

**ASSOCIATION OF BAY
AREA GOVERNMENTS
Meeting Transcript**

FEBRUARY 13, 2026

1 **ABAG ADMINISTRATIVE COMMITTEE**
2 **FRIDAY, FEBRUARY 13, 2026, 9:45 AM**

3
4
5 **CHAIR, EDDIE AHN MTC PC:** GOOD MORNING, EVERYBODY. I WOULD LIKE
6 TO CALL TO ORDER THIS MEETING OF THE MTC PLANNING COMMITTEE.
7 THIS MEETING IS BEING WEBCAST ON THE MTC AND ABAG WEB SITES
8 COMMITTEE MEMBERS AND MEMBERS OF THE PUBLIC PARTICIPATING BY
9 ZOOM WISHING TO SPEAK SHOULD USED RAISED HAND FEATURE OR DIAL
10 STAR NINE AND I WILL CALL UPON THEM AT THE APPROPRIATE TIME.
11 TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR
12 DIGITS OF THEIR PHONE NUMBER. A ROLL CALL VOTE WILL BE TAKEN
13 FOR ALL ACTION ITEMS DUE TO REMOTE COMMITTEE MEMBER
14 PARTICIPATION TODAY. AGENDA ITEM TWO PLANNING COMMITTEE ROLL
15 CALL. PLEASE CONFIRM.

16
17 **BOARD CLERK:** WILL DO. CHAIR AHN?

18
19 **CHAIR, EDDIE AHN MTC PC:** HERE.

20
21 **BOARD CLERK:** VICE CHAIR BURT?

22
23 **V. CHAIR, PAT BURT MTC PC:** HERE.

24
25 **BOARD CLERK:** ANDERSEN?

FEBRUARY 13, 2026

1

2 **CANDACE ANDERSEN:** HERE.

3

4 **BOARD CLERK:** CORZO?

5

6 **NOELIA CORZO:** HERE.

7

8 **BOARD CLERK:** EZZY ASHCRAFT?

9

10 **MARILYN EZZY ASHCRAFT:** HERE.

11

12 **BOARD CLERK:** GIACOPINI, WE'LL LOOP BACK. JOHN-BAPTISTE IS

13 ABSENT. MAHAN? IS ABSENT. MASHBURN? WE HAVE A QUORUM.

14

15 **CHAIR, EDDIE AHN MTC PC:** TERRIFIC. AND I BELIEVE WE HAVE AN

16 INVOCATION OF SENATE BILL 707, WHICH BRINGS US TO THE ONE

17 REQUEST WITH COMMISSIONER GIACOPINI.

18

19 **DOREEN M. GIACOPINI:** THANK YOU. GOOD MORNING. I'M REQUESTING

20 TO PARTICIPATE VIA TELECONFERENCING AND REMOTE PARTICIPATION

21 UNDER JUST CAUSE, PER GOVERNMENT CODE SECTION 54953C. THERE IS

22 NO ONE IN THE ROOM OVER 18 PRESENT.

23

24 **CHAIR, EDDIE AHN MTC PC:** SOUNDS GOOD. THANK YOU COMMISSIONER

25 GIACOPINI. YOUR REQUEST IS NOTED AND WE'RE MARKING YOU

FEBRUARY 13, 2026

1 PRESENT. WITH THAT, AGENDA ITEM THREE. MTC PLANNING COMMITTEE
2 CONSENT CALENDAR. AND AGENDA ITEM THREE INCLUDES AGENDA ITEM
3 3A WHICH IS APPROVAL OF THE MTC PLANNING COMMITTEE MEETING
4 MINUTES OF THE JANUARY 9, 2026 MEETING. DO I HAVE A MOTION AND
5 A SECOND TO APPROVE THE MTC PLANNING COMMITTEE CONSENT
6 CALENDAR?

7

8 **SPEAKER:** SO MOVED.

9

10 **CHAIR, EDDIE AHN MTC PC:** MOTION BY COMMISSIONER BURT.

11

12 **SPEAKER:** SECOND.

13

14 **CHAIR, EDDIE AHN MTC PC:** I HEAR A SECOND BY COMMISSIONER
15 CORZO. AND ARE THERE ANY MTC COMMISSIONERS WHO WOULD LIKE TO
16 COMMENT ON THIS ITEM? SEEING NONE. ANY PUBLIC COMMENT?

17

18 **BOARD CLERK:** THERE IS NO WRITTEN CORRESPONDENCE RECEIVED ON
19 THIS ITEM AND THERE IS NO ONE IN THE BOARDROOM OR ZOOM WISHING
20 TO SPEAK ON THIS ITEM.

21

22 **CHAIR, EDDIE AHN MTC PC:** OKAY. PLEASE CALL THE VOTE WILL DO.
23 CHAIR AHN?

24

25 **CHAIR, EDDIE AHN MTC PC:** YES.

Meeting Transcript

FEBRUARY 13, 2026

1

2 **BOARD CLERK:** VICE CHAIR BURT?

3

4 **V. CHAIR, PAT BURT MTC PC:** YES.

5

6 **BOARD CLERK:** COMMISSIONER ANDERSEN?

7

8 **CANDACE ANDERSEN:** YES.

9

10 **BOARD CLERK:** CORZO?

11

12 **NOELIA CORZO:** YES.

13

14 **BOARD CLERK:** ASHCRAFT?

15

16 **MARILYN EZZY ASHCRAFT:** YES.

17

18 **BOARD CLERK:** JOHN-BAPTISTE IS ABSENT. MAHAN IS ABSENT.

19 MASHBURN? MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

20

21 **CHAIR, EDDIE AHN MTC PC:** GRIT. NOW I'LL TURN OVER THE MEETING

22 TO OUR ABAG CHAIR, CHAIR RAMOS.

23

24 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU VERY MUCH CHAIR AHN I

25 WOULD LIKE TO CALL THIS MEETING OF THE ABAG ADMINISTRATIVE

FEBRUARY 13, 2026

1 COMMITTEE TO ORDER ROLL CALL VOTE FOR ALL ACTION ITEMS DUE TO
2 REMOTE COMMITTEE PARTICIPATION TODAY AS NOTED ON THE AGENDA.
3 IF THE CLERK COULD PLEASE CALL THE ROLL AND CONFIRM THE
4 QUORUM? MR. CASTRO.

5

6 **CLERK OF THE BOARD:** YES, MA'AM SUPERVISOR CARLSON?

7

8 **KEN CARLSON:** HERE.

9

10 **BOARD CLERK:** SUPERVISOR DO THINK?

11

12 **BETTY DUONG:** HERE.

13

14 **BOARD CLERK:** ECKLUND?

15

16 **PAT ECKLUND:** PRESENT.

17

18 **BOARD CLERK:** COUNCIL MEMBER FIFE?

19

20 **CARROLL FIFE:** PRESENT.

21

22 **BOARD CLERK:** THANK YOU. RABBITT?

23

24 **DAVID RABBITT:** HERE.

25

FEBRUARY 13, 2026

1 **BOARD CLERK:** SUPERVISOR RAMOS? COUNCIL MEMBER ROMERO IS --

2

3 **SPEAKER:** [INDISCERNIBLE]

4

5 **BOARD CLERK:** [LAUGHTER] ALMOST GOT YOU. COUNCIL MEMBER SILVA?

6

7 **CINDY SILVA:** HERE.

8

9 **BOARD CLERK:** SUPERVISOR WILLIAMS?

10

11 **WANDA WILLIAMS:** HERE.

12

13 **BOARD CLERK:** AND WE ARE CONNECTED TO ALL FOUR REMOTE

14 LOCATIONS. QUORUM IS PRESENT.

15

16 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU VERY MUCH. IF YOU WOULD

17 PLEASE READ THE COMPENSATION ANNOUNCEMENT?

18

19 **BOARD CLERK:** ACCORDING TO STATE LAW, I AM MAKING THE FOLLOWING

20 ANNOUNCEMENT. THE MEMBERS OF ABAG IN ATTENDANCE AT THIS

21 MEETING ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF \$150 AND

22 THAT THE PER DIEM SHALL BE PROVIDED AS A RESULT OF CONVENING A

23 MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM.

24 THANK YOU.

25

FEBRUARY 13, 2026

1 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU SO MUCH. OUR NEXT ITEM
2 WILL BE OUR CONSENT CALENDAR. WE HAVE THREE ITEMS FOR CONSENT.
3 7A IS THE APPROVAL OF YOUR MINUTES FROM JANUARY 7TH. 7B IS
4 APPROVAL OF CONTRACT WITH EAST BAY CRESCENT ADAPTATION
5 PROJECT, WHICH INCLUDES CONTRACTS WITH CITY OF EMERYVILLE,
6 BERKELEY, ALBANY. CMG LANDSCAPE ARCHITECTURE PATHWAYS CLIMATE
7 INSTITUTE AND COCENSUS DBA AS SEEM SOCIAL IN SAN FRANCISCO
8 ESTUARY INSTITUTE. ALSO I'M SEEKING YOUR APPROVAL TO APPOINT
9 SUPERVISOR CARLSON AS THE JOINT ABAG MTC LEGISLATION COMMITTEE
10 CHAIR. DO I HAVE A MOTION?

11

12 **SPEAKER:** SO MOVED.

13

14 **PAT ECKLUND:** SECOND.

15

16 **CARLOS ROMERO:** I'LL SECOND. ROMERO.

17

18 **CHAIR BELIA RAMOS, ABAG AC:** OOH, I DIDN'T HEAR THE FIRST. OH,
19 WILLIAMS AND ECKLUND. THANK YOU SO MUCH. ANY COMMITTEE
20 DISCUSSION? SEEING NONE. I'LL ASK FOR PUBLIC COMMENT.

21

22 **BOARD CLERK:** THERE IS NO WRITTEN COMMENTS RECEIVED, NO MEMBERS
23 IN THE BOARDROOM FOR PUBLIC COMMENT, NONE AT THE REMOTE
24 LOCATIONS AND NONE IN THE ATTENDEE SPACE. THANK YOU.

25

FEBRUARY 13, 2026

1 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU SO MUCH. IF THE CLERK

2 WOULD PLEASE CALL THE ROLL.

3

4 **BOARD CLERK:** ON THE MOTION BY WILLIAMS, SECOND BY ECKLUND.

5 SUPERVISOR CARLSON?

6

7 **KEN CARLSON:** AYE.

8

9 **BOARD CLERK:** SUPERVISOR DUONG?

10

11 **BETTY DUONG:** YES.

12

13 **BOARD CLERK:** ECKLUND?

14

15 **PAT ECKLUND:** AYE.

16

17 **BOARD CLERK:** FIFE?

18

19 **CARROLL FIFE:** AYE.

20

21 **BOARD CLERK:** RABBITT?

22

23 **DAVID RABBITT:** AYE.

24

25 **BOARD CLERK:** RAMOS?

FEBRUARY 13, 2026

1

2 **CHAIR BELIA RAMOS, ABAG AC:** YES.

3

4 **BOARD CLERK:** ROMERO?

5

6 **V. CHAIR, CARLOS ROMERO ABAG AC:** YES.

7

8 **BOARD CLERK:** SILVA?

9

10 **CINDY SILVA:** AYE.

11

12 **BOARD CLERK:** WILLIAMS?

13

14 **WANDA WILLIAMS:** AYE.

15

16 **BOARD CLERK:** MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT.

17

18 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU SO MUCH WE'RE MOVING TO
19 OUR NEXT INFORMATION ITEM HEARING OVERVIEW OF FEEDBACK GIVEN
20 DURING FALL 2025 PUBLIC ENGAGEMENT EVENTS ASSOCIATED PUBLIC
21 COMMENT FOR DRAFT PLANNED BAY AREA 2050+ AND DRAFT
22 ENVIRONMENTAL IMPACT REPORT FOR 2050+ DAVE VAUTIN AND VERONICA
23 CUMMINGS. THANK YOU SO MUCH.

24

25 **SPEAKER:** OKAY GOOD MORNING CAN YOU HEAR ME? OKAY. PARDON ME.

FEBRUARY 13, 2026

1 DIDN'T WANT TO YOU HEAR THAT. GOOD MORNING COMMISSIONERS AND
2 ABAG BOARD MEMBERS AND CHAIRS. MY NAME IS VERONICA CUMMINGS,
3 AND I AM THE PRINCIPLE PUBLIC INFORMATION OFFICER FOR
4 ENGAGEMENT TODAY I'LL PRESENT A HIGH-LEVEL SUMMARY OF WHAT WE
5 HEARD DURING THE FOURTH AND FINAL ROUND OF PUBLIC AND
6 STAKEHOLDER ENGAGEMENT FOR PLANNED BAY AREA 2050+. THE INTENT
7 OF THIS BRIEFING IS TO CONVEY THE MAJOR THEMES RAISED DURING
8 THE FALL 2025 ENGAGEMENT PERIOD AND ASSOCIATE PUBLIC COMMENT
9 WINDOW PRIOR TO RETURNING TO THIS COMMITTEE WITH PROPOSED
10 REFINEMENTS OF THE DRAFT PLAN. WE'LL ALSO DIVE DEEPER INTO ONE
11 OF THE MOST COMMON TOPICS RAISED, THE REGIONAL GROWTH FORECAST
12 THAT WAS FINALIZED EARLIER IN THE PLANNING PROCESS IN JANUARY
13 2025. NEXT SLIDE, PLEASE. DRAFT PLANNED BAY AREA 2050+ WAS
14 INFORMED BY INPUT FROM MORE THAN 17,500 BAY AREA RESIDENTS
15 ACROSS ALL NINE COUNTIES AND WAS COLLECTED OVER NEARLY THREE
16 YEARS OF ENGAGEMENT. ACROSS ALL PHASES OF PLANNED DEVELOPMENT,
17 STAFF CONDUCTED MORE KNOW THIS 40 POP-UP WORKSHOPS,
18 ADMINISTERED THREE ONLINE SURVEYS IN MULTIPLE LANGUAGES,
19 PARTNERED WITH 22 COMMUNITY-BASED ORGANIZATIONS OR CBO'S AND
20 HOSTED WEBINARS, TECHNICAL WORKSHOPS AND PUBLIC HEARINGS. OUR
21 CBO PARTNERSHIPS ENABLED EXPANDED ENGAGEMENT WITH COMMUNITIES
22 THAT HAVE HISTORICALLY BEEN UNDERREPRESENTED IN LONG RANGE
23 REGIONAL PLANNING, INCLUDING THROUGH IN-LANGUAGE AND COMMUNITY
24 HOSTED EVENTS. IN TOTAL STAFF CONDUCTED ALMOST 100 ENGAGEMENT
25 EVENTS THROUGHOUT THE DEVELOPMENT OF PLANNED BAY AREA 2050+

FEBRUARY 13, 2026

1 SUPPORTED BY WIDESPREAD DIGITAL PROMOTION WHICH HELPED US
2 REACH OVER 1.4 MILLION RESIDENTS. AS SHOWN ON THE MAP WE HAVE
3 TRIED TO REACH MANY DIVERSE CORNERS OF THE REGION OVER THE
4 COURSE OF THE LONG-RANGE PLANNING PROCESS WHILE AUGMENTING
5 THIS WITH AMP OPPORTUNITIES TO ENGAGE VIRTUALLY, AS WELL. NEXT
6 SLIDE PLEASE. THE FINAL ROUND OF ENGAGEMENT WAS INTENTIONALLY
7 DESIGNED TO MAXIMIZE ACCESSIBILITY AND PARTICIPATION ACROSS
8 THE REGION. STAFF HOSTED FOUR SUBREGIONAL WEBINARS FOCUSED ON
9 THE NORTH BAY, EAST BAY, SOUTH BAY, AND WEST BAY WITH CONTENT
10 TAILORED TO DEMONSTRATE HOW PLANNED BAY AREA 2050+ STRATEGIES
11 APPLY AT THE LOCAL LEVEL. STAFF ALSO CONVENED THREE HYBRID
12 PUBLIC HEARINGS THAT WERE GEOGRAPHICALLY DISTRIBUTED AND
13 STRUCTURED TO ALLOW BOTH IN-PERSON AND VIRTUAL PARTICIPATION.
14 THE VIRTUAL OPTION ALLOWED RESIDENTS FROM ACROSS THE REGION TO
15 PARTICIPATE FROM THE COMFORT OF THEIR HOMES OTHER AND VIRTUAL
16 LOCATIONS AND THE HEARINGS WERE SCHEDULED DURING EVENINGS AND
17 LUNCH HOUR TO ACCOMMODATE A RANGE OF SCHEDULES. THE PUBLIC
18 COMMENT PERIOD EXCEEDED THE REQUIRED 55 DAYS AND COMMENTS WERE
19 ACCEPTED THROUGH E-MAIL AND ONLINE WEB FORM, TELEPHONE
20 MESSAGES U.S. MAIL AND ORAL TESTIMONY. IN ADDITION STAFF
21 PRESENTED THE DRAFT PLAN TO NINE COUNTY TRANSPORTATION AGENCY
22 BOARD DURING THE PUBLIC COMMENT PERIOD IN CONFORMANCE WITH SB
23 THREE 75 REQUIREMENTS TO BOOST AWARENESS OF THE LONG RANGE
24 PLAN AMONGST LOCAL ELECTED OFFICIALS AND THE MEETING NOTICE
25 WAS HANDLED IN ACCORDANCE WITH BROWN ACT REQUIREMENTS. NEXT

FEBRUARY 13, 2026

1 SLIDE PLEASE. THE QUOTES ON THIS SLIDE ARE DIRECT EXCERPTS
2 FROM PUBLIC COMMENTS THAT REFLECT FEEDBACK THAT SUFFERED
3 REPEATEDLY ACROSS ENGAGEMENT FORMATS AND ILLUSTRATE THE KEY
4 THEMES WE HEARD DURING THIS ROUND OF ENGAGEMENT. REGIONAL
5 GROWTH, THE MOST COMMON THEME RAISED ACROSS ALL COMMENT GROUPS
6 RELATED TO THE LONG RANGE PLAN'S REGIONAL GROWTH FORECAST. THE
7 QUOTE SAYS I'M CURIOUS HOW THE PLANNED BAY AREA POPULATION
8 GROWTH FORECAST ALIGNS WITH WHAT THE DEPARTMENT OF FINANCE
9 SHOWS. PARTICIPANTS RAISED QUESTIONS ABOUT GROWTH ASSUMPTIONS
10 AND ALIGNMENT WITH OTHER FORECASTS OFTEN FRAMING BROADER
11 CONCERNS ABOUT FEASIBILITY. AND DAVE WILL SHARE MORE DETAIL ON
12 THIS TOPIC AS PART OF THIS PRESENTATION. AFFORDABILITY, I'M
13 GLAD TO SEE AFFORDABLE HOUSING IN THIS VISION. THE QUESTION
14 FOR MANY OF US IS HOW HOUSING AND TRANSPORTATION TOGETHER WILL
15 ACTUALLY BECOME MORE AFFORDABLE FOR WORKING FAMILIES AND
16 SENIORS. MANY COMMENTERS SUPPORTED THE PLAN'S GOALS WHILE
17 SEEKING CLARITY ON HOW HOUSING AND TRANSPORTATION STRATEGIES
18 WOULD REDUCE HOUSEHOLD COST OVER TIME. LOCAL CAPACITY. MANY
19 CITIES SUPPORT THE GOALS OF THE PLAN, BUT WILL NEED CLEAR
20 ALIGNMENT BETWEEN REGIONAL EXPECTATIONS AND LOCAL FISCAL
21 CAPACITY TO IMPLEMENT INFRASTRUCTURE, SERVICES, AND HOUSING
22 WITHOUT PLACING DISPROPORTIONATE STRAIN ON LOCAL GOVERNMENTS.
23 IN ORDER, LOCAL JURISDICTIONS EMPHASIZE THE NEED TO ALIGN
24 REGIONAL STRATEGIES WITH LOCAL FISCAL AND STAFFING REALITIES.
25 IMPLEMENTATION. THE PLAN LAYS OUT AN AMBITIOUS AND

FEBRUARY 13, 2026

1 COMPREHENSIVE VISION. WHAT WILL BUILD PUBLIC CONFIDENCES IS
2 CLARITY AROUND HOW STRATEGIES WILL BE PHASED, FUNDED, AND
3 TRACKED OVER TIME. THE COMMENTERS UNDERScoreD THE IMPORTANCE
4 OF PHASING, FUNDING, CLARITY, AND PERFORMANCE TRACKING.
5 REGARDING TRANSIT SERVICE IF YOU WANT US TO USE PUBLIC
6 TRANSPORTATION IT HAS TO RUN WHEN PEOPLE ACTUALLY NEED IT LATE
7 AT NIGHT EARLY IN THE MORNING AND FOR PEOPLE WHO CAN'T DRIVE.
8 SO, FEEDBACK HIGHLIGHTED SERVICE QUALITY HOURS OF OPERATION
9 SAFETY AND ACCESS, AND PARTICULARLY FOR NON-COMMUTE TRIPS.
10 LASTLY, EQUITY. EQUITY IS CLEARLY A PRIORITY IN THE PLAN. I
11 ENCOURAGE MTC AND ABAG TO CONTINUE REFINING HOW EQUITY IS
12 MEASURED SO THAT COMMUNITIES WITH FEWER FISCAL RESOURCES CAN
13 REALISTICALLY IMPLEMENT THE STRATEGIES BEING PROPOSED. SO, AS
14 YOU COULD SEE BY THAT QUOTE EQUITY WAS BROADLY SUPPORTED WITH
15 ENCOURAGEMENT TO REFINE HOW EQUITY WAS MASHED AND IMPLEMENTED
16 ACROSS COMMUNITIES. IN CLOSING, ALL COMMENTS RECEIVED HAVE
17 BEEN LOGGED AND ARE UNDER REVIEW, AND STAFF ARE ASSESSING
18 FEEDBACK TO IDENTIFY POTENTIAL REFINEMENTS TO THE DRAFT PLAN
19 AND SUPPORTING MATERIALS. STAFF INTEND TO RESPOND TO ALL PLAN
20 RELATED COMMENTS BY E-MAIL OR LETTER BY EARLY MARCH AND DRAFT
21 EIR COMMENTS WILL BE ADDRESSED IN THE FINAL EIR. IN SUMMARY,
22 FEEDBACK REFLECTS STRONG PUBLIC INTEREST IN THE PLAN AND
23 UNDERScores THE IMPORTANCE OF TRANSPARENCY, AND IMPLEMENTATION
24 AS PLANNED BAY AREA 2050 ADVANCES. AND, NOW, I'LL TURN IT OVER
25 TO DAVE TO SPEAK MORE ABOUT THE REGIONAL GROWTH FORECAST AND

FEBRUARY 13, 2026

1 ADDRESS SOME OF THE COMMON QUESTIONS AND CONCERNS. THANK YOU.

2

3 **DAVE VAUTIN:** GOOD MORNING I'M DAVE VAUTIN PLANNING DIRECTOR.

4 NEXT SLIDE. SO AS VERONICA ACKNOWLEDGED, WE'RE IN THE PROCESS

5 OF REVIEWING ALL OF THE COMMENTS AND RESPONDING TO THEM BY

6 EARLY MARCH. AND WHILE WE DID HEAR A DIVERSE RANGE OF FEEDBACK

7 AS THE PRIOR SLIDE SHOWED THE MOST COMMON THEME FOR WHICH WE

8 RECEIVED SEVERAL DOZEN LETTERS FROM THE PUBLIC AND LETTERS

9 FROM THE JURISDICTIONS WAS THE REGIONAL GROWTH FORECAST. THE

10 REGIONAL GROWTH FORECAST, DEFINITION, IS TO PROVIDE PROJECT

11 THE AMOUNT OF JOBS/HOUSING POPULATION THROUGH 2025 AT THE

12 TOTAL NINE COUNTY SCALE. THE REGIONAL GROWTH FORECAST FOR THIS

13 CYCLE WAS FIRST RELEASED PUBLICLY IN DRAFT FORM IN LATE 2023

14 AND PRESENTED TO THIS COMMITTEE AT THAT TIME. IT WAS AVAILABLE

15 PUBLICLY FOR MORE THAN A YEAR FOR INPUT AND FEEDBACK AND WAS

16 INCORPORATED INTO THE FINAL BLUEPRINT ACTION ITEM IN JANUARY

17 2025 AS APPROVED BY MTC AND ABAG. DEVELOPMENT OF THE REGIONAL

18 GROWTH FORECAST IS A STATUTORY REQUIREMENT OF THE PROCESS

19 DESIGNATED TO ABAG IN STATE LAW. AND SO TODAY WE'RE GOING TO

20 SPEAK TO THIS TOPIC DIRECTLY IN ADVANCE OF NEXT MONTH'S

21 RELEASE OF A PROPOSED FINAL PLAN, SPECIFICALLY PROVIDING MORE

22 CONTEXT ON THE HISTORY, REQUIREMENTS, AND OPPORTUNITIES TO

23 FURTHER EXPLORE AND REFINE THIS AS PART OF THE NEXT CYCLE OF

24 PLANNED BAY AREA, PLANNED BAY AREA 2060. NEXT SLIDE. SO,

25 BEFORE WE GET INTO THE DETAILS OF THIS COMPONENT OF THE

FEBRUARY 13, 2026

1 PROCESS, IT IS, I THINK, HELPFUL TO SPEAK TO WHAT SEEMS TO BE
2 A SIGNIFICANT UNDERLYING CONCERN FROM THE JURISDICTION LETTERS
3 ON THIS TOPIC WHICH IS THE PERCEIVED NEXUS BETWEEN THE LONG
4 RANGE PLAN AND REGIONAL HOUSING NEED DETERMINATION. THE LONG
5 RANGE PLAN PLANNED BAY AREA 2050+ AND ITS REGIONAL GROWTH
6 FORECAST IS DISTINCT AND SEPARATE FROM THE REGIONAL HOUSING
7 NEED DETERMINATION USED FOR RHNA AND HOUSING ELEMENTS. WE
8 DEVELOPED THIS LONG RANGE FORECAST FOR 25 YEARS IT'S ONE OF
9 THE MANY ASSUMPTIONS WE HAVE TO MAKE TO ANALYZE PLANNING
10 STRATEGIES AND MODEL POTENTIAL REGIONAL OUTCOMES. WHEREAS THE
11 REGIONAL HOUSING NEEDS DETERMINATION IS AN EIGHT YEAR NEAR-
12 TERM HOUSING NEED THAT'S CALCULATED BY HCD AND HCD ALONE.
13 NEITHER THE CYCLE SIX REGIONAL HOUSING NEED DETERMINATION, NOR
14 THE CYCLE SEVEN REGIONAL HOUSING NEED DETERMINATION WILL BE
15 INFLUENCED BY THE PLANNED BAY AREA 2050+ REGIONAL GROWTH
16 FORECAST. IN FACT, HCD USES DEPARTMENT OF FINANCE DATA WHEN
17 CALCULATING THE NEAR-TERM HOUSING NEED. AND THEN SUBSEQUENTLY
18 APPLY THE SERIES OF ADJUSTMENTS TO REFLECT OVERCROWDING COST
19 BURDEN HOMELESSNESS AND OTHER FACTORS. BECAUSE THE REGIONAL
20 HOUSING NEED DETERMINATION DOESN'T USE THE LONG RANGE PLANS
21 GROWTH FORECAST CHANGES TO IT HAVE NO IMPACT ON THE AMOUNT OF
22 HOUSING THE STATE HAS IN THE PAST IN THE FUTURE AS THE BAY
23 AREA PLAN FOR THE NEAR-TERM SO THESE ARE SEPARATE PRACTICAL
24 ILLEGAL PROCESSES SECOND COMPONENT OF PLANNED BAY AREA IS
25 REGIONAL GROWTH PATTERNS DIFFERENT THAN THE FORECAST,

FEBRUARY 13, 2026

1 LEVERAGES GROWTH GEOGRAPHIES IDENTIFIED BY JURISDICTIONS IN
2 THE REGION ENVISIONS GROWTH PATTERN FOR HOUSING JOBS
3 PERCENTAGE GROWTH SAY CABINET A AND COUNTY B. THIS ISSUE IS
4 NOT FREQUENTLY FLAGGED BY COMMENTERS BUT DOES HAVE A
5 CONNECTION TO RHNA. SO, IN THE RHNA PROCESS THERE IS
6 ALLOCATION METHODOLOGY THAT'S DEVELOPED THAT LOOKS AT HOW THE
7 BIG NUMBER, THE RHND IS ALLOCATED OUT TO INDIVIDUAL
8 JURISDICTIONS AND ABAG IS REQUIRED TO CONSIDER THE GROWTH
9 PATTERN WHEN DEVELOPING CYCLE SEVEN RHNA, BUT IT WILL HAVE
10 DISCRETION ON HOW TO DO SO AND IT WILL OCCUR LATER ON, IN 2028
11 AND 2029, SYNCED WITH THE NEXT CYCLE OF PLANNED BAY AREA. NEXT
12 SLIDE. SO COMING BACK TO THE LONG RANGE PLAN AND ITS GROWTH
13 FORECAST. AS HIGHLIGHTED PREVIOUSLY, THE GROWTH FORECAST
14 DOESN'T AFFECT THE REGIONAL HOUSING NEED DETERMINATION, BUT IT
15 IS USEFUL FOR OUR LONG-RANGE PLANNING. SO, AS I MENTIONED,
16 ABAG IS REQUIRED TO IDENTIFY THOSE NINE-COUNTY GROWTH
17 ASSUMPTIONS NECESSARY TO DO MODELING, ANALYSIS, AND
18 COMMUNICATE TRENDS. THIS HELPS TO MEET FEDERAL REQUIREMENTS TO
19 PLAN FOR, AT LEAST, THE NEXT 20 YEARS, AND TO PROMOTE
20 CONSISTENCY BETWEEN TRANSPORTATION AND GROWTH PATTERNS. MOST
21 OF THE LAND USE REQUIREMENTS IN PLANNED BAY AREA COME FROM A
22 STATE LAW, SENATE BILL 375, PASSED IN 2,008. IT HAS SEVERAL
23 REQUIREMENTS IN THIS SPACE, INCLUDING A REQUIREMENT TO HOUSE
24 ALL OF THE REGION'S POPULATION, INCLUDING ALL ECONOMIC
25 SEGMENTS OVER THE ENTIRETY OF THE PLANNING PERIOD. IT ALSO

FEBRUARY 13, 2026

1 REQUIRES THAT THE PLAN, AT MINIMUM, ACCOMMODATE THE EIGHT-YEAR
2 REGIONAL HOUSING NEED DETERMINATION. THESE REQUIREMENTS ARE
3 LONG-STANDING. THEY DATE BACK TO THE VERY FIRST PLANNED BAY
4 AREA AND SO IT'S WORTHWHILE TO LOOK AT HOW THIS TOPIC HAS
5 NAVIGATED BY PAST ABAG BOARDS AND COMMISSIONERS OVER THE PAST
6 TWO DECADES. NEXT SLIDE. FLASHING BACK TO THE START OF 2010'S
7 IN THE FIRST PLANNED BAY AREA ABAG RELIED ON MORE STATUS QUO
8 POPULATION FORECASTS. THESE FORECASTS DID NOT FULLY ADDRESS
9 THE REGION'S HOUSING NEEDS AND TRIGGERED A LAWSUIT FROM THE
10 BUILDING INDUSTRY ASSOCIATION. THE BUILDING INDUSTRY
11 ASSOCIATION, OR BIA, ARGUED THAT MTC AND ABAG HAD VIOLATED
12 STATE LAW BY RELYING IN PART COMMUTING FROM THE MEGAREGION'S
13 TO FULFILL THE REGION'S HOUSING NEEDS. A SETTLEMENT AGREEMENT
14 THAT'S BEEN AVAILABLE ON THE PLANNEDBAYAREA.ORG WEB SITE FOR
15 THE PAST DECADE AND WAS REACHED IN 2014 BY MTC AND ABAG
16 INCLUDED IN A SERIES OF COMMITMENTS AS SHOWN ON THE RIGHT SIDE
17 THESE INCLUDED THE FORECAST CANNOT BE BASED ON HISTORICAL
18 PRODUCTION AND MUST MEET DEMAND AT ALL INCOME LEVELS IT
19 REQUIRED ABAG TO ENSURE THAT THERE IS NO INCREASE IN COMMUTERS
20 OVER BASE YEAR SO NONE OF THAT SPILLOVER OF HOUSING NEEDS INTO
21 THE MEGAREGION AND IT REQUIRED GREATER DISCLOSURE OF GROWTH
22 ASSUMPTIONS DOCUMENTED METHODOLOGY WHICH IS PUBLICLY ADOPTED
23 BY THE ABAG BOARD AND DID DISCLOSED PRIOR TO THE PRIOR EIR
24 NOTICE OF PREPARATION. THESE REQUIREMENTS WERE SYNCED WITH
25 MAJOR PLAN UPDATES LIKE PLANNED BAY AREA 2050. NEXT SLIDE. SO

FEBRUARY 13, 2026

1 PLANNED BAY AREA 2040 THIS WAS THE FIRST PLAN DEVELOPED AFTER
2 ABAG AND MTC REACHED THAT SETTLEMENT AGREEMENT. IN RESPONSE,
3 THE REGIONAL AGENCIES MADE REFINEMENTS TO THE REGIONAL GROWTH
4 FORECAST METHODOLOGY TO COMPLY WITH THE LEGAL SETTLEMENT. BUT
5 THE STRATEGIES FOR HOUSING DID NOT MEET THE FULL NEEDS
6 ASSOCIATED WITH ACHIEVING AFFORDABILITY GOALS, ESPECIALLY WHEN
7 IT CAME TO DEED RESTRICTED AFFORDABLE HOUSING. IN RESPONSE
8 COMMISSIONERS AND ABAG BOARD MEMBERS ASKED STAFF TO TAKE A
9 MORE AMBITIOUS APPROACH WHEN IDENTIFYING STRATEGIES TO MAKE
10 THEM MORE ON PAR WITH REGION'S HOUSING NEEDS AS PART OF THE
11 NEXT MAJOR UPDATE OF THE LONG RANGE PLAN. THIS WAS ALSO
12 INFORMED BY THE CASA PROCESS THAT OCCURRED AROUND THE SAME
13 TIME AND THE DEVELOPMENT OF THE THREE P'S FRAMEWORK. NEXT
14 SLIDE. PLANNED BAY AREA 2050 WAS DEVELOPED IMMEDIATELY BEFORE
15 AND DURING THE PANDEMIC IT INCLUDED AN UPDATE FROM THE
16 REGIONAL GROWTH FORECAST METHODOLOGY AND INVOLVED A SET OF
17 ECONOMIC EXPERTS FROM ACROSS THE STATE INCLUDING ECONOMISTS
18 FROM THE DEPARTMENT OF FINANCE. GIVEN THAT IT WAS A MAJOR
19 UPDATE IT WAS ALSO PAIRED WITH SIGNIFICANT REVISIONS TO PLAN
20 STRATEGIES RELATED TO AFFORDABLE HOUSING. DESIGNED TO RESPOND
21 TO THE BOARD'S REQUEST TO HIGHLIGHT THE MAGNITUDE OF NEED.
22 CONSISTENT WITH THE SETTLEMENT AGREEMENT THAT I MENTIONED
23 PREVIOUSLY, PUBLIC HEARING OPPORTUNITIES WERE PROVIDED ON THE
24 REGIONAL GROWTH FORECAST METHODOLOGY AND THE ABAG BOARD
25 OFFICIALLY ADOPTED THE METHODOLOGY IN SEPTEMBER 2019. AGAIN,

FEBRUARY 13, 2026

1 TO UNDERScore, THAT LONG RANGE FORECAST DEVELOPED FOR PLANNED
2 BAY AREA 2050 DID NOT FACTOR IN TO THE CYCLE SIX REGIONAL
3 HOUSING NEED DETERMINATION. NOW PIVOTING TO PLANNED BAY AREA
4 2050+, THE MOST RECENT ITERATION, THIS WAS A MORE MINOR
5 LIMITED AND FOCUSED UPDATE TO THE PLAN. AND SO STAFF LEVERAGED
6 THE EXISTING APPROVED METHODOLOGY BUT INTEGRATED THE LATEST
7 POST-PANDEMIC DATA AVAILABLE AT THE TIME, WHICH REDUCED THE
8 YEAR 2050 POPULATION PROJECTIONS BY MORE THAN 740,000 PEOPLE
9 COMPARED TO THE PRIOR PLAN. THIS APPROACH OF LEVERAGING AN
10 EXISTING FRAMEWORK WHILE USING THE UPDATED DATA WAS SIMILAR TO
11 HOW SOME OTHER ASPECTS OF PLANNED BAY AREA 2050+ WERE
12 REFRESHED. THINGS LIKE OUR MAPPING FOR EQUITY PRIORITY
13 COMMUNITIES, AND OUR GROWTH GEOGRAPHIES AMONG OTHER TOPICS.
14 AND WAS DESIGNED TO SYNC WITH THE IDEA OF IT BEING A MINOR
15 UPDATE TO THE PLAN. THE FINAL REGIONAL GROWTH FORECAST FOR
16 PLANNED BAY AREA 2050+ ANTICIPATES SLOW GROWTH FOR THE REST OF
17 THIS DECADE LINED WITH THE REALITIES OF THE MOMENT WHERE THE
18 BAY AREA POPULATION IS RELATIVELY STABLE. BUT WE RECOGNIZE
19 THAT THE REGION'S LONG-TERM ECONOMIC FUNDAMENTALS REMAIN
20 STRONG AS A GLOBAL TECH CENTER WITH SOME OF THE NATION'S TOP
21 UNIVERSITIES AND RESEARCH CENTERS, STRONG VENTURE CAPITAL
22 COMMUNITY AND ALL OF THAT, THERE IS PRECEDENT FOR STABLE
23 GROWTH ADDITIONS IN THE SHORT-TERM BUT ROBUST GROWTH PERHAPS
24 IN LONG-TERM AFTER THE DOT-COM BUST IN THE EARLY 2000s THE
25 REGION'S GROWTH DID STABILIZE FOR A BIT BUT OVER THE NEXT TWO

FEBRUARY 13, 2026

1 DECADES THE BAY AREA SAW GROWTH OF MORE THAN 1 MILLION PEOPLE
2 OVERALL AND SO LONG-RANGE PLANNING IT'S IMPORTANT TO TAKE THE
3 LONG VIEW AND NOT OVERFIT OUR PROJECTIONS FOR A SHORTER
4 DURATION. AS MENTIONED PREVIOUSLY THE REGIONAL GROWTH FORECAST
5 AS DOCUMENTED IN THE PLAN'S SUPPLEMENTAL REPORT WAS PUBLICLY
6 AVAILABLE FOR MORE THAN A YEAR BEFORE IT WAS INCORPORATED INTO
7 THE FINAL BLUEPRINT ACTION ITEM IN JANUARY 2025 AND HAS SINCE
8 BEEN ADVANCED INTO CEQA. I PROVIDED ALL THIS HISTORY BECAUSE
9 IT'S IMPORTANT TO UNDERSTAND THAT THIS ASPECT OF THE LONG
10 RANGE PLAN HAS A BACK STORY THAT STRETCHES BACK TO THE FIRST
11 ITERATION OF THE PLAN BUT THAT DOESN'T MEAN THAT THE STORY OF
12 HOW WE LOOK AT THIS ASPECT OF THE PLAN ENDS HERE THE ABAG
13 BOARD HAS OPPORTUNITY TO REVIEW AND UPDATE THAT METHODOLOGY
14 AND PLANNED BAY AREA 2060 JUST A FEW MONTHS DOWN THE ROAD AND
15 HAS OPPORTUNITY TO CONTINUE TO REFINE WORKING WITH ECONOMIC
16 EXPERTS WHILE COMPLYING WITH LEGAL AND STATUTORY REQUIREMENTS.
17 NEXT SLIDE. I'LL CONCLUDE BY SPEAKING DIRECTLY TO THE COMMENTS
18 WE RECEIVED ABOUT THE DIFFERENCE BETWEEN PLANNED BAY AREA AND
19 DEPARTMENT OF FINANCE FORECASTS IN SHORT WHY ARE THEY
20 DIFFERENT? SIMPLY THEY ARE DIFFERENT TYPES OF FORECASTS THEY
21 HAVE TO COMPLY WITH DIFFERENT LEGAL REQUIREMENTS THE
22 DEPARTMENT OF FINANCE PRODUCES A STATUS QUO FORECAST TRYING TO
23 ANSWER THE QUESTION IF THE REGION TOOK NO ACTION TO ADDRESS
24 OUR HOUSING NEEDS IF WE DIDN'T MAKE MAJOR INFRASTRUCTURE
25 INVESTMENTS ALL OF THAT WHAT WOULD THE TRAJECTORY OF THE

FEBRUARY 13, 2026

1 REGION LOOK LIKE IN WITH THAT CASE? CONVERSELY WHEN WE'RE
2 DOING PLANNED BAY AREA WE'RE EXPLORING WHAT THE REGION'S
3 TRAJECTORY WOULD LOOK LIKE WITH A ROBUST SUITE OF STRATEGIES
4 THAT HAVE BEEN PREVIEWED THROUGHOUT THE BLUEPRINT PLANNING
5 PROCESS BOOSTING TRANSIT FREQUENCIES BUILDING OUT CAPITAL
6 INVESTMENTS THAT CREATE JOBS INVESTING IN DEED RESTRICTED
7 AFFORDABLE HOUSING THOSE ALL HAVE INFLUENCES IN OUR REGION'S
8 GROWTH TRAJECTORY MOST IMPORTANTLY PLANNED BAY AREA MUST
9 ADHERE TO DOF TO CONSIDER WHEN DOING FORECAST IT IS HAS TO
10 ACCOMMODATE THAT REGIONAL HOUSING NEEDS DETERMINATION OVER
11 LONGER PLANNING HORIZON IT MUST PLAN FOR ALL INCOME SEGMENTS
12 AND NOT ASSUME SPILLOVER TO SACRAMENTO OR THE CENTRAL VALLEY
13 AND NEEDS TO FULFILL IN TERMS OF OUR SETTLEMENT AGREEMENT THAT
14 REMAINS IN EVENT ABAG AND THE COMMISSION CAN PROVIDE DIRECTION
15 AS PART OF THE PLANNING PROCESS IN THOSE STRATEGIES AND
16 INFRASTRUCTURE INVESTMENT US THAT ALL WANT TO SEE IN THE
17 REGIONAL VISION WITHIN THE BROADER SUITE OF REQUIREMENTS AND
18 THOSE ARE IMPORTANT CONSIDERATIONS THAT WE'LL CONTINUE TO
19 INTEGRATE AND FACTOR IN AS WE MAKE UPDATES AS PART OF THE NEXT
20 CYCLE. BUT ULTIMATELY IT'S REALLY IMPORTANT TO UNDERSCORE THAT
21 THERE IS NO ONE SINGULAR FORECAST THAT IS RIGHT OR WRONG FOR
22 THE FUTURE OF THE REGION. EACH OF THESE DIFFERENT FORECASTS,
23 AND I'M SURE THERE ARE MANY OTHERS AS WELL, BEYOND OURS AND
24 DOF JUST HIGHLIGHTS DIFFERENT TRAJECTORIES THAT THE REGION CAN
25 TAKE DEPENDING ON ACTIONS BY DIFFERENT LEVELS OF GOVERNMENT

FEBRUARY 13, 2026

1 AND ASSUMPTIONS ABOUT THE REGION'S FUTURE. AS WE GO INTO
2 PLANNED BAY AREA 2060 WE WANT TO TAKE A THOUGHTFUL LOOK ABOUT
3 THOSE ASSUMPTIONS IN THE FORECASTING PROCESS MAKE SURE THEY
4 ALIGN WITH SHARED EXPECTATIONS ABOUT THE FEED AN EXAMPLE OF
5 THESE ASSUMPTIONS THAT WE NEED TO THINK ABOUT CAREFULLY OUR
6 POLICIES RELATED TO IMMIGRATION WE NEED TO UNDERSTAND AND
7 REFLECT ON WHETHER CURRENT POLICIES AT THE FEDERAL SCALE ARE
8 SHORTER TERM PHENOMENON OR LONGER TERM SUSTAINED REALITY
9 BECAUSE THEY AFFECT DEMOGRAPHIC PROJECTIONS AND TRAJECTORY OF
10 THE BAY AREA WRIT LARGE. WE COGNIZANT OF FORECASTS ARE SIMPLY
11 TRYING TO ANSWER DIFFERENT QUESTIONS FULFILL DIFFERENT
12 REQUIREMENTS AND THAT WILL CONTINUE TO NEED TO BE CLEAR AND
13 ANSWER THIS QUESTION ABOUT THE DIFFERENCE AS WE PROCEED INTO
14 FUTURE CYCLES AS WELL. THANKS FOR DIVING DEEP INTO THIS TOPIC
15 OF THE REGIONAL GROWTH FORECAST TODAY. I'LL ZOOM OUT TO
16 CONCLUDE AS WE MOVE TOWARD NEXT MONTH'S ACTION ITEM. AS
17 VERONICA SHARED WE HEARD FEEDBACK ON A VARIETY OF DIFFERENT
18 TOPICS AND WE'LL BE PROVIDING RESPONSES ON TO ALL OF THOSE IN
19 THE WEEKS AHEAD. WE DO PLAN ON BRINGING FORWARD A PROPOSED
20 FINAL PLANNED BAY AREA 2050+ FOR YOUR CONSIDERATION AT THIS
21 JOINT COMMITTEE MEETING ONE MONTH FROM TODAY ON MARCH 13th.
22 WE'LL BE ASKING THAT BOTH THE ABAG AND MTC COMMITTEES TO
23 RECOMMEND FORWARDING THE FINAL PLAN TO THE ABAG BOARD AND
24 COMMISSION FOR THEIR CONSIDERATION AND APPROVAL WHICH WILL BE
25 THE FINAL STEP IN THE JOURNEY OF THIS PLAN CYCLE THAT STARTED

FEBRUARY 13, 2026

1 JULY 2023. THE STORY, OF COURSE, DOESN'T END THERE BECAUSE
2 JUST A FEW MONTHS AFTER THIS PLAN COMPLETES WE NEED TO
3 IMMEDIATELY START THE NEXT MAJOR UPDATE TO PLANNED BAY AREA
4 UNDER STATE AND FEDERAL LAW WE NEED TO UPDATE THESE EVERY FOUR
5 YEARS AND THAT UPDATE WILL BE OPPORTUNITY TO DIG INTO ALL
6 ASPECTS OF THE LONG RANGE PLAN INCLUDING THE REQUIRED UPDATE
7 TO THE REGIONAL GROWTH FORECAST AS WELL. WE DO THESE PLANS
8 EVERY FOUR YEARS FOR A REASON BECAUSE CONDITIONS ARE ALWAYS
9 CHANGING POLICY PRIORITIES ARE ALWAYS EVOLVING AND THE REGION
10 DESERVES A VISION THAT FULLY MEETS THE MOMENT. AS WE PROCEED
11 INTO THAT CYCLE OUR STAFF RECOMMENDATION IS TO MAKE SURE WE
12 RECONVENE A BROAD TECHNICAL ADVISORY COMMITTEE OF ECONOMIC
13 EXPERTS TO DIG INTO REGIONAL GROWTH FORECAST METHODOLOGY
14 PROVIDE OPPORTUNITY FOR PUBLIC INPUT AND ENGAGE IN SCENARIO
15 PLANNING TO SERVE AS A VEHICLE TO EXPLORE HOW MORE OR LESS
16 GROWTH WOULD AFFECT BAY AREA COMMUNITIES AND RESIDENTS. AND
17 THERE WILL BE ROBUST OPPORTUNITIES AS PART OF THAT PROCESS TO
18 ENGAGE. THANKS FOR YOUR TIME THIS MORNING AND HAPPY TO TAKE
19 ANY QUESTIONS.

20

21 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU SO MUCH. AND I MOST
22 CERTAINLY APPRECIATE THE DEEP DIVE INTO DEPARTMENT OF FINANCE
23 VERSUS RHNA VERSUS PLANNED BAY AREA'S INTEGRATION OF WHAT IT
24 ALL MEANS. AND WHAT'S THE -- WHAT'S THE BASELINE THAT WE'RE
25 OPERATING FROM. AND I THINK THAT'S INCREDIBLY HELPFUL. I WILL

FEBRUARY 13, 2026

1 SAY ONE OF THE THINGS, YOU KNOW, WHEN YOU LOOK AT YOUR NEXT
2 STEPS, ONE OF THE THINGS THAT THIS COMMITTEE HAS SAID, AND WE
3 -- WE HAVE TALKED ABOUT HOW DO WE TAKE THAT LOOK BACK TO SEE
4 HOW ACCURATE WE WERE -- UNDERSTANDING THIS IS ALL FORECAST;
5 THINGS CHANGE. BUT YOU KNOW, IF HOW ARE WE GOING TO INTEGRATE
6 THAT? BECAUSE WE HAVE MENTIONED THAT A YOU COUPLE OF TIMES,
7 THAT'S MISSING IN THE NEXT STEPS OF HAVING KIND OF TRUTH
8 TESTING, DID WE MISS THE MARK HERE ON OUR PROJECTIONS, ON THE
9 ECONOMIC TREND WAS THERE SOMETHING THAT DERAILED US ESPECIALLY
10 WHEN IT COMES TO CLIMATE GOALS I THINK AS WE MOVE INTO 2060
11 IT'S GOING TO BE BELIEVE INE IMPORTANT FOR US TO BE TRACKING
12 THE BEFORE AND AFTER WHAT WE BELIEVE WILL BE THE UPDATES TO SB
13 375P I WOULD SAY, IN THE FORECAST, NOT LOOKING NECESSARILY FOR
14 AN ANSWER TODAY BUT THINKING ABOUT HOW DO WE HAVE A CIRCLE
15 BACK AND MAYBE IT'S A WORKSHOP STYLE WITH BOTH ABAG MTC TO
16 KIND OF LOOK AT, YOU KNOW, WHAT'S THAT TRUTH TEST FOR US
17 BEFORE WE REALLY DIVE DEEP AND GO DOWN THE NEXT TANGENT OF
18 2060. ANY QUESTIONS? SUPERVISOR WILLIAMS?

19

20 **WANDA WILLIAMS:** THANK YOU, CHAIR. FIRST AND FOREMOST, I WANT
21 TO THANK STAFF FOR A REALLY DETAILED REPORT. I ENJOYED IT. AND
22 REALLY UNDERSTANDING THE BACK STORY TO BRING US FORWARD. I DID
23 WANT TO ASK, IN JUST TALKING ABOUT NEXT STEPS, AND AS WE LOOK
24 INTO 2026, AND I WANT SURE WHEN THE RESEARCH WAS BEING DONE,
25 IF THERE WAS ANY DISCUSSION FROM THOSE THAT YOU SPOKE WITH IN

FEBRUARY 13, 2026

1 REFERENCE TO SUISUN CITY'S PROPOSED EXPANSION WITH CALIFORNIA
2 FOREVER. AND SO, I WANTED TO JUST RECOMMEND THAT WE, AS WE
3 MAKE THESE NEW ADJUSTMENTS, TO CONSIDER WHAT THOSE
4 IMPLEMENTATION OF THIS -- IF IT OCCURRED, OR WAS APPROVED,
5 WHAT WOULD THAT MEAN? AND I DON'T KNOW IF WE CAN FORECAST THAT
6 FAR OUT OR NOT, BECAUSE WE DON'T KNOW WHAT THAT'S GOING TO
7 LOOK LIKE, RIGHT, TO BE HONEST. AND WE DON'T KNOW IF IT'S EVEN
8 GOING TO BE APPROVED OR NOT. SO, I WASN'T SURE HOW DO WE GO
9 ABOUT DOING THAT AS WE MOVE FORWARD?

10

11 **DAVE VAUTIN:** REALLY APPRECIATE THE QUESTION. JUST FOR THE
12 BOARD'S CONTEXT. SO, CALIFORNIA FOREVER IS NOT IN PLANNED BAY
13 AREA 2050+. WE REFLECT LOCALLY APPROVED GROWTH BOUNDARIES IN
14 THE PLAN, AND CURRENTLY THAT AREA IS NOT WITHIN THE ORDERLY
15 GROWTH IN SOLANO COUNTY. IF THAT CIRCUMSTANCES DID CHANGE,
16 THAT WOULD BE A QUESTION THAT WOULD, OBVIOUSLY WORK ITS WAY
17 THROUGH THE LOCAL PROCESS AND ULTIMATELY SOMETHING THIS BOARD
18 COULD CONSIDER IN TERMS OF THE NEXT PLAN CYCLE. YOU KNOW, WE
19 DO HAVE THE ABILITY TO DO ANALYSIS AS PART OF THE NEXT PLAN
20 CYCLE TO UNDERSTAND TRANSPORTATION AND LAND USE IMPACTS
21 ASSOCIATED WITH THE GROWTH EXPANSION AND HISTORICALLY MTC AND
22 ABAG HAVE REALLY FOCUSED ON INFILL GROWTH AS PART OF THESE
23 PLANS AND KIND OF GENERALLY HOLDING -- YOU KNOW, RESPECTING
24 EXISTING LOCAL GROWTH BOUNDARIES THAT EXIST. BUT YOU KNOW THAT
25 DEVELOPMENT COULD HAVE TRANSFORMATIVE EFFECT IN THE NORTH BAY

FEBRUARY 13, 2026

1 SO WE WANT TO UNDERSTAND MORE SOME OF THE PROS AND CONS AS
2 PART OF THE NEXT PLAN UPDATE.

3

4 **WANDA WILLIAMS:** THANK YOU FOR THE CLARIFICATION. IT'S GREATLY
5 APPRECIATE. THANK YOU.

6

7 **CHAIR BELIA RAMOS, ABAG AC:** DIRECTOR ECKLUND.

8

9 **PAT ECKLUND:** THANK YOU VERY MUCH. FIRST I WANT TO THANK
10 VERONICA AND DAVE FOR A GREAT PRESENTATION. IT HELPED ME TO
11 REMEMBER, BECAUSE I HAVE BEEN INVOLVED SINCE DAY ONE, WITH
12 WHAT WE HAVE BEEN GOING THROUGH OVER THESE, WHAT? 20, 30
13 YEARS. [LAUGHTER] ANYWAY, FIRST QUESTION, I WOULD LIKE TO SEE
14 ALL OF THE COMMENTS THAT WERE MADE FROM MARIN COUNTY
15 RESIDENTS. AND I WOULD LIKE TO ALSO SEE ALL THE COMMENT
16 LETTERS FROM JURISDICTIONS. CITIES AND COUNTIES, HOW CAN I GET
17 A COPY OF THOSE?

18

19 **DAVE VAUTIN:** SO, ALL OF THE COMMENT LETTERS ARE POSTED ON
20 PLANNEDBAYAREA.ORG. SO THEY'RE ALL THERE. THERE ARE TWO URL'S
21 PROVIDED IN YOUR PACKET THAT YOU CAN CLICK AND GO INTO I WILL
22 SAY FOR LETTERS FROM RESIDENTS, THEY DON'T ALWAYS SELF-
23 IDENTIFY WHAT CITY THEY'RE FROM, SO WE CAN'T NECESSARILY TELL
24 YOU FOR FOLKS WHO DIDN'T IDENTIFY, WHERE THEY RESIDE BUT
25 CERTAINLY YOU CAN SEE ALL THE JURISDICTION LETTERS AND THOSE

FEBRUARY 13, 2026

1 ARE WELL LABELED.

2

3 **PAT ECKLUND:** OKAY GREAT. THE OTHER -- I HAVE SEVERAL
4 QUESTIONS. SO, THE NEXT QUESTION IS ACTUALLY ON PAGE -- WELL,
5 THAT'S NOT NUMBERED. IT'S ON THE PAGE THAT SAYS WHAT WE HEARD
6 KEY THINGS. AND WHAT STRUCK OUT TO ME WAS THAT TWO OF THEM,
7 LOCAL CAPACITY AND EQUITY FOCUSED ON THE LOCAL'S FISCAL
8 CAPABILITY, WHETHER IT'S TO PROVIDE SERVICES OR WHATEVER, AND
9 WE HAD -- AND IT SAYS THAT MANY COMMUNITIES HAD FEWER FISCAL
10 RESOURCES AND THAT ACHIEVING THIS IS CHALLENGING. NOVATO IS
11 THE POOREST PROPERTY TAX CITY IN MARIN COUNTY. WE GET \$0.07 ON
12 THE DOLLAR. AND WE HAVE NOT BEEN ABLE TO RAISE THAT FOR THE
13 ENTIRE TIME I HAVE BEEN ON THE CITY COUNCIL, WHICH HAS BEEN 30
14 YEARS. SO, IT'S VERY FRUSTRATING. ALL THE OTHER CITIES GET A
15 LOT MORE PROPERTY TAX, AND THAT REALLY CON STRAINS OUR ABILITY
16 TO ACHIEVE A LOT OF THE DIRECTIVES THAT WE'RE GETTING FROM
17 ABAG AND MTC. ALL THE REGIONAL ORGANIZATIONS, PLUS, ALSO, TOO,
18 WE DON'T -- WE HAVE A SANITARY DISTRICT, WATER DISTRICT, AND
19 FIRE DISTRICT, SO WE'RE NOT A FULL SERVICE CITY, AND BECAUSE
20 OF THAT, THAT ALSO AFFECTS OUR ABILITY TO FUND SERVICES AS
21 WELL. WHAT I DIDN'T SEE IN THE DISCUSSION ABOUT THIS UPDATE
22 FOR PLANNED BAY AREA IS WHAT ARE WE GOING TO DO TO HELP THOSE
23 CITIES THAT ARE POOR PROPERTY TAX CITIES OR POOR SALES TAX
24 CITIES? IT'S EASIER FOR US -- WELL, IT'S NOT EASY FOR US TO
25 PASS A SALES TAX, BUT WE JUST PASSED ONE, IN NOVEMBER, MEASURE

FEBRUARY 13, 2026

1 M, THAT WAS HUGE. BECAUSE NORMALLY THEY DON'T GET PASSED IN
2 NOVATO. BECAUSE TYPICALLY NOVATO WAS THE STEP CHILD FOR MARIN
3 COUNTY, AND, SO, OH, NOVATO WAY UP THERE. AND SO WE REALLY
4 DIDN'T GET A LOT OF RESOURCES FROM THE COUNTY. SO, WHERE IS IN
5 YOUR PLAN FOR THIS NEW UPDATE, WHERE ARE THE ISSUES OF TRYING
6 TO ADDRESS THOSE CITIES AND COUNTIES THAT DON'T HAVE THE
7 FINANCIAL RESOURCES TO BE ABLE TO ACHIEVE SOME OF THESE
8 THINGS?

9

10 **DAVE VAUTIN:** THANK YOU FOR THE QUESTION. I THINK, YOU KNOW,
11 THERE HAS BEEN A FEW SUCCESSFUL PROGRAMS THAT WE HAVE BEEN
12 PILOTING AT THE REGIONAL SCALE THAT KIND OF WORK TOWARDS WHAT
13 YOU ARE DESCRIBING. THE REGIONAL EARLY ACTION PLANNING OR REAP
14 FUNDING SOURCE HAS BEEN REALLY HELPFUL TO HELP US SUPPORT
15 LOCAL PLANNING AS WELL AS MORE RECENTLY MORE LOCAL
16 IMPLEMENTATION, AS REAP ONE AND REAP TWO. THOSE ARE TIME
17 LIMITED PROGRAMS. REAP TWO IS WRAPPING UP, BUT WE'RE ACTIVELY
18 ADVOCATING TO MAKE THAT AN ONGOING SOURCE OF FUNDING BECAUSE
19 IT CAN HELP US HELP DO LOCAL HOUSING TECHNICAL ASSISTANCE. IT
20 HELPS TO FUND LOCAL PLANNING GRANTS, BUT ALSO TO FUND SOME OF
21 OUR NEWER INITIATIVES RELATED TO IMPLEMENTATION LIKE PRIORITY
22 SITES PILOT WHERE WE HELP WITH PREDEVELOPMENT FUNDING TO GET
23 THOSE PROJECTS MOVING FORWARD, AND OVERCOME SOME OF THE
24 FISCAL, YOU KNOW, CONSTRAINTS THAT CITIES HAVE. SO, I THINK
25 WE'RE ACTIVELY WORKING AT THE STATE LEVEL TO TIE TO MAKE SURE

FEBRUARY 13, 2026

1 THAT THOSE MONEYS CONTINUE TO COME TO REGIONS SO WE CAN HELP
2 ALL OF OUR JURISDICTIONS ACROSS THE REGION OVERCOME SOME OF
3 THOSE BARRIERS. I'M NOT SAYING THAT THAT SINGULAR FUNDING
4 SOURCE IS ON ITS OWN SOLVING IT BUT IT DID HELP MOVE US IN THE
5 RIGHT DIRECTION BOTH ON PLANNING AND ON IMPLEMENTATION.

6

7 **PAT ECKLUND:** SO, I GUESS I WOULD LIKE TO SEE AN ANALYSIS DONE
8 OF THOSE CITIES THAT ARE CONSIDERED POOR PROPERTY TAX OR SALES
9 TAX. WHAT PERCENTAGE OF THOSE FUNDS DID THOSE CITIES OR
10 COUNTIES GET? I DON'T KNOW HOW MUCH THE CITY OF NOVATO HAS
11 GOTTEN, BUT I WOULD BET YOU BOTTOM THERE THAT WE PROBABLY
12 HAVEN'T GOTTEN ENOUGH TO HELP MAKE A REAL DIFFERENCE.

13

14 **CHAIR BELIA RAMOS, ABAG AC:** DIRECTOR ECKLUND I'M GOING TO KIND
15 OF STEER THIS DIRECTION OF THIS CONVERSATION TO REALLY BRING
16 US BACK TO PLANNED BAY AREA. I KNOW IF YOU HAVE QUESTIONS
17 ABOUT YOUR JURISDICTION, WE WANT TO BE CAROL WE'RE NOT
18 DIRECTING STAFF TO DO INDIVIDUALIZED ANALYSIS.

19

20 **PAT ECKLUND:** THAT'S NOT WHAT I'M SAYING. I'M NOT -- NOVATO IS
21 NOT THE ONLY PROPERTY TAX POOR CITY IN THE COUNTY.

22

23 **CHAIR BELIA RAMOS, ABAG AC:** SURE BUT WE'RE LOOKING AT A LARGER
24 PLAN AND POLICY, SO TO THE EXTENT THAT THERE ARE
25 JURISDICTIONAL QUESTIONS, I THINK THAT'S SOMETHING THAT CAN BE

FEBRUARY 13, 2026

1 ADDRESSED TO STAFF. BUT I REALLY WANT TO GET US TO LOOKING AT
2 THE PUBLIC ENGAGEMENT, WHICH IS WHAT IS ON OUR AGENDA TODAY.
3 AND, SO, YOU KNOW, IF THERE ARE SPECIFIC QUESTIONS, I WANT TO
4 MAKE SURE WE GET TO ALL THE -- ALL THE QUESTIONS THAT WE HAVE
5 BEFORE US HERE. BUT YOU'RE DIVING INTO MORE FUNDING TOWARDS
6 GOALS AS OPPOSED TO THE PUBLIC ENGAGEMENT PIECE. SO, I JUST
7 WANT TO BE MINDFUL OF WHAT'S IN FRONT OF US TODAY, AND IF WE
8 HAVE QUESTIONS REGARDING THE PUBLIC ENGAGEMENT PIECE.

9

10 **PAT ECKLUND:** WELL, I -- YEAH, I THINK IT'S ALSO CHANGING -- OR
11 ALSO FOCUSING ON FINISHING UP PLANNED BAY AREA. BUT I WILL
12 HAVE A DISCUSSION MAYBE WITH DAVE. BECAUSE I REALLY THINK THE
13 CITIES AND COUNTIES THAT ARE POOR REALLY NEED TO HAVE SOME
14 FOCUSED SUPPORT FROM THE REGIONAL AGENCIES. AND I DON'T KNOW
15 HOW WE DO THAT SO WHEN ARE WE GOING TO SEE THE RHNA
16 ACHIEVEMENTS THROUGH 2025? BY CITY AND COUNTY?

17

18 **DAVE VAUTIN:** SO, WE DO PRODUCE A -- LEVERAGE THE ANNUAL
19 PROGRESS REPORT DATA THAT HCD COLLECTS TO SUMMARIZE THAT. I
20 BELIEVE WE'RE WORKING TOWARDS SHARING SOME OF THAT IN THE
21 MIDDLE OF THIS YEAR. YEAH ONCE -- WE'LL GATHER ALL THAT UP AND
22 WE WANT TO PROVIDE A PREVIEW FOR THE ABAG OF WHAT'S TO COME IN
23 2027 WITH THE RHNA PROCESS ONCE THAT GETS UNDERWAY.

24

25 **PAT ECKLUND:** SO MY LAST COMMENTS ARE ON THE LAST SLIDE, THE

FEBRUARY 13, 2026

1 NEXT STEPS. WILL THE HIGHLIGHTS THAT YOU'RE TALKING ABOUT, TO
2 PRESENT IN MARCH OF 2026, WILL THERE BE CHANGES TO THE
3 NARRATIVE AND, ALSO, ARE WE GOING TO BE -- ARE YOU GOING TO
4 IDENTIFY WHAT THE CHANGES ARE?

5

6 **DAVE VAUTIN:** YES, IN ADDITION TO RESPONDING TO ALL THE
7 COMMENTS IN SOME CIRCUMSTANCES WE'LL ADD ADDITIONAL CON WANT
8 IT FOR MORE CONTEXT. WE'RE DOING THAT ON THIS TOPIC TO MAKE
9 SURE THERE IS ENOUGH CLARITY ON THIS, AS WELL AS OTHER TOPICS.
10 AND, YOU KNOW, WE'LL PROVIDE SOME HIGHLIGHTS OF WHERE CHANGES
11 HAVE BEEN MADE ACROSS THE DOCUMENT EIR AND REPORTS.

12

13 **PAT ECKLUND:** TWO LAST QUESTIONS WILL THE HOUSING COMMITTEE BE
14 ENGAGED WITH THE REGIONAL GROWTH FORECAST METHODOLOGY?

15

16 **DAVE VAUTIN:** SO, THE REGIONAL GROWTH FORECAST METHODOLOGY FOR
17 PLANNED BAY AREA 2060 TYPICALLY PLANNED BAY AREA WORK HAS GONE
18 THROUGH THE ABAG ADMINISTRATIVE COMMITTEE THAT MEETS JOINTLY
19 WITH THE PLANNING COMMITTEE. AS WE START A NEW CYCLE THERE IS
20 ALWAYS OPPORTUNITY TO ASSESS THAT.

21

22 **PAT ECKLUND:** I THINK WE MIGHT WANT TO LOOK AT THAT. AND THEN
23 WHO IS DOING THE ECONOMIC INPUT? YOU SAID THAT YOU WERE GOING
24 TO BE LOOKING AT THE ECONOMICS. SO, WHO IS GOING TO BE DOING
25 THAT? IS THAT STAFF?

FEBRUARY 13, 2026

1

2 **DAVE VAUTIN:** I THINK WHAT WE'RE -- WHAT THE STAFF
3 RECOMMENDATION IS, FOR THAT THE NEXT PLANNED BAY AREA CYCLE
4 STARTING LATER THIS YEAR WE WANT TO CONVENE A TECHNICAL
5 ADVISORY COMMITTEE OF EXPERTS ECONOMISTS FROM ACADEMIC
6 INSTITUTIONS FROM STATE AGENCIES LIKE DOF TO LOOK AT THAT
7 METHODOLOGY STAFF WILL WORKING AND SUPPORTING THAT GROUP BUT
8 WE'LL BRING A DIVERSE RANGE OF VOICES.

9

10 **PAT ECKLUND:** WILL THAT BE PUBLICLY NOTICED?

11

12 **DAVE VAUTIN:** THE PLANNED BAY AREA CYCLE DID CONVENE A GROUP
13 NOT IN A PUBLIC MEETING BUT REPORTED OUT ITS RECOMMENDATIONS
14 AND FINDING AS PART OF THE METHODOLOGY PROCESS LEVERAGING SOME
15 VERSION OF THAT FORMAT BUT THAT'S SOMETHING WE IS SORT OUT AS
16 WE KICKOFF THE PLANNED BAY AREA 2060 PROCESS LATER THIS YEAR.

17

18 **PAT ECKLUND:** OKAY. I THINK SOME FOLKS MIGHT BE INTERESTED IN
19 THAT DISCUSSION.

20

21 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU. I'LL JUST SAY, WE WOULD
22 BENEFIT THE DIFFERENCES BETWEEN THIS ADMINISTRATION COMMITTEE
23 AND THE HOUSING COMMITTEE ARE SPECIFIC AND TIED TO BAHFA. THE
24 HOUSING COMMITTEE SITS IN ITS CAPACITY TO BE THE COROLLARY
25 GREEN LIGHT TO BAHFA UNDER THIS STATUTE AND DOES NOT HAVE

FEBRUARY 13, 2026

1 PLANNING AUTHORITY AND JURISDICTION, WHEREAS THE
2 ADMINISTRATION COMMITTEE HOLDS THAT. SO, THAT IS NOT SOMETHING
3 THAT CAN CHANGE. IN TERMS OF, YOU KNOW, TECHNICAL ADVISORY
4 GROUPS, WE HAVE NOT, TO MY KNOWLEDGE, EVER NOTICED THAT AS A
5 MEETING, BECAUSE IT SITS IN ITS ADVISORY CAPACITY. THAT
6 INFORMATION DOES COME OVER, BUT I DO THINK IT'S INCREDIBLY
7 IMPORTANT FOR THOSE OF US WHO SHARE A LOT OF OPINIONS AND
8 DON'T NECESSARILY HAVE EXPERTISE IN ALL THE OPINIONS THAT WE
9 SHARE, THAT WE'RE NOT IN IT. RIGHT? THIS'S PART OF EVEN WHY WE
10 CHANGED THE COMPOSITION OF THE COUNCIL TO REALLY BE ADVISING
11 US. AND THAT'S WHAT THOSE TECHNICAL ADVISORY GROUPS SHOULD BE.
12 I THINK STAFF DOES A GOOD JOB IN ALERTING US WHEN THOSE GROUPS
13 ARE COMING FORWARD AND THE WORK THAT THEY WILL DO IN REPORTING
14 OUT. SUPERVISOR RABBITT?

15

16 **DAVID RABBITT:** THANK YOU VERY MUCH. REAL QUICKLY. TWO THINGS.
17 I THINK THE LARGER PLAN IS BEST FORMED, OBVIOUSLY, BY THE
18 EXPERIENCE OF ALL THE JURISDICTIONS, BOTH CITIES AND COUNTIES.
19 AND I ALSO THINK THAT OUTREACH IS ALSO DID DEPENDENT UPON THE
20 EXPERIENCES WITHIN THOSE JURISDICTIONS. YOU START WITH THE
21 BASELINE KNOWLEDGE OF WHAT THE COMMUNITY HAS BEEN
22 EXPERIENCING, AND YOU GO FROM THERE. SO, JUST A QUICK NOTE ON
23 THAT. DAVE MENTIONED INFILL GROWTH; FULLY SUPPORTIVE. I CAN
24 SAY IN SONOMA COUNTY, EVERY CITY IN SONOMA COUNTY HAS AN URBAN
25 GROWTH LIMIT BOUNDARY VOTER APPROVED AND FOCUS ALWAYS BEEN ON

FEBRUARY 13, 2026

1 INFILL CITY CENTERED GROWTH OF THE HOWEVER, THE SIXTH CYCLE OF
2 RHNA EXPLODED FOR THE UNINCORPORATED, THE NUMBERS FOR THE
3 UNINCORPORATED COUNTY KIND OF FLYING IN THE FACE OF THAT,
4 WHICH HAS BEEN, LIKE, YOU KNOW, A DIFFICULT THING TO TACKLE.
5 YOU TAKE THAT INTO ACCOUNT, ANY DENSE DEVELOPMENT REQUIRES,
6 YOU KNOW, PIPED WATER AND SEWER, NOT WELLS AND SEPTIC SYSTEMS
7 SO IT REALLY NARROWS DOWN WHERE YOU CAN ACTUALLY HAVE THAT
8 GROWTH. AND IT COULD BE THE BEST LOCATION WITHIN
9 UNINCORPORATED COUNTIES FOR GROWTH IS IMMEDIATELY ADJACENT TO
10 INCORPORATED CITIES THAT HAVE THE UTILITIES. AND THEN YOU HAVE
11 THE TENSION BETWEEN THE TWO, YOU KNOW, IF WE'RE GOING TO BE
12 SUCCESSFUL, WE NEED TO, IN MY OPINION, OVERCOME THAT. I JUST
13 WANT TO KEEP THIS TENSION TOP OF MIND AS WE GO FORWARD.
14 BECAUSE I THINK IT'S REALLY IMPORTANT, BECAUSE WHILE RHNA IS
15 SEPARATE FROM WHAT WE'RE DOING WITH PLANNED BAY AREA, THE
16 GROWTH AND WHERE THAT GROWTH OCCURS, OBVIOUSLY, IS BEING
17 DICTATED ABOVE OUR PAY SCALES IN SACRAMENTO. AND WE NEED TO
18 ACCOMMODATE AS BEST WE CAN THOSE OPTIONS FOR THAT GROWTH TO
19 OCCUR. AND MANY TIMES IT COULD BE WHILE WE DON'T LIKE SPRAWL,
20 IT COULD BE THAT THE UNINCORPORATED AREAS ARE BEST, LIKE I
21 SAID, BEST PUT IMMEDIATELY ADJACENT TO THE INCORPORATED CITIES
22 IN ORDER TO ACHIEVE THE TYPE OF DENSITY THAT THE STATE IS
23 REQUIRING US TO DO. SO, I APPRECIATE VERY MUCH IN ALL THE
24 DISCUSSION. LOOK FORWARD TO CONTINUING.
25

FEBRUARY 13, 2026

1 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU FOR THAT SUPERVISOR
2 RABBITT. ACTUALLY REFLECTIVE IN OUR NEXT COMMITTEE, OUR
3 LEGISLATIVE PLATFORM, WE HAVE ACTUALLY INCORPORATED SOME VERY
4 SPECIFIC LANGUAGES ABOUT THE CONSTRAINTS. SPECIFICALLY THROUGH
5 THE RHNA PROCESS FOR UNINCORPORATED COUNTIES. SO, THAT WAS --
6 THAT WAS AN ADDITION THAT WAS MADE, AND AT THE ABAG EXECUTIVE
7 BOARD, TO ABSOLUTELY PLACE FOCUS ON THAT TENSION THAT YOU
8 SPEAK OF. COMMISSIONER PAPAN?

9
10 **GINA PAPAN:** THANK YOU. THANK YOU VERY MUCH. ON THE KEY THEMES
11 HERE, AS WE'RE MOVING FORWARD HERE, THE OUTREACH IS VERY
12 IMPRESSIVE, BUT AS COMMISSIONER RABBITT NOTED HERE, YOU ARE
13 RESPONDING. THAT'S WONDERFUL. IS THE FEEDBACK LEADING TO ANY
14 CHANGES OR SPECIFIC REFINEMENTS BASED ON THE EXPERIENCE OF
15 JURISDICTIONS? AND WILL THAT BE SUMMARIZED FOR THE COMMITTEE
16 MEMBERS TO SEE?

17
18 **DAVE VAUTIN:** SO, WE WILL BE -- YOU KNOW, MAKING TARGETED EDITS
19 TO THE IMPLEMENTATION PLAN ACTIONS, AS A RESULT OF THE
20 FEEDBACK, ALSO ADDING MORE CONTEXT INTO THE PLAN DOCUMENT. I
21 WOULD UNDERSCORE THAT THE STRATEGIES AND THE GROWTH
22 GEOGRAPHIES, ALL THE THINGS THAT ARE THE CORE INPUTS OF THIS
23 PLAN WERE APPROVED IN EARLY 2025 AS PART OF THE BLUEPRINT
24 PROCESS SO WE HAVE BEEN UNDERGOING CEQA FOR THIS PLAN FOR MUCH
25 OF 2025. SO WE'RE NOT PROPOSING ANY CHANGES TO THE POLICY

FEBRUARY 13, 2026

1 IDEAS OR THE GROWTH PATTERN THAT'S JUST GONE THROUGH
2 ENVIRONMENTAL, BUT WE ARE PROPOSING CHANGES ABOUT HOW WE
3 IMPLEMENT THE PLAN AND HOW WE ADDRESS SOME OF THE CONCERNS
4 THROUGH THAT.

5

6 **GINA PAPAN:** OH, WELL, I APPRECIATE THIS IS A LIVING DOCUMENT,
7 WHICH IS VERY IMPORTANT HERE. SO, IN ADDITION TO THAT -- AND I
8 THINK THIS WAS MENTIONED TOO -- ARE WE TRACKING THE
9 INFLUENCES, OR THE IMPACTS OF POLICIES? BECAUSE WE DO WANT TO
10 FOCUS ON WHAT IS ACTUALLY WORKING, TO PROVIDE AFFORDABILITY
11 AND NOT THINGS THAT MAY NOT HAVE WORKED. ALL JURISDICTIONS ARE
12 REALLY INTERESTED IN HOW WE CAN ACHIEVE THE GOALS THAT WE'RE
13 REQUIRED TO DO. SO, IS THAT ACTUALLY DONE?

14

15 **DAVE VAUTIN:** SO WE HAVE A COUPLE DIFFERENT WAYS THAT WE'RE
16 TRACKING PROGRESS. AND WE ALSO HAVE IN THE DRAFT
17 IMPLEMENTATION PLAN HAVE COMMITTED TO DO EVEN MORE ON THAT
18 FRONT. SO CURRENTLY WE TRACK A VARIETY OF DIFFERENT METRICS
19 ACROSS THE REGION MANY DOWN TO THE JURISDICTION SCALE THROUGH
20 THE VITAL SIGNS INITIATIVE. WE ALSO MAKE SURE TO REPORT BACK
21 TO THIS COMMITTEE WITH A STATUS UPDATE EVERY SINGLE YEAR ON
22 THE PROGRESS OF EVERY ONE OF THOSE IMPLEMENTATION ACTIONS THAT
23 ARE INCLUDED IN THE PLAN. TO YOUR POINT ABOUT KIND OF POLICY
24 INFLUENCE, ONE OF THE PROPOSED IMPLEMENTATION ACTIONS IS TO
25 BUILD-OUT A NEW FUNCTION ON THAT VITAL SIGNS TOOL THAT DIGS

FEBRUARY 13, 2026

1 INTO HOW OUR PLANNED BAY AREA STRATEGY IS MAKING AN IMPACT ON
2 THE LOCAL SCALE. AND HOW ARE WE, YOU KNOW, IS THE REGION
3 MAKING PROGRESS ON THOSE GOALS. AND SO WE'RE GOING TO BE
4 DOUBLING DOWN, BASICALLY, ON SOME OF THAT WORK. FINALLY, AS WE
5 GO INTO PLANNED BAY AREA 206 WE'RE LOOKING AT DOING SOME
6 DIFFERENT POLICY DEEP DIVES AS PART OF THAT, INCLUDING ON
7 GROWTH AND OUR HOUSING, YOU KNOW, HOUSING AFFORDABILITY
8 CHALLENGES AS A REGION. SO WE HAVE KIND OF A COUPLE DIFFERENT
9 AVENUES THERE BUT WE'RE LEVERAGING OUR EXISTING WORK
10 MONITORING PROGRESS AND WE WANT TO DO MOREOVER THE NEXT 12 TO
11 18 MONTHS, SO IN THE NEAR-TERM.

12

13 **GINA PAPAN:** OKAY. AND THEN JUST AS A FINAL, BECAUSE YOU SAID
14 YOU WERE REACHING OUT TO REGIONAL EXPERTS, AND I DO HOPE THAT
15 INCLUDES ON-THE-GROUND JURISDICTIONS BECAUSE YOU CAN GET
16 ACADEMICS EXPERTS WHO ARE NOT REALIZING THE IMPACTS OR
17 REALIZING WHAT'S WORKING. BECAUSE WE DO, WE WANT THIS TO WORK.
18 SO IT'S VITALLY IMPORTANT THERE IS A BALANCE THERE SO THAT
19 WHATEVER EXPERTS YOU BRING IN ARE WORKING WITH LOCALS. BECAUSE
20 THEY BENEFIT FROM ONE ANOTHER. SO, I DO HOPE THAT IS
21 HAPPENING. AND I DO, FINALLY, WANT TO COMPLIMENT, BECAUSE ONE
22 OF THE BEST THINGS MTC DOES IS SUPPORTING IN THE LOCAL
23 PLANNING AND IMPLEMENTATION, THAT IS SO VERY HELPFUL. THANK
24 YOU.

25

FEBRUARY 13, 2026

1 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU SO MUCH. SEEING NO OTHER
2 QUESTIONS, I'M GOING TO GO TO PUBLIC COMMENT -- OH GOSH. GOSH.
3 HERE WE GO. OKAY. COMMISSIONER BURT?

4

5 **PAT BURT:** THANK YOU. SO, FIRST, I WANTED TO ASK THAT -- WE
6 RECEIVED A MEMORANDUM FROM EADY -- FROM -- ON FEBRUARY 12TH,
7 THAT I THOUGHT WAS VERY INFORMATIVE AND HELPFUL. IS THAT IN
8 THE PUBLIC COMMENTS AND DOCUMENTS?

9

10 **DAVE VAUTIN:** SO NO THAT IS NOT IN THE PACKET FOR TODAY. WE'RE
11 HAPPY TO TAKE YOUR DIRECTION ON THAT.

12

13 **PAT BURT:** YEAH, I THINK AS WE'RE REALLY LOOKING AT THE PUBLIC
14 COMMENTS AND CONCERNS, WHICH ARE ALSO ECHOED BY A LOT OF OUR
15 MEMBERS, THIS ADDRESSES A LOT OF THEM, AND I THINK THAT WE ALL
16 HAVE HAD A DISCONNECT BETWEEN WHAT WE THINK SHOULD BE IN THESE
17 PLANS, BOTH THE PLANNED BAY AREA AND THE RHNA, AND WHAT IS
18 BEING MANDATED LEGALLY. I'LL NOTE THAT, AS WAS EXPLAINED AND
19 PLANNED BAY AREA AND THE RHNA ALLOCATIONS ARE TWO DIFFERENT
20 DOCUMENTS AND THE PLANNED BAY AREA DOES NOT DRIVE THE RHNA
21 ALLOCATIONS. BUT I DON'T THINK IT WAS EMPHASIZED AND I DON'T
22 THINK THE PUBLIC UNDERSTANDS WELL ENOUGH THAT IF I UNDERSTAND
23 IT CORRECTLY, AND I SAW IN THE NOTES THAT THE RHNA
24 REQUIREMENTS AND INCLUDING IN THE UPCOMING 7TH CYCLE, WE'LL
25 NEED TO -- EXCUSE ME, I MISSPOKE -- THE PLANNED BAY AREA 2060

FEBRUARY 13, 2026

1 WILL NEED TO INCORPORATE THE 7TH CYCLE RHNA ALLOCATIONS AT A
2 MINIMUM. AND THAT THE ANTICIPATION IS THAT THOSE RHNA
3 ALLOCATIONS MAY BE AT OR ABOVE THE SIXTH CYCLE. I THINK THAT'S
4 NOT WELL UNDERSTOOD AND NEEDS TO BE PART OF WHAT'S IN OUR
5 PUBLIC RESPONSE TO SOME OF THE BROADER QUESTIONS. AND THEN, I
6 WANTED TO REALLY ASK, AS WE LOOK AT THE TECHNICAL ADVISORY
7 COMMITTEE AND WHAT ARE REALLY THE FUNDAMENTAL PREMISES THAT
8 WE'RE OPERATING ON AS A REGION. AND ONE OF THE ONES THAT I
9 THINK THAT -- IS NOT DISCUSSED ENOUGH IS THAT WHAT HAS
10 APPEARED TO HAVE BEEN THE ASSUMPTION ON ECONOMIC GROWTH IS
11 THAT THERE IS A SOMEWHAT LINEAR RELATIONSHIP BETWEEN ECONOMIC
12 GROWTH, POPULATION GROWTH, AND JOB GROWTH. BUT IN OUR REGION,
13 THE ENTIRE COMMONALITY OF OUR TECHNOLOGY REGION HAS BEEN THAT
14 ECONOMIC GROWTH HAS FAR EXCEEDED JOB AND POPULATION GROWTH.
15 THERE IS SOME RELATIONSHIP, IS NORMALLY THE CASE IN ECONOMIC
16 REGIONS. BUT IN OUR REGION, THERE IS A DISCONNECT. OUR GDP HAS
17 FAR EXCEEDED THE GROWTH IN POPULATION AND JOBS. AND SO WHEN WE
18 HAVE A PREMISE THAT, WELL, WHAT IS REQUIRED TO CONTINUE TO
19 HAVE A THRIVING REGIONAL ECONOMY, I THINK WE NEED TO REEXAMINE
20 NOT ONLY WHAT HAS BEEN THE HISTORIC PATTERN, BUT WHAT MAY BE
21 EVEN SUPERCHARGED AS A RESULT OF THE TRANSFORMATION OF AI. AND
22 JUST AS WE SAW SUPERCHARGING WHEN WE GOT COM REVOLUTION THAT
23 HAS CONTINUED UNTIL TODAY, WE HAVE GOT A WHOLE ANOTHER LEVEL
24 THAT WE DON'T FULLY UNDERSTAND YET BUT NO ONE DOES, BUT ALL
25 THE ANTICIPATION IS THAT IT WILL BE A HUGE INCREASE IN

FEBRUARY 13, 2026

1 PRODUCTIVITY GROWTH HUGE INCREASE IN ECONOMIC GROWTH, NOT
2 NECESSARILY A CORRESPONDING INCREASE IN TECH JOB GROWTH, AND
3 PROBABLY EVEN A FURTHER DISPARATE BETWEEN INCOME AND
4 INEQUALITY. AND HOW WE GRAPPLE WITH THOSE ISSUES, AND HOW THE
5 LEGISLATIVE DOES, IS A REALLY IMPORTANT FUNDAMENTAL SET OF
6 ISSUES THAT WE DON'T SEEM TO BE TACKLING AND THE LEGISLATURE
7 DOESN'T SEEM TO BE TACKLING. AND UPCOMING OUR LEGISLATIVE
8 PROGRAM DISCUSSION. AND I'LL NOTE ONE OTHER THING, THAT AS WE
9 LOOK AT THE 2014 SETTLEMENT AGREEMENT WITH THE BUILDING
10 INDUSTRY ASSOCIATION, IT ACTUALLY HAD ONE OF THE TENANTS THAT
11 WE AGREED TO WAS NO GROWTH IN THE IN-COMMUTING FROM OUTSIDE
12 THE NINE-COUNTY AREA. AND I THINK THAT'S A POLICY THAT'S
13 ACTUALLY REALLY GOOD. IT'S BEEN ESSENTIALLY EMBRACED BY OUR
14 INFILL HOUSING AND OUR TRANSPORTATION COMMITMENTS WITHIN THE
15 REGION. BUT WE HAVE A FUNDAMENTAL DISCONNECT, HIGH SPEED RAIL
16 PROGRAM NOW IS EXPLICITLY TO INDUCE MEGA COMMUTING, FROM IN
17 THIS CASE, THE GREATER FRESNO AREA. SO, WE HAVE A COMPLETE
18 CONTRADICTION BETWEEN OUR LEGAL OBLIGATION, AROUND THAT
19 SETTLEMENT AGREEMENT, AND WHAT IS HAPPENING, REALLY INDUCED AT
20 THE STATE LEVEL WITH WHAT IS NOW THE HIGH SPEED RAIL BUSINESS
21 PLAN, WHICH IS NO LONGER REALLY TO FACILITATE TRAVEL
22 EFFECTIVELY BETWEEN THE TWO MAJOR TRANSPORTATION POLES OF THE
23 STATE, BUT RATHER TO INDUCE MEGA COMMUTING. SO, I JUST WANT TO
24 PUT THOSE THINGS OUT ON THE TABLE. AND TO THE EXTENT THAT
25 THEY'RE PART OF OUR RESPONSE TO PUBLIC COMMENTS THAT WE FOLD

FEBRUARY 13, 2026

1 THAT IN TO THE EXTENT THAT THEY MAY BE PART OF OUR LEGISLATIVE
2 DISCUSSION, WE CAN HAVE ADDITIONAL DISCUSSION LATER. THANK
3 YOU.

4

5 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU COMMISSIONER. HAVING
6 HEARD NOW THE REFERENCE AND LOOKED AT IT, I GUESS I WOULD SAY
7 THE APPROPRIATION, UNLESS THERE IS OBJECTION BY THIS
8 COMMITTEE, WOULD BE TO ASK COUNSEL TO LOOK AT THE
9 APPROPRIATENESS OF THAT FEBRUARY 12TH MEMO BEING ADDED TO --
10 TO THE PUBLICLY AVAILABLE DOCUMENTS.

11

12 **COUNSEL, KATHLEEN KANE:** SURE THING.

13

14 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU. VICE PRESIDENT ROMERO?

15

16 **V. CHAIR, CARLOS ROMERO ABAG AC:** YEAH, I WAS GOING TO SUGGEST
17 THE SAME THING, SO I WON'T MENTION IT. BUT I DID, AS CHAIR OF
18 THE ABAG HOUSING COMMITTEE, I DID WANT TO WEIGH IN ON THIS
19 QUESTION OF WHERE THE RHNA DISCUSSION SHOULD OCCUR. AND I KNOW
20 I HAD A SOMEWHAT OF A LENGTHY CONVERSATION WITH MATT MALONEY
21 AND CONCUR WITH THE PRESIDENT THAT THIS BODY DOES A LOT OF THE
22 PLANNING REVIEW AND ANALYSIS OF OUR DOCUMENTS. THIS BODY BEING
23 THE ADMIN -- JOINT ADMIN PLANNING COMMITTEE. AND GIVEN THIS,
24 IF I AM STILL ON ABAG, THIS WILL BE MY THIRD CYCLE OF RHNA AND
25 I'M STILL ONLY HALF CRAZY. I THINK IT MAKES SENSE FOR THE

FEBRUARY 13, 2026

1 HOUSING RHNA PIECE TO STAY -- THE RHNA PIECE, EXCUSE ME -- TO
2 STAY WITHIN THIS BODY. IF SOME REASON THE HOUSING COMMITTEE
3 WANTS TO DISCUSS THAT MORE PROFOUNDLY, WE CAN DO THAT, BUT I
4 REALLY DO THINK THAT JUST FROM A LOGICAL, AS WELL AS KIND OF A
5 FUNCTIONAL PERSPECTIVE, IT DOES MAKE SENSE TO KEEP IT WITHIN
6 THE ADMIN COMMITTEE. AND ACTUALLY ACCIDENT I WOULD HATE TO
7 FOIST UPON THE HOUSING COMMITTEE THE POSSIBILITY OF IT SITTING
8 AS AN ADJUDICATORY BODY AT THE VERY END [LAUGHTER] OF RHNA AS
9 THE ADMIN COMMITTEE HAD TO DO. I WOULD SAY IT WAS 30, 40,
10 MAYBE 50 HOURS OF WORK FOR THOSE ON THAT COMMITTEE. SO, THANK
11 YOU.

12

13 **CHAIR BELIA RAMOS, ABAG AC:** MORE. PUBLIC COMMENT, PLEASE?

14

15 **BOARD CLERK:** THERE IS NO WRITTEN CORRESPONDENCE RECEIVED ON
16 THIS ITEM. THERE IS NO ONE IN THE BOARDROOM WISHING TO SPEAK.
17 WE HAVE TWO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED. HOW
18 MUCH TIME WOULD YOU LIKE TO GIVE?

19

20 **CHAIR BELIA RAMOS, ABAG AC:** ONE MINUTE.

21

22 **BOARD CLERK:** ONE MINUTE. FIRST UP WILL BE ALETA DUPREE
23 FOLLOWED BY ROLAND LEBRUN. YOU HAVE ONE MINUTE.

24

25 **SPEAKER:** THANK YOU CHAIR RAMOS, ALETA DUPREE FOR THE RECORD

FEBRUARY 13, 2026

1 SHE AND HER WITH TEAM FOLDS USUALLY THERE IS A WHOLE BUNCH OF
2 PEOPLE THAT SPEAK ON PLANNING ITEMS CAN'T CALL MYSELF AN
3 EXPERT ON PLANNING I GUESS THE WAY I GIVE YOU MY FEEDBACK ON
4 THIS IS BY SPEAKING AT YOUR MEETINGS. AND I HEAR A LOT OF
5 INTERESTING TECHNICAL ASPECTS, CERTAINLY FOOD FOR THOUGHT. I'M
6 INTRIGUED ABOUT THIS IDEA OF HIGH SPEED RAIL AND COMMUTING.
7 MAYBE WE'LL SEE PEOPLE FROM LOS ANGELES TAKING THE HIGH SPEED
8 RAIL TRAIN TO GO UP TO LAS VEGAS TO WORK FOR THE CASINO JOBS.
9 MAYBE THOUGH I THINK THE TICKET PRICES WOULD BE PRETTY HIGH. I
10 WOULD LIKE TO SEE PEOPLE LIVING CLOSER TO THEIR HOMES, MUCH AS
11 I LIKE TRANSPORTATION, I DON'T THINK PEOPLE SHOULD HAVE TO
12 SPEND INORDINATE AMOUNTS OF TIME DOING SO. THANK YOU.

13

14 **BOARD CLERK:** THANK YOU, ALETA. OUR NEXT SPEAKER WILL BE ROLAND
15 LEBRUN. GO AHEAD AND UNMUTE YOURSELF. YOU HAVE ONE MINUTE.

16

17 **SPEAKER:** YES, GOOD MORNING AND THANK YOU. WHAT I'M SEEING HERE
18 MISSING -- AND IT'S BEEN ADDRESSED BY DIRECTOR RABBITT AND
19 BURT -- THE TWO REPELLING MAGNETS OF HIGH SALARIED IN THE BAY
20 AREA AND AFFORDABLE HOUSING OUTSIDE THE NINE BAY AREA COUNTIES
21 AND HOW WE'RE PLANNING WORKFORCE MOVEMENT BETWEEN HOUSING AND
22 PLACES OF EMPLOYMENT AND THIS BRINGS US TO TRANSPORTATION
23 OPTIONS. IS THERE GOING TO BE A PUBLIC TRANSIT? OR IS IT GOING
24 TO BE SOMETHING ELSE? AND ASSUMING IT'S GOING TO BE PUBLIC
25 TRANSIT, HOW DO WE PAY FOR IT? IS IT GOING TO BE SUBSIDIES? OR

FEBRUARY 13, 2026

1 ARE WE GOING TO BE REDUCING LABOR COSTS WITH AUTOMATION? LAST
2 POINT I WOULD LIKE TO MAKE, WHERE I LIVE IS THAT THIS PUSHING
3 OF HOUSING OUTSIDE THE BAY AREA WAS DIRECTLY CAUSED BY
4 PRESERVATION IN COYOTE VALLEY, WHICH IS BETWEEN SOUTH SAN JOSE
5 AND NORTH MORGAN HILL. THANK YOU.

6

7 **BOARD CLERK:** THANK YOU ROLAND. THERE ARE NO OTHER MEMBERS OF
8 THE PUBLIC WISHING TO SPEAK ON THIS ITEM.

9

10 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU SO MUCH AND THANK YOU TO
11 STAFF, TO BOTH, VERONICA AND DAVE FOR THAT PRESENTATION AND
12 THE OUTREACH THAT WAS DONE. THAT'S VERY IMPRESSIVE. THIS WAS
13 AN INFORMATION ITEM. NEXT ON OUR AGENDA, WE'LL GO TO PUBLIC
14 COMMENT. THIS IS GENERAL PUBLIC COMMENT FOR MATTERS WITHIN OUR
15 JURISDICTION NOT ON OUR AGENDA. DO WE HAVE ABOUT PUBLIC
16 COMMENT?

17

18 **BOARD CLERK:** THERE WAS NO WRITTEN CORRESPONDENCE RECEIVED ON
19 THIS ITEM AND NO ONE IN THE BOARDROOM OR ZOOM WISHING TO SPEAK
20 ON THIS ITEM.

21

22 **CHAIR BELIA RAMOS, ABAG AC:** THANK YOU SO MUCH. NEXT BRINGS US
23 TO ADJOURNMENT. THE NEXT MEETING OF THE ABAG ADMINISTRATIVE
24 COMMITTEE WILL BE HELD FRIDAY MARCH 10TH AT 9:40 AT THE BAY
25 AREA METRO CENTER 375 BEALE STREET SAN FRANCISCO. THIS MEETING

FEBRUARY 13, 2026

1 IS ADJOURNED IS.

2

3 **CHAIR, EDDIE AHN MTC PC:** THE NEXT MEETING OF THE MTC PLANNING
4 COMMITTEE WILL BE HELD FRIDAY MARCH 13th 2026 AT 9:40 A.M. AT
5 THE BAY AREA METRO CENTER 375 BEALE STREET SAN FRANCISCO. ANY
6 CHANGES TO THE SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC.
7 THE MTC PLANNING COMMITTEE IS ADJOURNED. THANK YOU.

8 [ADJOURNED]