFFORDABLE HOUSING WHICH THEY DO WHEN THEY DON'T HAVE
22 THESE EXTRA BURDENS THAT ARE ADDING TO THEIR COST AND MAKES
23 THEM GO OUT OF BUSINESS PLEASE VOTE NO.

24

25 **SPEAKER:** GOOD MORNING COMMISSIONERS ENRIQUE NAVARRO WITH



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1 GOVERNMENT AFFAIRS TEAM AT SANTA CLARA COUNTY ASSOCIATION OF
2 REALTORS PUBLIC POLICY MUST BE FAIR AND NEUTRAL STAFF ARE
3 SUPPOSED TO SERVE THE COMMUNITY NOT JUST ONE SIDE OF A DEBATE
4 AND THE INDIVIDUAL WHO DRAFTED THE TOC AS LONG AS PUBLIC
5 RECORD OF TAKING STRONG POSITIONS ON LOCAL HOUSING POLICIES
6 THAT HISTORY RAISES REAL CONCERNS ABOUT THE BALANCE WHEN
7 POLICY IS WRITTEN BY SOMEONE KNOWN FOR ONE VIEWPOINT IT'S
8 REASONABLE TO ASK WAS IT WRITTEN OBJECTIVELY? ALL SIDES
9 CONSIDERED FAIRLY? WAS IT WRITTEN TO SOLVE PROBLEMS OR ADVANCE
10 A VIEWPOINT I'M 23rd PERSON IN LINE TO SPEAK AGAINST THE TOC
11 IN THE WAY IT'S WRITTEN AND 22 SPOKE BEFORE ME THIS IS NOT
12 PERSONAL IT'S ABOUT PUBLIC TRUST IF THERE IS A QUESTION OF
13 BIAS THE RESPONSIBLE STEP IS TO REJECT THIS PROPOSAL AND
14 ENSURE FUTURE POLICIES WRITTEN IN NEUTRAL BALANCED WAY OUR
15 COMMUNITY DESERVES THAT. THANK YOU.

16

17 **CLERK, CARSIE BONNER:** CAN THE FOLLOWING MEMBERS LINE UP.
18 ANTONIA, EMILY, JOYCE, GINNY, AMANDA, KRISTEN, AND WILL.

19

20 **SPEAKER:** GOOD MORNING COMMISSIONERS. I WANT TO THANK STAFF FOR
21 HELPING PROVIDE CLARITY TO CITIES AND LOCAL COMMUNITIES BY
22 REMOVING REFERENCES THAT THE TOC IS VOLUNTARY NOT A
23 REQUIREMENT. THIS RESOLVES CONFUSIONS CREATED SINCE THE
24 RELEASE OF THE ADMINISTRATIVE GUIDELINES BACK IN MAY. THIS
25 CLARIFYING LANGUAGE IS A STEP IN THE RIGHT DIRECTION. BUT YOU



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1 CAN DO MORE. YOU CAN ALSO INCLUDE A LANGUAGE THAT CLARIFIES
2 THAT EACH OF THE HOUSING POLICY IS SUBJECT TO FEASIBILITY AND
3 ALIGNMENT WITH THE REGULATORY FRAMEWORK AND BROADER COMMUNITY
4 CONSIDERATIONS OF THE LOCAL JURISDICTIONS AND EXPLICIT
5 LANGUAGE IS NEEDED BECAUSE THE TOC, IN ITSELF, SERVES AS
6 ENDORSEMENT OF ALL THE POLICIES IN THE TOC, WHICH ALSO
7 INCLUDES THE PRESCRIPTIVE PROVISIONS IN'S IN THE
8 ADMINISTRATIVE GUIDELINES WHICH IS WHY WE'RE ASKING FOR THIS
9 COMMISSION TO ALLOW FOR MORE COMMISSION OVERSIGHT ON THE
10 ADMINISTRATIVE GUIDELINES DOCUMENT. PLEASE ADD CLARIFYING
11 LANGUAGE TO GIVE CITIES MORE FLEXIBILITY IN THE HOUSING
12 PROGRAM THEY CAN AFFORD TO PASS. THANK YOU.

13

14 **SPEAKER:** HI. MY NAME IS JENNY, I'M A BOARD MEMBER OF THE BAY
15 AREA HOMEOWNER'S NETWORK. I'M HERE TO SPEAK ON BEHALF OF OUR
16 MEMBERS, THOUSANDS OF MOM AND POP HOUSING PROVIDERS IN THE
17 NINE BAY AREA COUNTIES. MANY OF US ARE FIRST GENERATION
18 IMMIGRANTS. WE DON'T SPEAK ENGLISH WELL, WE'RE SENIORS AND
19 DISABLED AMONG US. WE CAME HERE BECAUSE WE BELIEVE IN THE
20 AMERICAN DREAM AND HARDWORKING. MANY OF US, OVER THE YEARS,
21 ARE THE DIRECT VICTIMS OF THE POLICIES IN FRONT OF YOU TODAY,
22 OVER AND OVER. THE EXTREMELY ONE-SIDED PROPOSAL IS GOING TO
23 PUSH MORE MOM AND POPS OUT OF BUSINESS, KILLS THE SUPPLY OF
24 NATURALLY AFFORDABLE HOUSING AND CAUSE RENTS TO BE MORE
25 EXPENSIVE. PLEASE REJECT THEM ENTIRELY. OUR BUSINESS AND



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1 PROPERTY RIGHTS ARE NEAR AND DEAR TO OUR HEARTS. WE ELECT YOU
2 TO REPRESENT US --

3

4 **CLERK, CARSIE BONNER:** YOUR TIME IS UP.

5

6 **SPEAKER:** -- NOT SOME BIASED ONE-SIDED PAID STAFF. THANK YOU.

7

8 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS JOYCE. I'M A
9 SMALL HOUSING PROVIDER AND MEMBER OF THE BUSINESS AND HOUSING
10 NETWORK. I'M THEORY ASK YOU A QUESTION, ALL OF YOU, A GOOD
11 HOUSING POLICY SHOULD BRING THE COMMUNITY TOGETHER, NOT
12 PICKING UP ONE GROUP AGAINST THE OTHER? LOOK AT THIS PROPOSAL,
13 I STRONG FEEL THAT WAY. SO, ALREADY IN THE VERY CRISIS, I'LL
14 SAY THIS, EMERGENCY SITUATIONS, THE HOUSING SITUATION IN THE
15 BAY AREA, EVERY LANDLORD, BIG OR SMALL FEEL THAT. AND THOSE
16 REGULATIONS REALLY HURTING. AND THAT YOU ARE -- YOU ARE
17 APPOINTED BY THE COMMUNITY, RIGHT? VOTE SOMETHING THAT UNITE A
18 COMMUNITY TOGETHER, AND LOOKING FOR THE BALANCE. AND WITH YOUR
19 HEART. AND WE WANT COMMUNITY TO BE TOGETHER. IT'S ONE GROUP,
20 WORKING TOGETHER.

21

22 **CLERK, CARSIE BONNER:** THANK YOU. THAT IS YOUR TIME.

23

24 **SPEAKER:** -- TO MAKE ACHIEVEMENT. THANK YOU.

25



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1 **SPEAKER:** HELLO COMMISSIONERS MY NAME IS KENNEDY I'M SENIOR
2 DIRECTOR OF PROGRAMS WITH CLIMATE RESILIENT COMMUNITIES WHERE
3 ENVIRONMENTAL JUSTICE WORKS IN SOUTHERN CAN MAT COUNTY IN
4 BELLHAVEN EAST PALO ALTO NORTH FAIR OAKS HERE TODAY TO
5 ENCOURAGE YOU TO VOTE YES ON THE TRANSIT ORIENT THE
6 COMMUNITIES POLICY IF WE WANT TO ACHIEVE OUR CLIMATE GOALS WE
7 NEED TO CREATE SOLUTIONS THAT PRIORITIZE VULNERABLE MEMBERS OF
8 OUR SOCIETIES IF WE CREATE SOLUTIONS THAT WORK FOR THEM WE CAN
9 CREATE SOLUTIONS THAT WORK FOR EVERYONE THERE IS NO POINT IN
10 INCENTIVIZING COMPLIANCE WITH STATE LAW IT'S ALREADY THE LAW
11 THAT'S WHAT THE LAW IS FOR TOC IT'S A POLICY THAT WILL HELP
12 OUR COMMUNITIES SUPPORT NEW PROJECTS SUPPORT OUR CLIMATE
13 AGENDA HELP SPEED THEM UP IF TENANTS AREN'T AFRAID OF BEING
14 KICKED OUT IF WE'RE NOT AFRAID OF BEING REMOVED WE'RE GOING TO
15 BE SUPPORTIVE OF THESE PROJECTS BE SUPPORTIVE OF PROGRAMS AND
16 POLICIES NOT FIGHT THEM. VOTE YES ON THE TOC POLICY HELP
17 PROTECT OUR COMMUNITIES. THANK YOU.

18

19 **SPEAKER:** HELLO MY NAME IS EMILY PUBLIC ADVOCATES WE HAVE BEEN
20 WORKING ON THE TOC SINCE INCEPTION LONG BEFORE THESE LANDLORDS
21 DECIDED TO NOTICE IT AND COME HERE TODAY I WANT TO ADDRESS
22 SOME OF THE DISINFORMATION THE TOC IS AN INCENTIVE PROGRAM
23 DOES NOT ACTUALLY REGULATE ANYTHING THE TOC CON ATTENDANCE
24 SIGNIFICANT FLEXIBILITY BUILT INTO THE HOUSING POLICIES AS
25 MENU NOT LIST OF REQUIREMENTS WHEN YOU GO TO A RESTAURANT YOU



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1 DON'T ORDER EVERYTHING OFF THE MENU YOU PICK AND CHOOSE THAT'S
2 HOW IT WORKS THE ADOPTION OF THE CASA COMPACT OUR REGION
3 INCLUDING REALTORS AND LANDLORDS WHO SPOKE HERE TODAY AGREED
4 ON THE NECESSITY OF THREE PIECE FRAMEWORK PRODUCTION OF
5 AFFORDABLE HOUSING PRESERVATION OF AFFORDABLE HOUSING TENANT
6 PROTECTIONS HELP SOLVE OUR CLIMATE AND AFFORDABLE HOUSING
7 CRISIS BY VOTING YES ON THE STAFF PROPOSAL CHOOSING ONE OPTION
8 SUNSETTING THE SCORING PROGRAM AT OBAG FIVE AND ALLOCATING
9 MORE MONEY TO THE TOC COMPLIANCE. THANK YOU SO MUCH. HAVE A
10 LOVELY DAY.

11

12 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS AMANDA STAFF
13 MEMBER AT URBAN HABITAT WE APPRECIATE THE WORK ON THIS
14 PROPOSAL TO AMEND THE ALREADY ADOPTED TOC POLICY WE SUBMITTED
15 A LETTER SIGNED BY OVER 27 ORGANIZATIONS FROM THE NINE COUNTY
16 BAY AREA IN SUPPORT OF THE TOC AND ADOPTION OF THE STAFF
17 PROPOSAL WE HAVE RECOMMENDATIONS OUTLINED IN MORE DETAIL IN
18 OUR LETTER HOPE THIS COMMISSION WILL CONSIDER FIRST REQUIRING
19 JURISDICTIONS TO REACH FULL COMPLIANCE IN ORDER TO RECEIVE
20 FUNDING ESPECIALLY WITH THE IMPLEMENTATION DATE DELAYED TO
21 JULY FIRST 2027 SECOND STRENGTHENING AND SCORING REQUIREMENTS
22 TO REQUIRE JURISDICTIONS TO TAKE ACTION IN THE HOUSING
23 CATEGORY AND FINAL ADDING CLEAR SUNSET DATE FOR THE SCORING
24 SYSTEM THAT IS BEFORE THE IMPLEMENTATION OF OBAG FIVE WE DON'T
25 HAVE TO DO ALL THIS AGAIN. THANK YOU SO MUCH HAVE A GOOD DAY.



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1

2 **SPEAKER:** GOOD MORNING COMMISSIONERS POLICY PROGRAM MANAGER
3 WITH ENTERPRISE COMMUNITY PARTNERS YOU HAVE PROBABLY SEEN OUR
4 LETTER FROM THIS MONTH AND PREVIOUS MONTHS SUPPORTING THE TOC
5 POLICY STRONG TOC POLICY URGING TO YOU SUPPORT THE OPTION ONE
6 FOR THE PROTECTIONS MENU AGAIN THIS TOC PROGRAM IS AN
7 INCENTIVE AND PEOPLE OPPOSED TO IT SHOULD NOT STAND IN THE WAY
8 OF PROGRESS WE NEED TO MOVE FORWARD AS A REGION ESPECIALLY
9 GIVEN THAT TOC IS A TOOL FOR THE IMPLEMENTATION OF PLANNED BAY
10 AREA 2050, AGAIN THAT IS 2050 IF WE KEEP PUSHING THIS AND
11 DELAY IT FURTHER WE'RE NEVER GOING TO MEET OUR GOALS AND WE
12 OWE IT TO CURRENT RESIDENTS, FUTURE RESIDENTS AND OUR FAMILIES
13 AND FRIENDS TO CREATE THE BAY AREA THAT WE WANT TO LIVE IN.
14 THANK YOU SO MUCH AND WE URGE YOU TO PASS THE TOC POLICY ONE.
15 THANK YOU.

16

17 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS KRISTEN I'M A
18 COMMUNITY ORGANIZER WITH MY VOICE WORKING TO IMPROVE HEALTH
19 AND WELL-BEING OF OUR COMMUNITIES IN UNINCORPORATED ALAMEDA
20 COUNTY HERE TODAY WITH LEADERS OF EDEN RENTERS UNITED TO ASK
21 THAT YOU STRENGTHEN THE TOC POLICY RATHER THAN WATER IT DOWN A
22 STRONG TOC POLICY IS CRITICAL FOR KEEPING OUR COMMUNITY STABLE
23 AND INTACT WHILE WORKING TO IMPROVE CRITICAL INFRASTRUCTURE
24 FOR COMMUNITIES AND CLIMATE FOR THE LAST SIX YEARS WE HAVE
25 STRUGGLED TO PASS THE TENANT PROTECTION POLICIES AND EVICTIONS



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1 AND INSTABILITY CONTINUE TO BE THE NORM AND AMONG THE HIGHEST
2 IN THE REGION THIS WILL CONTINUE IF THE TOC POLICY IS WATERED
3 DOWN AND DECOUPLED FROM THE TENANT PROTECTIONS AND
4 PRESERVATION POLICIES WITHOUT THESE PROTECTIONS PRESERVATION
5 POLICIES TOC INVESTMENTS WOULD INCREASE EVICTION PRESSURES
6 RATHER THAN IMPROVE QUALITY OF LIFE AND WOULD LEAD TO MASS
7 DISPLACEMENT OF OUR COMMUNITIES AND GENTRIFICATION OF THE AREA
8 THIS WOULD WORSEN THE HOUSING CRISIS IN ALAMEDA COUNTY.

9

10 **CLERK, CARSIE BONNER:** YOUR TIME IS UP.

11

12 **SPEAKER:** -- ALTERNATIVELY A STRONG TOC POLICY THAT
13 INCENTIVIZES STRONG TENANT PROTECTION AND POLICIES CAN HELP
14 PRESERVE OUR DEEPLY AFFORDABLE HOUSING STOCK AND STABILIZE OUR
15 COMMUNITIES. THANK YOU FOR YOUR TIME TODAY.

16

17 **CLERK, CARSIE BONNER:** JUST AS A REMINDER PLEASE WHEN THE CLOCK
18 GOES OFF THAT'S YOUR TIME. CAN THE FOLLOWING PLEASE LINE UP.
19 JEFF, FRANK, MESSAGE, JOSEPH WEINSTEIN, LINDSEY WRIGHT, JORDAN
20 GRIMES, SUZANNE DRAKE, AND MARY ANN P.

21

22 **SPEAKER:** GOOD MORNING COMMISSIONERS THANK YOU FOR HAVING US AS
23 ALWAYS. IN THE BAY AREA WE HAVE SOME OF THE HIGHEST RENTS AND
24 HOME PRICES IN THE COUNTY, IF NOT THE COUNTRY. YET MOST OF THE
25 AFFORDABLE RENTALS RELY ON ARE NOT SUBSIDIZED THEY'RE OWNED BY



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1 SMALL LOCAL HOUSING PROVIDERS THESE OWNERS KEEP THOUSANDS OF
2 UNITS NATIONALLY AFFORDABLE ACROSS ALL OF OUR COMMUNITIES. IF
3 THE TOC ADDS NEW REGULATORY BURDENS MANY SMALL OPERATORS WILL
4 CEASE TO EXIST, WILL JUST EXIT. IN A REGION ALREADY STRUGGLING
5 CAN DISPLACEMENT, LONG COMMUTES, THAT WOULD BE A SERIOUS SET
6 BACK TO ALL OF US. PLEASE CONSIDER WHAT'S BEST FOR OUR COUNTY
7 AND I URGE AS YOU HAVE HEARD FROM MANY OF US BEFORE THAT YOU
8 VOTE NO ON THE TOC. THANK YOU VERY MUCH.

9

10 **SPEAKER:** GOOD MORNING CHAIR AND COMMISSIONERS. MY NAME IS
11 FRANK, I AM THE REAL ESTATE BOARD ASSOCIATION. MY COMMENT, THE
12 BAY AREA CANNOT AFFORD TO LOSE ITS SMALL BUSINESS PROVIDERS.
13 THE YOUR VOTE TODAY WILL DETERMINE WHETHER WE PROTECT THEM OR
14 PUSH THEM OUT OF BUSINESS. SO PLEASE CONSIDER THAT AND VOTE NO
15 ON THIS. THANK YOU.

16

17 **SPEAKER:** GOOD MORNING JOSEPH WEINSTEIN OWNER AND INVESTOR.
18 EXPERIENCE WITH DISCRIMINATION IN THE '70S AFFORDABLE HOUSING
19 FOR THOSE WHO LEAST AFFORD IT AND HEARING LOWER PROFITS YOU
20 CAN ASK US TO CONTINUE TO PROVIDE AFFORDABLE HOUSING THEN ADD
21 REGULATIONS THAT MAKE IT NEXT TO IMPOSSIBLE. WE HAVE HAD
22 TENANTS FOR OVER 50 YEARS 90% OF EVICTIONS OCCUR BECAUSE
23 PEOPLE CAN'T PAY RENT INSTEAD OF IMPLEMENTING POLICIES HELP
24 THEM PAY THEIR RENT. TO THE UNREASONABLE REGULATIONS AND LAWS
25 THAT HAVE FAILED TO TAKE INTO ACCOUNT WE SMALLER HOUSING



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1 PROVIDERS WE HAVE SOLD ALL OF OUR AFFORDABLE HOUSING IN
2 CALIFORNIA. WE WILL NOT REINVEST UNLESS THERE BECOMES SOME
3 SENSE OF FAIRNESS. THANK YOU.

4

5 **SPEAKER:** GOOD MORNING. COMMISSIONERS. MY NAME IS MEG HEISLER,
6 HERE ON BEHALF OF THE SAN FRANCISCO ANTI-DISPLACEMENT
7 COALITION TO REGISTER OUR SUPPORT FOR MAINTAINING AND
8 STRENGTHENING AFFORDABLE HOUSING AND COMMERCIAL STABILIZE
9 POLICIES OF THE TOC. WE KNOW THAT PUBLIC TRANSIT USE DECLINES
10 AND EXTREME COMMUTING RISES AS RENTS AND INCOMES INCREASE AND
11 TENANTS ARE DISPLACED THERE IS NO WORLD IN WHICH THE BAY AREA
12 ACHIEVES OUR COLLECTIVE GOAL OF REDUCING GREENHOUSE GAS
13 EMISSIONS OTHERWISE MEETS THE MOMENT WITHOUT KEEPING TENANTS
14 IN THEIR HOMES DESPITE SUGGESTIONS TO THE CONTRARY AND DESPITE
15 OUR COALITION'S ASPIRATIONS FOR THE REGION THE TOC IS AN
16 INCENTIVE NOT A REQUIREMENT. THANK YOU FOR HOLDING THE LINE
17 AND VOTING YES TODAY.

18

19 **SPEAKER:** GOOD MORNING JORDAN GRIMES LEGISLATIVE DIRECTOR WITH
20 ENVIRONMENTAL ORGANIZATION GREENBELT ALLIANCE. COUPLE THINGS
21 RIGHT OFF THE BAT HERE TOC WILL INCREASE NOT REDUCE SUPPLY OF
22 NEW INFILL HOUSING EXACTLY WHERE WE NEED IT APARTMENTS WILL
23 NOT BLINK OUT OF EXISTENCE THAN OWES STYLE IF WE PASS A MENU
24 THAT INCLUDES A COUPLE LIGHT PROTECTIONS FOR RENTERS FOR
25 COMMUNITIES TO POTENTIALLY CHOOSE FROM THE WORLD WILL CONTINUE



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1 TO SPIN ON ITS AXIS WITH ALL DUE RESPECT TO LANDLORD COMMUNITY
2 HERE TODAY DO NOT ACTUALLY BUILD HOUSING AS WE SHOULD ALL KNOW
3 BY NOW HOUSING TRANSPORTATION AND CLIMATE ARE INSEPARABLE AND
4 RIGHT NOW WE'RE FAILING OUR CLIMATE GOALS AND HOUSING
5 AFFORDABILITY GOALS AND TRANSPORTATION POLICY SITS AT
6 INTERSECTION OF BOTH TOC AND POLICY REFLECTS YEARS OF HARD
7 THOUGHTFUL WORK TO ALIGN HOUSING TRANSPORTATION AND CLOSE
8 CLIMATE IF WE'RE SERIOUS ABOUT CLIMATE AFFORDABILITY TOC IS
9 NOT OPTIONAL IT'S ESSENTIAL WE SUPPORT OPTION ONE OF THE STAFF
10 RECOMMENDATION WHILE ALSO URGING YOU TO ADVANCE THE FUND FULL
11 COMPLIANCE TODAY. THANK YOU.

12

13 **SPEAKER:** GREETINGS BOARD MEMBERS MY NAME IS LINDSEY I LIVE IN
14 A MOBILE HOME PARK IN THE UNINCORPORATED AREA OF ALAMEDA
15 COUNTY I'M HERE TO ASK YOU TO VOTE YES STRENGTHEN TOC
16 PROTECTIONS FOR RESIDENTS IF IT WASN'T FOR RENT STABILIZATION
17 IN PLACE ME AND MANY OF MY NEIGHBORS WOULDN'T BE ABLE TO
18 AFFORD TO LIVE HERE EVERY HOUSEHOLD THAT IS RENTING IN THE BAY
19 AREA DESERVE THE SAME PROTECTIONS THAT ARE AFFORDABLE TO ME
20 YOU HAVE HEARD OPINIONS OF MANY LANDLORDS HERE BUT MAYBE NOT
21 MANY FROM YOUR ACTUAL CONSTITUENTS I AM FROM YOUR DISTRICT
22 NATE MILEY AND I AM DISGUSTED BY HOW MANY LANDLORDS ARE HERE
23 WHINING ABOUT TENANT PROTECTIONS IT'S HARD TO MANAGE A
24 PROPERTY THEY SHOULD SELL SOME OF THEIR PROPERTIES TO BAY AREA
25 FAMILIES UNTIL THEY HAVE WHAT THEY CAN MANAGE RATHER THAN ASK



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1 RESIDENTS TO GO WITHOUT PROTECTIONS BAY AREA FAMILIES ARE
2 AFFORDED A CHANCE AT HOMEOWNERSHIP AND POOR LANDLORDS AREN'T
3 OVERWHELMED BY TENANT PROTECTIONS STRONG TENANT PROTECTIONS
4 MEAN COMMUNITIES REMAIN INTACT PEOPLE AREN'T PUSHED OUT
5 FURTHER FROM THEIR JOBS SCHOOLS MEDICAL NEEDS IS, PLEASE
6 STRENGTHEN TOC POLICIES AND DON'T ENTERTAIN HELPING LANDS
7 LORDS SCREW US OVER ANYMORE THAN THEY ARE. THANK YOU.

8

9 **SPEAKER:** GOOD MORNING SUZANNE DRAKE HERE I'M A REPRESENTATIVE
10 OF A MOM AND POP MY HUSBAND'S DISABLED AND I DO BUILD HOUSING
11 I PAINTED A TURNOVER LAST WEEK AND REPLACED THE FLOORING THIS
12 PAST WEEKEND SO THAT'S CALLED BUILDING AND HOUSING US MOM AND
13 POP PRESIDENCY ARE NOT FOR ANY MORE REGULATION PLEASE VOTE NO.
14 THANK YOU.

15

16 **SPEAKER:** GOOD MORNING MY NAME IS MARY ANN, MY FAMILY HAS OWNED
17 A MOM AND POP PROPERTY MANAGEMENT COMPANY FOR 50 YEARS HERE ON
18 THE PENINSULA MOSTLY IN PACIFICA CALIFORNIA WE STARTED OUT
19 WHEN LEASES WERE ONE PAGE NOW THEY'RE THERE 70 PAGES DUE TO
20 LAWS AND REGULATIONS ET CETERA. OVERS YEARS WE ARE ALREADY
21 SUBJECT RIGHT NOW TO SUCH REGULATIONS SUCH AS AB1482, SB721
22 NEW BALCONY LAW I WAS JUST SUBJECTED TO PROP 19 SO ALL OF OUR
23 PROPERTIES ARE NOW AT MARKET VALUE FOR PAYING TAXES WE'RE
24 RUNNING ON THIN MARGINS HERE KEY KEEP OUR RENTS LOW AFFORDABLE
25 HOUSING MY TENANTS ARE IN HOUSING PROGRAMS RETIRED TEACHES AND



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1 HAVE LOTS OF TRADES MEN IN MY BUILDING SO PLEASE SAY NO TO
2 INCLUDING REGULATIONS FOR RENTERS FOR RENTAL HOUSING. PLEASE.
3 THANK YOU.

4

5 **CLERK, CARSIE BONNER:** PLEASE LINE UP AND I APOLOGIZE IF I
6 MISSTATE YOUR NAME. TANO, LARRY, KEN, KIT, SHIRLEE WONG, JAYS
7 LAY, WINNIE FUNG, AND JACK FLECK.

8

9 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS TANO, I'M HERE
10 AT THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA
11 WE SUBMITTED A LETTER THAT OTHERS HAVE REFERENCED, I THINK
12 COMMISSIONERS WHO TOOK THE TIME TO MEET WITH ADVOCATES THANK
13 YOU I MYSELF MET WITH SUPERVISOR RAMOS AND STAFF FROM
14 SUPERVISOR MILEY'S OFFICE, WE REPRESENT DEVELOPERS WHO BUILD
15 CRITICALLY NEEDED AFFORDABLE HOUSING AND WHOSE RESIDENTS RELY
16 ON PUBLIC TRANSPORTATION AND THE POLICY BEFORE YOU TODAY IS
17 IMPORTANT TOWARD CREATING REGIONAL INCENTIVES THAT WILL MOVE
18 US TOWARD SUSTAINABLE AND EQUITABLE VISION THIS COMMISSION
19 COMMITTED TO IN PLANNED BAY AREA. WE URGE THE COMMISSION TO
20 PASS THE TOC POLICY WITH OPTION ONE. THEN SEPARATELY MY
21 PERSONAL CAPACITY I WANT TO SAY IT'S DISAPPOINTING TO SEE
22 PEOPLE TALKING ABOUT STAFF OPINIONS HERE I MYSELF WAS A
23 STAFFER FORMER PRESIDENT OF ABAG JESSE ED WHEN THIS COMMISSION
24 PASSED THIS POLICY UNANIMOUSLY SO THIS WAS UNANIMOUS DECISION
25 THAT THE COMMISSION MADE AND TODAY YOU'RE CONSIDERING CHANGES



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1 THAT'S REASONABLE THANK YOU.

2

3 **SPEAKER:** GOOD MORNING COMMISSIONERS THANKS FOR LISTENING. --
4 OPPOSED TO ITEM -- RESIDENT CONTROL TRANSPORTATION FUNDING
5 SMALL PROPERTY OWNER CANNOT PROVIDE AFFORDABLE HOUSING UNDER
6 SUCH POLICY EVERYONE INCLUDING RENTER WOULD LOSE OUT ON
7 TRANSIT SERVICE THESE ARE REGRESSIVE MEASURE SO MOST RECENT
8 SURVEY 1.5 MILLION ADDITIONAL -- [INDISCERNIBLE] HOUSING TO
9 SERVE THE TENANT SO AS THE LAW IF NO ONE WANT TO INVEST, SMALL
10 PROPERTY OWNER, WHO ELSE WE PROVIDE IT JUST WILL DISAPPEAR, OR
11 THE SUPPLY, SO THAT MEANS LESS WIDE TRANSPORTATION YOU KNOW.

12

13 **CLERK, CARSIE BONNER:** THAT IS YOUR TIME. THANK YOU.

14

15 **SPEAKER:** -- SO, MORE CLOSER FOR THE [INDISCERNIBLE].

16

17 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS KEN CHAN AND
18 I'M THE SENIOR ORGANIZER WITH THE HOUSING LEADERSHIP COLONEL
19 OF SAN MATEO COUNTY WE WORK WITH COMMUNITIES AND THEIR LEADERS
20 TO PRODUCE AND PRESERVE QUALITY AFFORDABLE HOMES I WOULD LIKE
21 TO BEGIN BY HIGHLIGHTING THAT WHEN LEADERS LIKE YOU MAKE GOOD
22 HOUSING POLICIES AND DECISIONS THE HOUSING SYSTEM OPERATES
23 BETTER AND WE DON'T LEAD THE SUR FIVE OF SO MANY PEOPLE THE
24 CHANCE TO HELP PLAN AND PROVIDE CRITICAL THINGS THAT OUR
25 COMMUNITY MEMBERS NEED TO LIVE WORK AND THRIVE HERE IN THE BAY



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1 AREA AND YOU CAN DO THAT TODAY BY UPHOLDING YOUR COMMITMENT TO
2 THE TRANSIT ORIENTED COMMUNITIES POLICY AND BY ADOPTING OPTION
3 ONE TODAY AS YOU MOVE FORWARD WITH YOUR DECISION TODAY I WANT
4 TO HIGHLIGHT THAT SCORING SYSTEM ALREADY PROVIDES FLEXIBILITY
5 IN HOW JURISDICTIONS QUALIFY THE PROPOSED APPROACHES ADDED
6 EMPHASIS COULD LIMIT POLICIES IMPACT ESPECIALLY WITHOUT CLEAR
7 TIMELINE FOR TRANSITIONING TO FULL COMPLIANCE IN DOING SO YOU
8 CAN HELP ENSURE THE SUCCESS OF THE TOC POLICY AND MORE
9 IMPORTANTLY MAKE NEIGHBORHOODS ACROSS YOUR COMMUNITIES MORE
10 LIVABLE AND CONNECTED. AND SUPPORTED. YOUR RESIDENTS EVERY DAY
11 NEEDS. THANK YOU.

12

13 **SPEAKER:** I'M JACK FLECK SPEAKING ON BEHALF OF THE 350 BAY AREA
14 WE'RE CLIMATE ACTIVISTS ORGANIZATION WE HAVE LOCAL GROUPS IN
15 SAN FRANCISCO, SANTA MARIA SONOMA NAPA CONTRA COSTA SILICON
16 VALLEY WE COMFORT WHOLE BAY AREA MOST OF YOU COME FROM CITIES
17 AND COUNTIES THAT HAVE DECLARED CLIMATE EMERGENCIES SO I THINK
18 YOU ALREADY KNOW EVEN THOUGH THE FEDERAL GOVERNMENT DISAPPOINT
19 WANT TO US THOSE WORDS IT'S REALITY WE'RE FACING CLIMATE
20 CRISIS NOW TOC IS THE TOOL THAT MTC CAN USE TO BUILD CLIMATE
21 FRIENDLY FUTURE THIS IS WHAT WE'RE ASKING YOU TO DO TO SUPPORT
22 POLICY TODAY I THINK YOU'RE ABLE TO SEE THE LETTER WITH A LOT
23 OF DETAILS BUT I JUST WANT TO EXPRESS THAT THIS POLICY IS
24 CRITICAL FOR THE BAY AREA TO STAND BEHIND. URGING YOU TO DO SO
25 TODAY. VOTE YES PLEASE.



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1

2 **SPEAKER:** MY NAME IS KATE CHONG. PLEASE NO MORE RENT CONTROL
3 BECAUSE THE -- CONTROL KILLS HOUSING AND THE TENANT ALSO TAKES
4 ADVANTAGE FROM THE LANDLORD, AND THEN THE LANDLORD NEED TO PAY
5 A LOSS, VERY HIGH INSURANCE, AND EVERYTHING. THE TENANT TAKE
6 ADVANTAGE FROM THE LANDLORD. THEN GIVE TOO MUCH TROUBLE. A LOT
7 OF LANDLORD IN SAN FRANCISCO THEY DON'T WANT TO RENT THEIR
8 HOUSE OUT. SO THAT'S THE PROBLEM. THAT'S WHY I WOULD LIKE YOU
9 TO NO MORE RENT CONTROL. THANK YOU.

10

11 **SPEAKER:** MY NAME IS SHIRLEE WONG.

12

13 **INTERPRETER:** MY NAME IS SHIRLEE WONG. [SPEAKING IN NATIVE
14 LANGUAGE]

15

16 **INTERPRETER:** MY NAME IS SHIRLEY WONG.

17

18 **SPEAKER:** [SPEAKING IN NATIVE LANGUAGE]

19

20 **INTERPRETER:** MY ENGLISH NOT TOO GOOD.

21

22 **SPEAKER:** [SPEAKING IN NATIVE LANGUAGE]

23

24 **INTERPRETER:** RENT CONTROL IS MAKING SAN FRANCISCO OWNERS BE
25 AFRAID TO RENT OUT THEIR UNITS. I HAVE SOME GOOD TENANTS AND I



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1 USED TO NOT INCREASE THEIR RENT BUT NOW I'M AFRAID IF I DON'T
2 INCREASE THE RENT, I WILL NEVER BE ABLE TO GET THE INCREASE.

3

4 **SPEAKER:** [SPEAKING IN NATIVE LANGUAGE]

5

6 **INTERPRETER:** NOW YOU WANT TO MAKE THE WHOLE BAY AREA TO BE
7 LIKE SAN FRANCISCO, THEN MORE AND MORE THE OWNERS WILL REMOVE
8 -- OR WILL INCREASE THE RENT, OR THEY WILL BE AFRAID THAT THEY
9 WILL NEVER BE ABLE TO CATCH UP TO THE COST.

10

11 **SPEAKER:** [SPEAKING IN NATIVE LANGUAGE]

12

13 **INTERPRETER:** SO PLEASE DO NOT ADD ANY MORE SUCH RESTRICTIONS.
14 YEAH, PLEASE VOTE NO.

15

16 **SPEAKER:** YES. OKAY.

17

18 **COUNSEL, KATHLEEN KANE:** THROUGH THE CHAIR IF I COULD JUST
19 INTERRUPT FOR A MOMENT JUST SO PEOPLE ARE AWARE IF SOMEONE
20 NEEDS THE TRANSLATOR THEY GET DOUBLE THE TIME ON PUBLIC
21 COMMENT SO WE'RE NOT EXTENDING OTHER PEOPLE'S TIME, ONLY IF
22 SOMEONE IS USING A TRANSLATOR.

23

24 **CHAIR, SUE NOACK:** THANK YOU.

25



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1 **SPEAKER:** HI. MY NAME IS GRACE, AND I AM A HOMEOWNER, AND I
2 WOULD LIKE TO ASK PEOPLE TO VOTE NO ON NO RENT CONTROL.
3 BECAUSE RENT CONTROL IS REALLY KILLING THE HOUSING. SO, THANK
4 YOU SO MUCH.

5

6 **CLERK, KIMBERLY WARD:** THAT IS THE LAST OF THE IN-HOUSE
7 SPEAKERS. WE'RE GOING TO MOVE TO THE ZOOM SPACE. BUT BEFORE WE
8 DO THAT, LET ME READ INTO THE RECORD THE WRITTEN
9 CORRESPONDENCE. SO WITH THAT, I BELIEVE THERE WERE 53 BARE
10 WITH ME. PLEASE EXCUSE ME FOR MISPRONUNCIATION. AUGUSTE
11 MARQUEZ, ANDREW LAMANO, BILLY REID, BRYAN VOISIN, BRICE COOK,
12 CATHERINE VALLET, CHRISTINE ROMA LEFMAN, CITY COUNCIL SAN JOSE
13 DIRECTORS, BURTON BRISTOL SULLIVAN, CITY OF ANTIOCH, CITY
14 MANAGER BETSY M SCOTT, DEBBIE WONG DIANA JIN, DIANA LIBERTY,
15 GAL DINO MARTINS EAST BAY LEADERSHIP COUNCIL, MARK ORCUTT, ED
16 KANT, ED STONE HAM, FELIX SHUETER, SAN FRANCISCO HOME LIFE
17 INCORPORATED FRANK VILLA, GRACE ALICIA FRANK BENTO -- JOHN
18 DEBELLE, JK GLOBAL REAL ESTATE CONSULTANT KAREEM SERRA LINDA
19 ACROSS ANDERSON, LISA, MAGGIE CHIN, SOUTH BAY HOME RENTAL
20 MARCUS TEZERA, MARCY -- PARDON ME, MELANIE BRIGHT ON MIKE
21 ZOJHANI, NAPA COUNTY BICYCLE COALITION, TIMOTHY OHARA, TORIN
22 RIZZO, CITY OF COTATI. MAYOR SYLVIA LEMUS. TWO SEPARATE
23 COALITION LETTERS. THAT CONCLUDES WRITTEN CORRESPONDENCE WE'LL
24 TURN IT OVER TO THE ZOOM SPACE.

25



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1 **CHAIR, SUE NOACK:** CAN WE HAVE A REQUEST FOR SOME BIO BREAKS.
2 IF WE COULD TAKE FIVE MINUTES BEFORE WE START THE ONLINE
3 COMMENTS I WOULD APPRECIATE IT.

4

5 **CLERK, KIMBERLY WARD:** YOU GOT IT.

6

7 **CHAIR, SUE NOACK:** THANKS. [BREAK]

8

9 **CLERK, KIMBERLY WARD:** COMMISSIONERS, IF WE CAN PLEASE HAVE YOU
10 SEAT EVERYONE IN THE GALLERY, IF YOU CAN, PLEASE, SO WE CAN
11 HAVE PUBLIC COMMENT.

12

13 **CHAIR, SUE NOACK:** WE HAVE GOT ENOUGH BACK. LET'S START WITH
14 PUBLIC COMMENT. I WOULD ASK ANYBODY ON ZOOM SPACE BY ZOOM TO
15 PLEASE RAISE YOUR HAND. THEN IF FIVE MINUTES WE'LL CUT THAT
16 OFF SO WE'RE NOT SLEEPING HERE TONIGHT.

17

18 **CLERK, CARSIE BONNER:** FIRST UP WE HAVE SUZANNE MOORE PLEASE
19 UNMUTE YOURSELF. TIME BEGINS NOW.

20

21 **SPEAKER:** SUZANNE MOORE CURRENT BOARD MEMBER OF HEALTH CARE FOR
22 HOMELESS AND FARM WORKERS PROGRAM OF SAN MATEO.

23

24 **CHAIR, SUE NOACK:** CAN YOU PLEASE TURN THE VOLUME UP. WE'RE
25 HAVING A HARD TIME HEARING YOU.



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1

2 **SPEAKER:** I'LL START OVER; AND CAN YOU HEAR ME NOW?

3

4 **CHAIR, SUE NOACK:** YES.

5

6 **SPEAKER:** EXCELLENT. SUZANNE MOORE CURRENT BOARD MEMBER FOR
7 HEALTH CARE FOR HOMELESS FARM WORKERS PROGRAM OF SAN MATEO MY
8 STATEMENT IS MY OWN IT'S TRULY TO THE CREDIT OF THIS COMMUNITY
9 THAT THE TOC POLICY INCLUDES SUPPORT FOR TENANT PROTECTION AS
10 MEANS TO PREVENT DISPLACEMENT AND BETTER ADDRESS THE HOUSING
11 AFFORDABLE CRISIS THERE ARE APPROXIMATELY 1.28 MILLION TENANTS
12 IN THE SAN FRANCISCO BAY AREA THAT THE BAY AREA NEEDS THEIR
13 TENANTS IN ORDER TO THRIVE CANNOT BE DENIED DISPARATE OF
14 INFLUENCE MONEY AND POWER HAS SKEWED HOUSING AFFORDABILITY AND
15 EFFORTS LEFT AND TENANTS UNPROTECTED FROM BAD PLAYERS WHO
16 CHARGE EXORBITANT RENT ALLOW PROPERTY TO FALL IN DISREPAIR
17 INTIMIDATE TENANTS RESOURCES AND INCENTIVES ARE NEEDED TO
18 ADDRESS TENANT ABUSE DETRIMENTAL TO FAIR HOUSING AFFORDABLE
19 HOUSING IS AVAILABLE FOR ALL IN NEED. INCUMBENT ON US TO SEEK
20 OPTIONS WHICH PROTECT OUR BAY AREA MEMBERS ADOPT OPTION ONE TO
21 PRESERVE THE TOC POLICY INCENTIVES FOR PROTECTION PRODUCTION
22 AND TENANT PROTECTION.

23

24 **CLERK, CARSIE BONNER:** NEXT WE HAVE MARK. PLEASE.

25



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1 **SPEAKER:** MY NAME IS MARK PRESIDENT CEO OF EAST BAY LEADERSHIP
2 COUNCIL WE REPRESENT EMPLOYERS ALL SIZES ACROSS CONTRA COSTA
3 COUNTY ALAMEDA COUNTIES WE WANT TO FIND A SOLUTION HERE WE
4 SUPPORT HOUSING NEAR TRANSIT GREATER AFFORDABILITY AND STRONG
5 TRANSPORTATION INVESTMENT WE EMPHASIZE FLEXIBILITY THROUGHOUT
6 THIS PROCESS WITH PREFERENCE TOWARDS OPTION TWO IF FINALIZED
7 CITIES NEAR AND CLEAR UNBIASED COMMUNICATION ABOUT WHAT'S
8 REQUIRED IT'S OPTIONAL HOW FUNDING IS TIED TO PARTICIPATION
9 IT'S GRATEFUL TO THE MORE THAN 20 ORGANIZATIONS ACROSS THE BAY
10 AREA THAT HAVE JOINED US AND SHARED CONCERNS OVER THE LAST
11 SEVERAL MONTHS AND TO THE COMMISSION FOR CONSIDERING THE
12 RECOMMENDATION IN OUR LETTERS. THANK YOU.

13

14 **CLERK, KIMBERLY WARD:** KIERAN. PLEASE UNMUTE YOURSELF.

15

16 **SPEAKER:** THANK YOU. KIERAN, DIRECTOR OF GOVERNMENT AFFAIRS FOR
17 BRIDGE ASSOCIATION OF REALTORS. REPRESENTING 2200 REALTOR
18 MEMBERS IN THE OAKLAND BERKELEY AREA. WE NEED TO BE HONEST
19 ABOUT THAT HAS HAPPENED IN OAKLAND AND BERKELEY. THESE
20 JURISDICTIONS HAVE ADOPTED SOME OF THE MOST AGGRESSIVE RENT
21 CONTROL AND TENANT REGULATION REGIMES IN THE NATION. YET, YEAR
22 AFTER YEAR TENANT ADVOCACY RETURN TO CITY COUNCILS CLAIMING
23 CONDITIONS ARE WORSENING, REQUESTING MORE PUBLIC FUNDING AND
24 STRICTER CONTROLS. IF THE MOST HEAVILY REGULATED RENTAL
25 MARKETS IN THE REGION ARE DESCRIBED AS BEING 92 CRISIS THAT



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1 SHOULD GIVE THIS BODY PAUSE ABOUT DOUBLING DOWN ON THE
2 REGULATORY MODEL AT REGIONAL LEVEL ALLOWING JURISDICTIONS TO
3 MEET HOUSING PROTECTION REQUIREMENTS THROUGH ALIGNMENT WITH
4 STATE LAW IS A REASONABLE COMPROMISE STATE LAW PROVIDES
5 SUBSTANTIAL TENANT PROTECTIONS TRANSPORTATION FUNDS DON'T WHY
6 THIS BODY WOULD TO MAKE TRANSPORTATION MORE CONTROVERSIAL WHEN
7 VOTER SUPPORT IS SO IMPORTANT IT DOESN'T MAKE SENSE. VOTE NO.

8

9 **SPEAKER:** ANNIE, IF I COULD UNMUTE YOURSELF. YOUR TIME BEGINS
10 NOW.

11

12 **SPEAKER:** THANK YOU. MY NAME IS ANNIE OLIVIA, AND I AM A
13 HOUSING PROVIDER. I OPPOSE THIS TOC. AS EVERYBODY HAS STATED
14 BEFORE, THAT MANY OF THE REGION'S AFFORDABLE RENTALS EXIST
15 BECAUSE OF OUR REGION'S SMALL OWNERS THEY CHOOSE STEADY LONG-
16 TERM MANAGEMENT OVER MAXIMUM RETURNS WHEN POLICY INTRODUCES
17 UNCERTAINTY OR LIABILITY EXPOSURE THOSE OWNERS ARE OFTEN
18 FORCED TO EXIT OUR MARKET AS A RESULT CONSOLIDATION AND HIGHER
19 RENTS PLEASE DON'TS FORCE OUR MOM AND POPS OUT OF HOUSING OUR
20 MOM AND POP HOUSING PROVIDERS PLEASE OPPOSE THIS PROPOSAL I
21 URGE EVERYBODY TO VOTE NO ON ITEM 9A. THANK YOU VERY MUCH.

22

23 **CLERK, CARSIE BONNER:** GUEST 532998. IF YOU CAN UNMUTE
24 YOURSELF. YOUR TIME BEGINS NOW.

25



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1 **SPEAKER:** MY ENGLISH IS NOT GOOD. PLEASE BE PATIENT WITH ME.
2 I'M A PERSON OF COLOR. I CAME TO THIS COUNTRY WITH VERY
3 LITTLE, WORK HARD, I SAVE FOR MANY YEARS, I SACRIFICE, I
4 BELIEVE IN THE AMERICAN DREAM. AFTER MANY YEARS OF HARD WORK I
5 WAS FINALLY ABLE TO BUY A HOME THAT HOME IS MY PRIDE, IS MY
6 SECURITY, IS MY FUTURE. NOW I HEARD ABOUT THE TOC I'M CONFUSED
7 I'M WORRIED WHY SHOULD THE GOVERNMENT TELL ME WHO I MUST OFFER
8 MY HOME TO FIRST WHY CAN'T I SELL MY HOME TO THE OPEN MARKET
9 LIKE SOMEBODY ELSE? I FOLLOW RULES, I WORK HARD, I PAID FAIR.
10 PLEASE DO NOT MAKE IT HARDER FOR FAMILY LIKE MINE WHO WORK SO
11 HARD TO ACHIEVE STABILITY. PLEASE PROTECT OUR RIGHT TO CHOOSE.
12 PLEASE REMOVE COPA TOPA OR ALL THOSE KIND OF RIDICULOUS
13 HOUSING POLICIES. THANK YOU.

14

15 **CLERK, CARSIE BONNER:** AS A REMINDER IF YOU WOULD LIKE TO SPEAK
16 IN THE ZOOM SPACE PLEASE RAISE YOUR HAND NOW. THE NEXT MEMBER
17 TO SPEAK IS DON KAWAMOTO. YOUR TIME BEGINS NOW.

18

19 **SPEAKER:** HI MY NAME IS DAWN KALMODO, I'M AN ALALBANY VOTER AND
20 ALAMEDA COUNTY VOTER BART RIDE AND SMALL HOUSING PROVIDER MTC
21 COMMISSIONERS MISSION AND FOCUS SHOULD BE ON INCREASING
22 RIDERSHIP RATHER THAN HAVING STAFF SPEND TIME ON HOUSING
23 ISSUES LIKE RENT STABILIZATION OR JUST CAUSE EVICTION WHICH
24 DOES NOTHING FOR DRIVING HIGHER RIDERSHIP. THE STAFF SHOULD BE
25 SPENDING TIME ON IMPROVING MTC OPERATIONS WHICH WILL THEN IN



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1 TURN HELP MTC'S BUDGET. TIME IS MONEY. DOES MTC HAVE THE
2 LUXURY OF NOT HAVING TO CUT ANY OF THEIR MTC STAFF BECAUSE OF
3 LACK OF BUDGET? I WOULD REALLY IMPLORE THE COMMISSIONERS TO
4 THINK HARD ABOUT, LIKE, HAVING THEIR STAFF FOCUS SO MUCH ON
5 HOUSING, UNLESS IT DOES -- UNLESS IT'S RELATED TO MAKING MORE
6 HOUSING, WHICH WILL DRIVE MORE RIDERSHIP. BUT THESE OTHER
7 ISSUES THAT DON'T --

8

9 **CLERK, CARSIÉ BONNER:** THAT IS YOUR TIME. THANK YOU. NEXT WE
10 HAVE PAUL'S PHONE. YOUR TIME BEGINS NOW.

11

12 **SPEAKER:** MY NAME IS PAUL, I'M A REAL ESTATE AGENTS HERE IN THE
13 BAY AREA ONE THING I WANT TO BRING TO YOUR ATTENTION THAT'S
14 OFTEN OVERLOOKED IN THESE TYPES OF POLICIES IS THAT IT HINDERS
15 FIRST TIME HOME BUYER'S ABILITY TO AFFORD HERE IN THE BAY AREA
16 I'LL GIVE YOU A PERMANENT AND PROFESSIONAL EXAMPLE LIKE MANY
17 MILLENNIALS WHEN I BEGAN MY PURSUIT OF HOMEOWNERSHIP HERE IN
18 SAN FRANCISCO I WAS FACED WITH AFFORDABILITY ISSUES ARE I WAS
19 ABLE TO OVERCOME THIS BY PURCHASING A DUPLEX AND THE INCOME
20 FROM ADDITIONAL UNIT GAVE ME ABILITY TO OWN IN AN AREA I WOULD
21 OTHERWISE BE PRICED OUT OF MY EXPERIENCE, MAKING IT MORE
22 DIFFICULT TO PURCHASE AND MANAGE THIS TYPE OF POLICY WILL MAKE
23 THE BAY AREA LESS AFFORDABLE PLEASE VOTE NO WE ALL AGREE WE
24 NEED TO BUILD AROUND TRANSIT CORRIDORS LET'S DO SO WITHOUT
25 INFRINGING ON PROPERTY RIGHTS. THANK YOU.



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1

2 **CLERK, CARSIE BONNER:** NEXT WE HAVE PAUL CAMPOS IF YOU COULD
3 PLEASE UNMUTE YOURSELF. TIME BEGINS NOW.

4

5 **SPEAKER:** GOOD MORNING. HISTORICALLY, EXCUSE ME -- MTC AND THE
6 REGION HAVE HAD UNITED GROUP OF STAKEHOLDERS AND INTERESTS
7 WHEN SEEKING TO INCREASE FEDERAL OR STATE FUNDING FOR
8 TRANSPORTATION OR RELATED INFRASTRUCTURE. AS A DIRECT
9 CONSEQUENCE OF NOW TYING FEDERAL TRANSPORTATION FUNDS TO MTC'S
10 VISION OF WHAT LOCAL HOUSING AND LAND USE POLICY SHOULD BE,
11 THAT'S NO LONGER THE CASE AND YOU HAVE NOW CREATED A SITUATION
12 WHERE A LOT OF INTERESTS AND MEMBERS INCLUDING IN MY
13 ASSOCIATION NOW ASK IF WE GET MTC GETS MORE FEDERAL FUNDING
14 FOR TRANSPORTATION OR INCREASE REAP FUNDING FROM THE STATE
15 WILL THAT BE USED TO THE DETRIMENT OF OUR INDUSTRY BEING TIED
16 TO TOC SO I URGE THE COMMISSION TO RETHINK THIS DIRECTION THAT
17 IT'S GOING WHAT YOU HAVE HEARD IS THAT THE ADVOCATES ON THE
18 OTHER SIDE WANT IT ALL TIED TO THE TOC.

19

20 **CLERK, CARSIE BONNER:** THANK YOU VERY MUCH. THAT'S YOUR TIME.
21 NOAH HUTCH, IF YOU CAN UNMUTE YOURSELF. YOUR TIME BEGINS NOW.
22 NOAH, ARE YOU THERE? WE'LL CIRCLE BACK. ADINA LEVIN, IF YOU
23 CAN PLEASE UNMUTE YOURSELF. YOUR TIME BEGINS NOW.

24

25 **SPEAKER:** HELLO. CAN YOU HEAR ME? MY NAME IS ADINA LEVIN. I'M



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1 HERE SPEAKING FOR MENLO TOGETHER, WHICH IS A LOCAL COMMUNITY
2 ORGANIZATION SUPPORTING AFFORDABLE HOUSING AND TENANT
3 PROTECTIONS AND ENVIRONMENTAL JUSTICE IN MENLO PARK. I WANTED
4 TO SPEAK UP IN SUPPORT OF ADOPTING THE TRANSIT ORIENTED
5 COMMUNITY POLICY. AS A RESIDENT, I AM DISMAYED BY THE
6 DISPLACEMENT THAT HAS HAPPENED IN OUR COMMUNITY IN RECENT
7 YEARS, AND I REALLY APPRECIATE THE FUNDING THAT HAS BEEN
8 AVAILABLE TO THE CITY TO SUPPORT OUR CITY'S HOUSING ELEMENT TO
9 EXPLORE WHICH TENANT PROTECTIONS ARE APPROPRIATE TO IMPLEMENT
10 AND WHICH OTHER POLICIES, SUCH AS PARKING POLICIES, SO, I
11 THINK THIS IS GOOD AND BENEFICIAL AND FLEXIBLE AND HELPFUL FOR
12 THE CITY WITH GOALS TO PRODUCE HOUSING AS WELL AS TO PROTECT
13 RENTERS. SO, THANK YOU VERY MUCH. I URGE YOU TO APPROVE.

14

15 **CLERK, KIMBERLY WARD:** WE'LL CIRCLE BACK. NOAH, ARE YOU THERE?

16

17 **SPEAKER:** THIS IS NOAH HOUSE COMMUNITY DEVELOPMENT DIRECTOR FOR
18 THE CITY OF COTATI. WE'RE THE SMALLEST CITY IN SONOMA COUNTY
19 FOLLOW UP ON THE PUBLIC COMMENT LETTER FROM MAYOR LEMUS.
20 STARTING IN 2022 BAY AREA PLANNING STAFF STARTED TO HEAR FROM
21 MTC REGARDING IMPORTANCE OF TOC COMPLIANCE AND QUALIFY FOR
22 OBAG FOUR FUNDING IN RESPONSE TO COTATI PRIORITIZE SAID
23 COMPLIANCE DEDICATING SIGNIFICANT RESOURCES TOWARD ACHIEVING
24 TOC COMPLIANCE 2026 WE'RE CONCERNED THAT THE PROPOSED
25 INCENTIVE PREMEDITATE DOES NOT SEEM TO RECOGNIZE JURISDICTIONS



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1 WHO PRIORITIZE IMPLEMENTATION OVER THE LAST THREE YEARS AS
2 DIRECTED BY MTC AND WE'RE ASKING THAT THE INCENTIVE PROGRAM
3 RECOGNIZE 2026 TOC COMPLIANCE WE FURTHER SUPPORT THE FUNDING
4 AMOUNT OF A MILLION DOLLARS TO ENSURE FUNDING IS ADEQUATE TO
5 MEET INFRASTRUCTURE AND ADMINISTRATIVE NEEDS COTATI SUPPORTIVE
6 OPTION TWO SMALLER BAY AREA JURISDICTIONS INCLUDING FIVE
7 SONOMA COUNTY OFTEN PARTNER WITH LARGER JURISDICTIONS AND
8 THANK YOU FOR THE FLEXIBILITY TO BUILD INTO TOC --

9

10 **CLERK, CARSIE BONNER:** THANK YOU THAT IS YOUR TIME. JAMIE AT
11 ICON PERSPECTIVE IF YOU CAN UNMUTE YOURSELF.

12

13 **SPEAKER:** THANK YOU. DEAR MTC, YOUR ORGANIZATION IS NOT IN THE
14 HOUSING PROVIDING BUSINESS. YOUR PROPOSALS WILL MAKE IT HARDER
15 AND WORSE FOR THE HOUSING PROVIDING ARENA A WHAT'S MORE, MANY
16 MUNICIPALITIES ALREADY HAVE RENT CONTROL TENANT PROTECTIONS IN
17 PLACE NOW AND SO DOES THE STATE OF CALIFORNIA. YOU CAN'T TELL
18 ME WHERE I CAN AND CANNOT LIVE. DON'T HOLD HOSTAGE IMPORTANT
19 TRANSPORTATION FUNDS TO OUR COMMUNITIES FOR RUINOUS HOUSING
20 PROPOSALS. STAY IN YOUR LANE AND OUT OF THE HOUSING PROVIDER'S
21 BUSINESS. YOU WANT TO TALK ABOUT CLIMATE, TALK TO INDIA,
22 CHINA, THE WORLD'S BIGGEST POLLUTERS. THANK YOU. VOTE NO.
23 THANK YOU.

24

25 **CLERK, CARSIE BONNER:** AALIYAH GOMEZ. IF YOU CAN PLEASE UNMUTE



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1 YOURSELF. YOUR TIME BEGINS NOW. WE'LL CIRCLE BACK FERNANDO.

2 YOUR TIME BEGINS NOW.

3

4 **SPEAKER:** GOOD MORNING COMMISSIONERS MY NAME IS FERNANDO PENA,

5 ON BEHALF OF THE 3,000 MEMBERS OF THE SAN MATEO COUNTY

6 ASSOCIATION OF REALTORS I'M CALLING IN OPPOSITION TO MTC'S

7 TRANSIT ORIENTED COMMUNITIES POLICY. THIS POLICY IS TO REQUIRE

8 EVERY CITY IN THE NINE BAY AREA COUNTY TO ACTIVIST RENT

9 CONTROL POLICIES TO TRANSPORTATION GRANTS IN FOUR CITIES TO

10 COMPLY IS WRONG AND MANDATING TENANT COMMUNITY TO SELL THEIR

11 PROPERTY ON THE OPEN MARKET WORKING FAMILIES ARE PAYING THE

12 PRICE FOR HOUSING DELAYS NURSES TEACHERS YOUNG TECH WORKERS

13 AND ESSENTIAL WORKERS NEED HOMES NEAR THEIR JOBS WHEN PROJECTS

14 STALL PEOPLE ARE FORCED INTO LONGER COMMUTES AND HIGHER RENTS

15 WE CANNOT SOLVE A HOUSING SHORTAGE BY ADDING MORE BARRIERS

16 HOUSING POLICIES SHOULD PRIORITIZE PEOPLE SUPPLY CUTTING RED

17 TAPE NOT ACTIVIST RENT CONTROL POLICIES I'M RESPECTFULLY URGE

18 YOU THE COMMISSION TO VOTE NO ON ITEM 9A. THANK YOU.

19

20 **COUNSEL, KATHLEEN KANE:** FOR MEMBERS OF THE PUBLIC WHO ARE

21 JOINING US PLEASE IF YOU WANT TO BE INCLUDED IN THE ONLINE

22 QUEUE FOR COMMENT RAISE YOUR HAND INDICATE BY 11:30 THAT'S

23 FIVE MINUTES FROM NOW WE'LL BE CUTTING OFF THE END OF THE

24 QUEUE AT 11:30 PLEASE RAISE YOUR HAND TO BE ADDED TO THE LYNN.

25 THANK YOU.



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1

2 **CLERK, CARSIE BONNER:** ANNIE K. TIME BEGINS NOW.

3

4 **SPEAKER:** MY NAME IS ANNIE SPEAKING WITH EAST BAY YOUNG
5 DEMOCRATS EAST BAY YOUNG DEMOCRATS SUPPORTS TOC AND URGES YOU
6 TO DO THE SAME WITHOUT WATERING IT DOWN. I NOTICED COMMENTS
7 ARE NOT REFLECTIVE OF OUR BROADER COMMUNITY. I HEAR LOTS OF
8 LANDLORDS AND REALTORS BUT ONLY A NEW YOUNG PEOPLE ARE WORKING
9 PEOPLE WHO PROBABLY COULDN'T GET OFF WORK TODAY TO LANDLORDS
10 IN PARTICULAR THREATENING TO LEAVE THE MARKET YOU ALWAYS DO
11 THIS AND MOST OF YOU DON'T THESE SEEM LIKE EMPTY THREATS TIME
12 AND TIME AGAIN. IN CONCLUSION WE NEED TO FOCUS ON BOTH HOUSING
13 PRODUCTION, PRESERVATION OF EXISTING HOUSING STOCK AND TENANT
14 PROTECTION. ALL THREE THINGS GO TOGETHER AND WE NEED ALL THREE
15 TO CREATE A MORE JUST AND EQUITABLE BAY AREA WITHOUT CAUSING
16 DISPLACEMENT. THE OPTIONS ON THE TABLE PLEASE VOTE FOR OPTION
17 ONE.

18

19 **CLERK, CARSIE BONNER:** NEXT WE HAVE GUEST PETER IF YOU CAN
20 PLEASE UNMUTE YOURSELF YOUR TIME BEGINS NOW.

21

22 **SPEAKER:** HI THIS IS PETER PAN, I AM A BOARD MEMBER OF BAY AREA
23 HOUSING AND BUSINESS NETWORK WITH 3,000 MEMBERS. THE HARD
24 REALITY IS THAT REPORT AND JUST CAUSE EVICTION --
25 [INDISCERNIBLE] DISCOURAGED HOUSING DEVELOPMENT REDUCE HOUSING



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1 AVAILABILITY THIS GOES CONTRARY TOW MTC'S GOAL OF ENCOURAGING
2 MORE HOUSING IN THE AREA WHERE MASS TRANSPORTATION ARE
3 AVAILABLE. MTC SHOULD FOCUS ON SAFETY, EFFICIENCY, INCREASE
4 RIDERSHIP, INSTEAD OF SOCIAL ENGINEERING. SO, PLEASE VOTE NO.
5 THANK YOU.

6

7 **CLERK, KIMBERLY WARD:** NEXT WE HAVE MAK, IF YOU CAN PLEASE
8 UNMUTE YOURSELF. YOUR TIME BEGINS NOW. MAK ARE YOU THERE?

9

10 **SPEAKER:** YES I'M HERE CAN YOU HEAR ME?

11

12 **CLERK, CARSIE BONNER:** YES WE CAN.

13

14 **SPEAKER:** THANK YOU VERY MUCH FOR HOLDING SUCH A VERY IMPORTANT
15 MEETING FOR THE COMMUNITY. AND I STRONGLY AGAINST SUCH POLICY.
16 BECAUSE CURRENTLY, NATION-WIDE -- I'M SORRY -- STATEWIDE, 1482
17 TO PROTECT THE TENANTS, AND MANY CITIES HAVE A DIFFERENT
18 RENTER CONTROL OR -- [INDISCERNIBLE] SO ON TOP OF THAT THERE
19 IS NO REASON TO ADD ANOTHER LAYER OR BURDENS FOR EVERYONE,
20 ACTUALLY. THERE'S NOT A WAY FOR THE TENANT, LARD LORD, BUT
21 ALSO FOR THE TENANT BECAUSE EVENTUALLY IF THE LANDLORD, THE
22 INCREASE, OR DIFFICULTY TO THE TENANT EVENTUALLY VULNERABLE
23 TENANT IS GOING TO BE AFFECTED THE MOST. THANK YOU VERY MUCH.
24 AGAINST THE INTERFACE.

25



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1 **CLERK, CARSIE BONNER:** NEXT NICHOLAS. YOUR TIME BEGINS NOW.

2

3 **SPEAKER:** HELLO I'M NICHOLAS, I'M AN ALALBANY RESIDENT AND I
4 STRONGLY SUPPORT THE TRANSIT ORIENTED COMMUNITIES PLAN OPTION
5 ONE. IT'S REALLY IMPORTANT TO BUILD MORE HOUSING NEAR
6 TRANSPORTATION BOTH FOR QUALITY OF LIFE AND ENVIRONMENTAL
7 REASONS. AND THE INCENTIVES IN THIS PLAN WILL HELP DO THAT.
8 THE THANK YOU.

9

10 **CLERK, CARSIE BONNER:** MARI, IF YOU COULD PLEASE UNMUTE
11 YOURSELF. YOUR TIME WILL BEGIN NOW.

12

13 **SPEAKER:** HI. I'M A RESIDENT OF UNINCORPORATED ALAMEDA COUNTY
14 IN SUPERVISOR MILEY'S DISTRICT. I HAVE SPENT NEARLY HALF MY
15 LIFE, ABOUT 15 YEARS, RENTING IN ALL CORNERS IN ALAMEDA COUNTY
16 RENTING, WITHOUT A CAR, RELYING SOLELY ON PUBLIC
17 TRANSPORTATION AND HOPING THAT I CAN FIND HOUSING AFFORDABLE
18 HOUSING NEAR ENOUGH TO PUBLIC TRANSIT TO ALLOW ME TO ACCESS
19 WORK, FRIENDS, HEALTH CARE APPOINTMENTS RENTERS ARE NEARLY
20 HALF OF ALL RESIDENTS IN THE BAY AREA VOICES HAVE NOT BEEN AS
21 PRESENT IN THIS DISCUSSION AS WE HOPED THEY WOULD BE WE KEEP
22 HEARING FROM OWNERS AND DEVELOPERS UPON REAL ESTATE AGENTS
23 THAT THIS TOC IS BAD FOR THEM BUT THE FEW RENTERS HERE MYSELF
24 INCLUDED WANT A VOTE YES ON THIS TOC LEGISLATION LISTEN TO
25 YOUR MOST VULNERABLE CONSTITUENTS IT'S PART OF THE UNANIMOUSLY



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1 PASSED PLANNED BAY AREA ALREADY. PLEASE VOTE YES.

2

3 **CLERK, CARSIE BONNER:** IGOR IF YOU CAN UNMUTE YOURSELF. TIME
4 BEGINS NOW.

5

6 **SPEAKER:** GOOD MORNING IMMEDIATE AM PRESIDENT BOARD MEMBERS I'M
7 IGOR TRAGO COUNCIL MEMBER FOR THE CITY OF BERKELEY, AND I URGE
8 TO YOU STATE COURSE SUPPORT THIS PROPOSAL WITH PREFERENCE FOR
9 OPTION ONE. I ALSO WOULD SUPPORT SUNSETTING THE SCORING SYSTEM
10 BY OBAG FIVE. THE TOC IS ALREADY FLEXIBLE AND IT WAS UNDER THE
11 LEADERSHIP OF MY FORMER MAYOR AND YOUR FORMER PRESIDENT, NOW
12 SENATOR, JESSE ARREQUIN, THAT THIS BODY HAS BEEN ABLE TO MOVE
13 FORWARD WITH THE THREE CRITICAL PIECES OF HOUSING IN THE BAY
14 AREA, THE THREE P'S OF HOUSING, PRODUCTION, PROTECTION,
15 PRESERVATION. IN MY OWN COUNCIL DISTRICT IN DOWNTOWN BERKELEY,
16 SOME STUDIES HAVE SHOWN THAT THE EFFECTUATION OF ALL THREE P'S
17 OF HOUSING HAVE ACTUALLY REDUCED MEDIAN RENTS OVER THE PAST
18 SEVERAL YEARS. I WOULD WANT THAT FOR EVERYONE IN THE BAY AREA
19 SO THAT THIS CAN BE A PLACE THAT WE CAN ALL CALL HOME. THANK
20 YOU VERY MUCH FOR YOUR CONSIDERATION OF STAYING THE COURSE
21 TODAY.

22

23 **CLERK, CARSIE BONNER:** NEXT WE HAVE MA KAI FREEMAN IF YOU CAN
24 PLEASE UNMUTE YOUR TIME BEGINS NOW.

25



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

2

3 **CLERK, CARSIE BONNER:** YES WE CAN.

4

5 **SPEAKER:** I HAVE A SPEECH --

6

7 **CLERK, CARSIE BONNER:** UNDERSTOOD.

8

9 **SPEAKER:** I'M A RESIDENT, I HAVE FOUR HOUSES, I AM NOT FOR THE
10 NEW POLICY. I AND MANY PERSONS WITH DISABILITIES HAVE -- MY
11 LOCAL COMMUNITY, AND TRANSIT INCENTIVIZES -- AT THE EXPENSE OF
12 -- DISABILITY, EXTENT ARE -- PARKS AND SHOP WITHOUT TRAVELING
13 AS FAR. I AM AGAINST HOUSING POLICY THAT STILL DON'T
14 INCENTIVIZE THOSE WHO ARE EXTREMELY LOW-INCOME. OR VERY LOW-
15 INCOME. LOW-INCOME, IS OVER \$100,000, THERE IS NO HOUSING THAT
16 INCENTIVIZES HOUSING -- WORKING CLASS ON FIXED INCOME, SOCIAL
17 SECURITY, AND EVERYTHING ELSE. SO I ASK THE COMMISSION,
18 PLEASE, TO YOUR HEARTS, NOT JUST -- POLICY THAT IS --
19 EQUITABLE AND INCENTIVIZE -- AND NOT -- WAYFINDING, ACCESSIBLE
20 PARKING FOR THOSE WHO RELY ON IT, ACCESSIBLE -- PARATRANSIT,
21 AND HOUSING THAT'S EQUITABLE AND TRULY AFFORDABLE FOR THOSE
22 WHO ARE PUSHED OUT DUE TO INCOME. THANK YOU.

23

24 **CLERK, CARSIE BONNER:** NEXT WE HAVE KAREN GROVE. YOUR TIME
25 BEGINS NOW. KAREN ARE YOU THERE? I'M GOING TO CIRCLE --



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1

2 **SPEAKER:** NO. I'M SORRY. THANK YOU VERY MUCH. HELLO MY NAME IS
3 KAREN GROVE AND I'M SPEAKING ON BEHALF OF MENLO TOGETHER ALONG
4 WITH ADINA LEVIN AND ON BEHALF OF MYSELF. AND I'M SPEAKING TO
5 URGE YOU TO VOTE YES ON THE TOC WITH OPTION ONE. I ECHO THE
6 COMMENTS OF MANY, CADE KENNEDY, AMANDA CHAN, KEN CHAN, AND
7 OTHERS WHO HAVE ARTICULATED WELL WHY THE TOC IS IMPORTANT TO
8 ADDRESSING THE URGENT CLIMATE CRISIS AND PROTECTING THE MOST
9 VULNERABLE MEMBERS OF OUR COMMUNITIES WITHOUT ANTI-
10 DISPLACEMENT PROVISIONS NEW DEVELOPMENT PUSHES OUT THE LOWEST
11 INCOME EARNERS WHO ARE MOST VULNERABLE MEMBERS OF OUR
12 COMMUNITIES, FAR FROM THEIR ROOTS SEPARATES EXTENDED FAMILY
13 AND FORCES PEOPLE INTO UNHEALTHY SOUL SUCKING COMMUTES THAT
14 CAUSE TRAFFIC GRIDLOCK AND HARM THE PLANET ON A PERSONAL NOTE
15 I'M A MOM LANDLORD AND I SUPPORT THE TOC FROM THAT PERSPECTIVE
16 AS WELL. SO I URGE YOU TO SUPPORT THE TOC POLICY WITH OPTION
17 ONE.

18

19 **CLERK, KIMBERLY WARD:** NEXT WE HAVE SHANTY SINGH IF YOU CAN
20 PLEASE UNMUTE YOURSELF.

21

22 **SPEAKER:** HI MY NAME IS SHANTY SINGH I'M LEGISLATIVE DIRECTOR
23 FOR TENANTS TOGETHER REPRESENTING DOZENS OF GRASSROOTS BAY
24 AREA ORGANIZATIONS OUR COALITION THOUSANDS OF TENANT MEMBERS
25 AND YOUR CONSTITUENTS WHO ARE CURRENTLY AT WORK TRYING TO PAY



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1 THE RENT I'M A SAN FRANCISCO TENANT AND LIFELONG TRANSIT RIDER
2 TENANT PROTECTIONS ARE ESSENTIAL TO MAINTAINING FISCALLY STAN
3 BELIEVE TRANSIT INCREASING RIDERSHIP LOWERING GREENHOUSE GAS
4 EMISSIONS BECAUSE 3 MILLION WORKING CLASS BAY AREA RESIDENTS
5 FOR THE BACKBONE OF THE BAY AREA'S ECONOMY. I WILL CORRECT
6 SOME DISINFORMATION AS A STATE POLICY ADVOCATE THE STATE OF
7 CALIFORNIA RECOMMENDS TENANT PROTECTIONS AS PART OF LOCAL
8 POLICY ROAD MAPS LIKE HOUSING ELEMENTS AND AB1482 AS A CEILING
9 AFFORDABLE HOUSING TENANT PROTECTION POLICIES ON THE TOC ARE
10 FLEXIBLE AND NON-PRESCRIPTIVE PLEASE VOTE YES. THANK YOU.

11

12 **CLERK, CARSIE BONNER:** JENNY MADSEN.

13

14 **SPEAKER:** THANK YOU MY NAME IS JENNY MADSEN AND MY FAMILY HAS
15 BEEN IN EAST BAY SINCE THE 1870S I USED TO TAKE GRAY HOUND
16 FROM LIVERMORE TO SHOP IN HAYWARD AND OAKLAND, I BELIEVE IN
17 PUBLIC TRANSPORTATION AND HAVE RIDDEN ALL OF IT SINCE ITS
18 INCEPTION I JUST CAN'T BELIEVE THAT YOU'RE GOING TO VOTE DOWN
19 THE THREE P'S BECAUSE I HAVE BEEN GIVING COMMENT FOR 20 YEARS
20 IT FEELS LIKE TRYING GET YOU TO UNDERSTAND THIS WE HAVE TO
21 PROTECT AND PRESERVE IT WE CAN'T JUST BUILD LIKE REAL ESTATE
22 INDUSTRY WANTS YOU TO BE LISTENING TO THE PEOPLE THE MOST OF
23 THE COMMENTERS TODAY IT'S JUST LIKE THEY ALL THE WHOLE
24 POPULATION OF THE BAY AREA IS A HOUSING PROVIDER THAT'S NOT
25 TRUE THEY JUST HAVE AN OUTSIDE VOICE. THANK YOU FOR LISTENING



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1 TO ME.

2

3 **CLERK, CARSIE BONNER:** NEXT WE HAVE GIA FAM. YOUR TIME BEGINS
4 NOW. ARE YOU THERE? WE'LL CIRCLE BACK TO GIA. MAX?

5

6 **SPEAKER:** HI --

7

8 **CLERK, CARSIE BONNER:** BACK TO --

9

10 **SPEAKER:** AM I ON?

11

12 **CLERK, CARSIE BONNER:** YES.

13

14 **SPEAKER:** MAX RUNNING FOR STATE ASSEMBLY DISTRICT 24 I'M
15 FRUSTRATED WE SAY WE'RE IN A RESOURCE CRISIS BUT THEN KEEP
16 ADDING NEW OBSTACLES THIS PROPOSAL MAKES IT HARDER TO BUILD
17 THE VERY HOMES WE CLAIM TO SUPPORT FAMILIES ARE STRUGGLING
18 RIGHT NOW, IF THIS POLICY PASSES IT WILL SLOW PRODUCTION AND
19 THEN WE'RE GOING TO BE PART OF THE PROBLEM PLEASE DON'T MOVE
20 US BACKWARD. THIS IS DEEPLY DISAPPOINTING TOC WAS SUPPOSED TO
21 BE ABOUT BUILDING HOUSING NEAR TRANSIT INSTEAD TURNED INTO A
22 CHECKLIST OF NEW MANDATES EVERY EXTRA CONDITION RISKS KILLING
23 PROJECTS WE CANNOT KEEP PRETENDING THAT MORE RULES WILL
24 MAGICALLY CREATE MORE HOMES. PLEASE VOTE NO.

25



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1 **CLERK, KIMBERLY WARD:** GIA YOUR TIME BEGINS NOW.

2

3 **SPEAKER:** THANK YOU. GIA COMMUNICATIONS COORDINATOR WITH
4 HOUSING CHOICES OF 501 C3 NON-PROFIT THAT HELPS PEOPLE WITH
5 INTELLECTUAL AND DEVELOPMENTAL DISABILITIES TO FIND AND RETAIN
6 HOUSING TRANSIT ORIENTED COMMUNITIES ARE CRITICAL FOR PEOPLE
7 WITH DISABILITIES WHO ARE DISPROPORTIONATELY EXTREMELY LOW-
8 INCOME AND OFTEN DO NOT DRIVE OR OWN CARS RELY HEAVILY ON
9 ACCESSIBLE PUBLIC TRANSPORTATION SO STRONG TOC POLICY
10 PRESIDENCY THAT SUPPORT HOUSING AND COMMUNITY INTEGRATION IS
11 ESSENTIAL FOR THIS POPULATION TO STAY CONNECTED WITH THEIR
12 COMMUNITIES WE URGE THE BOARD TO LEAVE AFFORDABLE HOUSING
13 POLICIES UNCHANGED GO WITH OPTION ONE TO INCREASE TOC SET
14 ASIDES TO COVER ALL APPLICABLE LOCAL OBAG FUNDING STRONG
15 HOUSING POLICY AND STRONG TOC POLICY MUST GO HAND-IN-HAND IF
16 WE'RE SERIOUS ABOUT EQUITY AND INCLUSION. THANK YOU.

17

18 **CLERK, KIMBERLY WARD:** NEXT WE HAVE AARON, YOUR TIME BEGINS
19 NOW.

20

21 **SPEAKER:** HELLO. CAN YOU HEAR ME?

22

23 **CLERK, CARSIE BONNER:** YES WE CAN.

24

25 **SPEAKER:** OKAY. I URGE YOU TO VOTE NO. I WOULD LIKE TO JUST



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1 REMIND YOU OF YOUR TITLE. THIS IS THE METROPOLITAN TRANSIT
2 COMMISSION. YOUR TITLE DOESN'T HAVE ANYTHING TO DO WITH
3 HOUSING. I ALSO WOULD URGE YOU TO LOOK AROUND FOR A PLANNED
4 OAKLAND AND PLACES THAT HAVE HAD RESIDENT CONTROL, BERKELEY
5 HAVE RENT CONTROL SINCE 1980 THEY HAVE THE MOST HOMELESSNESS,
6 MOST PEOPLE LIVING IN VANS. IF RENT CONTROL TRULY WORKS IT'S
7 BEEN IN PLACE IN BERKELEY SINCE 1980. THE MOST HOMELESSNESS,
8 PEOPLE LIVING IN VANS. I THINK THE PROOF IS IN THE PUDDING.
9 SO, I URGE YOU TO JUST FOLLOW YOUR MISSION, WHICH IS
10 TRANSPORTATION, AND NOT TAKE ANYMORE OF YOUR STAFF'S TIME ON
11 HOUSING. THANK YOU SO VERY MUCH FOR YOUR TIME AND ATTENTION.

12

13 **CLERK, CARSIE BONNER:** NEXT WE HAVE DIANE FLETCHER, IF YOU CAN
14 UNMUTE YOURSELF. YOUR TIME BEGINS NOW.

15

16 **SPEAKER:** GOOD MORNING MY NAME IS DIANE FLETCHER, I'M A MEMBER
17 OF THE SANTA CLARA COUNTY ASSOCIATION OF REALTORS AS WELL AS
18 THE SILICON VALLEY ASSOCIATION OF REALTORS I'M ALSO A TENANT
19 AND I'M HERE TODAY TO SUPPORT MY LAND LORD WHO DOESN'T KNOW
20 I'M DOING THIS BUT I DO NOT WANT OUR SIX-PLEX TO BE SOLD AGAIN
21 THE PRIOR FAMILY COULDN'T DEAL WITH ALL OF THE MANDATES WE ALL
22 WANT MORE HOUSING FOR FAMILIES FROM EVERY SPECTRUM BUT THE
23 LANDLORD SHOULD NOT BE HIT WITH MORE MANDATES IN OUR AREA IT'S
24 HARD TO HAVE NEW HOUSING WITH LESS SPACE TO BUILD BUT WE HAVE
25 TO COME UP WITH BETTER SOLUTIONS. I'M A TENANT, AND I CAN EVEN



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1 SEE THAT THESE MANDATES ARE TOO MUCH FOR OUR LANDLORDS TO
2 BARE. I NEED HOUSING I'M A SINGLE BREAD WINNER AND I WANT TO
3 SAY PLEASE NO ON TOC WE CAN DO BETTER THAN THIS AND THANK YOU
4 FOR YOUR TIME TODAY.

5

6 **CLERK, CARSIE BONNER:** KELLY HUNT, IF YOU CAN UNMUTE YOURSELF
7 YOUR TIME BEGINS NOW.

8

9 **SPEAKER:** HELLO MAY NAME IS KELLY HUNT I'M A BOARD MEMBER OF
10 THE SANTA CLARA COUNTY ASSOCIATION OF REALTORS WE SHARE THE
11 SAME COMMON GOAL OF STABLE AFFORDABLE HOUSING BUT ADDING
12 PRESERVATION REQUIREMENT AND MANDATES AS FUNDING CONDITION IS
13 NOT THE VEHICLE TO ACCOMPLISH BUILDING NEW HOMES AND CREATING
14 AFFORDABLE HOUSING. AS A REALTOR I KNOW THERE IS A SERIOUS
15 SUPPLY AND DEMAND ISSUE AND WE NEED TO DO EVERYTHING WE CAN TO
16 CREATE MORE SUPPLY. WE ARE AND HAVE NOT BEEN BUILDING HOMES AT
17 A RATE REMOTELY CLOSE TO WHAT'S NEEDED TO ACCOMMODATE THE LAW
18 ENFORCEMENT POPULATION AGING INTO HOUSING WHICH IS MILLENNIALS
19 IN ADDITION HOUSING PROVIDERS HOUSING PROVIDER ABUSE IS NOT
20 THE NORM BUT EXCEPTION WE NEED TO ENCOURAGE HOUSING PROVIDERS
21 TO CONTINUE TO PROVIDE HOUSING NOT FORCE THEM TO REMOVE THE
22 PROPERTY FROM THE RENTAL MARKET WHICH ONLY WORSENS AFFORDABLE
23 HOUSING. PLEASE VOTE NO. THANK YOU.

24

25 **CLERK, CARSIE BONNER:** WINNIE FUNDING IF YOU CAN PLEASE UNMUTE



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1 YOURSELF. YOUR TIME BEGINS NOW.

2

3 **SPEAKER:** HI. THIS IS WINNIE, PLEASE VOTE NO ON COPA AND TOPA.

4 IF I CHOOSE TO SELL, THEN I SHOULD HAVE MY CHOICE ON MY OWN

5 DECISION. AND I CAME HERE. I DIDN'T HAVE MONEY, I WORK VERY

6 HARD FOR TWO JOBS AND FINAL I SAVE MY MONEY, AND THEN BECAUSE

7 THE RENT CONTROL, I SHARE MY HOUSE WITH PEOPLE. THEY ARE GOOD

8 PEOPLE, BUT I WORRY ONE DAY I GOT CAUGHT WITH A BAD PERSON.

9 SO, I REMOVE -- I PUT MY PLACE BACK. AND EVEN MY DAUGHTER,

10 THEY TOOK THEIR PLACE BACK BECAUSE THE RESIDENT ENCROACHMENT

11 WE ARE IN SAN FRANCISCO, IT'S SO BAD, WE HAVE NIGHTMARE ALL

12 THE TIME BECAUSE DURING THE COVID, THEY SAID THEY DON'T WANT

13 TO PAY THE RENT, AND PROTECT TENANT, I KNOW SOME PEOPLE ARE

14 VERY GOOD TENANTS, BUT WE WERE ABOUT ONE DAY WITH A BAD ONE,

15 THEN WE WOULD LOSE EVERYTHING.

16

17 **CLERK, KIMBERLY WARD:** THANK YOU THAT'S YOUR TIME.

18

19 **CLERK, CARSIE BONNER:** ALETA DUPREE, YOUR TIME BEGINS NOW.

20 ALETA ARE YOU THERE?

21

22 **SPEAKER:** YEAH. WHAT ITEM IS THIS? I'M NOT -- I DON'T THINK I'M

23 GOING TO BE SPEAKING ON THIS.

24

25 **CLERK, CARSIE BONNER:** OKAY THIS IS 9A. WE'LL CIRCLE BACK TO



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1 YOU.

2

3 **SPEAKER:** YEAH I'M NOT GOING TO SPEAK ON THIS I'LL LOWER MY
4 HAND.

5

6 **CLERK, KIMBERLY WARD:** FRANCISCO PAPALIA, YOUR TIME BEGINS NOW.

7

8 **SPEAKER:** I LIVE IN ALBANY, TENANT PROTECTIONS ALSO KNOWN AS
9 RENT CONTROL IS REGRESSIVE. IT PUNISHES THE HOUSING PROVIDER
10 THAT PROVIDES SAFE BELOW MARKET RATE HOUSING. AND INCENTIVIZES
11 THE SALE OF RENTALS TO OWNER OCCUPANTS. THIS IS THE REALITY.
12 PROGRESS IS NOT THE REDUCTION OF RENTAL HOUSING TO OWNER
13 OCCUPANTS. DENIAL OF FUNDS TO CITIES PUNISHES COMMUNITIES THAT
14 UNDERSTANDS THESE REALITIES. EXISTING LAWS AND PROTECTIONS,
15 STATE AND FEDERAL AND LOCAL EXIST AND WORK. RESIDENT CONTROL
16 IS NOT A NEEDS BASED PROGRAM LIKE SECTION EIGHT, WHICH IS AN
17 IMPORTANT AND ESSENTIAL PROGRAM. WE NEED EXPANDED SECTION
18 EIGHT, NOT MORE RENT CONTROL. THANK YOU.

19

20 **CLERK, CARSIE BONNER:** AALIYAH GOMEZ. YOUR TIME BEGINS NOW.

21

22 **SPEAKER:** THANK YOU. GOOD MORNING COMMISSION. MY NAME IS
23 AALIYAH GOMEZ AND I'M A GOVERNMENT AFFAIRS DIRECTOR FOR MARIN
24 ASSOCIATION OF REALTORS TODAY I'M HERE TO REMIND YOU THAT IF
25 THE CORE OBJECTIVE OF TOC PROGRAM IS TO INCREASE OVERALL



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1 HOUSING SUPPLY THROUGH HIGHER DENSITY POLICY CHOICES SHOULD
2 ALIGN WITH THAT OBJECTIVE. EVIDENCE SUGGESTS THAT CERTAIN
3 RESIDENTIAL HOUSING POLICIES CAN INADVERTENTLY SUPPRESS RENTAL
4 PRODUCTION WHICH IS SOMETHING THAT NONE OF US WANT HERE TODAY
5 MORE EFFECTIVE APPROACH WOULD BE TO PRIORITIZE COMPLIANCE WITH
6 STATE APPROVED HOUSING ELEMENTS WHICH INCLUDE PRODUCTION
7 TARGETS AND ACCOUNTABILITY MEASURES THAT DRIVE SUPPLY I URGE
8 YOU ALL TO VOTE NO ON THE TOC. THANK YOU. HAVE A GREAT DAY.

9

10 **CLERK, CARSIE BONNER:** NEXT WE HAVE BENJAMIN OF SAN MATEO IF
11 YOU CAN UNMUTE YOURSELF YOUR TIME BEGINS NOW. CHECK FIGURE
12 YOU'RE THERE.

13

14 **SPEAKER:** I'M HERE MY NAME IS BEN, I'M FROM CENTER FOR
15 INDEPENDENCE OF INDIVIDUALS WITH DISABILITIES CALLING IN
16 SUPPORT OF TRANSIT ORIENTED COMMUNITIES. BECAUSE WE NEED TO
17 INCREASE AFFORDABLE HOUSING ON TRANSIT LINES AND INCREASE
18 TENANT PROTECTIONS. THIS GIVES PEOPLE WITH DISABILITIES AND
19 PEOPLE OF LOW-INCOME MORE OPTIONS FOR HOUSING THAT THEY'RE
20 CURRENTLY BEING PRICED OUT OF, AND FOR THAT REASON, I STRONGLY
21 SUPPORT THIS POLICY. THANK YOU.

22

23 **CLERK, CARSIE BONNER:** REBECCA MIRAVITCH, YOUR TIME BEGINS.

24

25 **SPEAKER:** HELLO CAN YOU HEAR ME?



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1

2 **CLERK, CARSIE BONNER:** YES, WE CAN.

3

4 **SPEAKER:** HI. MY NAME IS REBECCA, ALAMEDA COUNTY RESIDENT I
5 SUPPORT PASSING THE TOC POLICY WITHOUT WEAKENING IT FURTHER
6 ONE OF THE MAIN POINTS OF GOVERNMENT IS TO ENCOURAGE GOOD
7 POLICY OUTCOMES INCLUDING DOING SO THROUGH FUNDING IF WE
8 REMOVE CONDITIONS FROM STATE AND FEDERAL FUNDING ALMOST
9 NOTHING WILL GET DONE WE NEED TO SUPPORT HOUSING BUILD HOUSING
10 PROTECTING RENTERS AND PRESERVING EXISTING AFFORDABLE HOUSING
11 THE TOC POLICY GETS US CLOSER THAN SOLVING OUR HOUSING CRISIS
12 WE NEED IT NOW MORE THAN EVER ALSO GENERALLY WANT TO PUSH FOR
13 SOMETHING EVEN STRONGER ALSO SUNSET THE SCORING SYSTEM. THANK
14 YOU.

15

16 **CLERK, CARSIE BONNER:** TUAN, YOUR TIME BEGINS NOW.

17

18 **SPEAKER:** I STRONGLY OPPOSE THE PROPOSAL WITH TOC MTC NEEDS TO
19 STICK TO ITS TRANSPORTATION MISSION AND NOT MEDDLE WITH
20 HOUSING MTC IS FACING AN \$800 MILLION BUDGET DEFICIT THAT IT
21 HAS TO ACCOUNT FOR WHY IS IT MEDDLING IN HOUSING AND FOR A
22 LITTLE BIT AMOUNT OF TRANSPORTATION MONEY MTC IS REQUIRING
23 CITIES ACROSS THE BAY TO COME UP WITH 20 TIMES MORE MONEY FOR
24 HOUSING DOES THAT MAKE SENSE? UNMANDATE HOUSING? UNFUNDED
25 HOUSING MANDATE? STICK TO TOPA COPA IS A FAILED POLICY WHY IS



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1 IT ON THERE? WHO PUT THAT FAILED POLICY ON THERE? TOPA/COPA
2 WAS CONSIDERED IN BERKELEY RICHMOND EAST PALO ALTO SAN JOSE
3 AND WAS UNANIMOUSLY DEFEATED ACROSS ALL THESE CITIES BY THE
4 MAJORITY OF THE CITY COUNCIL.

5

6 **CLERK, KIMBERLY WARD:** YOUR TIME IS UP.

7

8 **SPEAKER:** YOU NEED TO REJECT THIS POLICY.

9

10 **CLERK, CARSIE BONNER:** CECELIA LUNA PARA IF YOU CAN PLEASE
11 UNMUTE YOURSELF YOUR TIME BEGINS NOW.

12

13 **SPEAKER:** HI I'M CITY COUNCIL MEMBER AND I REPRESENT THE UC
14 BERKELEY CAMPS AND YOU SOUTH SIDE NEIGHBORHOOD AND WANT TO
15 EXPRESS MY SUPPORT FOR THE STRONGEST POSSIBLE VERSION OF THE
16 TRANSIT ORIENTED COMMUNITIES POLICY I ENCOURAGE GOING BEYOND
17 OPTION ONE'S PROPOSAL MY DISTRICT IS DISPROPORTIONATELY
18 IMPACTED BY THE BAY AREA'S HOUSING CRISIS WITH MANY STUDENTS
19 FACING HEALTH HOUSING AND SECURITY HOMELESSNESS AND HIGH
20 HOUSING COSTS WHILE THE CITY OF BERKELEY AND SOUTH SIDE
21 ESPECIALLY HAVE BEEN INCREASING OUR HOUSING SUPPLY BY BUILDING
22 MORE TRANSIT ORIENT THE HOUSING THIS IS A REGIONAL CRISIS THAT
23 WILL REQUIRE REGIONAL SOLUTIONS WE CANNOT REMOVE CONDITIONS
24 FROM THE STATE AND FEDERAL FUNDING NOR CAN WE WEAKEN OR REMOVE
25 ANTIDISPLACEMENT TENANT PROTECTION MEASURES TO RESPOND TO THE



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1 COMMENTER WHO CALLED OUT BERKELEY YES BERKELEY HAS SOME OF THE
2 STRONGEST TENANT PROTECTIONS IN THE STATE AND WE ALSO HAVE
3 BEEN BUILDING A LOT MORE SUPPLY OF HOUSING SO THE NOTION THAT
4 TENANT PROTECTIONS WILL CURB HOUSING DEVELOPMENT IS FALSE ONE
5 THAT SEEKS TO DISPLACES LOW-INCOME RESIDENTS I'M ALSO
6 PERSONALLY A GEN Z TENANT IN BERKELEY AND NOT ONLY DO I
7 REPRESENT THOUSANDS OF TENANTS IN BERKELEY BUT ALSO HEAR FROM
8 SO MANY UC BERKELEY STUDENTS WHO COMMUTE IN ORDER TO
9 AFFORDABLE TO ANDY UNIVERSITY THEY DESERVE YOUR TIME. THANK
10 YOU.

11

12 **CLERK, CARSIE BONNER:** WE HAVE PAUL. TIME BEGINS NOW.

13

14 **SPEAKER:** I BELIEVE THAT EVERY ADDED REQUIREMENT MEANS FEWER
15 HOMES FAMILIES NEED HOUSING NOW NOT ADDING BARRIERS. PLEASE
16 REMOVE THE PRESERVATION AND PROTECTION MANDATES. THANK YOU.

17

18 **CLERK, CARSIE BONNER:** NEXT WE HAVE TRUST REAL ESTATE
19 PROPERTIES.

20

21 **SPEAKER:** TINA WONG, COFOUNDER OF BETTERHOUSINGPOLICY.ORG.
22 WE'RE A NON-PROFIT WE HAVE OVER 2,000 MEMBERS I'M SPEAKING ON
23 BEHALF OF THEM SO WE SENT A LETTER IN E-MAIL ON THAT. LOCAL
24 COMMUNITY UNDERSTAND THEIR HOUSING NEEDS THE CITY ALREADY
25 IMPLEMENTING STATE HOUSING LAW CONDITIONING TOC FUNDING ON



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1 ADDITIONAL MANDATES OVERRIDES LOCAL PLANNING EFFORTS
2 COMMUNITIES NEED FLEXIBILITY AND TOOLS NOT NEW FUNDING
3 RESTRICTION TOC SHOULD SUPPORT LOCAL DECISION-MAKING NOT
4 LIMITING IT. I URGE TO YOU VOTE NO ON THE ITEM 9A. AND PLEASE
5 BE REMINDED, THERE IS ALREADY A STATE LAW OF 1482. THERE IS
6 ALL THESE LOCAL RENTAL ORDINANCE. THE SMALL PROPERTY OWNERS
7 ARE ALSO YOUR CONSTITUENTS. PLEASE HELP THEM ALSO. THANK YOU
8 VERY MUCH.

9

10 **CLERK, CARSIE BONNER:** SUNJAY SHEPHERD. YOUR TIME BEGINS NOW.

11

12 **SPEAKER:** HI MY NAME IS SONJA SHEPHERD CAN YOU HEAR ME?

13

14 **CLERK, CARSIE BONNER:** YES WE CAN.

15

16 **SPEAKER:** I'M A TRANSIT ADVOCATE VOLUNTEER WITH 350 CONTRA
17 COSTA ACTION THE BAY AREA NEEDS FREQUENT RELIABLE PUBLIC
18 TRANSPORTATION WITHIN CERTAIN WALKING DISTANCE FOR ALL
19 INCLUDING SENIORS THIS IS RELIABLE TRANSPORTATION WILL REDUCE
20 TRAFFIC CONGESTION AND GREENHOUSE GAS EMISSIONS WHILE WE NEED
21 STRONG TRANSIT ORIENTED COMMUNITY POLICY THAT ENSURES ALL BAY
22 AREA RESIDENTS REGARDLESS OF THEIR INCOME OPPORTUNITY TO LIVE
23 NEAR TRANSIT WE ALSO NEED A TOC POLICY THAT FOCUSES ON
24 RELIABLE AFFORDABLE TRANSPORTATION. THANK YOU.

25



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1 **CLERK, CARSIE BONNER:** THAT COMPLETES PUBLIC COMMENT.

2

3 **CHAIR, SUE NOACK:** OKAY. THANK YOU, EVERYONE, FOR

4 PARTICIPATING. BEFORE WE GO ON, WE HAVE CLIPPER FOLKS HERE TO

5 GIVE US AN UPDATE. AND BEFORE WE GET INTO DISCUSSION ON TOC,

6 WHICH I THINK WILL TAKE A LITTLE BIT OF TIME, DO WE WANT

7 CLIPPER PEOPLE TO HOLD ON? OR ARE PEOPLE AVAILABLE FOR A WHILE

8 TO BE ABLE TO GET THROUGH THIS AND THEN CLIPPER? OR ARE WE

9 OKAY DELAYING IT A BIT? WE DID HAVE A HANDFUL OF US MET WITH

10 THE CLIPPER PRESIDENT YESTERDAY WHO GAVE US A DETAILED UPDATE.

11 AND HAPPY TO PASS ON THAT INFORMATION. OR WE CAN WAIT. WHAT

12 ARE PEOPLE'S THOUGHTS? FINISH WHAT WE'RE DOING AND THEN

13 EVERYBODY HAS GOT TO LEAVE SO SHOULD WE PUSH OFF THE CLIPPER

14 UPDATE UNTIL THE NEXT MEETING? PUSH OFF? PUSH OFF? OKAY. ALL

15 RIGHT. JASON, YOU'RE FREE TO GO. [LAUGHTER] HE'S BEEN WALKING

16 BACK AND FORTH. AT LEAST WE'VE FED YOU, JASON. THAT'S ALL I

17 HAVE TO SAY. OKAY. THANK YOU. WE'LL PUSH THAT ONE OFF. GREAT.

18 OKAY. WE WILL NOW GO -- BRING IT BACK TO THE COMMISSIONS FOR

19 DISCUSSION AND I'M GOING TO START OFF WITH THE VICE CHAIR.

20

21 **V. CHAIR, STEPHANIE MOULTON-PETERS:** SO, THANK YOU, CHAIR. AND

22 I WANT TO THANK OUR STAFF AND THE PUBLIC COMMENT. THANK YOU TO

23 EVERYONE. FOR ME, THE TOC POLICY IS AN IMPORTANT ASPECT OF THE

24 BAY AREA'S GROWTH STRATEGY AND IT IS A LOGICAL AND NECESSARY

25 STEP THAT FOLLOWS FROM OUR TRANSIT ORIENTED DEVELOPMENT POLICY



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1 PROMOTING HOUSING AND MIXED USE ALONG OUR TRANSIT CORRIDORS.
2 WE NEED THIS POLICY TO MANAGE FUTURE GROWTH IN THE BAY AREA
3 AND WE NEED THIS POLICY TO MEET OUR CLIMATE GOALS, GREENHOUSE
4 GAS TARGETS FOR PLANNED BAY AREA AND TO INCREASE TRANSIT USE.
5 THE POLICY IMPLEMENTATION FACED HEADWINDS INCLUDING NEW STATE
6 LAWS, HOUSING ELEMENT COMPLIANCE, AND RHNA, AND I WAS VOCAL
7 EARLY IN PROCESS ABOUT NEEDING TO FACTOR THESE DEVELOPMENTS
8 INTO OUR TOC POLICY. AND THAT HAS HAPPENED. WE HAVE GONE
9 THROUGH AN EXTENSIVE PROCESS TO TAKE COMMENTS AND ISSUES AND
10 ADDRESS THEM. YOUR ATTACHMENT TO THE PROPOSED CHANGES TO TOC
11 POLICY ADMINISTRATIVE GUIDANCE OUTLINES 23 CHANGES THAT ARE
12 MADE, SOME TO INCREASE FLEXIBILITY AND INCORPORATE STATE LAW.
13 OTHER ISSUES WERE CLARIFIED AND SOME WERE TIGHTENED UP. THIS
14 IS WHAT I CALL RESPONSIVE. AND I WANT TO THANK OUR STAFF FOR
15 WORKING THROUGH IT WITH US. THIS WAS ALWAYS INTENDED AS A
16 STRETCH GOAL TO INCENTIVIZE AND REWARD INFILL GROWTH AROUND
17 OUR STATION AREAS WITHIN A HALF MILE WITHOUT DISPLACING
18 CURRENT RESIDENT WHO IS NEED AND USE TRANSIT. AND WE HAVE HAD
19 A NUMBER OF SPEAKERS COME TO THE PODIUM TO WARN UP ABOUT THE
20 DISPLACEMENT THAT COMES FROM REDEVELOPMENT AND THIS IS A
21 SERIOUS ISSUE. THE POINTS FOR PROTECTION POLICIES ARE
22 IMPORTANT. THEY ARE ALSO ONLY EIGHT POINTS, OUT OF THE 100
23 POINT SCALE. SO, JURISDICTIONS CAN CHOOSE WHICH TO OPT IN FOR.
24 IT'S VOLUNTARY, AND IT IS OPT-IN. MARIN COUNTY HAS PROTECTION
25 POLICIES IN PLACE. THE REMAINDER OF THE FUNDS, TOC POT IS A



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1 VERY SMALL POT RELATIVE TO THE TOTAL FUNDING AND THE REMAINDER
2 GOES TO CTA'S AND REGIONAL SUPPORT PROGRAMS FOR OBAG FOUR. WE
3 EXTENDED THE TIMELINE TO MAKE IT POSSIBLE FOR MORE
4 JURISDICTIONS TO QUALIFY. WE'RE PROVIDING GRADED FUNDING
5 LEVELS DEPENDING ON THE NUMBER OF STATIONS, AND WE'RE AIMING
6 FOR 10 TO 15 JURISDICTIONS TO QUALIFY FOR THESE. SO, WE'RE NOT
7 SPREADING THIS MONEY LIKE PEANUT BUTTER, IT'S TARGETED TO
8 INCENTIVIZE AND REWARD THOSE COMMUNITIES WHO STEP FORWARD TO
9 ADOPT THESE POLICIES. AND I DO WANT TO GIVE A SHOUT OUT TO THE
10 CITY OF COTATI, 7300 PEOPLE WHO HAVE SPENT THE LAST THREE
11 YEARS IN THEIR PLANNING DEPARTMENT WORKING ON STATIONARY
12 PLANNING TO APPLY AND RECEIVE THIS FUNDING. SO, CITIES OF ALL
13 SIZES CAN DO THIS. AND, BEGAN, IT'S OPT-IN. SO, I JUST WANT TO
14 SAY, YOU KNOW, THIS PROGRAM DOES NOT GO AS FAR AS SOME WOULD
15 LIKE, IT GOES FARTHER THAN OTHERS WANT IT TO. BUT I THINK WE
16 HAVE STRUCK A BALANCE IT'S NOT A REQUIREMENT IT'S AN INCENTIVE
17 PROGRAM TO INCENTIVE THE KIND OF DEVELOPMENT THAT THE BAY AREA
18 NEEDS GOING FORWARD. SO I'M GOING TO SUPPORTING THE APPROVAL
19 OF THE TOC POLICY WITH OPTION NUMBER ONE AND I'M INTERESTED IN
20 HEARING WHICH MY COLLEAGUES WILL SUPPORT. THANK YOU.

21

22 **CHAIR, SUE NOACK:** CANDACE? SORRY. COMMISSIONER ANDERSON.

23

24 **CANDACE ANDERSEN:** YOU CAN CALL ME CANDACE. NO FORMALITY
25 NEEDED. I WANT TO THANK EVERYONE WHO PARTICIPATED, STAFF, I



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1 MEAN OVERWHELMINGLY THE MESSAGE WE'RE GETTING IS WE ALL WANT
2 TO SEE MORE HOUSING IN THE BAY AREA AND A LOT OF WHAT'S BEEN
3 DISCUSSED TODAY HAS BEEN FOCUSED TO THE SPECIFICS OF OUR TOC
4 POLICY AND WHAT WAS MENTIONED WE'RE TALKING ABOUT A TOC POLICY
5 THAT'S AFFECTING \$45 MILLION THAT'S GOING TO BE AN INCENTIVE
6 PROGRAM AND IT'S SOMETHING THAT EACH JURISDICTION HAS
7 OPPORTUNITY TO APPLY FOR BUT IT'S ALSO EIGHT POINTS OUT OF 100
8 AND TO ME IT'S HELPFUL TO KEEP THAT IN PERSPECTIVE IF 85 POINT
9 IS A THRESHOLD EVEN IF YOU SAID AS YOUR JURISDICTION I HATE
10 ALL OF THESE PROGRAMS I WANT NOTHING TO DO WITH THEM YOU STILL
11 WOULD POTENTIALLY QUALIFY BUT WHAT'S IMPORTANT TO ME HAVING
12 SAT ON THE AD-HOC COMMITTEE, IS WE HAD SOME REALLY ROBUST
13 DISCUSSIONS OF WHAT THE BEST APPROACH TO THEM I WAS ONE WHO
14 SUPPORTED GETTING CREDIT FOR STATE LAW BECAUSE WE HAVE HAD
15 CHANGES IN STATE LAW I WAS VOTED DOWN SO WHAT YOU HAVE BEFORE
16 YOU IS TWO DIFFERENT PROPOSALS I'M SUPPORTING POLICY TWO
17 SIMPLY BECAUSE YOU MAY HAVE TWO REALLY, REALLY GOOD PROGRAMS
18 OR MORE IN A COUNTY THAT SMALL CITIES WITH TRANSIT CENTERS CAN
19 AVAIL THEMSELVES TO. AND TO ME THERE SHOULD BE NO REASON WHY
20 IF THEY CAN DEMONSTRATE THAT THOSE TWO COUNTY PROGRAMS WILL
21 BENEFIT THE PEOPLE IN THEIR COMMUNITY WHY WE WOULDN'T ALLOW
22 THEM TO RELY ON BOTH OF THOSE WHY WE WOULD SAY NOPE YOU HAVE
23 GOT TO CREATE YOUR OWN PROGRAM WHICH FOR MANY CITIES WHEN THEY
24 DON'T ALREADY HAVE THE WHOLE SOCIAL SERVICES SET UP THEY DON'T
25 HAVE PROGRAM IT WOULD BE VERY EXPENSE AND I HAVE DIFFICULT TO



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1 OVERSEE DEPENDING UPON WHICH ON THE LIST THEY CHOSE. SO, I
2 WANT TO -- WHAT I HAVE LISTENED TO A LOT TODAY THERE IS A BIG
3 MISUNDERSTANDING ABOUT WHAT WE'RE DOING AND ABOUT WHAT THESE
4 TOC POLICIES APPLY TO. AND WE HAVE HEARD -- I HAVE HEARD,
5 ANECDOTALLY THAT OUT IN THE COMMUNITY THERE ARE SOME PEOPLE
6 GOING TO CITIES SAYING IF YOU DON'T ADOPT THIS MENU, YOU'RE
7 NOT GOING TO GET ANY MTC DOLLARS EVER. AND I DO APPRECIATE
8 THAT STAFF DID GO AHEAD AND IMPLEMENT, SAY, OR ADDED IN
9 ATTACHMENT, LANGUAGE "NO POLICY IS GIVEN PREFERENCE OVER
10 ANOTHER. ALL ARE ASSESSED EQUALLY." I WOULD LIKE TO TAKE IT
11 FURTHER IF POSSIBLE AND CARRY ON AND SAY ALREADY EVALUATED ON
12 AN EQUAL BASIS BUT THE PROTECTION POLICY OPTIONS LISTED BELOW
13 ARE INTENDED TO REDUCE DISPLACEMENT AND ENSURE THAT EXISTING
14 RESIDENT BENEFITS FROM TRANSIT ORIENTED GROWTH HOWEVER
15 IMPLEMENTATION OF ANY OPTION IS SUBJECT TO FEASIBILITY AND
16 ALIGNMENT WITH APPLICABLE POLICIES REGULATORY FRAMEWORK AND
17 BROADER COMMUNITY CONSIDERATIONS OF THE LOCAL JURISDICTION AND
18 SHOULD NOT BE CONSTRUED AS EXPRESSING SUPPORT FOR ANY
19 PARTICULAR APPROACH AND I HAVE THAT IN WRITING IF ANYONE --

20

21 **CHAIR, SUE NOACK:** THANK GOD.

22

23 **CANDACE ANDERSEN:** I APPRECIATE PEOPLE IN THE COMMUNITY
24 OFFERING THAT BUT I THINK WE NEED TO MAKE IT CLEAR A BIT MORE
25 CLEAR THESE POLICIES WHILE THEY ALL -- WE ALL SUPPORT THE



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1 THREE P'S IN DIFFERENT WAYS BECAUSE WE ALL FEEL THERE ARE
2 DIFFERENT WAYS TO GET TO CREATING ADDITIONAL HOUSING BUT THESE
3 POLICIES WE'RE ADOPTING REALLY ARE SPECIFIC TO THIS TO BEING
4 APPLICATION TO THIS \$45 MILLION SO THAT WOULD BE MY SUGGESTION
5 AND I AM IN SUPPORT OF POLICY TWO LOOK FORWARD TO HEARING FROM
6 OTHERS.

7

8 **CHAIR, SUE NOACK:** COMMISSIONER MASHBURN.

9

10 **MITCH MASHBURN:** THANK YOU MADAM CHAIR I'M PROBABLY GOING TO BE
11 THE SOLE DISSENT OR THIS POLICY I WOULD IMAGINE. BUT MY
12 OPINION HASN'T CHANGED THAT MUCH SINCE WE HAD OUR LAST
13 WORKSHOP. IF YOU RECALL AT THAT LAST WORKSHOP ONE OF THE
14 THINGS I BROUGHT UP WE NEEDED TO HEAR FROM INDUSTRY BECAUSE WE
15 HAVE A LOT OF POLICY MAKERS ELECTED OFFICIALS AND BUREAUCRATS
16 BUT DIDN'T HAVE A BUNCH OF INPUT FROM PEOPLE WHO ARE ACTUALLY
17 BUILDING THESE PLACES RIGHT WHO ARE RENTING THEM OUT EXCEPT
18 TODAY AT THAT MEETING THEY DIDN'T HAVE A LOT OF INPUT INTO THE
19 CREATION OF THIS POLICY AND WE CAN CREATE POLICIES ALL DAY BUT
20 THAT'S NOT GOING TO GET THIS STUFF BUILT. RIGHT NOW, I DON'T
21 THINK THAT I DON'T REALLY SEE A VECTOR BETWEEN THEIR ISSUE
22 WHICH IS THIS POLICY AND TRANSIT. RIGHT? NOBODY -- WE HAVE
23 TALKED ABOUT IT AND SAID OH YEAH IT'S CONNECTED. SOMEBODY
24 NEEDS TO SHOW ME THE MATH SHOW ME THE PROOF IN THE PUDDING
25 WHERE US HAVING RENT CONTROL IS GOING TO IMPROVE TRANSIT



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1 ACTUAL BUSES AND TIMES AND ALL THOSE THINGS THAT GO INTO OUR
2 COMMUNITIES RIGHT BECAUSE I AIN'T SEEN IT YET NOBODY IN THE
3 PRESENTATION HAS SHOWED ME ANY OF THOSE THINGS AND I HAVEN'T
4 SEEN A CONNECTION BROUGHT UP PROVED DISPROVED THAT'S GOING TO
5 IMPROVE THE DEVELOPMENT. NOBODY'S HAD A BUILDER -- LEWIS
6 HOLMES HASN'T COME TO THAT MIC AND SAID MAN IF YOU DO THIS I'M
7 GOING TO BUILD SOME HOMES RIGHT NEXT TO TRANSIT FOR YOU RIGHT
8 BECAUSE IT PENCILS OUT AIN'T SEEN IT FROM ANYONE WE CAN MAKE
9 THESE POLICIES ALL DAY LONG THIS POLICY IS A CAMEL'S NOSE IN
10 THE TENT YES IT'S 50 MILLION BUCKS. YES, IT'S VERY BROAD AND
11 IT'S EIGHT POINTS. BUT CAMEL'S NOSE IN THE TENT TO RENT
12 CONTROL. AND LAST TIME I CHECKED IT SAYS METROPOLITAN
13 TRANSPORTATION COMMISSION NOT METROPOLITAN HOUSING EQUITY
14 COMMISSION IT DOESN'T SAY OUR JOB IS TO IMPROVE TRANSIT OUR
15 JOB IS TO INCENTIVIZE DEVELOPMENT NOT DISINCENTIVIZE IT SO BY
16 MY PERSPECTIVE NONE OF THOSE THINGS THAT I ASKED FOR WERE
17 SHOWN NONE OF THOSE BARS HAVE BEEN MET THIS IS JUST MORE
18 POLICY ON PAPER THAT'S GOING TO NEGATIVELY AFFECT INDUSTRY AND
19 BUSINESS IN OUR AREA AND IT'S NOT GOING TO NECESSARILY BRING
20 THE HOUSING THAT WE ARE TRYING TO AS A BYPRODUCT OF DOING
21 TRANSIT CREATE. SO I WON'T BE SUPPORTING THIS.

22

23 **CHAIR, SUE NOACK:** MARILYN -- SORRY, COMMISSIONER ASHCRAFT. I'M
24 SORRY.

25



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1 **MARILYN EZZY ASHCRAFT:** [LAUGHTER] IT'S ALL GOOD. THANK YOU
2 CHAIR NOACK, SUE. I WANT TO JUST START OUT BY SAYING THAT I
3 WAS HAVING SOME SERIOUS DEJA VU MOMENTS LISTENING TO THE
4 COMMENTS BECAUSE TEN YEARS AGO -- NEXT MONTH, BUT WE WOULD
5 PROBABLY HAD TO PASS IT IN FEBRUARY, BUT IN 2016, THE CITY
6 WHERE I AM MAYOR FOR THE LAST EIGHT YEARS SO I WAS JUST ON THE
7 COUNCIL WE PASSED A RENT CONTROL ORDINANCE WE ALL HEARD THESE
8 ARGUMENTS AND MORE COMMISSIONERS TAKE IT FROM ME WE GOT OFF
9 EASY BECAUSE MY COUNCIL WAS THERE UNTIL TWO IN THE MORNING I
10 KNOW WE SHOULDN'T FORGET TAKE THE LAST SENTENCE BACK HOWEVER
11 IN THOSE TEN YEARS I WANT YOU ALL TO KNOW THAT WE HAVE BUILT
12 1500 UNITS OF AFFORDABLE HOUSING THAT INCLUDES SOME MULTI-
13 FAMILY UNITS THAT ARE 100% AFFORDABLE FIRST RIBBON CUTTING, IT
14 WAS GROUNDBREAKING THAT I DID AS NEW MAYOR WHAT KEY CALL
15 COURSE AIR FLATS ANY WORLD WAR II VETERANS KNOW THAT WAS WORLD
16 WAR II AIRCRAFT BECAUSE COURSE AIR FLATS WAS SET UP IN
17 PARTNERSHIP WITH OPERATION DIGNITY THAT SERVES FORMERLY
18 HOMELESS VETERANS AND THAT IS SUPPORTIVE HOUSING WITH ON-SITE
19 RESIDENTIAL MANAGER IT IS FOR LOW-INCOME SENIORS BUT THEY SET
20 ASIDE HALF OF THE 60 SOME YEARS FOR FORMER LEAVE HOMELESS
21 VETERANS AND I REMEMBER SAYING AT THE TIME THAT THERE IS
22 SOMETHING WRONG WITH THIS PICTURE THAT SOMEONE WHO SERVED
23 THEIR NATION SHOULD THEN BE LIVING AROUND A FREEWAY OVERPASS
24 IN THE BUSHES HOW FITTING IT'S ALAMEDA POINT WHICH IS OUR FORM
25 OR NAVAL AIR STATION HOW FITTING THAT A FORMER MILITARY BASE



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1 WE WERE ABLE TO BUILD THIS WITH AN AFFORDABLE DEVELOPING
2 AFFORDABLE HOUSING DEVELOPER, AND RIGHT NEXT DOOR IS THE JUST
3 AROUND THE CORNER IS THE STARLING AGAIN 100% AFFORDABLE FOR
4 FAMILIES OF THE 60 PLUS UNITS AGAIN WITH LIVE RESIDENTIAL
5 MANAGER AND WRAP-AROUND SERVICES 50% OF THOSE UNITS ARE
6 HOUSING FORMERLY UNSHELTERED FAMILIES. EVERY CHILD SHOULD BE
7 ABLE TO GROW UP WITH A ROOF OVER THEIR HEAD THAT WE HAVE
8 INCLUSIONARY ORDINANCE IN ALAMEDA ANY NEW DEVELOPMENT IF IT'S
9 ALAMEDA POINT HAS TO HAVE AT LEAST 25% AFFORDABLE UNITS
10 AFFORDABLE UNITS SOME OF OUR DEVELOPERS HAVE GONE AS FAR AS
11 40% ON THE MAIN ISLAND 15% WE'RE AN ISLAND THERE IS CONNECTION
12 NEXUS BETWEEN HOUSING AND TRANSPORTATION WE HAVE TO GET PEOPLE
13 OUT OF THEIR CARS FOSSIL FUEL BURNING CARS OR EV THAT I DRIVE
14 BECAUSE WHEN I'M SITTING IN TRAFFIC I'M KEEPING OTHER PEOPLE
15 IDLING THEIR ENGINES THAT'S CONTRIBUTING TO GREENHOUSE GAS
16 EMISSIONS FOR MY CITY IT'S EXISTENTIAL THREAT BUT FOR THE REST
17 OF THE BEHAVIOR WE'RE CALLED BAY AREA BECAUSE OUR BAY IS OUR
18 DEFINING FEATURE AND TRANSPORTATION NEEDS RIDERS SO IT NEEDS
19 HOUSING NEAR TRANSIT AND WHEN I TOOK THE FERRY THIS MORNING
20 FROM SEAPLANE LAGOON FERRY TERMINAL AND ALAMEDA LOOKED BACK
21 AND SO PROUD TO SEE THE HOUSING THAT HAS RISEN OUT OF THE
22 GROUND THAT BEER STILL BUILDING FOR ALL DIFFERENT INCOME
23 LEVELS WE MIX MARKET RATE WITH AFFORDABLE I WANT TO SAY THAT
24 AS MAYOR AND AGAIN MY 8TH YEAR AS MAYOR MY TOP PRIORITY HAS
25 BEEN ADDRESSING THE HOUSING CRISIS WE HAVE HOUSING CRISIS IN



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1 THE BAY AREA IN THE ENTIRE STATE BECAUSE ELECTED OFFICIALS
2 JUST LIKE US WELL MEANING KICKED THE CAN DOWN THE ROAD WHEN
3 THERE WAS OPPORTUNITY THE CHALLENGE TO DO SOMETHING NOT IN MY
4 BACKYARD MAYBE LATER SOMEWHERE ELSE THE BUCK HAS TO STOP HERE.
5 THIS IS HOW WE DO IT. I HAD THE PRIVILEGE OF HEARING DR. MARGO
6 CRUSHELL SHE IS AN INTERNIST WITH UCSF AND SF GENERAL SHE WAS
7 ACTUALLY IN THE QUEUE TO SPEAK ONLINE BUT THEN HAD TO DROP OFF
8 BECAUSE SHE'S GOT TO PRACTICE AND SHE TEACHES AND ALL THAT BUT
9 WHEN SHE SPOKE TO THE ALAMEDA ACCUMULATE MAYOR'S CONFERENCE,
10 MAYOR LEE WAS THERE A COUPLE WEEKS AGO SHE TOLD US THAT
11 HOMELESSNESS IS A HOUSING PROBLEM IT'S BECAUSE WE DON'T HAVE
12 ENOUGH HOUSING SURE HOMELESS POPULATION WE HAVE INDIVIDUALS
13 WITH MENTAL HEALTH ISSUES WITH SUBSTANCE ABUSE ISSUES
14 COMBINATION THEREOF SO DOES THE STATE OF WEST VIRGINIA, AND
15 THE HAS A MINISCULE HOMELESS POPULATION BECAUSE HOUSING IS
16 MORE AFFORDABLE THERE WE CAN DO THIS HERE SHE IS HOPEFUL I'M
17 SORRY WE DENT GET TO HEAR FROM HER THEN LAST THING I'M GOING
18 TO SAY THAT IT DID PAIN ME TO HEAR THE SPEAKERS WHO CRITICIZE
19 OUR STAFF AT MTC OUR HARDWORKING STAFF WHO DIG DEEP DOES THE
20 RESEARCH BRINGS US THESE REPORTS WHEN I HEAR SOMETHING LIKE
21 THAT I THINK THEY MUST HAVE RUN OUT OF RATIONAL ARGUMENTS IT
22 DOESN'T ELEVATE OUR ARGUMENT IN MY BOOK IT WEAKENS IT I THINK
23 LASTLY I WOULD ASK US TO CONSIDER WHO IS NOT IN THE ROOM WE
24 HAVE HEARD FROM A VARIETY OF SPEAKERS BUT AS SOMEONE WHO NOTED
25 A PREVIOUS SPEAKER SOME FOLKS IN THE BAY AREA ARE WORKING 2



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1 AND 3 JOBS JUST TO PAY THE RENT THEY DON'T HAVE THE TIME TO
2 TAKE EVEN TO CALL INTO A MEETING I THANK THE STAFF FOR
3 BRINGING FORWARD WHAT I THINK IS A REASONABLE PROPOSAL COMMON
4 SENSE PROTECTIONS AND I FAVOR OPTION ONE. THANK YOU SO MUCH.

5

6 **CHAIR, SUE NOACK:** MARGARET. I'M GOING WITH FIRST NAMES NOW.

7

8 **MARGARET ABE-KOGA:** ESPECIALLY MINE.

9

10 **CHAIR, SUE NOACK:** SUGGEST EMERGENCY RELATE. [LAUGHTER]

11

12 **MARGARET ABE-KOGA:** THANK YOU CHAIR. I WANT TO THANK STAFF FOR
13 THE PRESENTATION AND FOR ALL OF THE MEMBERS OF THE PUBLIC WHO
14 CAME TO PRESENT THEIR INPUT TODAY. I WANT TO START BY SAYING,
15 AND I VERY MUCH APPRECIATE COMMISSIONER ASHCRAFT AND ALL THAT
16 YOU ARE DOING IN YOUR CITY AND YOUR JURISDICTION. I HAVE BEEN,
17 AS A FORMER COUNCIL MEMBER IN A CITY THAT I'M VERY PROUD TO --
18 HAS BEEN FINALLY SEEN AS A LEADER IN HOUSING AND HOUSING
19 PRODUCTION, WE AT MOUNTAIN VIEW HAVE BEEN -- THE CITY, AND OUR
20 SMALL CITY OF 85,000 PEOPLE, 13 SQUARE MILES WE HAVE BUILT THE
21 MOST UNITS PER CAPITA OF, I THINK, MOST OF THE PARE CITIES,
22 AND I HAVE BEEN ON THE COUNCIL FOR 16 YEARS. SO, I HAVE BEEN A
23 PART OF THAT. I HAD TO GO BACK BECAUSE, FRANKLY, I HAVE BEEN
24 CRITICIZED FOR BEING A SLOW GROWTHER, BUT I APPROVED MYSELF
25 VOTED TO APPROVE 115 DEVELOPMENTS OVER 17,000 UNITS OF



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1 HOUSING, 1500 OF THOSE AFFORDABLE, WITH ANOTHER 1500 MORE
2 COMING IN THE PIPELINE WAITING FOR FUNDING. SO I COME AT THIS
3 VERY MUCH PRESCRIBED TO THE IDEAS OF TRANSIT ORIENTED
4 DEVELOPMENTS. WE'RE VERY FORTUNATE WE DO HAVE A TRANSIT HUB IN
5 OUR CITY. BUT, UNFORTUNATELY I STILL HAVE CONCERNS ABOUT THIS
6 IMPLEMENTATION P I HAVE BEEN HEARING FROM MY STAFF AND VTA, AS
7 WELL AS MY OWN STAFF, THAT JURISDICTIONS IN SANTA CLARA COUNTY
8 ARE STRUGGLING TO REACH 75 POINT, LET ALONE THE 85 POINTS, AND
9 YOU HAVE HEARD, ACTUALLY, MAYOR MAHAN SAY THAT, THAT SAN JOSE
10 IS PROBABLY NOT GOING TO QUALIFY. IF THE THRESHOLD IT'S SET
11 TOO HIGH, AND VERY -- I KNOW IT'S MENTIONED THAT 10 TO 15
12 JURISDICTIONS CAN QUALIFY, WHICH IS FINE, BUT I JUST FIND IT
13 VERY TROUBLING THAT OUR COUNTY THAT'S 25% OF THE BAY AREA,
14 [LAUGHTER] NONE OF OUR CITIES ARE GOING TO QUALIFY FOR THIS.
15 AND I IT LOOK THROUGH THIS EVALUATION FRAMEWORK AND FROM MY
16 KNOWLEDGE EVER HOUSING AND DEVELOPMENT I LOOK AT THIS AND IT
17 IS REALLY HIGH DIFFICULT THRESHOLD TO MEET AND I'M NOT SURE
18 THAT EVEN MOUNTAIN VIEW WILL MEET IT AND THAT'S MY CHALLENGE
19 IS THAT WHEN STAFF FIRST APPROACHED ME ABOUT THIS THEY SAID TO
20 ME THAT IT WAS REALLY MEANT FOR CITIES LIKE MOUNTAIN VIEW THAT
21 HAVE -- YOU KNOW, BUILT THE HOUSING, WE HAVE REPORT CONTROL,
22 WE HAVE ALL THE PROTECTIONS. FRANKLY, AS I LOOKED UP THE STATE
23 HOUSING LAWS, I HAVE BEEN UNDER-- BUZZ OUR CITY HAS GONE ABOVE
24 AND BEYOND MOST OF THEM BUT WAS TOLD THIS SHOULD REWARD CITIES
25 LIKE MINE BUT WE'RE GOING TO STRUGGLE TO QUALIFY THAT'S A REAL



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1 PROBLEM FOR ME. I HAVE ALSO TALKED ABOUT THE STRUGGLES FOR
2 CUMULATIVE BURDEN ON SMALLER CITIES AND I APPRECIATE SOME OF
3 THE CHANGES THAT HAVE BEEN MADE BUT THE GOALS EMBEDDED IN THE
4 TOC PROGRAM INDIVIDUAL HE MAY WORK OUT WELL BUT LAYERED
5 TOGETHER THEY DO OVERWHELM THE PLANNING CAPACITY OF OUR SMALL
6 CITIES THAT ARE ALREADY STRETCHED TOO THIN. I HAPPEN TO WATCH
7 MY MOUNTAIN VIEW -- THE MOUNTAIN VIEW CITY COUNCIL MEETING
8 TALKING ABOUT SB79 AND THE STRUGGLES THAT STAFF AND THE CITY
9 ARE GOING THROUGH TO TRY TO ADHERE TO ALL THE REQUIREMENTS OF
10 ALL OF THAT. I'M ALSO CONCERNED ABOUT ELIMINATING CREDIT FOR
11 WORK IN PROGRESS. THESE PROJECTS HAVE REAL COMPLEX CITIES. I
12 KNOW THAT EXTENDING THE DATE TO 2027 SOUND GRIT, BUT WHEN I
13 HAVE BEEN INVOLVED IN PROJECTS THAT TAKE TEN YEARS, ABOUT 15
14 YEARS AFFORDABLE HOUSING PROJECTS ESPECIALLY TAKE LONGER, I
15 JUST DON'T THINK IT'S REALISTIC. SO, AND I ALSO -- LOOKING AT
16 THE AWARDS, AND LOOKING AT THE REQUIREMENTS THAT COST MONEY TO
17 IMPLEMENT A -- ADOPT AND IMPLEMENT A POLICY FOR, AND I KNOW
18 THAT IT MOONS STAFF TIME, HALF A MILLION SOMETIMES A MILLION
19 DOLLARS FOR THE SMALL CITIES TO GET A MILLION DOLLARS, I DON'T
20 KNOW THAT IT'S WORTH IT, FRANKLY, AND I DO UNDERSTAND, THIS IS
21 OPT-IN, BUT MY CONCERN HAS BEEN THAT FOR CITIES THAT HAVE BEEN
22 WORKING AND TRYING TO ADHERE TO ALL THE RULES AND, YOU KNOW,
23 FRANKLY NEED MORE FUNDING TO BUILD THE INFRASTRUCTURE TO
24 SUPPORT THE HOUSING, THE \$50 MILLION, OR \$45 MILLION, YOU
25 KNOW, YOU COULD SAY ON ONE HAND IT'S NOT VERY MUCH, BUT ON THE



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1 OTHER HAND, I KNOW [LAUGHTER] HOW MUCH IT COSTS AND HOW MUCH
2 CITIES NEED. AND SO, AGAIN, I WOULD LOOK FOR A WAY TO BETTER
3 DISTRIBUTE THIS TO THE CITIES THAT ARE HAVING ALREADY DOING
4 THE WORK OR HAVE THE POTENTIAL DO THAT SO I DON'T SEE THAT
5 THIS IS GOING TO ACHIEVE THAT SO THOSE ARE MY CONCERNS. I
6 WOULD SAY I HAVE NINE OUT OF 15 CITIES IN SANTA CLARA COUNTY
7 IN MY DISTRICT, AND MOST OF THEM -- MANY OF THEM BUILDER
8 REMEDY PROJECTS AND IT'S DIFFICULT TO NOT APPROVE THOSE
9 PROJECTS AND I HAVE LOOKED AT THE NUMBERS IF THEY APPROVE ALL
10 THOSE PROJECTS THEY WILL ACTUALLY QUALIFY ON WITH RHNA NUMBERS
11 SO I GUESS MY POINT IS THE STATE LAWS ARE ACTUALLY ACHIEVING
12 WHAT WE'RE TRYING TO ACHIEVE AND I DON'T THINK THAT THIS IS
13 HELPING AND IT'S GOING TO MAKE IT HARDER ADDING MORE LAYERS OF
14 REQUIREMENTS IT MEANS MORE STAFF TIME AND I HAVE BEEN SAYING
15 THIS I WOULD RATHER MY STAFF WORKING ON PROJECTS GETTING
16 THROUGH PROJECTS THROUGH THE PLANNING PROCESS NOT WORKING ON
17 TRYING TO FIGURE OUT WHAT THESE POLICY PRESIDENCY MEAN AND HOW
18 TO ADOPT IT GETTING A MILLION OR \$2 MILLION. THANK YOU.

19

20 **CHAIR, SUE NOACK:** PAT?

21

22 **PAT BURT:** THANK YOU. SO, FIRST OFF, I ALSO SUPPORT TOC POLICY
23 IN PRINCIPLE. BUT WE HAVE HAD A LOT OF -- A LOT OF FEEDBACK,
24 SOME OF WHICH HAS BEEN INCORPORATED IN CHANGES, BUT SOME THAT
25 I'M CONCERNED ABOUT. WE HAVE A WHOLE BUNCH OF CHANGES AND WE



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1 DON'T REALLY, IN THE STAFF REPORT AND IN OUR DISCUSSIONS,
2 WE'RE NOT LOOKING AT A CLEAR STATEMENT OF WHAT ARE OUR GOALS
3 AND THEN HOW DOES THE POLICY AND SUBSEQUENT PROGRAMS ALIGN
4 WITH THE GOALS? AND THE GOALS JUST SEEM TO GET SKIPPED OVER.
5 WE HEAR FROM THE COMMUNITY, PROBABLY, I DON'T KNOW, 3 TO 5
6 DIFFERENT GOAL STATEMENTS THAT WERE MADE TODAY, WHETHER IT IS
7 SIMPLY HOUSING PRODUCTION. IS IT EQUITY AND PRESERVATION OF
8 HOUSING IS IT DEVELOPMENT OR INCREASE OF TRANSIT USE BY
9 LOCATING HOUSING NEAR TRANSIT? IS IT GHG REDUCTIONS? AND I
10 THINK WE ACTUALLY HAVE A COMBINATION OF GOALS BUT WE OUGHT TO
11 BE LOOKING CLEARLY AND SAYING HOW DO THE POLICIES ALIGN WITH
12 THE GOALS AND ARE WE IN AGREEMENT ON THE GOALS AND I THINK WE
13 JUST LARGELY SKIP OVER THE GOAL STATEMENTS. SO, I'LL SAY THAT
14 SEVERAL OF THE REVISIONS THAT I WOULD LIKE TO SEE IS I DO
15 THINK A PARTIAL CREDIT FOR WORK IN PROGRESS IS APPROPRIATE. I
16 THINK THAT INCREASING THE POINTS TO 85, I GET IT THAT WE HAVE
17 GOT A LIMITED NUMBER OF DOLLARS THAT WE'RE DEALING WITH AND
18 THAT CONCENTRATE THAT FOCUS BUT I THINK THAT'S A HIGH
19 THRESHOLD. AND THEN ON SPECIFIC CHANGES, WE ARE INCLUDING
20 STATION ACCESS, BUT WE'RE NOT TALKING ABOUT TRANSIT ACCESS,
21 WHICH I HAVE BRUT UP A NUMBER OF TIMES. AND TRANSIT ACCESS AND
22 THE WAY I'M USING IT IS, HOW DO WE REALLY MAKE TRANSIT
23 AFFORDABLE AND ACCESSIBLE FOR THE PEOPLE WHO WOULD BE LIVING
24 IN THIS, OR WORKING, ADJACENT TO TRANSIT. AND THIS IS THROUGH
25 PROGRAMS THAT WILL REALLY PROLIFERATE ACCESS TO TRANSIT



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1 PASSES, PARTICULARLY FOR LOWER INCOME PEOPLE BUT NOT
2 EXCLUSIVELY. SO, I WOULD REALLY LIKE TO SEE IN THE SCORING
3 THAT TRANSIT ACCESS IS MORE BROADLY DEFINED AND NOT JUST
4 ADJACENCY TO STATIONS. AND THEN WE HAVE ALL THIS TRANSIT
5 ORIENTED DEVELOPMENT WITHIN TOC. BUT STUDIES HAVE SHOWN THAT
6 TRANSIT USE IS, WHEN YOU DEVELOP HOUSING OR JOBS NEAR TRANSIT,
7 THE TRIP REDUCTION, THAT IT RESULTS FROM THAT, IS ONLY ONE
8 THIRD OF WHAT YOU HAVE IF YOU HAVE TRANSIT ORIENTED
9 DEVELOPMENT WITH LOCAL SERVICES ADJACENT, WALKABLE SERVICES.
10 THEY'RE ACTUALLY MORE IMPORTANT THAN ADJACENCY TO TRANSIT. AND
11 YET IF I READ THIS PROGRAM CORRECTLY, WE COULD HAVE SERVICE
12 DESERTS WHERE WE HAVE TRANSIT ORIENTED DEVELOPMENT. THAT
13 DOESN'T MEAN WE WILL NECESSARILY HAVE THAT, BUT WE'RE NOT
14 INCENTIVIZING THAT WE NEED RETAIL SERVICES ADJACENT TO WHERE
15 PEOPLE LIVE AND WORK. THAT'S WHAT REDUCES TRIP REDUCTION,
16 THAT'S WHAT INCREASES EQUITY FOR THOSE WHO LIVE THERE AND
17 MEETS THE VARIETY OF GOALS THAT WE'RE LOOKING FOR. ASSUMING
18 THAT, THAT TRIP REDUCTION, AS AN RMTC IS REALLY LOOKING AT THE
19 HOW WE DEAL WITH TRANSPORTATION. AND A BIG PART OF THAT IS HOW
20 DO WE INCENTIVIZE PEOPLE AND MAKE IT EASY FOR PEOPLE TO USE
21 CAR TRIPS LESS. AND THEN, UNDER THE SB79 CREDIT, WHICH I WAS
22 GLAD TO SEE, BUT IT LISTS IT AS MAX DENSITY CREDIT, VERSUS
23 MINIMUM. AM I MISUNDERSTANDING THE INTENTION THERE? BECAUSE
24 WHAT SB79 ESTABLISHES MINIMUM AND MAXIMUMS, BUT WHAT WE'RE
25 CONCERNED ABOUT OR WHAT WE'RE GIVING CREDIT TO RAISING THE



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1 MINIMUM NOT CAPPING THE MAXIMUM. IS THAT CORRECT?

2

3 **GILLIAN ANDERSON:** I'M SORRY; NOT UNDERSTANDING THE QUESTION.

4 YOU'RE SAYING SB75

5

6 **PAT BURT:** OUR REVISED PROGRAM SAYS WE'RE GIVING CREDIT FOR MAX
7 DENSITIES UNDER SB79 BUT THE IMPACT OF SB79 IS LIFTED MINIMUM
8 IN THOSE GEOGRAPHIC AREAS NOT CAPPED MAXIMUM.

9

10 **GILLIAN ADAMS:** MY UNDERSTANDING IS SB79 IS THAT IT REQUIRES
11 JURISDICTIONS TO ALLOW FOR CERTAIN DENSITY IT DOES NOT
12 ESTABLISH MINIMUM DENSITY.

13

14 **PAT BURT:** NO IT AUTOMATICALLY ZONES FOR MINIMUM DENSITY THAT
15 IS SIGNIFICANT DEPENDING ON THE ADJACENCY SO THAT'S
16 ESTABLISHING MINIMUM IT'S NOT ESTABLISHING -- ALSO HAS MAXIMUM
17 ASSOCIATED WITH IT.

18

19 **GILLIAN ADAMS:** SO A JURISDICTION WOULD HAVE TO APPROVE A
20 HOUSING PROJECT THAT IS WITHIN THAT MAXIMUM DENSITY IN SB79
21 BUT IT DOESN'T SAY THAT A JURISDICTION COULD NOT APPROVE
22 SOMETHING WITH A LOWER DENSITY.

23

24 **PAT BURT:** NO. I'M SORRY. IT'S THE OP SIMPLE MAYBE WE'RE
25 MISUNDERSTANDING EACH OTHER. BUT IT ESTABLISHES MINIMUM



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1 DENSITIES, ONE WITHIN A QUARTER MILE OF TRANSIT. ONE WITHIN
2 ADJACENCY'S TRANSIT, ANOTHER SEVEN STORIES, MINIMUM ALLOWABLE,
3 THAT WE, CITIES MUST ALLOW THAT WITHIN A QUARTER MILE, AND
4 THEN FOUR STORIES BASICALLY WITHIN A HALF MILE.

5

6 **GILLIAN ADAMS:** I GUESS MY POINT IS A JURISDICTION HAS TO ALLOW
7 THAT BUT A DEVELOPER COULD COME IN WITH SOMETHING LOWER. THOSE
8 ARE TWO DIFFERENT THINGS.

9

10 **PAT BURT:** OKAY. WE'LL LEAVE THAT. AND THEN THE LAST POINT I
11 WANT TO MAKE IS -- AND THIS DOESN'T APPLY TO EVERY CITY, BUT
12 IN OUR CITY, WE HAVE HAD, HISTORICALLY, FOR 50 PLUS YEARS, A
13 JOBS/HOUSING IMBALANCE. SO, WE HAVE CREATED A WHOLE SET OF NEW
14 ZONINGS, THAT ARE INCENTIVIZING HOUSING, AND ATTEMPTING TO
15 LIMIT THE COMMERCIAL GROWTH AND THE OFFICE GROWTH. BUT
16 ACTUALLY THE PROGRAM IS LOOKING FOR US TO HAVE AN INCREASED
17 COMMERCIAL DENSITY WHAT WE'RE TRYING TO INCENTIVIZE HOUSING BY
18 LIMITING COMMERCIAL DENSITY THAT'S NOT THE PLACE IN EVERY CITY
19 BUT THIS IS AN EXAMPLE WHERE EAR BEING OVERLY PRESCRIPTIVE
20 THAT DOESN'T IT'S TRYING TO HAVE TOO CLOSE TO ONE-SIZE-FITS-
21 ALL IN THIS REGARD MEANS THAT IT DOESN'T FIT ALL. SO THOSE ARE
22 MY CONCERNS WHAT I WOULD LIKE TO DO IS TAKE OUR REFERRALS AND
23 HAVE STAFF COME BACK WITH OPTIONS THAT REFLECT THESE THAT WE
24 CAN VOTE ON. WE RECEIVED TODAY TWO OPTIONS AND FOR A LOT OF
25 US, THERE ARE CONCERNS, THERE ARE OPTIONS ONES WE DON'T LIKE



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1 VERSUS ONES WE REALLY, REALLY DON'T LIKE AND THOSE ARE THE TWO
2 OPTIONS WE'RE GIVEN. I THINK THERE ARE A NUMBER OF OTHER
3 IMPROVE PERMANENTS TO THIS I APPRECIATE THAT BUT WANT TO GET
4 GOING ON IT. I DON'T THINK WE'RE THERE YET.

5

6 **CHAIR, SUE NOACK:** BARBARA.

7

8 **BARBARA LEE:** I WANT TO THANK STAFF AND THE AD-HOC COMMITTEE
9 FOR COMING UP WITH THIS RECOMMENDATION FOR ME PERSONALLY, I
10 CERTAINLY DON'T THINK THIS POLICY GOES FAR ENOUGH. BUT I
11 CERTAINLY WILL SUPPORT OPTION ONE. COUPLE OF THINGS I WANT TO
12 MENTION AND I KNOW TRANSIT COMMUNITIES VERY WELL WE HAVE
13 SEVERAL IN ALAMEDA COUNTY, TRANSIT COMMUNITIES INTEGRATE WHERE
14 RESIDENTS CAN LIVE, WORK, ACCESS THEIR DAILY NEEDS, THAT'S
15 PART OF -- THAT'S THE MAIN GOAL, OF COURSE, AND OF COURSE WITH
16 THE ENVIRONMENTAL CONCERNS, TRANSIT VILLAGES ARE VERY CLEAR IN
17 TERMS OF HOW GREENHOUSE GAS EMISSIONS ARE REDUCED. THEY'RE
18 ENVIRONMENTALLY SOUND STRATEGIES FOR HOUSING AND
19 TRANSPORTATION. ALSO TRANSIT ORIENTED VILLAGES ADDRESS KEY
20 HOUSING ISSUES. AND LET ME JUST GIVE YOU A COUPLE OF STICKS
21 WHY TRANSPORTATION AND IN HOUSING MUST GO TOGETHER. FIRST OF
22 ALL, TRANSPORTATION IS THE SECOND HIGHEST HOUSEHOLD COST,
23 SECOND TO HOUSING. NOW, WE HAVE 45% OF TRANSIT RIDERS WHO EARN
24 LESS THAN \$50,000 A YEAR. 50,000. 65% DON'T HAVE ACCESS TO A
25 HOUSEHOLD VEHICLE, AND NEARLY 70% OF THESE INDIVIDUALS ARE



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1 PEOPLE OF COLOR. NOW, IN ALAMEDA COUNTY OF COURSE AFFORDABLE
2 HOUSING IS AN ISSUE FOR BLACK, LATINO, AAPI, SENIORS, FOR
3 DISABLED INDIVIDUALS, DISPLACEMENT AND PRICING HAPPENS MUCH
4 FASTER FOR LOW-INCOME AND FIXED INCOME RESIDENTS. AND IT'S
5 EXTREMELY IMPORTANT THAT EVERYONE HAS AN OPPORTUNITY TO LIVE
6 IN AN AFFORDABLE, CLEAN, SAFE PLACE. APARTMENT, TOWNHOUSE,
7 HOUSE. SO TRANSPORTATION AND HOUSING GO HAND-IN-HAND IN THIS
8 DECADE, ESPECIALLY. BECAUSE OF THE GAP BETWEEN INCOME AND THE
9 GAP BETWEEN HOUSING. AND, SO, THIS POLICY -- AND I WANTED TO
10 ASK THE STAFF, BECAUSE I LISTENED TO BOTH SIDES, AND I
11 UNDERSTAND CLEARLY WHAT ONE SIDE IS SAYING, BUT I WANTED TO
12 ASK THE STAFF, IN TERMS OF THE CREDIT IN THIS PROTECTION
13 CATEGORY, BECAUSE I KNOW THERE IS QUITE A BIT OF INFORMATION
14 GOING AROUND, AND DISINFORMATION, AND I WANTED TO CLARIFY A
15 COUPLE THINGS. THE PROTECTION CATEGORY REQUIRES TWO POLICIES
16 FROM THE MENU. THAT'S THE CITY ENACTS ZERO POLICIES FROM THE
17 PROTECTION MENU. CAN THEY STILL SCORE HIGH ENOUGH TO QUALIFY
18 FOR ALL OBAG FUNDING AND THE ADDITIONAL SET ASIDE FUNDS?
19 BECAUSE I KNOW THERE IS A MENU WHERE CITIES CAN SELECT FROM.
20 AND SO I'M TRYING TO UNDERSTAND THE OPPOSING ARGUMENT AND HOW
21 THAT WILL HURT THE EFFORTS TO RENT PROPERTY AT A REASONABLE
22 RETURN IF EVER LANDLORDS.

23

24 **GILLIAN ADAMS:** SO BECAUSE THE PROTECTION POLICIES ARE WORTH
25 TOTAL EIGHT POINTS IF YOU WERE TO DO BOTH YOU CAN GIVE TO 85



1 WITHOUT DOING ANY OF THE EIGHT POINTS WORTH OF HOUSING
2 PROTECTION POLICIES.

3

4 **BARBARA LEE:** COULD I ASK SOMEONE WHAT'S THE ISSUE THEN? I'M
5 TRYING TO UNDERSTAND WHAT THE ISSUE IS.

6

7 **MARGARET ABE-KOGA:** MIC [INDISCERNIBLE]

8

9 **BARBARA LEE:** MADAM CHAIR DO YOU UNDERSTAND WHAT THE ISSUE IS?
10 I'M TRYING TO UNDERSTAND AFTER LISTENING TO EVERYONE WHO
11 OPPOSES THIS I'M TRYING TO CLARIFY, BUT AGAIN I SAYS
12 DISINFORMATION MISINFORMATION SOMETIMES TAKES OFF IN THIS
13 ENVIRONMENT AND WE HAVE TO BE HONESTY AND TRUTHFUL WHEN WE'RE
14 GOING TO STASH A POLICY THAT SHOULD BE A WEN WIN FOR EVERYONE.
15 SO, I WANT TO THANK THE AD-HOC COMMITTEE AND THE STAFF FOR
16 BEING THOROUGH IN THIS, AND FOR ME, AGAIN, PERSONALLY, IT
17 DOESN'T GO FAR ENOUGH, BUT I THINK YOU DID A VERY GOOD JOB IN
18 COMING UP WITH SOMETHING THAT WE ALL SHOULD BE ABLE TO
19 SUPPORT.

20

21 **CHAIR, SUE NOACK:** THANK YOU. NATE?

22

23 **NATE MILEY:** THANK YOU. I WANT TO ASK A QUESTION BEFORE I MAKE
24 A COMMENT.

25



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1 **CHAIR, SUE NOACK:** GO AHEAD.

2

3 **NATHAN MILEY:** IT GOES BACK TO COMMISSIONER BURT. I TOO WAS
4 INTERESTED, WERE THERE OTHER OPTIONS BESIDES THESE TWO?

5

6 **CHAIR, SUE NOACK:** WELL, WE HAVE HAD A NUMBER OF OPTIONS OVER A
7 PERIOD OF TIME THAT WE HAVE DISCUSSED, STARTING FROM THE
8 WORKSHOP. AND WE HAVE NARROWED THOSE DOWN. BECAUSE IF YOU HAVE
9 AN OPTION FROM EVERY COMMISSIONER, WE'LL HAVE 19 OPTIONS TO
10 VOTE ON. I'M HAPPY TO HEAR, YOU KNOW, THOUGHTS FROM PEOPLE ON
11 DIFFERENT THINGS. I KNOW CANDACE MENTIONED ONE, ALLOWING FOR
12 ONE OF THE TWO PROTECTION PIECES TO BE FOUR OF THE POINTS, AND
13 ONE OF THE OTHER ONES BEING COUNTY OR LOCAL, THAT WAS
14 DISCUSSED AS ONE POINT. WE FELT IT WAS REALLY INCENTIVE
15 PROGRAM WE ELIMINATED THAT ONE, THAT'S WHY THAT ONE IS NOT ON
16 THERE BECAUSE IT'S AN ELIMINATED NUMBER OF PEOPLE -- LIMITED
17 NUMBER OF DOLLARS AND REALLY WANTED TO BE INCENTIVE HAVING
18 STATE LAW THAT APPLIED ALREADY TO EVERYBODY DIDN'T REALLY
19 SERVE THE PURPOSE RIGHT IF STATE LAW ALREADY APPLIES TO
20 EVERYBODY THERE IS NO INCENTIVE TO IT THAT'S WHY THE DECISION
21 WAS TO GO WITH OPTION ONE AND OPTION TWO RATHER THAN THE
22 OPTION THAT CANDACE -- COMMISSIONER ANDERSEN MENTIONED. YEAH,
23 WHATEVER SHE IS. YEAH. SORRY. [LAUGHTER] SHE AND I SIT ON
24 THREE BOARDS TOGETHER. I FORGET WHAT TO CALL HER EVERY TIME.
25 BUT THAT'S WHY WE CAME DOWN TO THOSE TWO DECISIONS AND TO HAVE



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1 A LOT MORE OPTIONS WAS GOING TO MAKE THIS MORE DIFFICULT. IT'S
2 NOT THAT ANYBODY COUNTY OFFER SUGGESTIONS, AS SOME PEOPLE
3 HAVE. BUT THOSE ARE THE TWO OPTIONS THAT THE AD-HOC COMMITTEE
4 CAME UP WITH, AND WE REALLY TRY TO FORMULATE AN AD-HOC
5 COMMITTEE THAT HAD A GOOD BALANCE OF PEOPLE, BOTH FROM THE
6 RIGHT SIDE, LEFT SIDE, OR WHEREVER YOU WANT TO CALL IT RENT
7 CONTROL, OR NON-RENT CONTROL, AND THEN TWO OF US IN THE
8 MIDDLE. AND, SO, THAT WAS THE DISCUSSION. AND THOSE WERE THE
9 TWO OPTIONS THAT THAT GROUP CAME UP WITH, FEELING THAT THEY
10 MADE THE MOST SENSE TO DISCUSS.

11

12 **NATHAN MILEY:** OKAY. THANK YOU. I'LL TRY TO BE AS BRIEF AS
13 POSSIBLE. FIRST OF ALL, BECAUSE I HAVE A 2:00 MEETING -- 3:00
14 MEETING IN ALAMEDA COUNTY DEALING WITH CUTS TO THE HOSPITAL
15 SYSTEM. I'M GOING GET BACK THERE. I HAVE FRIENDS ON BOTH SIDES
16 OF THE ISSUE AND IT'S A DIFFICULT ISSUE YOU KIND OF OPEN UP
17 PANDORA'S BOX AS COMMISSIONER MASHBURN SAID YOU KNOW, THE
18 CAMEL IN THE TENT, I WOULD SAY IT'S A SLIPPERY SLOPE. AND I
19 KNOW I WANT HERE WHEN THIS WAS CREATED INITIALLY, AND I JUST
20 WANT TO SAY I HAVE RESPECT FOR EVERYBODY. I HAVE A LOT OF
21 RESPECT FOR MY FORMER MAYOR SCHAFF AND A LOT OF RESPECT FOR MY
22 CURRENT MAYOR LEE SO I DO UNDERSTAND WHERE FOLKS ARE COMING
23 FROM ON THIS. BUT I CAN ONLY LOOK AT THIS FROM MY PERSPECTIVE,
24 BOTH MY EXPERIENCE, MY BACKGROUND, MY UNDERSTANDING. THE FACT
25 THAT I DON'T WANT TO DO SOMETHING THAT HAS GOOD INTENTIONS BUT



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1 WOULD HAVE UNINTENDED CONSEQUENCES. AND THAT'S MY BIGGEST
2 CONCERN. AND AS SOMEONE WHO HAS BEEN BOTH A RENT ARE FOR MANY
3 YEARS, A LANDLORD FOR A FEW YEARS, WHEN I HAD TWO HOUSES AND
4 HAD TO RENT ONE OF MY HOUSES WHILE I WAS LIVING IN THE OTHER
5 AND PAYING TWO MORTGAGES, AND NOW I STILL OWN A HOUSE BUT I'M
6 NOT A RENTAL PROPERTY OWNER I HAVE SEEN THIS FROM ALL
7 DIFFERENT PERSPECTIVES SO THAT'S KIND OF WHAT SHAPES MY
8 THINKING AND AROUND THIS AND I DO THINK BE JURISDICTIONS THAT
9 HAVE DONE EXISTING PROGRAMS SHOULD GET CREDIT I REALLY DO AND
10 I DO FEEL ASSOCIATES SOME OF MY CONCERNS WITH COMMISSIONER
11 BURT, ANDERSEN, ABE-KOGA AND MASHBURN DIFFERENT PIECES OF ALL
12 OF WHAT THEY HAVE SAID, SO, I WANT TO BE BRIEF, I DO THINK WE
13 NEED TO KIND OF REVISIT THIS AND WE REALLY NEED TO LOOK AT
14 THIS AND STRUGGLE WITH IT. I THINK IN ORDER TO MAKE IT RIGHT,
15 BECAUSE WHAT PUZZLES ME IS THE TOC, IT'S BEEN IN EXISTENCE FOR
16 HOW MANY YEARS?

17

18 **CHAIR, SUE NOACK:** SINCE '22.

19

20 **NATHAN MILEY:** SINCE '22. ONCE AGAIN, THE GOALS, ARE THE
21 POLICY, THE BASELINE THE RESULTS. IT'S BEEN STATED WE HAVE A
22 POLICY AND A GOOD TRACK RECORD. I NEED TO UNDERSTAND IF THAT'S
23 REALLY GENERALLY THE CASE BASED ON THE CASE WHAT WE WERE
24 ATTEMPTING TO ACHIEVE AND ARE WE JUST ADDING -- DOING
25 ADDITIONAL THINGS, BECAUSE IT MAKES PEOPLE FEEL GOOD BUT IT



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1 REALLY DOESN'T GET US TO WHERE WE WANT TO GO. I DON'T THINK
2 IT'S ANYONE UP HERE WHO DISAGREES WITH THE NEED TO ADDRESS
3 CLIMATE CHANGE, THE NEED TO HAVE AFFORDABLE HOUSING, THE NEED
4 TO ADDRESS HOMELESSNESS, THE NEED TO HAVE TRANSIT ORIENTED
5 VILLAGES AND POLICIES. I DON'T THINK THERE IS ANYBODY WHO
6 DISAGREES WITH THAT. THE QUESTION IS, HOW DO WE ACHIEVE THAT
7 AND LEGITIMATELY ACHIEVE THAT? AND THAT'S WHAT CONCERNS ME.
8 SO, I STILL HAVE SOME CONCERNS ABOUT BOTH OPTIONS. AND SO I
9 WOULDN'T BE COMFORTABLE VOTING ON EITHER TODAY. SO I WANT TO
10 PUT THAT ON THE RECORD AND THOSE ARE MY COMMENTS AND I'LL
11 STOP.

12

13 **CHAIR, SUE NOACK:** OKAY. GINA?

14

15 **GINA PAPAN:** THANK YOU. KIND OF IN THE SAME BOAT HERE BUT LET
16 ME FIRST SAY, OKAY, I REPRESENT THE LAW ENFORCEMENT INTERMODAL
17 CENTER WEST OF THE MISSISSIPPI, AND MY LITTLE CITY OF 3.2
18 SQUARE MILES IS THE FASTEST GROWING CITY IN ALL OF SAN MATEO
19 COUNTY SO WE'RE DOING IT AND IT'S HAPPENING WITH THE EXISTING
20 STATE LAWS AND THE CRANES ARE UP RIGHT NOW. THEY'RE STILL
21 BUILDING. SO, I GET IT, WHAT NEEDS TO HAPPEN. WHAT IS
22 HAPPENING. WE ARE DOING WHAT WE ARE -- WE WANT TO DO, FIRST
23 AND FOREMOST, AS NATE MENTIONED HERE, WE WANT TO MAKE THIS
24 HAPPEN. IT IS HAPPENING HERE. THE TOC DOES NOT HAVE TO HAPPEN
25 TODAY. LOOK, WE -- IT'S GOING UNTIL 2027 HERE. SO THIS DOES



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1 NOT HAVE TO BE DECIDED TODAY. THIS IS NOT TIME SENSITIVE. WE
2 CAN CONTINUE THIS INTO THE FUTURE AND GET IT RIGHT. WE NEED TO
3 RECOGNIZE -- AND I THINK IT WAS RECOGNIZED BY THE AD-HOC
4 COMMITTEE HERE, THAT THERE IS AN ABUNDANCE OF STATE LAWS, WE
5 ARE ACHIEVING THE THREE P'S UNDER THE STAY LAWS AS IT EXISTS
6 NOW. THE TENANT BILL OF RIGHTS IS GOOD LAW UNTIL 2030. THE
7 LEGISLATURE DOESN'T EVEN KNOW IF IT'S WORKING YET BECAUSE IT
8 STARTED DURING COVID. AND NOW THAT THEY'RE OUT OF COVID
9 THEY'RE TRYING TO ASSESS WHAT WORKS, WHAT DOESN'T WORK. I RAN
10 INTO FORMER ASSEMBLYMEMBER DAVID CHU THIS WEEKEND WHO
11 AUTHORIZED WHO WROTE BAHFA WHO WROTE JUST CAUSE EVICTION LAW
12 AND EXPLAINED TO HIM NOW THAT HE'S A CITY ATTORNEY HE AND HIS
13 STAFF ARE WORKING DILIGENTLY AND VERY HARD ON ALL THE LAWS
14 THAT ARE COMING DOWN HE WAS NOT PLEASED TO HEAR THAT MTC WAS
15 DISSECTING HIS JUST CAUSE EVICTION LAW. I THINK A LOT US ARE
16 MISSING THE DETAILS OF THE GOONS HERE. YOU ARE NOT GIVEN IT IS
17 THERE BUT THE ADMINISTRATIVE GUIDANCE HERE REALLY GOES INTO A
18 LOT MORE DETAILS AS TO WHAT EVERY JURISDICTION WOULD HAVE TO
19 COMPLY WITH HERE. THE JUST CAUSE EVICTION IS PROBLEMATIC
20 BECAUSE YOU'RE ASKING JURISDICTIONS ONLY TO TAKE A PART OF
21 THIS LAW AND THEN SOMEBODY ELSE TAKES A PART OF THAT LAW.
22 THAT'S INCONSISTENCY, THAT'S CONFUSION, THAT'S NOT WHAT WE
23 SHOULD BE DOING, REWRITING STATE LAWS HERE. THE INCENTIVES FOR
24 EVERYTHING WE'RE TRYING TO ACHIEVE ARE IN STATE LAW. YOU HAVE
25 THE HOUSING ELEMENTS, WHICH CAN BE TAKEN AWAY. AND THEY ARE



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1 TAKEN AWAY. IF YOU ARE NOT DOING WHAT YOU'RE SUPPOSED TO DO
2 HERE. WE HAVE REGULATIONS. WE SHOULD NOT -- IF THIS IS NOT
3 OPTIONAL IF YOU WANT THIS FUNDING THIS IS A REQUIREMENT.
4 FLEXIBILITY DOESN'T MEAN THAT IT'S NOT A REQUIREMENT. SO THIS
5 RESOLUTION, FIRST AND FOREMOST, IS A REQUIREMENT. POINT TWO
6 HERE, THE REGULATIONS WE'RE TALKING ABOUT HERE, YOU HEARD THE
7 TESTIMONY TODAY HERE, THE IMPACTS ON THE PEOPLE THAT WE'RE
8 TALKING TO, THE MOM AND POPS, THE IMMIGRANTS WHO HAVE WORKED
9 THEIR ENTIRE LIVES TO BUY AN INVESTMENT PROPERTY FOR
10 RETIREMENT ARE GETTING KILLED THEY LOST MONEY DURING COVID
11 THEY WILL NEVER GET IT BACK THE INSURANCE IS BEING CANCELLED
12 ON THEM THEY HAVE TO GET ADDITIONAL INSURANCE FROM NEW
13 COMPANIES 40% UP INCREASE COST MAINTENANCE COST JUST TO KEEP
14 THE RESIDENTIAL PROPERTY GOING HERE THE OTHER IMPACTS THAT ARE
15 MAN OF OUR COMMUNITIES CANNOT MEET THE STANDARDS THAT ARE
16 BEING STASHED HERE AND MY COMMUNITY ALONE FOUR YEAR COMMITMENT
17 FOR COLMA -- WHERE IT'S GOOD TO BE ALIVE IN COLMA, IF YOU
18 DON'T KNOW. [LAUGHTER] 1.6 MILLION, 4-YEAR COMMITMENT IN
19 REDWOOD CITY, DALY CITY, SAN MATEO, YOU'RE LOOKING FOR
20 COMMITMENT OF 5.5 MILLION JUST TO COMPETE FOR \$1 MILLION
21 GRANT, WHICH YOU MAY OR MAY NOT GET. SO A LOT OF OUR NUMBERS
22 ARE REALLY OUT OF WHACK FOR MINIMAL AMOUNT OF MONEY WHEN
23 YOU'RE DOING THE RIGHT THING. YOU ARE NOT AT A POINT WHERE
24 JURISDICTIONS WILL NOT EVEN -- CANNOT COMPLY WITH THE
25 REGULATIONS THAT WE ARE SETTING FORTH WE NEED TO MAKE .3 WE



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1 NEED TO MAKE SURE WHAT WE'RE DOING IS RIGHT WHICH GETS US TO
2 THE GOALS WE'RE TRYING TO RECEIVE HERE THE LEGISLATURE IS NOT
3 STOPPING THEY'RE NOT SLOWING DOWN IT WAS 100 HOUSING BILLS
4 LAST YEAR PROBABLY ANOTHER 100 THIS YEAR MOVING FORWARD I
5 THINK WE SHOULD STEP BACK LOOK AT WHAT'S HAPPENING IN
6 SACRAMENTO MEET OUR HOUSING ELEMENTS WHICH IS AN ONGOING
7 PROCESS WE ARE MEETING THE THREE P'S AND GO IN THAT DIRECTION
8 WITHOUT OVERBURDENING AGAIN I TOLD ON YOU I TALKED TO DAVID
9 CHU HE'S THE CITY ATTORNEY HERE IF YOU HAVEN'T TALKED TO YOUR
10 CITY ATTORNEYS OR ASK THEM WHAT THEY'RE DEALING WITH RIGHT NOW
11 JUST TO COMPLY WE ALL WANT TO COMPLY. CANDACE THE SECOND
12 ELEMENT IF YOU ARE GOING IN THAT DIRECTION I LIKE THE
13 DISCLAIMER, BUT RIGHT NOW I THINK WE CAN DO BETTER DON'T
14 SETTLE DO BETTER DO THIS RIGHT WE DON'T HAVE TO DO IT RIGHT
15 NOW. THANK YOU

16

17 **CHAIR, SUE NOACK:** MYRNA. I'M GOING WITH COMMISSIONERS --

18

19 **MYRNA MELGAR:** I WANT TO CHANGE CHAIR NOACK FOR HER GRACE,
20 ELEGANCE, AND PATIENCE, WEIGHING AT THE SPAN OF DIFFERENT AND
21 VOICES AMONG THIS COMMISSION AND ALSO THE BAY AREA COMMUNITY,
22 WHICH IS VERY DIVERSE. I WANT TO GIVE A SPECIAL THANKS AND
23 SHOUT OUT TO COMMISSIONER MOULTON-PETERS, ANDERSEN, FLEMING,
24 AND FORMER COMMISSIONER CANEPA WHO, ALONG WITH MYSELF, SERVED
25 ON THE AD HOC COMMITTEE AND SPENT MANY LONG HOURS AND LOTS OF



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1 WORK WEIGHING IN THE VARIOUS OPTIONS IN ZEROING IN ON
2 SOMETHING THAT COULD HAVE CONSENSUS, WHICH DOESN'T MAKE
3 ANYBODY FULLY HAPPY, BUT I THINK REPRESENTS, SORT OF, THAT
4 MIDDLE GROUND OF MOST OF THE VOICES IN THE BAY AREA. THIS IS
5 AN INCENTIVE, NOT A NEW REGULATION, NOT A NEW IMPOSITION, IT'S
6 BALANCED AND FLEXIBLE SENTENCE SAN FRANCISCO HAS BEEN BROUGHT
7 UP MANY TIMES BOTH FOR OUR RENT CONTROL POLICIES THE COPA TOPA
8 POLICY AND NOW OUR CITY ATTORNEY I JUST HAVE TO SAY SAN
9 FRANCISCO HAS A LARGE POPULATION IN THE BAY AREA. 2/3 OF OUR
10 HOUSING UNITS ARE RENT-CONTROLLED AND DESPITE THE MALIGNING OF
11 OUR RENT CONTROL POLICY IT REMAINS VERY LUCRATIVE BECAUSE TWO-
12 THIRDS OF THE HOUSING UNITS IN SAN FRANCISCO ARE RENT-
13 CONTROLLED AND SOMEBODY OWNS THEM AND SOMEBODY IS CURRENTLY
14 RUNNING IT AS A BUSINESS AND PEOPLE LIVE IN THEM. SO IS IT
15 PERFECT? NO. BUT IT HAS WORKED SINCE THE 1970S IN SECURING
16 COMMUNITIES AND MAKING SURE THAT THEY'RE NOT DISPLACED AND YOU
17 KNOW WE STILL ARE BUILDING STUFF. ENACT WE HAVE A NEW
18 LEGISLATION ALLOWING FOR NEW RENT-CONTROLLED UNITS TO BE
19 BUILT. WE ALSO HAVE EXPERIENCE WITH WHOLESALE EDITION OF NEW
20 UNITS WITHOUT TENANT PROTECTIONS DISPLACEMENT CONTROLS WE DID
21 THAT IN FILLMORE DURING THE 1970S AND IT DISPLACED A HUGE
22 POPULATION OF AFRICAN AMERICAN, JAPANESE AMERICANS AND JUS
23 FROM THAT COMMUNITY. WE LOOK BACK ON IT NOW GO WHAT WERE WE
24 DOING? WE SHOULD HAVE HAD RENTAL PROTECTIONS, PROTECTIONS FOR
25 THESE COMMUNITIES AND IT IS SOMETHING THAT WE HAVE LEARNED



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1 THAT WHEN WE BUILD, WE INCREASE PROPERTY VALUES, WE MAKE
2 THINGS MORE ATTRACTIVE, AS WE WANT TO DO, AND WE ALSO NEED TO
3 PROTECT VULNERABLE COMMUNITIES. BECAUSE WE CAN'T DO ONE
4 WITHOUT THE OTHER. THIS IS A BALANCED APPROACH, AND I THINK IT
5 IS A FLEXIBLE APPROACH. I WILL ALSO SAY THAT THE ADVANCES IN
6 STATE LAW, WHETHER THEY BE AROUND HOUSING, OR CLIMATE CHANGE
7 DOES NOT EXEMPT COMMUNITY FROM ADDRESSING THEIR OWN NEEDS.
8 BECAUSE EACH COMMUNITY IS DIFFERENT. STATE LAW IS A FLOOR, NOT
9 A CEILING, AND IF IT ADVANCES, YOU KNOW, WHETHER THAT IS ON
10 RACIAL JUSTICE, OR AGENDA RIGHTS OR HOUSING [LAUGHTER] LOCAL
11 COMMUNITIES STILL NEED TO BE MAKING PROGRESS IN ADDRESSING
12 THEIR OWN COMMUNITY NEEDS. SO, I THINK THAT, YOU KNOW, THERE IS
13 PLENTY OF EVIDENCE THAT BUILDING HOUSING AND, ALSO, TO
14 COMMISSIONER BURT'S POINT, OFFICE, AND OTHER AMENITIES NEAR
15 TRANSIT, INCREASES TRANSIT RIDERSHIP, THAT'S PRETTY WELL
16 ESTABLISHED. I LOOK FORWARD TO MAKING SURE THAT THESE POLICIES
17 SUPPORT THAT. THAT IS WHY WE'RE DOING THIS. INCENTIVIZING
18 PEOPLE TO LIVE NEAR TRANSIT, TO HAVE LESS CAR DEPENDENCY, AND
19 TO HAVE A THRIVING FUTURE, WE ALL SUPPORT THAT. AND WE ALSO
20 WANT TO SUPPORT THE VALUES THAT MOST OF US HOLD, WHICH IS TO
21 PROTECT VULNERABLE COMMUNITIES AND TO MAKE SURE THAT THEY CAN
22 CONTINUE TO THRIVE ALSO BENEFIT FROM DEVELOPMENT AND FROM
23 MAKING A WORLD THAT IS MORE SUSTAINABLE. AND LAST, I DO
24 SUPPORT THE STAFF RECOMMENDATION. I WILL MAKE A MOTION THAT WE
25 APPROVE THAT RECOMMENDATION WITH OPTION ONE, NOT TO CUT OFF



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1 MORE, YOU KNOW, CONVERSATION, BECAUSE, YOU KNOW, FOLKS
2 CERTAINLY SHOULD WEIGH IN ON IT, BUT I JUST WANT TO, YOU KNOW,
3 PUT THAT ON THE TABLE.

4

5 **BARBARA LEE:** I'LL SECOND MADAM CHAIR.

6

7 **CHAIR, SUE NOACK:** MOTION AND SECOND. WE HAVE A COUPLE MORE
8 PEOPLE THAT WANT TO COMMENT. NOELIA?

9

10 **NOELIA CORZO:** THANK YOU. I'LL TRYING TO SHORT KNOWING THAT
11 THERE IS A MOTION AND SECOND ON THE TABLE. I WANT TO THANK
12 STAFF FOR WORKING ON THIS. AS A NEWER MEMBER OF THIS
13 COMMISSION THERE IS A LOT TO LEARN AND I'M ALSO GRATEFUL FOR
14 THE OPPORTUNITY TO BE HERE AND TO BE A PART OF THIS WORK, AND
15 TO BE A PART OF THIS VOTE. AND IT'S BEEN STATED SEVERAL,
16 SEVERAL TIMES ALREADY, BUT THIS IS AN INCENTIVE PROGRAM. IT IS
17 NOT A REQUIREMENT, NO MATTER HOW MANY TIMES PEOPLE SAY THAT,
18 IT DOESN'T MAKE IT TRUE. IT IS NOT REQUIRED. AND WE DO KNOW
19 THAT CERTAIN COMMUNITIES, YOU KNOW, MAY QUALIFY NOW, SOME MAY
20 HAVE A LITTLE BIT MORE WORK TO DO, AND SOME MAY CHOOSE TO
21 NEVER DO THE WORK TO QUALIFY FOR THESE FUNDS. AND THAT IS
22 THEIR RIGHT. LOCAL GOVERNMENTS HAVE THE ABILITY TO DO THAT.
23 AND I THINK IT'S VERY CLEAR THAT WE DON'T ALL AGREE HERE
24 TODAY. BUT I BELIEVE IT'S OUR ROLE TO DO SOMETHING DIFFERENT.
25 THIS PROGRAM WAS CREATED WITH THE INTENTION OF INCENTIVIZING



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1 MORE TRANSIT, MORE HOUSING, AND BOTH OF THOSE AREAS ARE GREAT
2 NEEDS IN OUR COMMUNITY. I THINK THAT'S SUPER CLEAR AND DOING
3 NOTHING TAKING NO ACTION IS NOT THE WAY. AND I WANT TO THANK
4 MAYOR LEE HERE FOR BEING SUCH A BREATH OF FRESH AIR TO ME,
5 PERSONALLY. AND MAKING SOME VERY CLEAR POINTS THAT I THINK
6 ONLY SOMEONE AS SEASONED AS SHE COULD DO SO IN SUCH A GREAT
7 WAY. [LAUGHTER] MANY PEOPLE HAVE NOT BEEN PART OF THIS
8 CONVERSATION TODAY AND THOSE PEOPLE ARE LIKELY MOST VULNERABLE
9 WORKING 2 AND 3 JOBS TO PAY THEIR RENT AND I THINK THE
10 NARRATIVE THAT THIS IS A BLANKET, SOMEONE LOSES, SOMEONE WINS,
11 IS VERY FALSE. WE CAN AND SHOULD DO ALL THAT WE CAN, ALL AT
12 THE SAME TIME, RIGHT NOW. BECAUSE THAT IS WHAT THIS MOMENT
13 CALLS FOR. AND I'LL SAY AGAIN THAT THIS POLICY DOES NOT -- THE
14 PROGRAM DOES NOT AND CANNOT REQUIRE ANY JURISDICTION TO PASS
15 RENT STABILIZATION OR TENANT PROTECTIONS AND RESPONSIBLE AND
16 ETHICAL PROPERTY OWNERS ALREADY RESPECT THEIR TENANTS RIGHTS
17 AND THE ONLY REASON I SAY THIS IS BECAUSE IT'S BEEN SUCH A
18 TALKING POINT. AND, SO, I WANT TO ADDRESS IT QUICKLY. BUT, YOU
19 KNOW, RESPONSIBLE ETHICAL PROPERTY OWNERS ALREADY RESPECT THE
20 DIGNITY AND HUMANITY OF THEIR TENANTS AND I KNOW THAT BECAUSE
21 I GROUP IN A HOME OWNED BY A FAMILY EXACTLY LIKE THAT AND THEY
22 DIDN'T NEED THE LAW TO FORCE THEM TO DO THE RIGHT THING. AND
23 OUR GOAL AGAIN IS TO INCENTIVIZE TRANSPORTATION AND HOUSING
24 AND THE TOC IS A NECESSARY TOOL IN THAT EFFORT AND AGAIN IT
25 SHOULD NOT BE THE ONLY TOOL IT CANNOT BE THE ONLY TOOL IT'S



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1 SIMPLY A FLEXIBLE SET OF REQUIREMENTS FOR HOW TO QUALIFY FOR
2 RELATIVELY SMALL AMOUNT OF MONEY AND I'LL ALSO SAY THAT MAKING
3 PERSONAL COMMENTS ABOUT STAFF IS INAPPROPRIATE AND OUT OF
4 LINE. AND AS ELECTED OFFICIALS, WE ARE FAIR GAME AND WE LIVE
5 IN COMMUNITIES -- IN THE COMMUNITY WE REPRESENT AND WE ARE
6 TASKED WITH HELPING LEAD OUR COMMUNITIES AND TO SOLVE PROBLEMS
7 WE OFTEN DID NOT CREATE. AND SO I'LL WRAP UP AND SAY THAT I
8 SUPPORT OPTION ONE AS WELL. AND YOU KNOW, WE MAKE DIFFICULT
9 DECISIONS OFTEN. THAT'S OUR RESPONSIBILITY, AND THAT'S WHAT
10 WE'RE GOING TO DO TODAY. AND I'LL END THERE.

11

12 **CHAIR, SUE NOACK:** VICTORIA?

13

14 **VICTORIA FLEMING:** YEAH, THANK YOU, SUE. THANK YOU FOR ALL OF
15 YOUR WORK ON THIS. YOU AND COMMISSIONER MOULTON-PETERS, WHO IS
16 STILL USING PEOPLE'S LAST NAMES, BOTH DESERVE -- [LAUGHTER] --
17 A REALLY SERIOUS AND HEARTFELT THANK YOU. YOU KNOW, THERE WAS
18 NOT ONE BUT TWO KITCHEN CABINETS TO ADDRESS THIS. WE HAVE BEEN
19 WORKING ON THIS FOR YEARS. STAFF HAS BEEN EXTRAORDINARILY
20 PATIENT AND GENEROUS AND GRACIOUS WITH US AND DESERVE ALL THE
21 RESPECT IN THE WORLD FOR YOUR WORK ON THIS. BOTH THE PEOPLE AT
22 THE STAFF TABLE AND ALL OF THE FOLKS WHO ARE IN THEIR OFFICES
23 OR WHO ARE WORKING ON THIS, I WANT TO MAKE SURE THEY HEAR FROM
24 US, A REAL THANK YOU FOR BEARING WITH US ON THIS. IT'S BEEN A
25 LONG ROAD TO GET HERE. MOST OF HOW I FEEL HAS BEEN -- MY



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1 SENTIMENTS HAVE BEEN EXPRESSED BY COMMISSIONER MELGAR,
2 COMMISSIONER EZZY ASHCRAFT, CORZO, LEE, AND I'M SURE I COUPLE
3 MORE OF YOU WILL CHIME IN. I JUST WANTED TO GIVE A LITTLE BIT
4 OF A HOW WE GOT HERE BECAUSE ONLY A FEW OF US WERE IN THE LAST
5 MEETING WHERE WE PUT FORTH THE COUPLE OF PROPOSALS AND IT
6 REALLY IS A PHILOSOPHICAL DEBATE, FROM MY PERSPECTIVE, ABOUT
7 WHEN WE SHOULD BE DOING, \$45 MILLION IS NOT A LOT OF MONEY.
8 AND WE KNOW THAT. AND TO THE IDEA OF A CAMEL'S NOSE IN THE
9 TENT, THAT'S EXACTLY THE RIGHT WAY TO LOOK AT THIS. THIS IS
10 NOT NECESSARILY ABOUT RENT STABILIZATION BUT ABOUT ALL OF
11 THESE POLICIES IT'S MY SINCERE HOPE THAT ACROSS 101 CITIES AND
12 NINE COUNTIES IN THE BAY AREA THAT SOME OF THESE POLICIES ON
13 THIS LIST, IF WE GO WITH OPTION NUMBER ONE, WILL BE
14 IMPLEMENTED. AND IT WILL HAVE A RIPPLING EQUITY OF MAKING
15 HOUSING IN THE BAY AREA MORE AFFORDABLE, ACCESSIBLE, AND
16 STABLE FOR OUR MOST VULNERABLE COMMUNITIES. SOME OF THE WAYS
17 THAT I HEARD TENANTS DEPICTED TODAY FELT REALLY HURTFUL. I AM
18 A SINGLE PARENT. I HAVE BEEN A TENANT ON AND OFF SINCE I HAVE
19 BEEN AN ELECTED OFFICIAL, AND I THINK HOW WE TREAT PEOPLE WHO
20 PROVIDE THE RETURN ON THE INVESTMENTS FOR LANDLORDS IS REALLY
21 CENTRAL TO HOW WE LOOK AT THIS. AND I JUST WANT TO UPLIFT ALL
22 THE FOLKS WHO PAY RENT AND RAISE THEIR FAMILIES IN THE BAY
23 AREA AS VALUED MEMBERS OF OUR COMMUNITIES AND IN A CENTRAL AND
24 LEADING GROUP OF PEOPLE. SO, WE DECIDED TO, FOR THOSE OF YOU
25 WHO MIGHT THINK THIS IS TOO STRINGENT, FIRST WE WERE GOING TO



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1 DO STRICT COMPLIANCE SO WE WENT FROM STRICT COMPLIANCE TO
2 POINT SYSTEM I HOPE THAT AT SOME POINT THE POINT SYSTEM
3 SUNSETS THEN WE MOVE TO STRICT COMPLIANCE WELL AHEAD OF OBAG
4 FIVE. WE HAD THE FLOOR TO DO TWO THINGS THAT WERE EITHER IN
5 COMPLIANCE OR COORDINATION WITH THE COUNTY AND STATE AKA DOING
6 NOTHING LOCALLY AND GETTING FULL CREDIT I THINK THAT'S WRONG I
7 THINK THAT WE NEED TO INCENTIVIZE LOCAL ACTION. THE IDEA THAT
8 THE STATE IS DOING ALL THESE THINGS IS ABSOLUTELY TRUE THE
9 STATE IS DOING ALL THESE THINGS WHEN I GO LOOK ON ZILLOW OR
10 LOOK TO RENT A HOUSE IT'S SO EXPENSIVE IT'S NOT AS THOUGH THE
11 STATE IS SOLVING OUR PROBLEMS THE STATE SET A FLOOR NOT A
12 CEILING FOR THIS STUFF WE CAN AND MUST DO BETTER THE OTHER
13 THING WE HAVE DONE IS WE HAVE DELAYED IMPLEMENTATION TO 2027
14 AND YOU IN ORDER COTATI, THE COUNTY THAT I REPRESENT, A TINY
15 TOWN THAT'S DONE ALL THIS WORK AND IT'S SO DISHEARTENING TO
16 THINK THAT WE'RE NOT GOING TO BE ABLE TO DISTRIBUTE THIS MONEY
17 SOONER AND THANK THEM FOR ALL THE WORK THIS IS AN INCENTIVE WE
18 WANT TO REWARD GOOD BEHAVIOR AND PROGRESS AND THE LAST THING I
19 WANT TO ADDRESS BEFORE WE GO ON IS THAT THE IDEA THAT MARKET
20 CAN SOLVE THIS PROBLEM, THE CAPITALIST MARKET IS A GREAT TOOL
21 FOR SO MANY THINGS BUT THERE ARE A FEW SECTORS FOR WHICH IT'S
22 NOT THAT GREAT ONE OF THEM IS HOUSING IT'S NOT THAT GREAT YOU
23 MIGHT SAY I DISAGREE WITH YOU VICTORIA BUT IF YOU GO ACROSS
24 THE WORLD TO PLACE WHERE IS THERE IS HEAVY GOVERNMENT
25 REGULATION WELL FUNDED PROGRAMS YOU WILL SEE LOTS OF HOUSING



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1 LOWER LEVELS OF DISPLACEMENT LOWER LEVELS EVER HOMELESSNESS IF
2 YOU GO TO THE UNDERDEVELOPED OR DEVELOPING NATIONS YOU WILL
3 SEE OPPOSITE IS TRUE AND AS THE U.S. HAS GONE FROM BEING MORE
4 REGULATED AND DEVELOPING NATION TO LESS DEVELOPING AND
5 DEREGULATED PROFIT DRIVEN NATION YOU SEE INCREASING LEVELS OF
6 HOMELESSNESS OF INCOME PEOPLE BEING STRETCHED BY THEIR
7 MORTGAGES AND RENT JUST WANT TO GET ON RECORD AS BEING REALLY
8 CLEAR THAT DEREGULATION IS NOT THE ANSWER TO THIS THE ANSWER
9 IS TAKING THE PROFIT MOTIVE OUT OF THE HOUSING DEVELOPMENT
10 GIVING REAL COMPETITION TO THE FREE MARKET AND FUNDING THESE
11 POLICIES WHICH BUILD COMMUNITIES NOT JUST HOUSES FOR INVESTORS
12 SO I WANT TO THANK THE COMMISSION FOR BEARING THROUGH A REALLY
13 LONG AND INTERESTING PROCESS I WILL ABSOLUTELY BE SUPPORTING
14 OPTION ONE WHICH I DEVELOPED WITH THE TEAM AND BELIEVE THAT WE
15 SHOULD DO MORE THAN THIS BUT THAT WILL BE A FIGHT FOR ANOTHER
16 DAY.

17

18 **CHAIR, SUE NOACK:** THANK YOU. AMBER?

19

20 **AMBER MANFREE:** IT'S INTERESTING AND WIDE REACHING BECAUSE THIS
21 IS A MAJOR PROBLEM FACING US I WANT TO GO BACK TO SOME OF THE
22 COMMISSIONER STATEMENTS AT THE BEGINNING BECAUSE YOU DID GET
23 ME THINKING I WANT TO SAY THAT I SEE MTC'S PURPOSE IS VERY
24 MUCH TO SHAPE TRANSPORTATION PLANNING AND DEVELOPMENT REALLY
25 ALL THREE OF THOSE THIS IS DONE BY DIRECTING FUNDS THAT WE



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1 CONTROL TO PROJECTS THAT ATTAIN REGIONAL GOALS THAT AS WE
2 AGREE AS A TEAM ARE WORTH PURSUING AND TODAY WE HAVE
3 OPPORTUNITY TO INCENTIVIZE TRANSIT ORIENT THE COMMUNITIES THE
4 THING IS THAT HOUSING TRANSPORTATION AND CLIMATE ARE
5 INSEPARABLE GOALS AS COMMENTERS SAID, I THINK THAT'S TRUE YOU
6 CANNOT SOLVE ANY ONE OF THESE ALONE. I READ A BOOK CALLED
7 GEOGRAPHY OF NOWHERE WHICH IS SOMETHING TO THE EFFECT THAT IF
8 YOU WERE TO GATHER TOGETHER ALL SKILLED PLANNERS AND ENGINEERS
9 IN THE WORLD AND ASK THEM TO BUILD THE TRANSPORTATION AND
10 HOUSING SYSTEM THAT WAS LESS EFFECTIVE THAN THE ONE WE HAVE
11 THEY WOULD BE CHALLENGED TO DO IT. SO, WE ARE -- I KNOW, IT'S
12 A MEMORABLE CONCEPT. WE'RE TRYING TO SOLVE A PROBLEM THAT WAS
13 SET INTO MOTION LONG BEFORE WE GOT HERE, AND SO NO WONDER AUTO
14 A CHANGE NO WESTERN WE'RE ARGUING ABOUT IT BECAUSE WE HAVE A
15 DIFFICULT PROBLEM SET AHEAD OF US. SO. SO YEAH. SO, I ALSO
16 THINK I WANT TO SAY THAT IT'S VERY EASY TO COME TO A
17 COMMISSION MEETING LIKE THIS BECAUSE WE DO HAVE THIS
18 OPPORTUNITY FOR PUBLIC COMMENT AND I REALLY APPRECIATE
19 EVERYONE COMING TODAY IT'S VERY EASY TO COME TO A MEETING LIKE
20 THIS AND POINT A FINGERER AND SAY THAT GOVERNMENT REGULARS IS
21 WHAT'S STOPPING HOUSING BUT THAT'S NOT ENTIRELY TRUE AND I
22 DON'T EVEN THINK THAT'S THE BIGGEST PART OF THE PROBLEM AT ALL
23 I THINK IT'S PROBABLY THE SMALLEST PART BECAUSE THINGS THAT
24 ARE STOPPING HOUSING ARE LAND PRICE PRESIDENCY BEING SKY HIGH
25 COST OF LABOR COST OF MATERIALS AND SOMETIMES EVEN JUST



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1 PRACTICAL LOGISTICS OF SUPPLY CHAINS THAT ARE REALLY THE
2 CHARGES FOR DEVELOPERS AND TO THE POINT WHY WE AREN'T HEARING
3 FROM DEVELOPERS TODAY I GUARANTEE THAT IF THIS WAS A MAJOR
4 FACTOR IN BOTTOM LINE FOR ACTUAL HOUSING CONSTRUCTION ORIENT
5 THE DEVELOPERS WE WOULD BE HEARING FROM THEM I KNOW THAT FROM
6 MY OWN EXPERIENCE IN NAPA COUNTY THAT THEY SHOW UP WHEN THEY
7 KNOW THAT SOMETHING'S COMING DOWN THE LINE AND THAT TO ME IS A
8 SIGNAL THAT THIS IS NOT NEGATIVELY AFFECTING THEIR BOTTOM
9 LINES BECAUSE I REALLY DO BELIEVE WE WOULD BE HEARING FROM
10 THEM THEY'RE VERY INTELLIGENT AND ORGANIZED AND KNOW HOW TO
11 PARTICIPATE IN THE PROCESS RIGHT SO I THINK THAT'S A SIGN
12 RIGHT THERE THAT THIS ISN'T SOMETHING THAT'S GOING STOP
13 CONSTRUCTION OF NEW HOUSING I HAVE BEEN TO SEATTLE OVER THE
14 YEARS BECAUSE I HAVE FAMILY FRIENDS THERE SOMETHING I HAVE
15 SEEN IN RECENT YEARS THEY HAVE ESTABLISHED EXTENSION OF RAPID
16 TRANSIT LINE TO THE NORTH BUILT OUT MULTI-STORY LOW-INCOME
17 HOUSING OPPORTUNITIES AT WHISTLE STOPS FOR A PLACE LIKE SOLANO
18 COUNTY WHICH HAS EXISTING RAIL LINE RIDER ORIENT THE SERVICE
19 ON IT GOES THROUGH MAJOR CITIES AND OPPORTUNITY FROM VACAVILLE
20 ALL THE WAY TO DIXON YOU HAVE REAL POTENTIAL THERE THAT KIND
21 OF MODEL DEVELOPMENT SOMETHING I WOULD ENCOURAGE US WHO HAVE
22 RAIL SERVICE TO THINK ABOUT THIS IS SOMETHING THAT CAN HAPPEN
23 IN THE REAL-WORLD WE HAVE ANALOGS FOR IT. AND I GUESS IN
24 CLOSING I'LL SAY THANKS TO STAFF AND ALSO TO MY FELLOW
25 COMMISSIONER WHO IS HAVE REACHED OUT TO TALK ME THROUGH THIS.



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1 MY TENURE HERE IS ONLY ONE YEAR SO FAR. SO THIS IS A PROCESS
2 THAT'S BEEN UNROLLING FOR PROBABLY A DECADE REALISTICALLY AND
3 IT'S IMPORTANT TO UNDERSTAND THAT IN THE HISTORY OF IT THERE
4 HAS ALREADY BEEN A LOT OF THOUGHT EFFORT AND PUT INTO THIS AND
5 WE'RE WORKING ON AN ONGOING PROCESS IT MAY NEVER BE PERFECT
6 BUT SOMETHING'S BETTER THAN NOTHING AND I DO APPRECIATE ALL
7 WORK THAT'S GONE INTO IT SO FAR. DO I HAVE ONE QUESTION FOR
8 STAFF WHICH IS THAT WHAT WILL THE SUPPORT BE LIKE FROM MTC
9 STAFF FOR JURISDICTION WHO IS ARE GOING THROUGH THE
10 APPLICATION PROCESS? BECAUSE I HAVE HEARD COMMENTS THAT IT
11 SEEMS REALLY COMPLICATED FOR THE JURISDICTIONS TO COME TO MTC
12 FOR WHAT'S RELATIVELY A SMALL AMOUNT OF MONEY. SO MY QUESTION
13 IS WHAT WILL WE DO TO MAKE SURE IT'S A REASONABLE AMOUNT OF
14 EFFORT FOR THE RETURN. AND I'LL JUST CONCLUDE BY SAYING I
15 WOULD -- BEING FROM NAPA COUNTY WHERE THIS ISN'T REALLY GOING
16 TO AFFECT US IN ANY DIRECT WAY, I WOULD SUPPORT EITHER OPTION
17 TODAY AND FOR ANYONE WHO IS STILL WISHING TO SPEAK OR WOULD
18 LIKE TO ANSWER I'M INTERESTED TO HEAR WHO'S KIND OF THINKING
19 OPTION ONE VERSUS OPTION TWO. I KNOW WE HAVE OPTION ONE ON THE
20 34 BUT WE HAVEN'T REALLY DISCUSSED KIND OF HOW THE
21 JURISDICTIONS WHERE THIS WILL TAKE EFFECT OUR SEEING THE
22 DIFFERENT OPTIONS ALL THAT MUCH. SO, THANK YOU.

23

24 **CHAIR, SUE NOACK:** DO YOU WANT TO ANSWER THAT QUESTION GILLIAN?

25



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1 **GILLIAN ADAMS:** I'LL START WITH THAT WE HAVE BEEN WORKING WITH
2 LOCAL JURISDICTIONS WE HAVE A CONSULTANT TEAM THAT'S ASSISTING
3 US WORKING WITH THEM TO ASSESS THEIR EXISTING POLICIES WE HAVE
4 AN ONLINE SUBMISSION PORTAL SET UP WE'RE WORKING THROUGH THAT
5 PROCESS WITH JURISDICTIONS THAT HAVE BEEN PURSUING THE TOC
6 CONSISTENCY SO WE'RE GOING TO CONTINUE TO DO THAT I THINK
7 THROUGHOUT THE PROCESS UP UNTIL OUR 2027 DEADLINE IF THAT'S
8 WHAT YOU CHOOSE.

9

10 **MATT MALONEY:** MATT MALONEY, DEPUTY EXECUTIVE DIRECTOR METRO
11 PLANNING AND POLICY. I'LL ADD TO WHAT GILLIAN SAID. WE'RE
12 OBVIOUSLY PUTTING NUMEROUS STAFF RESOURCES ON THIS EFFORT AS
13 YOU CAN SEE EVERY TIME WE TALK ABOUT THIS ITEM WE HAVE A
14 DIFFERENT PERSON SPEAKING ABOUT IT SO WE'RE PRIORITIZING STAFF
15 RESOURCES FOR SURE AND DOING THE BEST WE CAN THERE. THE I WILL
16 SAY THIS COMMISSION WILL HAVE OPPORTUNITY IN THE COURSE OF THE
17 UPCOMING MONTHS TO TALK MORE ABOUT THE OBAG FOUR REGIONAL
18 PROGRAM. WITHIN THE OBAG REGIONAL PROGRAM, AS YOU KNOW WE DO
19 HAVE SOME PROGRAMMING SET ASIDE FOR, SORT OF, GROWTH FRAMEWORK
20 TYPE WORK. WE CAN, IF THE COMMISSION WANTS TO, UTILIZE SOME
21 PORTION OF THAT MONEY TO DO ADDITIONAL TECHNICAL ASSISTANCE
22 AROUND THESE EFFORTS, IF YOU CHOOSE. SO THAT IS A CONVERSATION
23 THAT WE CAN HAVE:

24

25 **CHAIR, SUE NOACK:** OKAY. THANK YOU. I'M GOING TO EVERYBODY THAT



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1 HAVEN'T SPOKEN YET FIRST. SO, BELIA?

2

3 **BELIA RAMOS:** YEAH, I DON'T KNOW WHAT THAT MEANS. I WANT TO
4 START OFF BY THANKING STAFF. I THINK, YOU KNOW, I THINK YOU
5 SAID THIS WAS -- WE HAVE BEEN WORKING ON THIS SINCE '22 IS
6 WHAT YOU SAID. WELL, SOME OF US HAVE BEEN WORKING ON THIS
7 SINCE 2018. AND I SIT HERE AND I KEPT THINKING AND I KEPT
8 THINKING AND OF US VOTING COMMISSIONERS TODAY, I'M THE LAST
9 WOMAN STANDING ON THE CASA COMPACT. AND ON NON-VOTING
10 [LAUGHTER] ON JANUARY 18TH, ON JANUARY 18TH OF 2019 AT 12:38
11 A.M., AFTER 7, 6, 7 HOURS OF MEETINGS, WHAT CAME OUT OF THE
12 CASA COMPACT, WHAT REALLY SERVED AS THE GENESIS FOR THIS AND
13 FOR BAHFA, AND THE WORK THAT WE ARE DOING, IS THE IDEA THAT WE
14 NEEDED TO DO SOMETHING DIFFERENT. AND I THINK THAT ONE OF THE
15 -- THE DELIBERATIVE PROCESS THAT WE HAVE BEEN THROUGH HERE FOR
16 MONTHS, CERTAINLY DOES SHOW THAT WE ARE WORKING TOGETHER TO
17 LISTEN TO EACH OTHER'S DIFFERENCES, TO TRULY CREATE A PATHWAY
18 FOR THOSE WANT THAT TO TAKE IT AND I THINK THAT THAT IS THE
19 MOST IMPORTANT PART FOR ME. WHAT STARTED AS REQUIREMENTS ARE
20 NOW OPTIONS. I THINK THAT THAT FLEXIBILITY IS INCREDIBLY
21 IMPORTANT AS TO SAY IF YOU DO NOT WANT TO BE SUBJECT TO THE
22 POLICIES THAT ARE IN PLACE, YOU DO NOT NEED TO ACCEPT THIS
23 MONEY. IF YOU ARE A LANDLORD, AND YOU DECIDE TO PROVIDE
24 ORGANICALLY AND INHERENT AFFORDABLE HOUSING, YOU MAY CONTINUE
25 TO DO SO. YOU OWN THE HOUSE. RIGHT NOW IT DOES NOT AFFECT WHAT



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1 YOU ARE DOING. AS SOMEONE WHO GREW UP IN ORGANICALLY NOT
2 REQUIRED EMPLOYER SPONSORED FARM WORKER HOUSING -- I'M THE
3 DAUGHTER OF A FARM WORKER -- AND OUR RENT WAS JUST A COUPLE
4 HUNDRED DOLLARS A MONTH, I'M INCREDIBLY GRATEFUL FOR THE
5 PEOPLE WHO HAVE THE GOOD WILL TO DO THAT. AND SOME PEOPLE NEED
6 SOME OF OUR \$45 MILLION TO FIND THAT GOOD WILL. AND THAT IS
7 WHAT WE ARE DOING HERE. YOU KNOW? I HAVE GOT THREE KIDS. AND
8 YOU KNOW, FIVE BUCKS MEANS VERY DIFFERENT THINGS TO THOSE
9 THREE KIDS. THE SAME GOES FOR INCENTIVIZED PROGRAMS. AND, SO,
10 I JUST WANTED TO SAY A COUPLE OF THINGS THAT I HAVE HEARD THAT
11 I THINK ARE IMPORTANT. I APPRECIATE MATT AND GILLIAN, SINCE
12 WE'RE JUST DOWN TO FIRST NAMES AT THIS LATE HOUR OF THE DAY, I
13 REALLY APPRECIATE THE INFORMATION THAT YOU HAVE PROVIDE PERIOD
14 IN -- PROVIDED IN TERMS OF WHAT THAT TECHNICAL ASSISTANCE
15 LOOKS LIKE. AND I TRULY WOULD APPRECIATE A FRIENDLY AMENDMENT
16 THAT WE ACTUALLY DIRECT STAFF TO COME BACK WITH TECHNICAL
17 ASSISTANCE, BECAUSE I ABSOLUTELY BELIEVE THAT OUR STAFF HAS
18 THE ABILITY TO PROVIDE GREAT TECHNICAL ASSISTANCE. WE HAVE
19 DONE IT THROUGH RHNA THIS IS THE SAME STAFF THAT WOULD DO
20 THAT. AND I THINK IT'S A GREAT COMPONENT. AND SERVING ON BCDC,
21 I HAVE GOTTEN TO BRAG TO BCDC, GO TALK TO OUR PEOPLE AT MTC
22 ABOUT HOW THEY PROVIDE TECHNICAL ASSISTANCE. I WOULD OFFER
23 THAT UP FOR CONSIDERATION AS A FRIENDLY AMENDMENT.

24

25 **MYRNA MELGAR:** I ACCEPT THAT FRIENDLY AMENDMENT IF MY SECOND



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1 WILL ACCEPT IT AS WELL. TECHNICAL ASSISTANCE. YES.

2

3 **BARBARA LEE:** YEAH, I ACCEPT IT.

4

5 **BELIA RAMOS:** THANK YOU VERY MUCH. SO THAT'S OUT OF THE WAY.

6 SECONDLY, WHEN WE LOOK AT GENESIS WHERE IT IS WHEN WE LOOK AT

7 HOUSING PROTECTIONS DISPLACEMENT WAS ON CASA COMPACT NUMBER

8 ONE. TENANT RELOCATION WAS CASA NUMBER THREE RESIDENT

9 STABILIZATION CASA COMPACT NUMBER TWO FAIR HOUSING CASA NUMBER

10 THREE TENANT ANTIHARASSMENT CASA NUMBER THREE TOC MINIMUM

11 ZONING WAS COMPACT NUMBER FIVE AND COLLEAGUES INCENTIVIZE

12 DENSITY BONUS WITH PARKING REDUCTIONS CASA COMPACT NUMBER

13 SEVEN SO WE HAVE NOT BEEN WORKING ON THIS FOR FOUR YEARS SOME

14 OF US HAVE BEEN WORKING ON THIS FOR DECADES I THINK I SHOWED

15 COMMISSIONER FLEMING MY BUILDING ID CARD I HAVE TO FILE

16 GRIEVANCE FOR HOW MUCH I HAVE AGED THROUGH THIS PROCESS

17 BECAUSE IT'S NOTICEABLE BUT I WILL SAY AS SOMEONE WHO ARRIVED

18 IN SUPPORT OF THE CASA COMPACT BY SAYING THAT I AS A SINGLE

19 MOTHER AS AN ELECTED OFFICIAL FACED HOUSING INSECURITY I THINK

20 IT'S INCREDIBLY IMPORTANT THAT WE CONTINUE TO MOVE FORWARD TO

21 DO BETTER. THIS DOESN'T MEAN IF THIS DOESN'T WORK, IF PEOPLE

22 DON'T COME FOR THE MONEY, IT DOESN'T MEAN THIS WE AS A

23 COMMISSION CAN'T TAKE ANOTHER LOOK. AND I THINK THAT PART

24 SORRY WHAT'S INCREDIBLY POWERFUL HERE IS THAT WE ARE DECIDING

25 HOW WE CAN MOVE DIFFERENTLY TOGETHER IF A FORWARD MOTION. I



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1 THINK IT'S INCREDIBLY IMPORTANT THAT WE DO INCENTIVIZE AND
2 REWARD THOSE JURISDICTIONS THAT ARE ABLE AND WILLING THAT
3 THOSE ARE TWO PARTS, ABLE AND WILLING, NOT EVERYONE IS ABLE.
4 WE ARE NOT ABLE. BUT THAT WILLINGNESS, I THINK, SHOULD BE --
5 SHOULD, IN FACT, BE REWARDED, AND THEREFORE I WILL BE
6 SUPPORTIVE OF OPTION ONE, AND I THANK THE MAKER OF THE MOTION
7 AND SECOND FOR NOT MAKING ME GO THROUGH LEGAL HOOPS OF A
8 FRIENDLY AMENDMENT.

9

10 **CHAIR, SUE NOACK:** OKAY. ALICIA? I'LL BE SOON POINTING AT
11 PEOPLE INSTEAD OF SAYING NAMES. [LAUGHTER]

12

13 **ALICIA JOHN-BAPTISTE:** FIRST, THANK YOU TO STAFF. THIS HAS BEEN
14 ARDUOUS. THANK YOU WHO SERVED ON THE AD HOC COMMITTEE AND DID
15 WORK ON BEHALF OF THE REST OF US. I KNOW THIS HAS BEEN
16 COMPLICATED. FROM MY PERSPECTIVE THIS IS THE TYPE OF PROGRAM
17 AND POLICY WHERE REASONABLE PEOPLE CAN HAVE REASONABLE
18 DISAGREEMENTS AND SO FROM MY PERSPECTIVE, I'M NOT COMING UP
19 ASKING THE QUESTION IS THIS PERFECT OR IS THIS EXACTLY HOW I
20 WOULD HAVE DESIGNED IT, NEITHER SUBSTANCE OR MISSION, BUT
21 RATHER IS THIS GOING TO LET US MOVE FORWARD IN THE DIRECTION
22 THAT WE ARE BROADLY TRYING TO REACH, AS A COLLECTIVE SET OF
23 LEADERS FOR OUR REGION. AND THE TO ME, THE ANSWER TO THAT IS
24 YES, WHICH IS WHY I'M GOING TO BE SUPPORTING THIS TODAY. AND,
25 AGAIN, APPRECIATE EVERYBODY'S EFFORTS AND MOVING US TO THIS



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1 POINT.

2

3 **CHAIR, SUE NOACK:** OKAY THANK YOU. GOING BACK. RETREADS.

4 MARGARET.

5

6 **MARGARET ABE-KOGA:** THANK YOU, CHAIR. AND I NEGLECTED TO SAY, I
7 REALLY DO APPRECIATE THE HARD WORK THAT'S GONE INTO THIS, AND
8 TO STAFF AND OUR COMMISSIONERS THANK YOU FOR THAT. I ACTUALLY
9 WANTED TO RESPOND TO COMMISSIONER LEE'S QUESTION EARLIER ABOUT
10 WHAT'S THE PROBLEM. AND I THINK THAT'S THE -- THE CONVERSATION
11 HERE I HEARD HAS BEEN FOCUSED ABOUT, ON HOUSING AND AFFORDABLE
12 HOUSING, BUT THE TOC POLICY IS MORE THAN THAT. AND THAT'S WHY,
13 YOU KNOW, I LOOK AT ATTACHMENT A THAT HAS THE EVALUATION
14 SCORING CARD, AND GOING THROUGH THE OTHER ELEMENTS, PARKING,
15 STATION ACCESS, DENSITY, THOSE ARE ACTUAL -- VERY DIFFICULT TO
16 ACHIEVE. I DON'T KNOW OF MANY CITIES IN MY COUNTY THAT HAVE
17 DONE -- WE HAVE -- WE'RE WORKING ON UNBUNDLED PARKING IN
18 MOUNTAIN VIEW, BUT THESE, TO ME P ARE WHAT I'M CONCERNED
19 ABOUT. THE CUMULATIVE OF TRYING TO REACH -- YOU CAN TAKE OUT
20 THE EIGHT POINTS, THEN YOU HAVE NARCOTICS THEN YOU HAVE TO GET
21 TO 85, SO YOU ONLY HAVE SEVEN POINTS LEFT TO NOT HIT, AND THAT
22 BASICALLY MEANS YOU HAVE TO GET EVERYTHING ELSE AND I DON'T
23 KNOW THAT THAT MANY CITIES CAN HAVE STATION ACCESS AND
24 UNBUNDLED PARKING AND THEN I DON'T UNDERSTAND -- I THINK WHAT
25 COMMISSIONER BURT WAS TRYING TO GET AT, THIS MAXIMUM DENSITY



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1 REQUIREMENT, LIKE ARE WE SETTING LIMITS ON THE DENSITY? AND IF
2 SO, WHY? LIKE, IF THE CITY WANTS TO BUILD, [LAUGHTER] WHY NOT
3 JUST LET THEM BUILD?

4

5 **GILLIAN ADAMS:** THAT'S WHY WE HAVE THIS SOMEWHAT AWKWARD
6 ALLOWABLE DENSITY SO IT'S MINIMUM OF WHAT YOU NEED TO ALLOW
7 BUT IT'S NOT MAXIMUM DENSITY.

8

9 **CHAIR, SUE NOACK:** IT'S MINIMAL -- YEAH.

10

11 **GILLIAN ADAMS:** MINIMUM DENSITY WOULD MEAN THAT EVERY PROJECT
12 MEET A CERTAIN DENSITY.

13

14 **MARGARET ABE-KOGA:** RIGHT THAT'S MINIMUM DENSITY BUT MAXIMUM
15 DENSITY ONLY BUILD UP TO 100 UNITS AN ACRE BULL THAT'S WHAT IT
16 SAYS HERE AND 12 POINT FOR THAT RESIDENTIAL IS VERY HIGH TO
17 MEAL IF YOU COULD CLARIFY THAT I THINK THAT CAN MAKE SENSE BUT
18 THE WAY IT'S WRITTEN HERE IT DOESN'T SAY THAT SO I THINK
19 THAT'S WHAT COMMISSIONER BURT WAS TRYING TO GET AT. YOU KNOW.
20 THEN COMMERCIAL PIECES MENTIONED IN OUR AREAS WE HAVE TOO MUCH
21 COMMERCIAL AND NOT ENOUGH JOBS/HOUSING IMBALANCES TOO MUCH
22 SKEWED ON THE JOB SIDE YOU KNOW THERE IS LIKE FIVE POINTS
23 THERE OR SIX POINTS RELATED TO COMMERCIAL DEVELOPMENT SO
24 THAT'S WHAT I'M SAYING YEAH WE CAN TAKE OUT EIGHT POINTS BUT
25 THAT DOESN'T LEAVE MUCH ROOM FOR EVERYTHING ELSE AND AGAIN FOR



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1 THE BIG CITIES YOU HAVE STAFF YOU KNOW YOU CAN DO ALL THIS BUT
2 AGAIN THAT'S FOR A CITY YOU KNOW, 30,000 PEOPLE WHEN YOU HAVE
3 13 STAFF PEOPLE THIS IS REALLY HARD TO DO THAT'S WHAT I'M
4 SAYING PLEASE HAVE SYMPATHY FOR OUR MUNICIPALITIES THAT ARE
5 TRYING BUT IT'S JUST VERY CHALLENGING AND THE STATE LAWS ARE
6 TAKEAWAY MORE AND MORE FUNDING FROM THE CITIES YOU KNOW WE
7 CAN'T REQUIRE INCLUSION NEAR ZONING ALL OF THIS AND THAT SO
8 THE CITIES ARE HAVING TO FIGURE OUT HOW TO PAY FOR ALL THAT
9 THEMSELVES AND THAT'S WHY IT MIGHT ONLY BE \$45 MILLION BUT FOR
10 US WE JUST CELEBRATED GETTING \$2 MILLION FROM OUR CONGRESS MAP
11 SAM LICCARDO, \$2 MILLION THE PROJECT IS GOING TO COST
12 SOMETHING LIKE \$234 MILLION. SO \$2 MILLION WAS A HUGE
13 CELEBRATION THAT'S MY PERSPECTIVE COMING FROM BEING A MAYOR
14 DURING THE GREAT RECESSION EVERY DOLLAR DOES COUNT AND I JUST
15 FEEL LIKE WE'RE JUST MAKING IT TOO ONEROUS FOR THE SMALL
16 CITIES AND IN TERMS OF AFFORDABLE HOUSING AND HOUSING MY
17 EXPERIENCE HAS BEEN YOU KNOW THIS IS DURING THE GREAT
18 RECESSION WHEN WE HAD PROJECTS THAT WE HAD APPROVED AND THEY
19 JUST SAT FOR YOU KNOW, A COUPLE YEARS. AND I CALLED THE
20 DEVELOPERS AND I ASKED THEM HEY WHY AREN'T YOU GUYS BUILDING
21 THIS IS A GREAT TIME AND THEY SAID WELL IT DOESN'T MAKE
22 FINANCIAL SENSE. WE'RE NOT GOING -- WE DON'T GET FINANCING
23 WE'RE NOT GOING TO MAKE ENOUGH PROFIT AND THAT'S WHEN I
24 REALIZED THAT THE FUNDAMENTAL MISSING PIECE TO ALL OF THIS ASK
25 THAT WE'RE NOT TAKING THE MARKET INTO ACCOUNT. I'M NOT SAYING



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1 THAT THE MARKET WILL BE THE ANSWER. I'M ACTUALLY SAYING THE
2 MARKET IS WHAT'S MAKING IT CHALLENGING FOR US TO BE ABLE TO
3 PRODUCE THE HOUSING THAT WE NEED. SO, AND THAT'S VERY --
4 THAT'S COMPLETELY IRRELEVANT TO WHAT WE'RE TRYING TO DO HERE
5 WITH TOC. THAT'S, YOU KNOW, THAT'S MY ANSWER. THAT'S WHY I
6 CAN'T SUPPORT THE MOTION. YOU KNOW? I THINK WE COULD WORK ON
7 THIS EVEN FURTHER, BUT THE WAY IT STAND, IT'S JUST NOT GOING
8 TO WORK. THANK YOU.

9

10 **CHAIR, SUE NOACK:** DO WE HAVE -- I -- PRETTY SOON I WANT TO
11 CALL FOR THE QUESTION HERE. UNLESS THERE IS --

12

13 **PAT BURT:** I HAVE.

14

15 **MITCH MASHBURN:** I GOT TO BE ABLE TO RESPOND I HAVE PEOPLE
16 POKING HOLES.

17

18 **CHAIR, SUE NOACK:** I WANT TO GET QUESTION CALLED. SO, IF YOU
19 CAN.

20

21 **MITCH MASHBURN:** YES, MA'AM FIRST I HAVE TO AGREE, WHILE I CAN
22 AGREE WITH EVERYTHING THAT COMMISSIONER LEE SAID ABOUT
23 HOMELESS FOLKS AND FOR THEM NEEDING TO HAVE HOMES AND FOR
24 PEOPLE WHO ARE DISADVANTAGED TO BE ABLE TO HAVE HOUSING, I
25 AGREE WITH ALL OF THAT. THE PROBLEM THAT I HAVE IS WITH WHAT



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1 PIECE OF THIS POLICY, AND IT SEEMS TO BE THE ONE PIECE THAT
2 EVERYBODY HAS A PROBLEM WITH. RIGHT? NOBODY ELSE HAS SAID
3 ANYTHING ABOUT -- WELL, EXTENT FROM OUR -- ABOUT PARKING, OR
4 ANY OF THE OTHER ELEMENTS OF THIS POLICY. THE ONE PIECE THAT
5 EVERYBODY HAS GOT A BEEF WITH ARE THOSE EIGHT POINTS WHICH IS
6 RENT CONTROL. RIGHT? AND SO MY QUESTION WOULD BE, HOW DOES
7 RENT CONTROL IN ANY WAY INCENTIVIZE DEVELOPMENT? CAN ANYBODY
8 TELL ME HOW RENT CONTROL INCENTIVIZES DEVELOPMENT? AND
9 INCENTIVIZES DEVELOPERS? BECAUSE LET'S APPLY THAT TO ANY
10 INDUSTRY OUT THERE IF WE WERE TO GO TO A GROCER AND SAY HEY WE
11 WANT YOU TO SELL MORE GROCERIES BUT WE'RE GOING TO CAP THE
12 PRICE THAT YOU CAN SELL THEM AT. WE WANT YOU TO MAKE MORE CARS
13 AND SELL MORE CARS BUT WE'RE GOING TO CAP THE TRIES THAT YOU
14 CAN MAKE AND SELL THOSE CARS AT THOSE INDUSTRIES WOULD LAUGH
15 AT US AND WE WOULD NOT BE ABLE -- THEY WOULD CALL US
16 SOCIALISTS AND WE WOULD NOT BE ABLE TO MOVE FORWARD WITH ANY
17 OF THOSE POLICIES. WE'RE TELLING PEOPLE WHO BUILD HOMES AND
18 WHO REPRESENT HOMES THAT WE, KNOW BETTER THAN THEM WHAT THE
19 MARKET IS AND WE'RE GOING TO CONTROL THAT VIA POLICY BETTER
20 THAN THE STATE CAN DO. BETTER THAN OUR STATE LEGISLATORS,
21 WHICH AS SAID EARLIER, DON'T KNOW IF THEIR POLICIES ARE
22 WORKING YET BUT WE'RE GOING TO PUT SUPPORTING OUT THAT'S EVEN
23 ARE STRONGER AND BETTER IN OUR REGION AND WITH \$50 MILLION IS
24 SUCH A MINISCULE PART OF OUR CHARTER AT MTC. IF WE TRULY WANT
25 TO INCENTIVIZE DEVELOPMENT, THEN LET'S FINNED A WAY TO UTILIZE



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1 THIS MONEY TO INCENTIVIZE DEVELOPMENT NOT CREATE POLICY THAT
2 DISINCENTIVIZES DEVELOPMENT. THAT'S MY POINT. I'LL LEAVE WITH
3 THAT.

4

5 **SPEAKER:** I HAVE GOT 30 SECOND.

6

7 **GINA PAPAN:** 30 SECONDS; THAT'S IT. SO, I LOVE TRANSIT. I LOVE
8 TRANSPORTATION, SAN FRANCISCO'S TRANSIT FIRST POLICY. SO, SAN
9 FRANCISCO PUC, BUILD A BIG BUILDING WITH ONLY FOUR SPOTS. BUT
10 YET THEY COME TO MY COUNTY AND MY CITY, MYRNA, AND WANT TO PUT
11 IN 40 TO 50 PARKING SPOTS FOR EMPLOYEES. HYPOCRITICAL.

12

13 **CANDACE ANDERSEN:** MY POINT IS JUST THE ISSUE OF NO POLICY
14 GIVEN PREFERENCE WE COULD EXPAND THAT CLARIFICATION ASK FOR
15 ALIGNMENT TO APPLICABLE POLICIES REGULATORY FRAMEWORK BROADER
16 COMMUNITY CONSIDERATIONS LOCAL JURISDICTION SHOULD NOT BE
17 CONSTRUED AS EXPRESSING SUPPORTED FOR ANY PARTICULAR APPROACH
18 THAT'S TO AVOID CONCERNS THAT'S BEEN RAISED BY MANY PEOPLE
19 THAT THIS IS MUCH BROADER POLICY THAN IT ACTUALLY IS IT'S
20 APPLYING TO THE TOC.

21

22 **MYRNA MELGAR:** IF I WILL GET YOUR VOTE COMMISSIONER ANDERSON, I
23 WILL GLADLY ACCEPT IT.

24

25 **CANDACE ANDERSEN:** THANK YOU MYRNA. THAT WILL BE ONE OPTION



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1 BECAUSE I ONLY HAVE ONE OTHER PERSON EVEN REMOTELY SUPPORTING
2 OPTION TWO. SO, I WILL TAKE IT.

3

4 **CHAIR, SUE NOACK:** BARBARA ARE YOU OKAY WITH THAT SECOND? AND I
5 JUST WANT TO CLARIFY THIS MOTION IS NOT JUST ONE OR TWO. IT'S
6 THE ENTIRE RECOMMENDATION THAT'S IN HERE WITH OPTION ONE. AND
7 THEN WITH THE AMENDMENT AND THEN COMING BACK, TO AMENDMENTS ON
8 THE TECHNICAL PIECE AND THEN THE AMENDMENT PIECE. NOELIA?

9

10 **NOELIA CORZO:** IT'S FINE.

11

12 **CHAIR, SUE NOACK:** LET'S CALL FOR THE QUESTION WE'RE GOING TO
13 DO INDIVIDUAL VOTES BECAUSE IT'S PROBABLY NOT GOING TO BE EASY
14 TO TELL WHETHER IT'S UNANIMOUS OR NOT. SO.

15

16 **COUNSEL, KATHLEEN KANE:** AND JUST TO CLARIFY WE'LL NEED TO GET
17 THAT VERBIAGE FROM COMMISSIONER.

18

19 **CANDACE ANDERSEN:** I WAS JUST GOING TO -- AND WHO WANTS THE
20 VERBIAGE? I'LL SEND IT STRAIGHT TO KIMBERLY. THANK YOU.

21

22 **CHAIR, SUE NOACK:** OKAY. PLEASE TAKE THE ROLL CALL VOTE.

23

24 **CLERK, KIMBERLY WARD:** THANK YOU. WITH THE MOTION BY
25 COMMISSIONER MELGAR, SECONDED BY COMMISSIONER LEE. CHAIR



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1 NOACK?

2

3 **CHAIR, SUE NOACK:** YES.

4

5 **CLERK, KIMBERLY WARD:** VICE CHAIR MOULTON-PETERS?

6

7 **V. CHAIR, STEPHANIE MOULTON-PETERS:** YES.

8

9 **CLERK, KIMBERLY WARD:** ABE-KOGA?

10

11 **MARGARET ABE-KOGA:** NO.

12

13 **CLERK, KIMBERLY WARD:** THANK YOU. COMMISSIONER AHN?

14

15 **EDDIE AHN:** AYE.

16

17 **CLERK, KIMBERLY WARD:** ANDERSON?

18

19 **CANDACE ANDERSEN:** AYE.

20

21 **CLERK, KIMBERLY WARD:** EZZY ASHCRAFT?

22

23 **MARILYN EZZY ASHCRAFT:** AYE.

24

25 **CLERK, KIMBERLY WARD:** BURT?



1

2 **PAT BURT:** NO.

3

4 **CLERK, KIMBERLY WARD:** CORZO?

5

6 **NOELIA CORZO:** YES.

7

8 **CLERK, KIMBERLY WARD:** FLEMING?

9

10 **VICTORIA FLEMING:** YES.

11

12 **CLERK, KIMBERLY WARD:** JOHN-BAPTISTE?

13

14 **ALICIA JOHN-BAPTISTE:** AYE.

15

16 **CLERK, KIMBERLY WARD:** LEE?

17

18 **BARBARA LEE:** AYE.

19

20 **CLERK, KIMBERLY WARD:** MAHAN IS ABSENT. MANFREE?

21

22 **AMBER MANFREE:** AYE.

23

24 **CLERK, KIMBERLY WARD:** MASHBURN?

25



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1 **MITCH MASHBURN:** NO.

2

3 **CLERK, KIMBERLY WARD:** MELGAR?

4

5 **MYRNA MELGAR:** AYE.

6

7 **CLERK, KIMBERLY WARD:** MILEY?

8

9 **NATHAN MILEY:** NO.

10

11 **CLERK, KIMBERLY WARD:** PAPAN?

12

13 **GINA PAPAN:** NO.

14

15 **CLERK, KIMBERLY WARD:** RAMOS?

16

17 **BELIA RAMOS:** SINCE 2019, YES.

18

19 **CLERK, KIMBERLY WARD:** THANK YOU. THE MOTION PASSES BY 12 AYES,

20 ONE NO, AND ONE ABSENT. OH PARDON ME. FIVE NO'S -- OOH WEE,

21 I'M ASLEEP. SORRY. FIVE YES, RIGHT, FIVE. 12 TO 5 PASSES WITH

22 AMENDMENT THAT WILL BE PROVIDED BY COMMISSIONER ANDERSEN.

23

24 **CANDACE ANDERSEN:** THAT WAS JUST SENT TO KIMBERLY.

25



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1 **CLERK, KIMBERLY WARD:** THANK YOU.

2

3 **COUNSEL, KATHLEEN KANE:** MADAM CHAIR, YOUR MIC IS OFF.

4

5 **CHAIR, SUE NOACK:** WELL THAT'S PROBABLY GOOD BECAUSE THAT
6 COMMENT SHOULDN'T HAVE BEEN RECORDED. [LAUGHTER] WE'RE GOING
7 TO SKIP ITEM TEN POINT A WHICH IS THE NEXT GENERATION CLIPPER
8 UPDATE.

9

10 **COUNSEL, KATHLEEN KANE:** I'M SORRY JUST FOR CLARITY OF THE
11 RECORD THAT ITEM IS BEING CONTINUED TO YOUR NEXT REGULAR
12 MEETING WHICH WILL OCCUR AT THE END OF MARCH AND MEMBERS OF
13 THE PUBLIC WHO WISH TO COMMENT ON THAT IF YOUR COMMENT HAS
14 ALREADY BEEN SUBMITTED WE WILL CARRY IT FORWARD TO THE ITEM
15 YOU CAN STILL SUBMIT COMMENTS THROUGH THE USUAL PORTALS
16 INCLUDING INFO@BAYAREAMETRO.GOV.

17

18 **CHAIR, SUE NOACK:** ITEM 11 CLOSED SESSION IF THERE WERE ANY
19 ITEMS RECEIVED UNDER PUBLIC COMMENT ASSOCIATED WITH THIS ITEM
20 AND IF ANYONE FROM THE PUBLIC WOULD LIKE TO SPEAK ON THIS ITEM
21 USED RAISED HAND FEATURE OR DIAL STAR NINE IN-PERSON MEMBERS
22 OF THE PUBLIC SHOULD FORM A LINE NEAR THE PODIUM WILL THE
23 CLERK CALL TO SPEAK? EVERYBODY SEEMS TO BE HEADING FOR THE
24 DOOR INSTEAD OF THE SPEAKER PODIUM.

25



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1 **CLERK, KIMBERLY WARD:** WHO MEMBERS OF THE PUBLIC WITH THEIR
2 HANDS RAISED.

3

4 **CHAIR, SUE NOACK:** ONE MINUTE.

5

6 **CLERK, KIMBERLY WARD:** ADINA LEVIN. I'LL START THE CLOCK.

7

8 **SPEAKER:** JUST WANTED TO NOTE FOR THE RECORD THAT THE JOINT
9 LETTER FROM SEAMLESS BAY AREA AND SPUR THAT WAS CALLED OUT IN
10 THE PREVIOUS ITEM TITLE AND APPLIED TO THE CLIPPER ITEM WHICH
11 I BELIEVE WAS 10A SO IF IT CAN BE FORWARDED INTO THE
12 DISCUSSION FOR THE NEXT MEETING THAT WOULD BE WELCOME AS THIS
13 WAS WHERE IT WAS INTENDED FOR. THANK YOU.

14

15 **COUNSEL, KATHLEEN KANE:** AND JUST TO CLARIFY THIS IS PUBLIC
16 COMMENT ON THE CLOSED SESSION ITEM THAT'S COMING UP BUT YOUR
17 INPUT IS DULY NOTED MS. LEVIN AND WE'LL MAKE SURE IT GETS
18 FORWARDED. THANK YOU.

19

20 **CLERK, KIMBERLY WARD:** NEXT UP IS ALIX MILLER.

21

22 **SPEAKER:** HI GOOD AFTERNOON ON THE PUBLIC EMPLOYEE PERFORMANCE
23 EVALUATION EXECUTIVE DIRECTOR I HAVE PERSONNEL REACHED OUT TO
24 THE EXECUTIVE DIRECTOR MULTIPLE TIMES E-MAIL AND CALLS AND I
25 HAVE RECEIVED ZERO RESPONSES FROM YOUR EXECUTIVE DIRECTOR. SO



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1 I ENCOURAGE YOU WHEN YOU GO INTO CLOSED SESSION TO EVALUATE
2 HIS PERFORMANCE I ASK YOU IF HE RESPOND TO PEOPLE THAT CONTACT
3 HIM. BECAUSE THE ANSWER IS NO, AND WE NEEDS TO BE EVALUATED ON
4 HIS CONTACT WITH THE PEOPLE AND PEOPLE OF CALIFORNIA ARE
5 COUNTING ON HIM FOR A RESPONSE AND HE JUST DOES NOT RESPOND.
6 SO, PLEASE MENTION THAT IN YOUR EVALUATION. THANK YOU.

7

8 **CLERK, KIMBERLY WARD:** THANK YOU MR. MILLER. THERE ARE NO
9 ADDITIONAL RAISED HANDS.

10

11 **CHAIR, SUE NOACK:** GOING INTO CLOSED SESSION PUBLIC EMPLOYEE
12 PERFORMANCE EVALUATION TITLES EXECUTIVE DIRECTOR GENERAL
13 COUNSEL CONFERENCE WITH LABOR NEGOTIATORS AGENCY DESIGNATED
14 REPRESENTATIVES MYSELF STEPHANIE MOULTON-PETERS UNREPRESENTED
15 EMPLOYEES EXECUTIVE DIRECTOR GENERAL COUNSEL THE COMMISSION
16 WILL MEET IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE 54957
17 WITH RESPECT TO EXECUTIVE DIRECTOR'S GENERAL COUNSEL'S
18 PERFORMANCE COMPENSATION RANGE OF NON-REPRESENTED EMPLOYEES
19 NEITHER EXECUTIVE DIRECTOR NOR GENERAL COUNSEL SHOULD BE
20 PRESENT FOR DISCUSSION ON COMPENSATION COMMISSIONERS PLEASE
21 JOIN ME IN THE CONFERENCE ROOM IN TEN MINUTES BECAUSE WE NEED
22 TO MAKE COPIES AND YOU NEED BIO BREAKS OR WHATEVER AND THEN
23 AFTER THE END OF THE CLOSED SESSION WE'LL RETURN TO THE
24 BOARDROOM IN OPEN SESSION IMPORTANT THAT WE MAINTAIN QUORUM WE
25 RETURN TO OPEN SESSION TO COMPLETE COMMISSION BUSINESS. THANK



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1 YOU. [CLOSED SESSION] [CLOSED SESSION CONTINUES] [CLOSED
2 SESSION CONTINUES] [CLOSED SESSION CONTINUES] [CLOSED SESSION
3 CONTINUES] [CLOSED SESSION CONTINUES] [CLOSED SESSION
4 CONTINUES] [CLOSED SESSION CONTINUES] [CLOSED SESSION
5 CONTINUES]

6

7 **CHAIR, SUE NOACK:** OKAY. OKAY. I'M HERDING THE CATS. OH MY GOD.
8 ALL RIGHT. WE HAVE A QUORUM, KIMBERLY, PLEASE TELL US WE HAVE
9 A QUORUM. YEAH. OKAY. THE COMMISSION IS NOW BACK IN SESSION.
10 THE COMMISSION MET IN CLOSED SESSION TO COMPLETE THE
11 PERFORMANCE VALUATION FOR THE EXECUTIVE DIRECTOR AND GENERAL
12 COUNSEL NEXT WE'LL VOTE ON RELATED SALARY ADJUSTMENTS. AGENDA
13 ITEM 12A, SORRY -- MTC RESOLUTION NUMBER 4369 REVISED APPROVAL
14 OF THE EXECUTIVE DIRECTOR'S PERFORMANCE EVALUATION ASSOCIATED
15 COMPENSATION RANGE AND SALARY. ADJUSTMENT. THE RESOLUTION WILL
16 SET THE SALARY OF THE EXECUTIVE DIRECTOR EFFECTIVE JANUARY 1,
17 2026 TO \$420,433.73. CAN I HAVE A MOTION PLEASE? WE HAVE A
18 MOTION AND A SECOND. ANY PUBLIC COMMENT?

19

20 **CLERK, KIMBERLY WARD:** THANK YOU. THERE ARE NO MEMBERS OF THE
21 PUBLIC IN THE BOARDROOM. THERE IS ONE MEMBER OF THE PUBLIC
22 WITH THEIR HAND RAISED. HOW MUCH TIME WOULD YOU LIKE TO GIVE?

23

24 **CHAIR, SUE NOACK:** ONE MINUTE. IT'S 2:30 ALREADY.

25



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1 **CLERK, KIMBERLY WARD:** MR. MILLER. YOU MAY UNMUTE YOURSELF. ONE
2 MINUTE.

3

4 **SPEAKER:** I WANT TO REITERATE MY POINT THAT ANYBODY MAKING
5 \$420,000, ALMOST HALF A MILLION DOLLARS OF TAXPAYER FUNDED
6 MONEY, SHOULD RESPOND TO PEOPLE ASKING FOR A RESPONSE. AT
7 \$420,000, I DON'T THINK IT'S TOO MUCH FOR HIM TO RESPOND TO
8 PEOPLE THAT ARE ASKING FOR A RESPONSE. THANK YOU.

9

10 **CHAIR, SUE NOACK:** THAT'S IT? FOR PUBLIC COMMENT.

11

12 **CLERK OF THE BOARD:** THAT'S IT FOR PUBLIC COMMENT. PARDON ME.
13 I'LL LET CRYSTAL GO AHEAD.

14

15 **COUNSEL:** THROUGH THE CHAIR, CHAIR NOACK, FOR THE RECORD WOULD
16 YOU IMPLIED READING THE SALARY AMOUNTS FOR 2025 AND 2026 INTO
17 THE RECORD?

18

19 **CHAIR, SUE NOACK:** I WAS TOLD I COULD JUST DO THE LAST ONE.
20 THAT I DIDN'T HAVE TO DO IT FOR THE TWO YEARS.

21

22 **SPEAKER:** NO. WE WANT TO MAKE IT'S CLEAR ON WHAT THE NUMBERS
23 ARE. SO IF YOU COULD, FOR THE -- TO MY UNDERSTANDING IS WE
24 WANT TO READ '25 AND '26 TO ENSURE THAT OUR CFO CAN ISSUE THE
25 CHECKS.



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1

2 **CHAIR, SUE NOACK:** IT JUST SAYS ADJUST AS APPLICABLE FOR
3 RETROACTIVE. THERE'S ONLY ONE SALARY CHANGE. OKAY? ALL RIGHT.
4 WELL, ANYWAY. IT'S THE SAME, END OF 2025, 420,433,73, BOTH
5 YEARS. AND ANDY, WE'LL CHAT LATER. OKAY. WE HAVE A MOTION AND
6 SECOND. NO PUBLIC COMMENT. CAN WE JUST HAVE VERBAL VOTE? ALL
7 THOSE IN FAVOR? AYE. [AYES] ANY OPPOSED? ANY ABSTENTIONS?
8 OKAY. MOTION CARRIES. WE'RE NOW WE'RE GOING TO AGENDA ITEM 2B.
9 MTC RESOLUTION 4741 APPROVAL OF THE GENERAL COUNSEL'S
10 PERFORMANCE EVALUATION ASSOCIATED COMPENSATION RANGE SALARY
11 ADJUSTMENT. RESOLUTION WILL SET SALARY OF THE GENERAL COUNSEL
12 EFFECTIVE JANUARY 1, 2025 TO BE 392,174,43 AND EFFECTIVE
13 JANUARY 1, 2026 TO BE 418,842,32. DO I HAVE A MOTION AND
14 SECOND TO APPROVE MTC RESOLUTION NUMBER 4741?

15

16 **VICTORIA FLEMING:** SO MOVED, FLEMING.

17

18 **EDDIE AHN:** AHN SECONDS.

19

20 **CHAIR, SUE NOACK:** OKAY. WE HAVE A MOTION AND SECOND. KIMBERLY
21 ANY PUBLIC COMMENTS ON THIS, KIMBERLY?

22

23 **CLERK, KIMBERLY WARD:** NO HANDS RAISED IN THE ZOOM SPACE. NO
24 ONE IN THE BOARDROOM. NO WRITTEN CORRESPONDENCE.

25



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1 **CHAIR, SUE NOACK:** OKAY. THANK YOU. ALL THOSE IN FAVOR? AYE.

2 [AYES].

3

4 **CHAIR, SUE NOACK:** ANY OPPOSED? ANY ABSTENTIONS? OKAY. MOTION

5 CARRIES. AGENDA ITEM THREE, PUBLIC COMMENT. ARE THERE ANY

6 MEMBERS OF THE PUBLIC FOR THIS ITEM.

7

8 **CLERK OF THE BOARD:** YES. WE HAVE ALETA DUPREE. I'LL START THE

9 CLOCK.

10

11 **SPEAKER:** THANK YOU GOOD AFTERNOON CHAIR SUE NOACK MEMBERS

12 ALETA ADMIT FOR THE RECORD SHE AND HER WITH TEAM FOLDS. I FLEW

13 UP HERE ON AN AIRPLANE TODAY TALK ABOUT SUPER COMMUTING GOING

14 TO MENTION A BIT ABOUT CLIPPER LOOK FORWARD TO THE UPDATE NEXT

15 MONTH TODAY I USED CLIPPER TO GET HERE FIRST TIME APPROXIMATE

16 SINCE CLIPPER2 OPENED IN DECEMBER IT WORKED YEAH IT WORKED I

17 USE BART SO I'LL USE IT LATER TODAY FINALLY HAVE SOME HANDS ON

18 EXPERIENCE AND YOU KNOW I DON'T KNOW IF YOU ALL KNOW THIS SOME

19 OF YOU KNOW I'M A BIG FAN OF MTC I REALLY AM AND I REALLY

20 APPRECIATE SHARING WITH MTC WITH ANDY AND KATHLEEN AND SHOWING

21 THEM PICTURES WITH THE WAYFINDING PICTURES OF THE SUBWAY AND

22 THE SIGNS IN GRAND CENTRAL TERMINAL I REALLY LIKE THE SIGNS AT

23 SANTA ROSA THAT LOOK LIKE THE SIGNS. THE OLD SIGNS IN GRAND

24 CENTRAL TERMINAL. SO, THANK YOU.

25



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1 **CHAIR, SUE NOACK:** THANK YOU.

2

3 **CLERK, KIMBERLY WARD:** THERE ARE NO ADDITIONAL RAISED HANDS.

4

5 **CHAIR, SUE NOACK:** GREAT. NEXT REGULAR MEETING IN THE MTC --

6

7 **CLERK, KIMBERLY WARD:** PARDON ME FROM IS ACTUALLY ALIX MILLER.

8 YOU MAY UNMUTE YOURSELF.

9

10 **SPEAKER:** THANK YOU VERY MUCH SORRY I DID RAISE MY HAND IN TIME

11 I THINK I'M HOPING THAT THE COMMISSION WILL CONSIDER PUTTING

12 PUBLIC COMMENT FIRST IT'S NOW 2:30 I LOGGED IN AT 9:30 JUST TO

13 MAKE ONE COMMENT YOU SHOULDN'T HAVE TO WAIT ALL DAY TO MAKE A

14 PUBLIC COMMENT I WAS THERE AT THE LAST MEETING ON JANUARY 28TH

15 AND I SUBMIT TO THE CLERK IN THE MEETING IN FRONT OF EVERYONE

16 A PUBLIC RECORD REQUEST ACT REQUEST AND MY REQUEST WAS IGNORED

17 I HAVE HEARD NOTHING FROM THE AGENCY UNTIL TODAY WHEN I HAVE

18 TO FOLLOW UP WITH THE ATTORNEY WHO SAYS OKAY NOW WE WILL LOOK

19 INTO IT BUT NOW IT'S BEEN 28 DAYS. SO PLEASE ASK THE CITY --

20 EXCUSE ME -- THE AGENCY ATTORNEY TO COMPLY WITH MY REQUEST MY

21 REQUEST WAS LAWFUL AND I HOPE THAT I CAN RECEIVE THOSE RECORD

22 SOONER RATHER THAN LATER. THANK YOU.

23

24 **CLERK, KIMBERLY WARD:** THANK YOU. THERE ARE NO ADDITIONAL RAID

25 HANDS.



FEBRUARY 25, 2026

1

2 **CHAIR, SUE NOACK:** THANK YOU ITEM 12 IS ADJOURNMENT THE NEXT
3 REGULAR MEETING OF THE METROPOLITAN TRANSPORTATION COMMISSION
4 IS SCHEDULED TO BE HELD AT THE BAY AREA METRO CENTER 375 BEALE
5 INDUSTRIAL SAN FRANCISCO WEDNESDAY MARCH 25th 2026. ANY
6 CHANGES TO THE SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC. WE
7 ARE ADJOURNED. [ADJOURNED]