

**ASSOCIATION OF BAY
AREA GOVERNMENTS
Meeting Transcript**

MARCH 13, 2026

1 **ABAG ADMINISTRATIVE COMMITTEE**
2 **FRIDAY, MARCH 13, 2026, 10:00 AM**

3
4
5 **CHAIR, BELIA RAMOS, ABAG:** I WILL BE CALLING TO ORDER THIS
6 MEETING OF THE JOINT MT -- WELL, I'M GOING TO CALL TO ORDER
7 THE ABAG ADMINISTRATIVE COMMITTEE MEETING. THIS MEETING IS
8 BEING WEBCAST ON THE MTC ABAG WEB SITE. COMMITTEE MEMBERS AND
9 REMOTE PARTICIPANTS WISHING TO SPEAK SHOULD RAISE YOUR HAND OR
10 DIAL STAR NINE AND YOU WILL BE CALLED UPON AT THE APPROPRIATE
11 TIME TO SPEAK. TELECONFERENCE ATTENDEES MAY BE CALLED UPON BY
12 THE LAST FOUR DIGITS OF THERE PHONE NUMBER. A ROLL CALL VOTE
13 WILL BE TAKE FOR ALL ITEMS DUE TO REMOTE COMMITTEE
14 PARTICIPATION TODAY. I WILL NOW TURN IT OVER TO COMMISSIONER
15 BURT TO STEP IN.

16
17 **V. CHAIR, PAT BURT, MTC:** THANK YOU. SO, I WOULD LIKE TO CALL
18 TO ORDER THIS MEETING OF THE MTC PLANNING COMMITTEE. THIS
19 MEETING IS BEING WEBCAST ON THE MTC AND ABAG WEB SITES.
20 COMMITTEE AND MEMBERS OF THE PUBLIC PARTICIPATING BY ZOOM
21 WISHING TO SPEAK SHOULD USE THE RAISED HAND FEATURE OR DIAL
22 STAR NINE AND WE WILL CALL UPON THEM AT THE APPROPRIATE TIME.
23 TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR
24 DIGITS OF THEIR PHONE AND ROLL CALL VOTE WILL BE TANG FOR ALL
25 ACTION ITEMS DUE TO REMOTE PARTICIPATION. AND, SO, WILL THE

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1 CLERK PLEASE CALL THE ROLL AND CONFIRM A QUORUM?

2

3 **CLERK OF THE BOARD:** WILL DO. CHAIR AHN IS WALKING IN.

4 [LAUGHTER] VICE CHAIR BURT?

5

6 **V. CHAIR, PAT BURT, MTC:** HERE.

7

8 **CLERK OF THE BOARD:** COMMISSIONER ANDERSEN? WE WILL LOOP BACK.

9 COMMISSIONER CORZO?

10

11 **NOELIA CORZO:** HERE.

12

13 **CLERK OF THE BOARD:** COMMISSIONER EZZY ASHCRAFT.

14

15 **MARILYN EZZY ASHCRAFT:** HERE.

16

17 **CLERK OF THE BOARD:** GIACOPINI, NON-VOTING? WE WILL LOOP BACK.

18 COMMISSIONER JOHN-BAPTISTE?

19

20 **ALICIA JOHN-BAPTISTE:** HERE.

21

22 **CLERK OF THE BOARD:** COMMISSIONER MAHAN? COMMISSIONER MAHAN IS

23 ABSENT. COMMISSIONER MASHBURN?

24

25 **MITCH MASHBURN:** HERE.

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1

2 **CLERK OF THE BOARD:** FROM YOUR NOTICED REMOTE LOCATION?

3

4 **MITCH MASHBURN:** YES, MA'AM.

5

6 **CLERK OF THE BOARD:** THANK YOU. WE HAVE A QUORUM.

7

8 **CHAIR, EDDIE AHN, MTC:** THANK YOU FOR YOUR PATIENCE. AND THANK

9 YOU TO VICE CHAIR BURT FOR STEPPING IN. I THINK WE HAVE --

10

11 **CHAIR, BELIA RAMOS, ABAG:** I'LL GO AHEAD AND DO OUR QUORUM

12 CALL. MR. CASTRO, IF YOU WOULD PLEASE CALL THE ROLL.

13

14 **CHAIR, EDDIE AHN, MTC:** SORRY. I BELIEVE WE DO STILL NEED TO DO

15 THE REMOTE PARTICIPATION CONFIRMATION?

16

17 **CLERK OF THE BOARD:** YES, WE DO.

18

19 **CHAIR, EDDIE AHN, MTC:** THANK YOU. SO, COMMISSIONER GIACOPINI,

20 IF YOU WOULDN'T MIND?

21

22 **DORENE M. GIACOPINI:** THANK YOU. I'M REQUESTING TO PARTICIPATE

23 VIA TELECONFERENCING AND REMOTE PARTICIPATION UNDER JUST CAUSE

24 PER GOVERNMENT CODE SECTION 54953C. THERE IS NO ONE PRESENT IN

25 THE ROOM OVER 18.

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1

2 **CHAIR, EDDIE AHN, MTC:** THANK YOU. I BELIEVE WE HAVE
3 COMMISSIONER ANDERSEN ALSO ON THE LINE?

4

5 **CANDACE ANDERSEN:** YES, I'M REQUESTING TO PARTICIPATE VIA
6 REMOTE PARTICIPATION ALSO UNDER GOVERNMENT CODE 54953.83
7 SUBSECTION C4. AND THERE ARE TWO PEOPLE IN THE ROOM WITH ME,
8 MY DAUGHTER AND HER HUSBAND.

9

10 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT. THANK YOU. AND I BELIEVE WE
11 TECHNICALLY STILL DO NOT HAVE A QUORUM BUT COMMISSIONER CHAIR
12 NOACK HAS AGREED TO ACT AS AN EX-OFFICIO VOTING MEMBER. SO,
13 THAT'S --

14

15 **CLERK OF THE BOARD:** WE NOW HAVE QUORUM.

16

17 **CHAIR, EDDIE AHN, MTC:** OH, WE DO HAVE A QUORUM NOW? THANK YOU,
18 MARTHA. SO WITH THAT SAID, REQUESTS ARE NOTED WE ARE MARKING
19 YOU AS PRESENT. COMMISSIONER GIACOPINI AND ANDERSON. THEN I
20 BELIEVE WE STILL HAVE TO GET THROUGH THE CONSENT CALENDAR. SO
21 AGENDA ITEM THREE, THE MTC PLANNING COMMISSION CONSENT
22 CALENDAR, WHICH INCLUDES ITEMS 3A AND B ITEMS 3A, THE MTC
23 PLANNING COMMITTEE MEETING MINUTES OF FEBRUARY 13TH, 2026 AND
24 3B FEDERAL PERFORMANCE TARGET SETTING UPDATE MARCH 2026
25 SUBMITTED FOR YOUR INFORMATION. DO WE HAVE A MOTION AND SECOND

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1 TO APPROVE THE MTC PLANNING COMMITTEE CONSENT CALENDAR?

2

3 **SPEAKER:** I'LL MOVE APPROVAL.

4

5 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT. WE HAVE A MOTION.

6

7 **ALICIA JOHN-BAPTISTE:** SECOND. JOHN-BAPTISTE.

8

9 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT. EXCELLENT. ANY COMMITTEE

10 MEMBERS THAT WANT TO COMMENT THIS ITEM? SEEING NONE. ANY

11 PUBLIC COMMENT ON THIS ITEM?

12

13 **CLERK OF THE BOARD:** THERE WAS NO WRITTEN CORRESPONDENCE

14 RECEIVED ON THIS ITEM AND THERE IS NO ONE IN THE BOARDROOM OR

15 ZOOM WISHING TO SPEAK ON THIS ITEM.

16

17 **CHAIR, EDDIE AHN, MTC:** GREAT. PLEASE CALL THE VOTE THEN.

18

19 **CLERK OF THE BOARD:** WILL DO. CHAIR AHN?

20

21 **CHAIR, EDDIE AHN, MTC:** AYE.

22

23 **CLERK OF THE BOARD:** VICE CHAIR BURT?

24

25 **V. CHAIR, PAT BURT, MTC:** YES.

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1

2 **CLERK OF THE BOARD:** COMMISSIONER ANDERSON?

3

4 **CANDACE ANDERSEN:** AYE.

5

6 **CLERK OF THE BOARD:** COMMISSIONER CORZO?

7

8 **NOELIA CORZO:** YES.

9

10 **CLERK OF THE BOARD:** EZZY ASHCRAFT?

11

12 **MARILYN EZZY ASHCRAFT:** YES.

13

14 **CLERK OF THE BOARD:** JOHN-BAPTISTE?

15

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

17

18 **CLERK OF THE BOARD:** MAHAN? IS ABSENT. COMMISSIONER MASHBURN?

19

20 **MITCH MASHBURN:** AYE.

21

22 **CLERK OF THE BOARD:** THE MOTION PASSES UNANIMOUSLY BY ALL

23 MEMBERS PRESENT.

24

25 **CHAIR, EDDIE AHN, MTC:** GREAT. TURNING THE MEETING OVER NOW TO

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1 ABAG CHAIR RAMOS.

2

3 **CHAIR, BELIA RAMOS, ABAG:** THANK YOU SO MUCH. IF THE ABAG CLERK
4 WOULD CONDUCT A ROLL AND CONFIRM QUORUM?

5

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

7

8 **KEN CARLSON:** HERE.

9

10 **CLERK OF THE BOARD:** DUONG?

11

12 **BETTY DUONG:** HERE.

13

14 **CLERK OF THE BOARD:** EKLUND?

15

16 **PAT ECKLUND:** PRESENT.

17

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

19

20 **CARROLL FIFE:** PRESENT.

21

22 **CLERK OF THE BOARD:** RABBITT?

23

24 **DAVID RABBITT:** PRESENT AT THE NOTICED SANTA ROSA 575 LOCATION.

25

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1 **CLERK OF THE BOARD:** THANK YOU. SUPERVISOR RAMOS?

2

3 **CHAIR, BELIA RAMOS, ABAG:** PRESENT.

4

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

6

7 **V. CHAIR, CARLOS ROMERO, ABAG:** PRESENT.

8

9 **CLERK OF THE BOARD:** SILVA? ABSENT. WILLIAMS?

10

11 **WANDA WILLIAMS:** HERE.

12

13 **CLERK OF THE BOARD:** SUPERVISOR DUONG, YOU ARE AT YOUR SAN JOSE
14 REMOTE LOCATION?

15

16 **BETTY DUONG:** CORRECT. THANK YOU.

17

18 **CLERK OF THE BOARD:** THANK YOU. QUORUM IS PRESENT.

19

20 **CHAIR, BELIA RAMOS, ABAG:** THANK YOU. WOULD THE CLERK PLEASE
21 READ THE COMPENSATION ANNOUNCEMENT?

22

23 **CLERK OF THE BOARD:** YES, MA'AM. ACCORDING TO STATE LAW, I AM
24 MAKING THE FOLLOWING ANNOUNCEMENT. THE MEMBERS OF ABAG IN
25 ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM AN

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1 AMOUNT OF \$150 AND THAT THE PER DIEM SHALL BE PROVIDED AS A
2 RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS
3 ENTITLED TO COLLECT PER DIEM. THANK YOU. THANK YOU.

4

5 **CHAIR, BELIA RAMOS, ABAG:** THANK YOU SO MUCH. NEXT IS OUR
6 CONSENT CALENDAR. AND WE HAVE OUR MINUTES OF FEBRUARY 13TH FOR
7 OUR CONSIDERATION OF APPROVAL.

8

9 **PAT ECKLUND:** I MOVE APPROVAL.

10

11 **V. CHAIR, CARLOS ROMERO, ABAG:** SECOND.

12

13 **CHAIR, BELIA RAMOS, ABAG:** WE HAVE A MOTION BY ECKLUND, SECOND
14 BY ROMERO. ANY QUESTIONS, CONCERNS, CHANGES, COMMENTS? SEEING
15 NONE. I'LL ASK FOR PUBLIC COMMENT.

16

17 **CLERK OF THE BOARD:** ON THIS ITEM, NO WRITTEN COMMENTS
18 RECEIVED, NO MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT. NONE
19 IN THE ATTENDEE SPACE. NONE AT THE REMOTE LOCATIONS. THANK
20 YOU.

21

22 **CHAIR, BELIA RAMOS, ABAG:** THANK YOU. PLEASE CALL THE ROLL.

23

24 **CLERK OF THE BOARD:** SUPERVISOR CARLSON?

25

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1 **KEN CARLSON:** AYE.

2

3 **CLERK OF THE BOARD:** SUPERVISOR DUONG?

4

5 **BETTY DUONG:** HERE.

6

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

8

9 **PAT ECKLUND:** AYE.

10

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

12

13 **CARROLL FIFE:** AYE.

14

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

16

17 **DAVID RABBITT:** AYE.

18

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

20

21 **CHAIR, BELIA RAMOS, ABAG:** YES.

22

23 **CLERK OF THE BOARD:** ROMERO?

24

25 **V. CHAIR, CARLOS ROMERO, ABAG:** YES.

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1

2 **CLERK OF THE BOARD:** SILVA? IS ABSENT. WILLIAMS?

3

4 **WANDA WILLIAMS:** AYE.

5

6 **CLERK OF THE BOARD:** THE MOTION PASSES UNANIMOUSLY BY ALL
7 MEMBERS PRESENT.

8

9 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT. I BELIEVE THAT BRINGS US TO
10 AGENDA ITEM 8A, WHICH IS A BIT OF A DOOZY. FINAL PLANNED BAY
11 AREA 2050+. FOR NEARLY THREE YEARS STAFF HAVE BEEN WORKING ON
12 AN UPDATE TO THE REGION'S LONG RANGE PLAN FOR TRANSPORTATION,
13 HOUSING, ECONOMIC DEVELOPMENT, AND ENVIRONMENTAL RESILIENCE
14 KNOWN AS PLANNED BAY AREA 2050+. PLANNED BAY AREA 2050+ IS A
15 LIMITED AND FOCUSED UPDATE OF THE CURRENT LONG RANGE PLAN
16 PLANNED BAY AREA 2050 ADOPTED IN 2021 THAT HAS STRIVED TO
17 REFLECT POST-PANDEMIC PLANNING REALITIES AND TIGHTER FISCAL
18 CONSTRAINTS WHILE ENGAGING THOUSANDS OF BAY AREA RESIDENTS AND
19 STAKEHOLDER ORGANIZATIONS. TODAY STAFF ARE BRINGING FORWARD
20 THE PROPOSED FINAL PLANNED BAY AREA 2050+ WITH RECOMMENDATION
21 TO ADVANCE VARIOUS COMPONENTS OF THE PLAN TO THE ABAG
22 EXECUTIVE BOARD AND TO THE COMMISSION ON MARCH 19th AND 25th
23 RESPECTIVELY FOR THEIR APPROVAL. STAFF WILL PROVIDE
24 CONSOLIDATED PRESENTATION ON TWO ABAG ACTION ITEMS AND FOUR
25 MTC ACTION ITEMS BEFORE THE COMMITTEES TODAY. AND FOCUSING ON

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1 REVISIONS MADE ON FEEDBACK DURING THE FINAL ROUND OF PUBLIC
2 ENGAGEMENT AND NEXT STEPS LOOKING AHEAD TO 2026. SO WITH THAT,
3 WE'LL HAVE DAVE VAUTIN WILL PROVIDE THE REPORTS. AND KEEP IN
4 MIND, THIS IS FOR ITEMS 8A THROUGH 8E. THANK YOU, DAVE.

5

6 **DAVE VAUTIN:** GOOD MORNING. DAVE VAUTIN, PLANNING DIRECTOR WITH
7 MTC AND ABAG, AND I'M EXCITED TO BE HERE THIS MORNING TO
8 PRESENT THE PROPOSED FINAL PLANNED BAY AREA 2050+ FOR YOUR
9 CONSIDERATION. THIS IS OUR REGION'S LONG RANGE PLAN CONNECTING
10 TRANSPORTATION, HOUSING, ECONOMY, AND THE ENVIRONMENT WHILE
11 MEETING AND EXCEEDING STATE AND FEDERAL REQUIREMENTS. BEFORE
12 WE GET GOING, I WANT TO RECOGNIZE THE TREMENDOUS EFFORT OF THE
13 PROJECT TEAM OVER THE PAST THREE YEARS INCLUDING PROJECT
14 MANAGER CHIRAG RABARI AND ACTING PROJECT MANAGER ADAM
15 NOELTING, AMONG MANY OTHERS WHO HAVE LED THIS EFFORT THAT
16 ENGAGED THOUSANDS OF BAY AREA RESIDENTS ACROSS OUR DIVERSE
17 REGION. NEXT SLIDE PLEASE. NEXT SLIDE. ALL RIGHT. SO AS
18 MENTIONED, WE'RE NEARING THE FINAL MILESTONE OF THIS CYCLE OF
19 OUR REGION'S LONG RANGE PLAN PROCESS FOR POTENTIAL ADOPTION BY
20 THE ABAG EXECUTIVE BOARD AND COMMISSION IN THE WEEKS AHEAD.
21 SINCE 2023, WE HAVE CONDUCTED THIS LIMITED AND FOCUSED UPDATE
22 WHILE RECOGNIZING POST-PANDEMIC HEADWINDS, TIGHTER FISCAL
23 CONSTRAINTS, SLOWER POPULATION GROWTH, AND HIGHER OFFICE
24 VACANCY RATES. IN 2025 THE COMMISSION AND ABAG APPROVED THE
25 FINAL BLUEPRINT INCLUDING STRATEGIES AND GROWTH GEOGRAPHIES,

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1 AND IN SUMMER 2025 ADVANCED THE FINAL BLUEPRINT INTO THE CEQA
2 PROCESS. SINCE OUR TEAM HAS BEEN WORKING HARD TO CONDUCT
3 STATE-MANDATED ENVIRONMENTAL ANALYSIS, CRAFTING THE PLAN
4 DOCUMENT AND ASSOCIATED REPORTS, AND PERHAPS MOST IMPORTANTLY,
5 TRANSLATING THE PLAN'S LONG RANGE STRATEGIES INTO DISCRETE
6 MEANINGFUL NEAR-TERM ACTIONS THAT MTC AND ABAG CAN WORK TO
7 ADVANCE OVER THE NEXT FIVE YEARS, AS IDENTIFIED IN THE
8 IMPLEMENTATION PLAN. LAST MONTH, AT THESE COMMITTEES, WE
9 SHARED A SYNTHESIS OF COMMENTS FROM THE FOURTH AND FINAL ROUND
10 OF PUBLIC ENGAGEMENT, INCLUDING A DEEPER DIVES ON THE FINAL
11 REGIONAL GROWTH FORECAST AS REFLECTIVE IN THE JANUARY 2025
12 ACTION ITEM. SINCE THEN, WE HAVE POSTED ALL OF THE COMMENTS ON
13 THE PLANNED BAY AREA WEB SITE AND RESPONDED TO THEM ALL BY E-
14 MAIL, LETTER, OR VIA THE FINAL EIR. WE ALSO PROVIDED ONLINE
15 THE FAQ THAT COMMISSIONERS AND BOARD MEMBERS FOUND USEFUL ON
16 THE REGIONAL GROWTH FORECAST. LAST WEEK WE RELEASED THE
17 PROPOSED FINAL PLANNED BAY AREA 2050+ TO THE PUBLIC, ALSO
18 AGAIN, AVAILABLE ON THE PLANNEDBAYAREA.ORG WEBSITE, ALONG WITH
19 ITS FINAL EIR AND THE VARIOUS SUPPLEMENTAL REPORTS. WE HAVE
20 RECEIVED A HANDFUL OF COMMENTS SINCE THAT RELEASE. THOSE ARE
21 THIS GOLDENROD ATTACHMENT THAT YOU CAN FIND. I THINK THERE IS
22 ROUGHLY FIVE OR SIX LETTERS IN THERE THAT I WANTED TO
23 REFERENCE. THOSE ARE INCLUDED IN THE PACKET AND WE'LL CONTINUE
24 TO INCLUDE FURTHER COMMENTS THAT WE DO RECEIVE PRIOR TO ANY
25 ABAG BOARD OR COMMISSION APPROVAL ITEMS. NEXT SLIDE PLEASE.

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1 SO, THESE TWO COMMITTEES HAVE SEEN THIS SLIDE PERHAPS MANY,
2 MANY TIMES BEFORE. SO I'M GOING TO PROCEED FAIRLY QUICKLY TO
3 GET TO THE REVISIONS THAT HAVE BEEN MADE TO THE DRAFT PLAN
4 SINCE ITS RELEASE IN THE FALL. BUT SUFFICE TO SAY PLANNED BAY
5 AREA 2050+ PLANS TO ANSWER A NOT SO SIMPLE QUESTION OF WHAT
6 WOULD IT TAKE TO MAKE SURE THAT PLANNED BAY AREA IS AFFORDABLE
7 CONNECTED DIVERSE HEALTHY AND VIBRANT FOR ALL BY THE YEAR
8 2050. WHILE THE PLAN'S STRATEGIES RETAINED FROM PRIOR CYCLE WE
9 CONTINUED TO HAVE 35 STRATEGIES IN TOTAL THE COMMISSION AND
10 BOARD LAST YEAR APPROVED CRITICAL PIVOTS TO KEY STRATEGIES
11 FROM WEAVING COST SAVING PROPOSE TO AFFORDABLE HOUSING TO
12 REIMAGINING TRANSIT VISION POST-PANDEMIC WITH FOCUS ON
13 FREQUENCY SPEED AND SAFETY AS WELL AS MORE DELINEATING ROBUST
14 INFRASTRUCTURE NEEDS ASSOCIATED WITH RISING SEA LEVELS. IT'S
15 IMPORTANT TO UNDERSCORE THAT PLANNED BAY AREA AS ALWAYS IS A
16 VISION AND NORTH STAR BUT DOES NOT ALLOCATE MONEY, DOES NOT
17 OVERRIDE LOCAL LAND USE AUTHORITY IMPOSE MANDATES OR PROPOSE
18 ANY LEGISLATION. NEXT SLIDE. THIS ITERATION OF PLANNED BAY
19 AREA CONTINUES A LONG-STANDING FOCUS ON FOCUSED GROWTH WITH
20 THE VAST MAJORITY OF HOUSING AND JOBS ANTICIPATED TO OCCUR IN
21 LOCALLY NOMINATED AND REGIONALLY IDENTIFIED GROWTH GEOGRAPHIES
22 WITH NEARLY ALL DEVELOPMENT OCCURRING WITHIN TODAY'S URBAN
23 GROWTH BOUNDARIES. NEXT SLIDE. IF IMPLEMENTED, THE PLAN WOULD
24 SIGNIFICANTLY REDUCE HOUSING AND TRANSPORTATION COSTS, EVEN
25 MORE SO FOR LOW-INCOME HOUSEHOLDS, CREATE MANY MORE HOUSING

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1 OPPORTUNITIES WITHIN A SHORT WALK OF PUBLIC TRANSIT, DOUBLE
2 THE SHARE OF SUSTAINABLE COMMUTING BY A TRANSIT, BIKING, AND
3 WALKING AND INCREASE OPEN SPACE PER CAPITA AMONG A VARIETY OF
4 OTHER POSITIVE OUTCOMES. PERHAPS MOST IMPORTANTLY, THE PLAN
5 WOULD ACTUALLY NOT JUST MEET, BUT EXCEED THE STATE-MANDATED
6 PER CAPITA GHG REDUCTION TARGET OF 19%, THROUGH A VARIETY OF
7 STRATEGIES, INCLUDING PRICING, LAND USE, AND PUBLIC TRANSIT.
8 FULFILLING A CRITICAL STATE REQUIREMENT. NEXT SLIDE. AS
9 MENTIONED EARLIER, THE STRATEGIC REVISIONS TO THE LONG RANGE
10 PLAN INVOLVE ROBUST COMMUNITIES ENGAGEMENT, AND WE TOUCHED ALL
11 CORNERS OF THE REGION IN THE PROCESS THROUGH A VARIETY OF IN-
12 PERSON AND DIGITAL MEANS, INCLUDING WEBINARS AND ONLINE
13 SURVEYS. FOR MORE ON ALL THE ASPECTS OF THAT PROCESS INCLUDING
14 THE PUBLIC ENGAGEMENT, I WOULD REFER YOU TO THE PLAN TODAY AS
15 WELL AS VARIOUS SUPPLEMENTAL REPORTS POSTED ONLINE. NEXT
16 SLIDE. THAT BRINGS US TO TODAY MARCH 2026. AS MENTIONED
17 EARLIER, OUR TEAM HAS BEEN FOCUSED ON MAKING TARGETED
18 REVISIONS TO VARIOUS PLAN DOCUMENTS THROUGH PUBLIC AND -- YOU
19 KNOW, IN RESPONSE TO PUBLIC AND STAKEHOLDER FEEDBACK, AND I
20 WANT TO WALK THROUGH THOSE VARIOUS ASPECTS OF THE REVISIONS AS
21 WE BRING FORWARD THE PLAN FOR POTENTIAL APPROVAL HIGHLIGHTING
22 WHAT HAS CHANGED SINCE THAT OCTOBER 2025 RELEASE AND TODAY.
23 NEXT SLIDE. NOW, SHOULD YOU WISH TO ADVANCE THE PLAN TO THE
24 FULL COMMISSION AND BOARD FOR APPROVAL, AS CHAIR AHN
25 MENTIONED, THERE ARE FOUR ACTION ITEMS IN FRONT OF YOU,

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1 CONSISTING OF 36 INDIVIDUAL VOTES. TWO BY MTC -- SORRY -- TWO
2 BY ABAG, AND FOUR BY MTC. ITEM 8B IS RELATED TO THE AIR
3 QUALITY CONFORMITY REPORT WHICH FULFILL FEDERAL AIR QUALITY
4 REQUIREMENTS AND IT'S A STATUTORY REQUIREMENT ASSIGNED TO MTC.
5 ITEM 8C IS THE FINAL EIR WHICH FULFILLS STATE CEQA
6 REQUIREMENTS AND REQUIRES BOTH BOARDS TO ULTIMATELY CERTIFY
7 IT. ITEM 8D, THE FINAL PLAN DOCUMENT AND ITS ASSOCIATED
8 SUPPLEMENTAL REPORTS, WHICH ALSO MUST BE APPROVED BY BOTH
9 BOARDS, AND ITEM 8E IS THE 2025 TRANSPORTATION IMPROVEMENT
10 PROGRAM, OR TIP, WHICH NEEDS TO BE CONFORMED TO ALIGN WITH THE
11 NEW PLAN ONCE ADOPTED. AND, AGAIN, THIS IS AN MTC SPECIFIC
12 RESPONSIBILITY. I'LL SHARE MORE ON EACH OF THESE AS WE GO
13 FORWARD. NEXT SLIDE. LAST MONTH AT THIS COMMITTEE, WE DID
14 SHARE A SYNOPSIS OF KEY FEEDBACK HEARD DURING THE FINAL ROUND
15 OF ENGAGEMENT, AND THIS SLIDE IS REALLY INTENDED TO JUST
16 PROVIDE A QUICK REFRESH OR THAT. DURING THAT ENGAGEMENT,
17 RESIDENTS UNDERScoreD THE NEED TO BUILD PUBLIC CONFIDENCE BY
18 FOCUSING ON IMPLEMENTATION. THEY RAISED QUESTIONS ABOUT THE
19 PLAN'S REGIONAL GROWTH FORECAST, THEY UNDERScoreD THE
20 IMPORTANCE OF AFFORDABILITY, TRANSIT SERVICE AND EQUITY, AND
21 NOTE THAT LOCAL CAPACITY IS STRETCHED THIN. WE WORKED TO
22 ENHANCE THE IMPLEMENTATION PLAN BASED ON THIS FEEDBACK AND
23 ADDED CONTEXT TO THE PLAN DOCUMENT'S SUPPLEMENTAL REPORTS
24 WHERE APPROPRIATE. NEXT SLIDE. WALKING THROUGH EACH OF THE
25 COMPONENTS AND HIGHLIGHTING WHAT'S CHANGED, LET'S START WITH

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1 THE PLAN DOCUMENT. IT'S IMPORTANT TO UNDERSCORE THAT THE
2 STRATEGIES, GROWTH GEOGRAPHIES, AND STRUCTURE OF THIS DOCUMENT
3 REMAIN THE SAME AND CONSISTENT WITH 2025 COMMISSION AND BOARD
4 ACTIONS; BUT THERE ARE TARGETED REFINEMENTS THROUGHOUT. THESE
5 INCLUDE REFRESH ENGAGEMENT METRICS AND MAP REFINEMENTS. THEY
6 ALSO INCLUDE EXPANDED CONTEXT ON TOPICS, LIKE AUTONOMOUS
7 VEHICLES, REGIONAL GROWTH FORECAST, AND SEA LEVEL RISE, AND
8 ADDITIONAL CONTENT ON THE PLAN'S VISION AND PATH FORWARD TO
9 IMPLEMENTATION THROUGH AN EXECUTIVE LETTER THAT SITS AT THE
10 TOP OF THE DOCUMENT. WE ALSO ADDED A NEW RESILIENCE PROJECT
11 LIST REPORT THAT CONSOLIDATED EXISTING CONTENT ON A SEA LEVEL
12 RISE THAT WAS PREVIOUSLY SPRINKLED ACROSS THE VARIOUS PLAN
13 DOCUMENTS AND REPORTS TO HAVE, SORT OF, A ONE-STOP-SHOP ON THE
14 TOPIC OF SEA LEVEL RISE. YOU WILL FIND A FULL LIST OF THE KEY
15 CHANGES IN ATTACHMENT A OF ITEM 8D. NEXT SLIDE. NOW TURNING TO
16 THE IMPLEMENTATION PLAN, THERE WERE SOME KEY MODIFICATIONS
17 HERE AS WELL. AS WE COMMITTED TO LAST MONTH, STAFF ARE
18 RECOMMENDING ADDING IMPLEMENTATION ACTION TO SB63 WHICH WOULD
19 COMMIT TO CONVENING A ROBUST TECHNICAL ADVISORY COMMITTEE TO
20 REVIEW UPDATE THE REGIONAL GROWTH FORECAST METHODOLOGY
21 STARTING LATER THIS YEAR AS PART OF PLANNED BAY AREA 2060
22 PROCESS STAFF REFINED LANGUAGE FOR THE NINE ADDITIONAL ACTIONS
23 BASED ON PUBLIC STAKEHOLDER FEEDBACK AND NOTABLY MERGED
24 TOGETHER TWO DISCRETE ITEMS RELATED TO ACTIVE TRANSPORTATION
25 AND VISION ZERO INTO A SINGLE COHESIVE PATH FORWARD FOR THOSE

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1 TWO TOPICS. NEXT SLIDE. FINAL EIR INCLUDES RESPONSE TO PUBLIC
2 COMMENTS AS WELL AS MINOR REVISIONS TO THE DRAFT COMPLEMENTED
3 BY THE MITIGATION MONITORING AND REPORTING PLAN AND WILL ALSO
4 INCLUDE FINDINGS OF FACT WHEN BROUGHT FORWARD TO THE
5 COMMISSION AND BOARD INFORMED ARE BY TODAY'S DISCUSSION YOU
6 WILL NOTE THE FINAL EIR INCLUDES A RANGE OF MASTER RESPONSES
7 DESIGNED TO ADDRESS COMMON QUESTIONS AND TOPICS RAISED AS
8 INDIVIDUAL RESPONSES ON SPECIFIC POINTS NEXT SLIDE. SO THE
9 BOTTOM LINE ON THE FINAL EIR NUMBER ONE IS THAT THERE IS NO
10 SIGNIFICANT NEW INFORMATION THAT WAS ADDED BETWEEN DRAFT AND
11 FINAL THAT WOULD WARRANT RECIRCULATION ALL REFINEMENTS ARE
12 THERE TO CLARIFY AND AMPLIFY PAST ANALYSIS SECOND THE FINAL
13 EIR DOES NOT IDENTIFY ANY NEW SIGNIFICANT ENVIRONMENTAL
14 IMPACTS RELATIVE TO THE DRAFT AND THIRD DOES NOT MAKE
15 RECOMMENDATION ON WHICH ALTERNATIVE TO ADVANCE WE WILL USE
16 DIRECTION FROM THIS COMMITTEE TO SHAPE THE CEQA FINDINGS OF
17 FACT. NEXT SLIDE SMALLER ITEMS BEFORE YOU TODAY I WANT TO
18 BRIEFLY SPEAK TO THE TRANSPORTATION AIR QUALITY CONFORMITY
19 ACTION THIS REPORT WAS RELEASED FOR A 30-DAY COMMENT PERIOD
20 ENDING JANUARY 21ST DEMONSTRATES THE REGIONAL EMISSIONS FROM
21 PLANNED BAY AREA 2050+ ARE WELL WITHIN THE ALLOWABLE LIMITS
22 THAT THE PLAN AND AMENDED TIP WOULD MEET THOSE FEDERAL
23 CONFORMITY REQUIREMENTS FOR OZONE PM2.5 THEN ON THE LATTER
24 TOPIC HERE WITH THE TIP WE SPOKE TO THIS EARLIER THIS
25 AMENDMENT IS DESIGNED TO ALIGN THE TIP BASICALLY WITH THE NEW

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1 PLAN IF ADOPTED WITH OTHER PROJECT CHANGES AND STAFF FINDING
2 HERE IS THAT 2025 TIP IS AS AMENDED WOULD BE CONSISTENT WITH
3 THE NEW PLANNED BAY AREA. NEXT SLIDE. IS SHOULD THE PLAN NOT
4 BE ADOPTED AT THIS TIME WE DO NEED TO DISCLOSE A COUPLE RISKS.
5 FIRST OF ALL, THE REGION IS CURRENTLY IN AN AIR QUALITY
6 CONFORMITY LAPSE GRACE PERIOD AS IT HAS BEEN MORE THAN FOUR
7 YEARS SINCE PLANNED BAY AREA 2050'S ADOPTION FURTHER
8 EXTENSIONS TO THIS PROCESS MAY LIMIT FEDERAL APPROVALS FOR
9 TRANSPORTATION PROJECTS IMPACTING PROJECT DELIVERY THROUGHOUT
10 THE REGION. FURTHERMORE FURTHER DELAYS ON ADOPTION OF THE
11 REGIONAL PLAN COULD POSE CHALLENGES FOR PROJECTS SEEKING SB1
12 FUNDING LATER THIS YEAR AS HAVING AN ADOPTED REGIONAL PLAN
13 THAT MEETS THE GREENHOUSE GAS TARGET IS A REQUIREMENT FOR
14 ELIGIBILITY IN THOSE PROGRAMS. SHOULD THE PLAN BE ADOPTED SOME
15 OF THE PRIORITIES WOULD INCLUDE PIVOTING TOWARDS
16 IMPLEMENTATION WORKING TO IMPLEMENT THE 65 ADOPTED ACTIONS
17 FEATURED IN THE PLAN WORKING IN CLOSE PARTNERSHIP WITH STATE
18 REGIONAL LOCAL PARTNERS TO ADVANCE THOSE AS WELL AS PROVIDING
19 ANNUAL PROGRESS UPDATES TO THIS COMMITTEE ON IMPLEMENTATION
20 AND DOUBLING DOWN ON OUR EFFORTS TO MONITOR OUR REGION'S
21 PERFORMANCE AND PROGRESS THROUGH VITAL SIGNS INITIATIVE. NEXT
22 SLIDE. PLANNING IS AN ONGOING PROCESS AND UNDER FEDERAL AND
23 STATE LAW WE MUST UPDATE THESE PLANS EVERY FOUR YEARS WHICH
24 MEANS WE'RE ALREADY THINKING ABOUT THE NEXT CYCLE WHICH IS DUE
25 TO OUR FEDERAL AND STATE PARTNERS IN 2030. IN MID-2026 WE DO

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1 ANTICIPATE RETURNING TO ALL OF YOU WITH AN INITIAL SCOPE AND
2 FRAMEWORK FOR A NEXT GENERATION PLAN UPDATE. PLANNED BAY AREA
3 2050+ WAS A LIMITED AND FOCUSED UPDATE, BUT THIS IS A REAL
4 OPPORTUNITY FOR BLUE SKY THINKS AND WE HAVE HEARD FROM MANY OF
5 YOU THAT THIS IS A GOOD TIME TO LOOK AT HOW THE REGION NAH
6 GATES AN UNCERTAIN FUTURE PERHAPS BY LEVERAGING SCENARIO
7 PLANNING AS A WAY TO DO SO. WE INTEND TO LOOK AT ALTERNATIVE
8 POLICY AND FUNDING FUTURES EXAMINE SOME OF THE TRANSFORMATIVE
9 FORCES THAT SHAPE OUR REGION TODAY FROM NEW TECHNOLOGY,
10 AUTONOMOUS VEHICLES TO DEMOGRAPHIC SHIFTS AND FUNDING
11 UNCERTAINTIES WE'RE EXCITED TO DELVE INTO THIS WORK WITH ALL
12 OF YOU WITH PARTNERS AND STARTING LATER THIS YEAR AND
13 CONTINUING THROUGH 2030. NEXT SLIDE. SO WITH THAT TURN BAG TO
14 PLANNED BAY AREA 2050+ OUR STAFF RECOMMENDATION TO YOU ALL
15 TODAY IS TO ADVANCE SIX OF THE SIX ACTIONS ACROSS THE FOUR
16 SUBSEQUENT ACTION ITEMS, VIA MTC RESOLUTIONS 4646 REVISED,
17 4748, 4749 AND 4750, AS WELL AS ABAG RESOLUTION 012026 AND
18 022026. HAPPY TO TAKE QUESTIONS YOU MAY HAVE NEXT SLIDE. THANK
19 YOU FOR YOUR TIME THIS MORNING

20

21 **CHAIR, EDDIE AHN, MTC:** BEFORE DOING SO MAYBE WE TAKE PUBLIC
22 COMMENT FIRST THEN GO TO COMMITTEE QUESTIONS.

23

24 **CLERK OF THE BOARD:** MARTHA THERE ARE MEMBERS OF THE PUBLIC IN
25 THE BOARDROOM WISHING TO SPEAK.

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1

2 **CLERK OF THE BOARD:** WE DID RECEIVE WRITTEN CORRESPONDENCE FROM
3 KEN PRASNER, KEVIN RENNE, BILL MAYBEN, JIM STALLMAN, KEN
4 PRASNER, DAVID STALBERG. BILL MABIN.

5

6 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT. THANKS FOR THE REPORT. IF
7 THERE IS NO PUBLIC COMMENT MAYBE WE CAN GO TO COMMISSIONER
8 BOARD MEMBERS QUESTIONS? COMMISSIONER ECKLUND?

9

10 **PAT ECKLUND:** I'M HOPEFULLY NOT THE ONLY ONE THAT'S GOING TO
11 ASK QUESTIONS. ON SLIDE NUMBER 5, ONE OF THE QUESTIONS I
12 WANTED TO ASK WAS HOW SPECIFICALLY ARE WE GOING TO TRY TO HELP
13 REDUCE THE HOUSING -- THE COST OF HOUSING? NOT ONLY I DIDN'T
14 SEE ANYTHING SPECIFIC AT ALL, AND ESPECIALLY HOW ARE WE GOING
15 TO HELP PEOPLE TO STAY IN THEIR HOME? SO, IT'S REALLY A
16 BIFURCATED QUESTION. HOW CAN PEOPLE, LIKE MYSELF, GOING TO BE
17 HELPED, TO BE ABLE TO STAY IN MY HOME, AND THEN HOW ARE WE
18 GOING TO HELP PEOPLE WITH FUTURE HOUSING NEEDS, OR CURRENT
19 HOUSING NEEDS? AGAIN, NOT ALL CITIES ARE THE SAME. NOVATO IS A
20 POOR PROPERTY TAX CITY. SO WHAT WAS IT, CARLOS? NOVATO GETS
21 WHAT? \$0.07 ON THE DOLLAR WHEREAS OTHER CITIES MAYBE GET THREE
22 TIMES AS MUCH AS WE GET. SO HELP ME UNDERSTAND SPECIFICALLY
23 WHAT IS IT THAT WE ARE GOING TO DO, BOTH ABAG AND MTC, I
24 DIDN'T SEE ANY SPECIFICS. I DIDN'T READ THE WHOLE THING I JUST
25 READ PIECES OF IT.

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1

2 **DAVE VAUTIN:** SO, BOARD MEMBER ECKLUND, A COUPLE THINGS. SO,
3 THE PLAN, SIMILAR TO THE PREDECESSOR RELIES ON THE THREE P
4 MODEL FOR HOUSING, RIGHT? PRESERVATION, PROTECTION,
5 PRODUCTION, RIGHT? SO WE CONTINUE TO HAVE STRATEGIES LONG-TERM
6 THAT ARE FOCUSED ON EACH OF THOSE. YOU KNOW, JUST TO KIND OF,
7 YOU KNOW, HIGH-LEVEL ANSWER TO HOW WE'RE TRYING TO MAKE
8 HOUSING MORE AFFORDABLE FOR FOLKS THE PLAN INCLUDES
9 SIGNIFICANT INVESTMENTS BOTH FROM EXISTING AND POTENTIAL
10 FUTURE FUNDING TO BUILD MORE AFFORDABLE HOUSING AND ALSO TO
11 PRESERVE WHAT ALREADY EXISTS. THAT'S ABSOLUTELY CRITICAL TO
12 MAKE SURE PEOPLE HAVE AN AFFORDABLE PLACE TO LIVE. YOU KNOW,
13 YOU WILL ALSO FIND IN THE PLAN DOCUMENT UNDER THE HOUSING
14 IMPLEMENTATION ACTIONS SECTION, WHICH IS PAGES 129 TO 131, A
15 LIST OF ALL THE HOUSING FOCUSED IMPLEMENTATION ACTIONS FOR
16 ABAG AND MTC TO EXPLORE SPECIFICALLY. WE WOULD POINT YOU TO
17 THAT.

18

19 **PAT ECKLUND:** SO NOVATO NOW IS IN A CRITICAL POSITION WE JUST
20 EVACUATED A BUILDING THAT WAS UNINHABITABLE. SO THERE IS FIVE
21 OTHER BUILDINGS IN THE SAME CONDITION WE DON'T HAVE THE MONEY
22 TO PROVIDE HOUSING FOR THEM. SO WHAT IS AVAILABLE NOW A CITY
23 LIKE NOVATO? JUST KIND OF CURIOUS? IS THERE A BANK OF MONEY
24 THAT WE CAN BORROW AND THEN EVENTUALLY, POSSIBLY GET IT BACK
25 FROM THE OWNER OF THESE -- THE LAND BOARD, FOR AN EXAMPLE? SO,

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1 IS THERE A PROGRAM LIKE THAT.

2

3 **DAVE VAUTIN:** WELL, I CAN'T SPEAK SPECIFICALLY TO THE
4 INDIVIDUAL PROJECT YOU'RE SETTING. BUT I WOULD SAY, THROUGH
5 THIS PLAN WE HAVE INVENTORIED ALL EXISTING AFFORDABLE HOUSING
6 FUNDING SOURCES BUT OBVIOUSLY THERE IS THIS HUGE GAP. AND
7 OBVIOUSLY ABAG AND MTC DON'T HAVE A HUGE TRANCHE EVER MONEY TO
8 DO THAT TODAY. THERE ARE LOCAL MEASURES THAT BEEN PASSED
9 THROUGH THE REGION OBVIOUSLY THAT'S MUCH MORE LOCAL SPECIFIC
10 THERE IS DISCUSSION OF WHETHER A REGIONAL MEASURE COULD HELP
11 FILL SOME OF THAT GAP, RIGHT, IN THE. THAT'S, SORT OF, FUNDING
12 INSTRUMENT THAT THIS PLAN WOULD RELY ON IF IT WAS TO BE
13 IMPLEMENTED SO I THINK THERE IS DEFINITELY A FUNDING NEED
14 THERE. I THINK WHAT THE PLAN LAYS OUT KIND OF NEXT STEPS FOR
15 US HERE IN THE BAY AREA LIKE EXPLORING THOSE SOURCES SO THAT
16 WAY WE CAN HELP MEET NEEDS LIKE WHAT YOU ARE DESCRIBING IN
17 NOVATO.

18

19 **PAT ECKLUND:** SO, I WOULD ENCOURAGE US TO MAKE THAT A PRIORITY.

20

21 **CHAIR, EDDIE AHN, MTC:** BOARD MEMBER ECKLUND, I'M MINDFUL OF
22 OTHER BOARD MEMBER QUESTIONS. IF YOU COULD MAKE THIS A QUICK
23 ONE?

24

25 **PAT ECKLUND:** YEAH, ACTUALLY I HAVE ONLY GOT ONE MORE. THAT'S

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1 ON PAGE 11. YOU SAID YOU'RE RECOMMENDING CONVENING A TECHNICAL
2 ADVISORY COMMITTEE TO REVIEW AND UPDATE REGIONAL GROWTH
3 FORECAST METHODOLOGY. DO YOU KNOW WHEN THAT'S GOING TO START?

4

5 **DAVE VAUTIN:** YEAH LIKELY NEXT YEAR LATE THIS YEAR EARLY NEXT
6 YEAR ABAG HAS THE STATUTORY RESPONSIBILITY ALONE TO APPROVE
7 THE REGIONAL GROWTH FORECAST. SO, I THINK WE BUILT ON THE
8 SUCCESSFUL MOD FROM 2018 AND 2019 WHERE WE HAD A TECHNICAL
9 ADVISORY COMMITTEE TO INFORM THE METHODOLOGY AND BRING THAT
10 METHODOLOGY FORWARD TO THE ABAG BOARD AS SPECIFIED IN THE
11 SETTLEMENT AGREEMENT.

12

13 **PAT ECKLUND:** GREAT. I WOULD SUGGEST WE DO ALL EARLIER RATHER
14 THAN LATER. THANK YOU. THOSE ARE MY QUESTIONS.

15

16 **CHAIR, EDDIE AHN, MTC:** THANK YOU BOARD MEMBER ROMERO?

17

18 **V. CHAIR, CARLOS ROMERO, ABAG:** YEAH JUST TO PIGGYBACK ON
19 DIRECTOR ECKLUND'S QUESTION, SO, ONE, I THANK STAFF FOR
20 INCLUDING THIS ACTION, 63, YOU HAVE HEARD BACK AND FORTH FROM
21 PUBLIC AND CERTAINLY FROM THIS BOARD THAT THERE WERE CONCERNS
22 ABOUT THAT METHODOLOGY AND I THINK WE NEED DO THIS. MY ONLY
23 QUESTION IS ACTION 63 IN THE DOCUMENT BY THE WAY THANK YOU FOR
24 PROVIDING THIS DOES NOT SAY THAT THEN PERHAPS ACTION 61 IN
25 THAT ITEM BUT DOESN'T SPECIFICALLY TALK ABOUT CONVENING A

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1 TECHNICAL ADVISORY COMMITTEE. SO IS 61 -- OKAY --

2

3 **DAVE VAUTIN:** MY APOLOGIES YOU'RE CORRECT IT'S ACTION 61 FOR.
4 FOR SOME REASON I READ 6263. I DIDN'T READ 61.

5

6 **V. CHAIR, CARLOS ROMERO, ABAG:** THANKS AGAIN APPRECIATE IT.
7 GLAD WE MADE THAT CLARIFICATION.

8

9 **CHAIR, EDDIE AHN, MTC:** VICE CHAIR BURT? BURT.

10

11 **V. CHAIR, PAT BURT, MTC:** SO A NUMBER OF QUESTIONS ONE IS
12 REALLY ON THE GROWTH FORECAST IF WE GO TO PAGE 53 OF THE
13 REPORT I'M NOT SURE IF YOU HAVE THAT CORRESPONDING SLIDE BUT
14 WE'RE LOOKING AT THOSE CASES, THE CHANGES IN-HOUSE HOLD
15 INCOME, I'M GLAD THAT BOTH ON THOSE ARE BEING FOCUSED ON
16 MEDIAN AND NOT GDP, AND AVERAGE BECAUSE REALLY THE ISSUE THAT
17 WE'RE TRYING TO ADDRESSING THE SEVERE AND GROWING INCOME
18 INEQUALITY IS ONE THAT I'M STILL TROUBLED THAT GROWTH FORECAST
19 THAT WE HAVE OF A MILLION NEW HOUSEHOLDS WITH 1.4 MILLION NEW
20 JOBS AND ABOUT TWO AND A HALF MILLION NEW PEOPLE IN THIS TIME
21 HORIZON IS GOING TO RESULT IN A WORSENING OF OUR CONDITIONS,
22 RATHER THAN AN IMPROVEMENT, DESPITE OUR BEST EFFORTS. AND THE
23 REALITY THAT ACTUALLY MAY MITIGATE THAT PROBLEM AND GIVE US AN
24 OPPORTUNITY TO ACTUALLY ADDRESS OUR GAPS IN HOUSING AND
25 TRANSPORTATION INFRASTRUCTURE AND RELATED MATTERS IS THAT

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1 THOSE GROWTH FORECASTS MAY NEVER COME TO FRUITION. WE HAVE
2 SEEN THE DOT AND DOF FORECASTS ON THE STATE, ON THE REGION,
3 BASICALLY FORECASTING NO GROWTH OR NOMINAL GROWTH. WE MAY SEE
4 CERTAIN AMOUNT OF GROWTH INDUCED BY POLICY, BUT NOWHERE NEAR
5 WHAT WERE THEIR PRIOR FORECASTS. AND YET OUR JOB GROWTH FOR
6 THE REGION AND OUR POPULATION GROWTH FOR THE REGION IN THIS
7 REPORT IS NOT SIGNIFICANTLY CHANGED. WE DID SOME CHANGE TO IT,
8 BUT IT'S STILL VERY RAPID GROWTH IT'S JUST LESS THAN WHAT WE
9 HAD PREDICTED BEFORE. I THINK THAT WE STILL ARE LOCKED INTO
10 FUNDAMENTAL FLAWS IN THE WHOLE PREMISES OF THE REPORT. I KNOW
11 THAT STAFF HAS PROVIDED US WITH ADDITIONAL INFORMATION ON WHAT
12 ARE REALLY THE STATE AND THE FEDERAL DRIVERS. BUT AS I LOOK AT
13 THOSE MORE CAREFULLY, THEY'RE REALLY BASED ON PLAN GROWTH, AND
14 REALLY WHAT'S UP TO US IN TERMS OF WHAT WE'RE ANTICIPATING ON
15 THAT GROWTH, BOTH WHAT WOULD BE ORGANIC GROWTH AND WHAT WE
16 MIGHT INDUCE. AND I STILL SEE A FUNDAMENTAL TENSION, IF NOT A
17 DISCONNECT BETWEEN OUR GOALS FOR EQUITABLE, SUSTAINABLE, AND
18 PROSPEROUS REGION, AND THOSE PREMISES. AND I ALSO, ON THE
19 GROWTH PROJECTIONS, WE'RE EVEN SEEING THIS OTHER SET OF MEGA
20 TRENDS OF AI AND AUTOMATION, WHICH NONE OF US KNOW EXACTLY
21 WHERE THAT'S HEADED, BUT THE PREMISES ARE THAT IT WILL
22 INCREASE PRODUCTIVITY AND IN DOING SO REDUCE THE DEMAND FOR
23 ADDITIONAL WORKERS, WHICH INTERESTINGLY CORRESPONDS WITH THE
24 DOT AND DOF FORECASTS THAT WERE REALLY MADE PRIOR TO A NUMBER
25 OF THESE TRENDS BEING AS EMBRACED AS THEY ARE TODAY, GIVEN

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1 THAT WE STILL DON'T KNOW WHAT THE FUTURE IS REALLY GOING TO BE
2 IN THESE. WE'RE JUST ALL TRYING TO GET A HANDLE ON IT. SO, I
3 JUST WANT TO PUT THOSE THINGS ON THE TABLE. I KNOW THAT WE ARE
4 GOING TO HAVE AN OPPORTUNITY, WITH THE PLANNED BAY AREA 2060
5 TO TAKE A FRESHER LOOK. BUT I HAD REALLY HOPED THAT THIS
6 UPDATE WOULD REFLECT MORE REALISTIC AND, IN A LOT OF WAYS,
7 MORE -- A MORE POSITIVE POTENTIAL. BECAUSE, YOU KNOW, WE, IN
8 THIS REGION, GET TEMPTED TO BE CONVINCED BY THE BUSINESS
9 COMMUNITY THAT RAPID GROWTH IS INHERENTLY BENEFICIAL. AND
10 WHAT WE HAVE SEEN IN THIS REGION IS MASSIVE GDP GROWTH THAT
11 FAR OUTSTRIPPED THE GROWTH IN WORKERS AND POPULATION, AND
12 CORRELATED AND CORRESPONDED TO WIDENING INCOME INEQUALITY, AND
13 IN -- THERE WAS A STUDY THAT I WOULD LIKE TO SEE US REALLY DIG
14 INTO MORE BY UC SANTA CRUZ THINK THANK TANK NOW FIVE YEARS
15 AGO, THAT SHOWED IN THE PRECEDING 20 YEARS, 80% OF ALL WORKERS
16 IN SILICON VALLEY HAD SEEN THEIR REAL INCOME DECLINE. NOT 30%
17 OR 50%. AND THAT IS SUCH -- IF THAT ASSERTION IS ACCURATE,
18 THAT IS SUCH A FUNDAMENTAL CHALLENGE TO THE ASSUMPTION WE HAVE
19 BEEN OPERATING OFF OF, THAT I REALLY THINK WE NEED TO REFLECT
20 MORE DEEPLY ON, ASSUMING THAT GDP GROWTH WILL LIFT ALL BOATS.

21

22 **CHAIR, EDDIE AHN, MTC:** THANK YOU FOR THAT. ANYTHING ELSE?
23 OKAY. THEN SEEING NONE. LET'S MOVE TO THE VERY KIND OF CAREFUL
24 ITEM BY ITEM APPROVAL. WE'RE GOING TO WORK WITH AGENDA ITEM 8B
25 FIRST. DO I HAVE A MOTION AND SECOND TO REFER MTC RESOLUTION

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1 NUMBER 4748, TRANSPORTATION AIR QUALITY CONFORMITY ANALYSIS
2 FOR PLANNED BAY AREA 2050+ AND THE AMENDED 2025 TRANSPORTATION
3 IMPROVEMENT PROGRAM TO THE COMMISSION FOR APPROVAL? PAT.

4

5 **MARILYN EZZY ASHCRAFT:** SO MOVED.

6

7 **CHAIR, EDDIE AHN, MTC:** MOTION FROM COMMISSIONER ASHCRAFT.

8

9 **NOELIA CORZO:** SECOND.

10

11 **CHAIR, EDDIE AHN, MTC:** SECOND BY COMMISSIONER CORZO. WE
12 PREVIOUSLY TOOK PUBLIC COMMENT ON AGENDA ITEMS 8A THROUGH
13 EIGHT E AS KIND OF A CONSOLIDATED ITEM HOWEVER WE WOULD LIKE
14 TO GIVE MEMBERS OF THE PUBLIC ONE MORE CHANCE TO PROVIDE BRIEF
15 COMMENTS ON EACH ITEM BEFORE WE TAKE ACTION ON EACH RESPECTIVE
16 VOTE. WITH THAT IS THERE ANY PUBLIC COMMENT FOR AGENDA ITEM 8B
17 LIMITED TO THE TRANSPORTATION AIR QUALITY CONFORMITY ANALYSIS?

18

19 **CLERK OF THE BOARD:** THERE WAS NO ONE IN THE BOARDROOM OR ZOOM
20 WISHING TO SPEAK ON THIS ITEM.

21

22 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT PLEASE CALL THE ROLL.

23

24 **CLERK OF THE BOARD:** CHAIR AHN?

25

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1 **CHAIR, EDDIE AHN, MTC:** YES.

2

3 **CLERK OF THE BOARD:** VICE CHAIR BURT?

4

5 **V. CHAIR, PAT BURT, MTC:** YES.

6

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

8

9 **CANDACE ANDERSEN:** AYE.

10

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

12

13 **NOELIA CORZO:** YES.

14

15 **CLERK OF THE BOARD:** EZZY ASHCRAFT?

16

17 **MARILYN EZZY ASHCRAFT:** AYE.

18

19 **CLERK OF THE BOARD:** JOHN-BAPTISTE?

20

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

22

23 **CLERK OF THE BOARD:** MAHAN? IS ABSENT. AND COMMISSIONER

24 MASHBURN?

25

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1 **MITCH MASHBURN:** AYE.

2

3 **CLERK OF THE BOARD:** THE MOTION PASSES UNANIMOUSLY BY ALL
4 MEMBERS PRESENT.

5

6 **CHAIR, EDDIE AHN, MTC:** OKAY. NOW WE'RE MOVING ON TO AGENDA
7 ITEM 8C. DO I HAVE A MOTION AND A SECOND TO REFER MTC
8 RESOLUTION NUMBER 4749, PLANNED BAY AREA 2050+, ENVIRONMENTAL
9 IMPACT REPORT TO THE COMMISSION RECOMMENDING CERTIFICATION OF
10 THE FINAL EIR?

11

12 **CARROLL FIFE:** SO MOVED. FIFE. OH IS THIS MTC? COME ON MTC. GET
13 IT.

14

15 **CHAIR, EDDIE AHN, MTC:** [LAUGHTER] YES, COMMISSIONER FROM MTC?

16

17 **MARILYN EZZY ASHCRAFT:** SO MOVED. [LAUGHTER]

18

19 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT. WE HAVE A MOTION FROM
20 COMMISSIONER ASHCRAFT. DO WE HAVE A SECOND?

21

22 **ALICIA JOHN-BAPTISTE:** I'LL SECOND. IT'S FRIDAY THE 13th.

23

24 **CHAIR, EDDIE AHN, MTC:** COMMISSIONER JOHN-BAPTISTE HAS
25 SECONDED. IS THERE ANY PUBLIC COMMENT FOR AGENDA ITEM 8C

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1 LIMITED TO FINAL PLANNED BAY AREA 2050+ ENVIRONMENTAL IMPACT
2 REPORT RECOMMENDING CERTIFICATE OF THE FINAL EIR.

3

4 **CLERK OF THE BOARD:** THERE IS NO ONE IN THE BOARDROOM OR ZOOM
5 WISHING TO SPEAK ON THIS ITEM.

6

7 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT. THANK YOU. WILL THE MTC
8 CLERK NOW PLEASE CALL THE VOTE?

9

10 **CLERK OF THE BOARD:** CHAIR AHN?

11

12 **CHAIR, EDDIE AHN, MTC:** AYE.

13

14 **CLERK OF THE BOARD:** BURT?

15

16 **V. CHAIR, PAT BURT, MTC:** YES.

17

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

19

20 **CANDACE ANDERSEN:** AYE.

21

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

23

24 **NOELIA CORZO:** YES.

25

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1 **CLERK OF THE BOARD:** EZZY ASHCRAFT?

2

3 **MARILYN EZZY ASHCRAFT:** YES.

4

5 **CLERK OF THE BOARD:** JOHN-BAPTISTE?

6

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

8

9 **CLERK OF THE BOARD:** MAHAN? IS ABSENT. MASHBURN?

10

11 **MITCH MASHBURN:** AYE.

12

13 **CLERK OF THE BOARD:** THE MOTION PASSES UNANIMOUSLY BY ALL

14 MEMBERS PRESENT.

15

16 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT TURN OVER TO CHAIR RAMOS FOR

17 ABAG TO VOTE ON AGENDA ITEMS 8C AND 8D.

18

19 **CHAIR, BELIA RAMOS, ABAG:** PERFECT THANK YOU THIS IS AGENDA

20 ITEM 8C I'M GOING TO GO AHEAD AND SAY TO BOARD MEMBER FIFE GET

21 READY WITH YOUR MOTION AND SOMEONE WITH A SECOND TO REFER ABAG

22 RESOLUTION NUMBER 01-2026 PLANNED BAY AREA 2050+ ENVIRONMENTAL

23 IMPACT REPORT TO THE ABAG EXECUTIVE BOARD RECOMMENDING

24 CERTIFICATE OF THE FINAL EIR?

25

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1 **CARROLL FIFE:** I'LL MAKE THE MOTION. THANK YOU.

2

3 **PAT ECKLUND:** AND I'LL SECOND.

4

5 **CHAIR, BELIA RAMOS, ABAG:** MOTION BY FIFE AND SECOND BY
6 ECKLUND.

7

8 **PAT ECKLUND:** IT'S ABAG.

9

10 **CHAIR, BELIA RAMOS, ABAG:** YES, SO WE'RE AT 8C. WE HAVE A
11 MOTION AND SECOND. IF THE CLERK WOULD PLEASE CONDUCT A ROLL
12 CALL VOTE?

13

14 **CLERK OF THE BOARD:** ON THIS MOTION, NO WRITTEN COMMENTS
15 RECEIVED. NO MEMBERS OF THE PUBLIC IN THE BOARDROOM. NONE IN
16 THE REMOTE LOCATION. NONE IN THE ATTENDEE SPACE. MOTION BY
17 FIFE SECOND ECKLUND. CARLSON?

18

19 **KEN CARLSON:** AYE.

20

21 **CLERK OF THE BOARD:** DUONG?

22

23 **BETTY DUONG:** YES.

24

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

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1

2 **PAT ECKLUND:** AYE.

3

4 **CLERK OF THE BOARD:** RABBITT?

5

6 **DAVID RABBITT:** AYE.

7

8 **CLERK OF THE BOARD:** RAMOS?

9

10 **CHAIR, BELIA RAMOS, ABAG:** AYE.

11

12 **CLERK OF THE BOARD:** ROMERO?

13

14 **V. CHAIR, CARLOS ROMERO, ABAG:** AYE.

15

16 **CLERK OF THE BOARD:** SILVA IS ABSENT. WILLIAMS?

17

18 **WANDA WILLIAMS:** AYE.

19

20 **CLERK OF THE BOARD:** THE MOTION PASSES UNANIMOUSLY BY ALL

21 MEMBERS PRESENT.

22

23 **CHAIR, BELIA RAMOS, ABAG:** THANK YOU SO MUCH NEXT AGENDA ITEM

24 8D FORWARD RESOLUTION FINAL PLANNED BAY AREA 2050+ ABAG

25 EXECUTIVE BOARD FOR APPROVAL. MOTION AND SECOND?

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1

2 **V. CHAIR, CARLOS ROMERO, ABAG:** MOTION.

3

4 **PAT ECKLUND:** SECOND.

5

6 **CHAIR, BELIA RAMOS, ABAG:** MOTION ROMERO AND A SECOND BY
7 ECKLUND. PUBLIC COMMENT ON 8D ON THIS MOTION?

8

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

12

13 **CHAIR, BELIA RAMOS, ABAG:** ROLL CALL VOTE.

14

15 **CLERK OF THE BOARD:** ON THE MOTION BY ROMERO, SECOND ECKLUND.
16 SUPERVISOR CARLSON?

17

18 **KEN CARLSON:** AYE.

19

20 **CLERK OF THE BOARD:** DUONG?

21

22 **BETTY DUONG:** YES.

23

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

25

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1 **PAT ECKLUND:** AYE.

2

3 **CLERK OF THE BOARD:** FIFE?

4

5 **CARROLL FIFE:** AYE.

6

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

8

9 **DAVID RABBITT:** AYE.

10

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

12

13 **CHAIR, BELIA RAMOS, ABAG:** AYE.

14

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

16

17 **V. CHAIR, CARLOS ROMERO, ABAG:** AYE.

18

19 **CLERK OF THE BOARD:** SILVA IS ABSENT. WILLIAMS?

20

21 **WANDA WILLIAMS:** AYE.

22

23 **CLERK OF THE BOARD:** THE MOTION PASSES UNANIMOUSLY BY ALL

24 MEMBERS PRESENT.

25

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1 **CHAIR, BELIA RAMOS, ABAG:** BACK TO YOU.

2

3 **CHAIR, EDDIE AHN, MTC:** MOTION AND SECOND TO REFER MTC
4 RESOLUTION NUMBER 4750, FINAL PLANNED BAY AREA 2050+ TO THE
5 COMMISSION FOR APPROVAL?

6

7 **ALICIA JOHN-BAPTISTE:** I WILL MOVE.

8

9 **CHAIR, EDDIE AHN, MTC:** WE HAVE A MOTION BY JOHN-BAPTISTE.

10

11 **MARILYN EZZY ASHCRAFT:** I'LL SECOND.

12

13 **CHAIR, EDDIE AHN, MTC:** AND SECOND FROM COMMISSIONER ASHCRAFT.
14 I THINK WE'RE GETTING THIS DOWN. WILL THE MTC CLERK PLEASE
15 CALL -- OH, SHOULD WE DO PUBLIC COMMENT ON THIS? JUST CALL FOR
16 IT?

17

18 **SPEAKER:** SURE.

19

20 **CLERK OF THE BOARD:** THERE IS NO ONE IN THE BOARDROOM OR ZOOM
21 WISHING TO SPEAK ON THIS ITEM.

22

23 **CHAIR, EDDIE AHN, MTC:** ALL RIGHT. WITH THAT, PLEASE CALL THE
24 VOTE.

25

MARCH 13, 2026

1 **CLERK OF THE BOARD:** WILL DO. CHAIR AHN?

2

3 **CHAIR, EDDIE AHN, MTC:** AYE.

4

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

6

7 **V. CHAIR, PAT BURT, MTC:** YES.

8

9 **CLERK OF THE BOARD:** ANDERSON?

10

11 **CANDACE ANDERSEN:** AYE.

12

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

14

15 **NOELIA CORZO:** YES.

16

17 **CLERK OF THE BOARD:** EZZY ASHCRAFT?

18

19 **MARILYN EZZY ASHCRAFT:** AYE.

20

21 **CLERK OF THE BOARD:** JOHN-BAPTISTE?

22

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

24

25 **CLERK OF THE BOARD:** MAHAN? IS ABSENT. COMMISSIONER MASHBURN?

MARCH 13, 2026

1

2 **MITCH MASHBURN:** AYE.

3

4 **CLERK OF THE BOARD:** THANK YOU. THE MOTION PASSES UNANIMOUSLY
5 BY ALL MEMBERS PRESENT.

6

7 **CHAIR, EDDIE AHN, MTC:** GREAT. NOW FOR THE FINALE. AGENDA ITEM
8 8E. DO I HAVE A MOTION AND A SECOND TO REFER MTC RESOLUTION
9 4646 REVISED, 2025 TRANSPORTATION IMPROVEMENT PROGRAM
10 AMENDMENT 2025 TO 2028 TO THE COMMISSION FOR APPROVAL?

11

12 **MARILYN EZZY ASHCRAFT:** OKAY. MY TURN. [LAUGHTER] SO MOVED.

13

14 **CHAIR, EDDIE AHN, MTC:** I HAVE A MOTION BY COMMISSIONER
15 ASHCRAFT.

16

17 **ALICIA JOHN-BAPTISTE:** I WILL SECOND.

18

19 **CHAIR, EDDIE AHN, MTC:** SECOND BY COMMISSIONER JOHN-BAPTISTE.
20 IS THERE PUBLIC COMMENT FOR ITEM 8E LIMITED TO THIS PARTICULAR
21 SUBSET ITEM?

22

23 **CLERK OF THE BOARD:** THERE IS NO ONE IN THE BOARDROOM OR ZOOM
24 WISHING TO SPEAK ON THIS ITEM.

25

Meeting Transcript

MARCH 13, 2026

1 **CHAIR, EDDIE AHN, MTC:** PLEASE CALL THE VOTE.

2

3 **CLERK OF THE BOARD:** WILL DO. CHAIR AHN?

4

5 **CHAIR, EDDIE AHN, MTC:** AYE.

6

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

8

9 **V. CHAIR, PAT BURT, MTC:** AYE.

10

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

12

13 **CANDACE ANDERSEN:** AYE.

14

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

16

17 **NOELIA CORZO:** YES.

18

19 **CLERK OF THE BOARD:** EZZY ASHCRAFT?

20

21 **MARILYN EZZY ASHCRAFT:** AYE.

22

23 **CLERK OF THE BOARD:** JOHN-BAPTISTE?

24

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

MARCH 13, 2026

1

2 **CLERK OF THE BOARD:** MAHAN? IS ABSENT. COMMISSIONER MASHBURN?

3

4 **MITCH MASHBURN:** AYE.

5

6 **CLERK OF THE BOARD:** THE MOTION PASSES UNANIMOUSLY BY ALL
7 MEMBERS PRESENT.

8

9 **CHAIR, EDDIE AHN, MTC:** THANKS TO STAFF FOR ALL THE WORK ON
10 THIS. AND NOW I'M GOING TO TURN IT OVER IT CHAIR RAMOS.

11

12 **CHAIR, BELIA RAMOS, ABAG:** QUITE A GREAT MOMENT.
13 CONGRATULATIONS COMMISSIONERS AND BOARD MEMBERS. THANK YOU TO
14 STAFF FOR GETTING US TO THIS POINT. WE'RE SWIFTLY ON OUR WAY.
15 NEXT IS OUR GENERAL PUBLIC COMMENT UNDER AGENDA ITEM 9A FOR
16 ITEMS WITHIN THE JURISDICTION OF ABAG MTC'S PLANNING AND
17 ADMINISTRATION COMMITTEE BUT NOT ON THE AGENDA.

18

19 **CLERK OF THE BOARD:** THERE IS NO WRITTEN CORRESPONDENCE
20 RECEIVED ON THIS ITEM, AND THERE NO ONE IN THE BOARDROOM OR
21 ZOOM WISHING TO SPEAK UNDER GENERAL PUBLIC COMMENT.

22

23 **CHAIR, BELIA RAMOS, ABAG:** THANK YOU. I WILL NOTE, SINCE I --
24 IT FEELS RATHER NOSTALGIC THAT I WAS HERE WITH A FEW OF YOU
25 HERE SIX YEARS AGO WHEN WE WERE DISMISSED FROM THIS BOARDROOM

MARCH 13, 2026

1 DURING THIS MEETING BECAUSE THE CITY OF SAN FRANCISCO -- CITY
2 AND COUNTY OF SAN FRANCISCO ACTUALLY TOLD US TO EVACUATE THE
3 BUILDING SIX YEARS AGO. SO IT'S NICE TO BE ABLE TO CONTINUE
4 WITH OUR MEETING ON THIS DAY TO DO SO. I KNOW. WELL, THAT WAS
5 THE THING. IT WAS ANOTHER FRIDAY THE 13TH. BUT HERE WE ARE;
6 IT'S A GOOD FRIDAY THE 13th. THE NEXT MEETING OF THE ABAG
7 ADMINISTRATIVE COMMITTEE MEETING WILL BE HELD APRIL 10TH AT
8 9:40 A.M. AT THE BAY AREA METRO CENTER, BEALE STREET, SAN
9 FRANCISCO. ANY CHANGES TO THE SCHEDULE WILL BE DULY NOTICED TO
10 THE PUBLIC.

11

12 **CHAIR, EDDIE AHN, MTC:** THE NEXT MEETING OF THE MTC PLANNING
13 COMMITTEE WILL BE HELD FRIDAY APRIL 10TH, 2026 AT 9:45 A.M. AT
14 THE BAY AREA METRO CENTER, 375 BEALE STREET. ANY CHANGES TO
15 THE SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC THIS MEETING
16 OF THE MTC PLANNING COMMITTEE IS ADJOURNED. THANK YOU.

17 [ADJOURNED]