

**ASSOCIATION OF BAY  
AREA GOVERNMENTS  
Meeting Transcript**

JUNE 10, 2026

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**ABAG HOUSING COMMITTEE**

**WEDNESDAY, JUNE 10, 2026, 10:00 AM**

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

**CLERK, BRITTN Y SUTHERLAND:** ABSOLUTELY. THANK YOU. CHAIR AHN

**ANYA GUPTA:** HERE

**CLERK, BRITTN Y SUTHERLAND:** VICE-CHAIR BURT BERTUZZI HERE

**CLERK, BRITTN Y SUTHERLAND:** COMMISSIONER ASHCRAFT?

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

**CLERK, BRITTN Y SUTHERLAND:** AND COMMISSIONER JOHN-BAPTISTE

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

2

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

4

5 **MITCH MASHBURN:** I'M HERE IN MY RESIDENCE IN FAIRFIELD. JUST ME

6 AND BUDDY THE BUFFALO THERE

7

8 **CLERK, BRITTNY SUTHERLAND:** AND COMMISSIONER GIACOPINI WE WILL

9 LOOP BACK. WITH THAT, WE DO HAVE A QUORUM.

10

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

12

13 **DORENE M. GIACOPINI:** YES, I'M HERE VIA REMOTE UNDER GOVERNMENT

14 CODE SECTION 59C, THERE'S NO ONE IN THE ROOM OVER 18 WITH ME

15 AND THAT'S IT. THANK YOU.

16

17 **KEN SZUTU:** THANK YOU, COMMISSIONER GIACOPINI. THAT WILL THEN

18 MEAN WE HAVE QUORUM, RIGHT, BRITNEY?

19

20 **CLERK, BRITTNY SUTHERLAND:** THAT IS CORRECT. 3A AND 3B IS NEXT

21 ON THE AGENDA. DO I HAVE A MOTION? SECOND TO APPROVE THE

22 CONSENT CALENDAR?

23

24 **SPEAKER:** SO MOVED

25

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

2

3     **SPEAKER:** SECONDS FROM ANDERSEN

4

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

6

7     **CHAIR, KEN CARSON:** ANY COMMENT FROM CITY COMMITTEE MEMBER AS

8     SOON AS SEEING NO COMMENTS CAN WE MOVE TO PUBLIC COMMENT?

9

10    **CLERK, BRITTNY SUTHERLAND:** THANK YOU, I'VE RECEIVED NOTHING IN

11    WRITING FOR THIS ITEM AND NO ONE IN THE BOARDROOM WISHING TO

12    PROVIDE COMMENT

13

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

15

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

17

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

19    UNANIMOUSLY

20

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

22

23    **SPEAKER:** THANK YOU. ANY ROLL CALL WILL BE TAKEN FOR ALL ACTION

24    ITEMS AND YOU CAN PLEASE, MARTHA... NO, IT IS FRED.

25

# Meeting Transcript

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1 **CARLOS ROMERO:** HELLO, FRED. THROUGH ARE TO MY LEFT. WILL YOU  
2 PLEASE CALL ROLL AND CONFIRM A QUORUM

3

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

5

6 **PAT ECKLUND:** PRESENT

7

8 **CLERK, BRITTNY J. SUTHERLAND:** COUNCILMEMBER 5 IS ABSENT,  
9 SUPERVISOR RAMOS IS ABSENT, SILVA

10

11 **MAYOR, CINDY SILVA:** HERE

12

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

14

15 **CARLOS ROMERO:** I'M GOING TO LOOK TO COUNSEL FOR DIRECTION ON  
16 HOW TO PARTICIPATE IN THIS

17

18 **MATT MAHAN:** YES, DUE TO LACK OF THE QUORUM, THE ABAG  
19 ADMINISTRATIVE COMMITTEE, MEMBERS CAN PARTICIPATE IN THE  
20 MEETING TODAY -- DUE TO THE LACK OF QUORUM FOR THE ABAG ADMIN  
21 COMMITTEE MEMBERS CAN RECEIVE INFORMATION ITEMS AND SEEK  
22 CLARIFYING QUESTIONS BUT SHOULD REFRAIN FROM DISCUSSION --  
23 DISCUSSIONS AMONGST THEMSELVES ON THOSE ITEMS, AND THERE WILL  
24 BE NO ACTION ON THE ABAG SCENT CALENDAR BECAUSE OF THE LACK OF  
25 QUORUM -- ON THE CONSENT CALENDAR BECAUSE OF THE LACK OF

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1 QUORUM

2

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

6

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

10

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

15

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

18

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

22

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

24

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

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1 FRED

2

3 **CLERK, BRITTNY J. SUTHERLAND:** ... AND FOR THE PUBLIC WE'RE  
4 SKIPPING AGENDA ITEM 7 POSTPONING TO THE NEXT MEETING AND NOW  
5 WE'RE AT AGENDA ITEM 8A, PRIORITY CONSERVATION AREA GRANT  
6 PROGRAM IN AN AMOUNT NOT TO EXCEED \$8 MILLION. THIS IS AN MTC  
7 ACTION ITEM, AND WE HAVE BEN BOTKIN TO PROVIDE THE  
8 PRESENTATION SUPERVISOR GOOD MORNING, I'M SO PLEASED TO BE  
9 HERE. MY NAME IS BEN BOTKIN, THE CONSERVATION AREA GRANT  
10 PROGRAM MANAGER. TODAY WE'RE HERE TO SHOW YOU THE FOURTH ROUND  
11 OF THE CONSERVATION GRANT CYCLE, BY FAR THE MOST POPULAR.  
12 TODAY I'LL BE PROVIDING A BRIEF OVERVIEW OF THE PROCESS  
13 DESCRIBE HOW THE PROGRAM ADVANCES PLAN BAY AREA STRATEGIES AND  
14 HOW PROPOSALS WERE EVALUATED, PROJECT TYPE ELIGIBILITY AND TO  
15 SHARE OUR RECOMMENDATIONS, LASTLY TO IDENTIFY NEXT STEPS. I  
16 KNOW IT'S A PACKED COMMITTEE AGENDA TODAY, SO WE'LL JUMP RIGHT  
17 IN. INCOMES SLIDE, PLEASE PLEASE. SO IN SEPTEMBER THIS  
18 COMMITTEE APPROVED THE STAFF'S REQUEST TO RELEASE AN \$8  
19 MILLION CALL FOR PROPOSALS. AS FOLKS MAY REMEMBER, THE PCA  
20 GRANT FUNDS WERE SPLIT INTO TWO ROUNDS WITH THE GOAL OF  
21 GETTING FUNDS OUT FOR PROJECTS IN NEED WHILE ALSO RESERVING  
22 SOME FUNDS FOR COMPLETION OF THE PCA REFRESH PROCESS, WHICH  
23 WAS AN UPDATE TO THE PCA PLANNING FRAMEWORK, WHICH COMPLETED  
24 IN 2025. THE CALL FOR PROPOSALS WAS RELEASED JUST BEFORE  
25 THANKSGIVING, AND IN OUR FIRST ROUND SETTING OFF A TWO-STEP

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1 PROCESS WITH THE FIRST LETTER OF INTEREST PHASE RECEIVING 53  
2 LETTERS OF INTERESTS, REQUESTING NEARLY \$36 MILLION IN FUNDS.  
3 AFTER A FULL EVALUATION, 28 PROPOSALS WERE ADVANCED TO PREPARE  
4 A FULL APPLICATION, AND THAT WAS ABOUT \$19 MILLION IN REQUESTS  
5 AND ULTIMATELY WERE PRESENTING 16 PROJECTS FOR AWARDS TODAY.  
6 NEXT SLIDE, PLEASE. TAKING A SLIGHT STEP BACK, WHILE MANY OF  
7 THE PROCESS AND GOALS OF THE PCA PROGRAM HAVE REMAINED  
8 CONSISTENT OVER PREVIOUS ROUNDS, IN THIS ROUND WE WERE ABLE TO  
9 INCORPORATE THE FINDINGS OF THE PCA REFRESH AND THE UPDATES TO  
10 THE PLAN FRAMEWORK INTO OUR GRANT GUIDELINES. THE PCA PROGRAM  
11 IS REALLY INSTRUMENTAL IN IMPLEMENTING SEVERAL BAY AREA PLAN  
12 STRATEGIES, PARTICULARLY EN5 AND EN6, AND THE PCA REFRESH  
13 PROVIDED A MUCH MORE STRUCTURED APPROACH IN ORDER TO PROTECT  
14 AND RESTORE KEY HABITATS IN OPEN SPACE, SUPPORT THE  
15 AGRICULTURAL ECONOMY, ENHANCE BIKE INFRASTRUCTURE AND REGIONAL  
16 TRAILS AND PROVIDE URBAN GREEN AND CLIMATE RESILIENCE IN URBAN  
17 AREAS. FOR THE NATURAL BE LANDS PCA TYPE, ONE OF THE  
18 OBJECTIVES IS TO MAINTAIN A WILDLIFE CORRIDOR AND  
19 CONNECTIVITY. FOR URBAN GLEAMING IT'S TO PRIORITIZE URBAN  
20 GREENING AND EQUITY PRIORITY COMMUNITIES AND FOR RECREATION TO  
21 COMPLETE AND ENHANCE ACCESS TO THE REGIONAL TRAILS NETWORK. BY  
22 ESTABLISHING DATA INDICATORS AND INCORPORATING THESE  
23 OBJECTIVES INTO THE PCA EVALUATIONS AND CRITERIA WE WERE  
24 BETTER ABLE TO EVALUATE THE OBJECTIVES THAT ALIGN WITH THE  
25 PLAN FOR THE BAY AREA, NEXT SLIDE, PLEASE. FOR THE EVALUATION

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

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

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

8

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

10

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

21

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

25

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1 **PAT ECKLUND:** OKAY. GREAT. THANK YOU. SEE YOU AFTER MEETING  
2 THEN.

3

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

6

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

18

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

21

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

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

15

16 **ANYA GUPTA:** VICE

17

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

19

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

21

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

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

18

19 **PAT BURT:** THANK YOU

20

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

24

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

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1

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

6

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

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1 THEY'RE MOVING THEM, THEY'RE NOT BUILDING ANYTHING, AND  
2 THERE'S NO PREMISING. THEY'RE JUST MOVING TRAILERS. THEY'RE  
3 MOVING TRAILERS AND EACH IS 2.5 MILLION MEGAWATTS AND NOW THE  
4 PARKING FACILITY IS NOW A 100 MEGAWATT LITHIUM FACILITY. WOULD  
5 THINK THAT IS PROBLEMATIC AND NEEDS TO BE -- TO CONVERT --  
6 [INDISCERNIBLE] THANK YOU.

7

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

10

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

12

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

15

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

17

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

21 SUPERVISOR GOOD MORNING CHAIR AHN, VICE-CHAIR BURT, COMMITTEE  
22 MEMBERS. MY NAME IS MICHAEL MEEHAN AND PROJECT DIRECT FOR  
23 LOOKING AHEAD TO PLAN BAY AREA 2060, WHICH IS WHAT WE'LL BE  
24 INTRODUCING TO YOU TODAY. NEXT SLIDE, PLEASE. TODAY'S  
25 PRESENTATION IS SPLIT INTO TWO PARTS, FIRST WITH A BIT OF

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

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

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

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

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

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

17

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

19

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

24

25 **SPEAKER:** GOOD MORNING, DAVE B . THE EIGHT-YEAR CYCLE PROVISION

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

8

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

18

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

20

21 **PAT ECKLUND:** SO I AGREE THAT WE NEED MORE TIME FOR  
22 IMPLEMENTATION. AND THE LEGISLATION THAT WE'VE BEEN LOOKING AT  
23 PROVIDES FOR THE EXPANSION OF THIS CYCLE, BUT I WOULD EVEN  
24 SUGGEST THAT WE MIGHT WANT TO DO MORE THAN THAT. BECAUSE WHEN  
25 I LOOK BACK ON 2013, 2017, 2021, 2026, WE'VE BEEN DOING A LOT

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

17

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

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

12

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

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

16

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

18

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

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

13

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

16

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

18

19 **CHAIR, EDDIE AHN:** PLEASE

20

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

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

18

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

21

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

23

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

25

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1 **PAT BURT:** SO FIRST I WANT TO ECHO AND SUPPORT WHAT DAVID SAID  
2 ABOUT -- REALLY, IT SOUNDED LIKE EARLY ON THAT WE'RE GOING TO  
3 BE -- TRY TO USE WHATEVER BARRIERS WE'VE IDENTIFIED TO BE  
4 IMPLEMENTED

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

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

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

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

7

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

17

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

19

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

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

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

14

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

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

8

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

11

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

13

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

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

8

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

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

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

8

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

11

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

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

8

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

11

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

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1 ENDED UP COMMUTING 50 MILES EACH WAY TO ALMEDA EVERY DAY. NOW,  
2 HAVING SAID THAT, I THINK WE NEED TO BE CAREFUL OF, YOU KNOW,  
3 EXCESSIVE REGULATION. SOME EXAMPLES COMMISSIONER WILLIAMS  
4 MENTIONED FUNDING. WELL, LET'S LOOK AT LAST FRIDAY. GOOGLE  
5 SIGNED A \$33 BILLION CONTRACT THAT'S -- THAT'S SENDING \$9  
6 MILLION MOONT -- [INDISCERNIBLE] MY PREFERENCE WOULD BE FOR  
7 GOOGLE TO KEEP THEIR \$920 MILLION A MONTH IN THE BAY AREA AND  
8 PREFERABLY SOMEWHERE HERE IN SAN JOSE, AND I'M QUITE HAPPY TO  
9 HAVE DATA CENTERS -- \$920 MILLION WORTH OF MONEY EVERY MONTH.  
10 THANK YOU.

11

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

15

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

17

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

19

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

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

12

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

15

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

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

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

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1 ALL OF ITS PROJECTS. IN 2009 WE HAD THE OFFICIAL COMMUNITIES  
2 OF CONCERNED FRAMEWORK BEING INTRODUCED. IN 2013, THAT  
3 EXPANDED TO LOOK NOT ONLY AT LOW INCOME AND MINORITY  
4 POPULATIONS BUT THOSE EIGHT FACTORS I MENTIONED EARLIER. WE  
5 THEN FORMALLY ADOPTED THIS PROCESS AS PART OF PLAN BAY AREA  
6 2040. AS PART OF PLAN BAY AREA 2050, THE REGIONAL WORKING  
7 EQUITY GROUP INVOLVED IN THAT PROCESS DIRECTED US TO RENAME  
8 THE COMMUNITIES OF CONCERN TO EQUITY PRIORITY COMMUNITIES AND  
9 THAT HAS BEEN DONE, BUT THEY ALSO RECOMMENDED AS TO REVISIT  
10 THE EQUITY PRIORITY COMMUNITY FRAMEWORK, AND THAT'S WHAT WE'RE  
11 DOING NOW IN 2026. NEXT SLIDE. SO WHY UPDATE THE EPC FRAMEWORK  
12 NOW? OVER TIME, THE EPC FRAMEWORK HAS BEEN SHAPED BY EVOLVING  
13 FEDERAL, STATE, AND AGENCY-LEVEL POLICIES, AND AT THE SAME  
14 TIME, THE BAY AREA'S DEMOGRAPHICS HAVE SHIFTED VASTLY. WE HAVE  
15 NOT LOOKED AT THIS POST PANDEMIC. THAT'S A VERY IMPORTANT  
16 CONSIDERATION. AND THERE'S JUST BEEN NEW CHALLENGES. SO WE ARE  
17 NOT STARTING FROM SCRATCH. WE HAVE HAD FEEDBACK ON THE EPCS AS  
18 LONG AS THEY HAVE EXISTED. SO SOME KEY QUESTIONS THAT WE'RE  
19 GOING INTO THIS WITH ARE, HOW CAN THE EPC TOOL PROVIDE CLEAR  
20 DEFINITIONS AROUND DISPLACEMENT AND GENTRIFICATION IMPACTS?  
21 AND WHAT WAYS CAN THE EPC TOOL BETTER REPRESENT PEOPLE WITH  
22 DISABILITIES? WE KNOW THAT FOLKS WITH DISABILITIES AND SENIORS  
23 ARE NOT GEOGRAPHICALLY CONCENTRATED. THEY ARE LOCATED ALL OVER  
24 OUR REGION. HOW ACCOUNT EPC TOOL UPDATE OUR LOW INCOME THEY  
25 ARE HOLDS? RIGHT NOW WE LOOK AT 200% OF THE FEDERAL POVERTY

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

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

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

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

12

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

25

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

JUNE 10, 2026

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

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1 HOPEFULLY TO INFLUENCE THOSE COMPONENTS AS WELL. OTHER  
2 COMMISSIONERS? YES, PLEASE, MEMBER EKLUND.

3

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

22

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

JUNE 10, 2026

1

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

8

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

18

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

20

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

JUNE 10, 2026

1 AS WELL AS IT COULD. SO I SUPPORT THIS REFRESH. STEPS

2

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

14

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

20

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

22

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

24

25 **CARLOS ROMERO:** THANK YOU. COULD YOU OUTLINE WHAT THE PROCESS

JUNE 10, 2026

1 IS GOING TO BE TO SECURE CONSULTANT SUPPORT, AND WHAT WOULD  
2 THAT CONSULTANT SUPPORT BE? YOU'RE LOOKING FOR STRICTLY  
3 TECHNICAL? WHAT IS THE --

4

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

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1 NEED A LOT OF SUPPORT FOR THAT. AND WE'LL BE PUTTING SOME  
2 FUTURE NEEDS DOCUMENTS, VISIONS AND GOALS AND SET OUT OPTIONS  
3 AND PATHWAYS HOW WE CAN DO THIS WORK AND THAT WILL BE REVIEWED  
4 BY THE CONSULTANT AS WELL

5

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

8

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

11

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

25

JUNE 10, 2026

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

22

23 **CARLOS ROMERO:** AND JUST ONE FINAL QUESTION, HOW MIGHT WE  
24 POTENTIALLY USE THE COMMUNITY ACTION RESOURCE EMPOWERMENT  
25 PROGRAM IN THOSE TBRABTS THAT WE JUST ISSUED TO KIND OF HELP

JUNE 10, 2026

1 INFORM THIS WHOLE PROCESS AND HAVE A FEEDBACK LOOP?

2

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

12

13 **CARLOS ROMERO:** THANK YOU.

14

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

16

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

25

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1 **CHAIR, EDDIE AHN:** SF FOUNDATION PARTICULARLY BECAUSE OF THE  
2 EQUITY ATLAS THAT WE'VE REVIEWED IN THIS COMMITTEE TOO. .  
3 OTHER MAYBE REPRESENTATIONS FROM COMMUNITY MEMBERS, IF NO  
4 QUESTIONS? SEEING NONE, LET'S GET TO PUBLIC COMMENT.

5

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

10

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

JUNE 10, 2026

1 ROUTES AS WELL. SO THANK YOU VERY MUCH FOR THIS WORK. IT'S  
2 REALLY GOOD WORK. GREAT TO SEE. THANK YOU.

3

4 **CLERK, BRITTN Y SUTHERLAND:** THANK YOU. THAT WILL CONCLUDE  
5 PUBLIC COMMENT FOR THIS ITEM

6

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

12

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

16

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

JUNE 10, 2026

1 2026 AT 9:40 A.M. AT THE BAY AREA METRO CENTER, ANY CHANGES TO  
2 THE SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC. THIS MEETING  
3 OF THE MTC PLANNING COMMITTEE IS ADJOURNED AND I'LL PASS IT  
4 OVER TO VICE-CHAIR ROMERO

5

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

22 [APPLAUSE]

23

24 **SPEAKER:** I WANT TO THANK MARTHA AND FRED AS WELL, FRED, FOR  
25 ALL OF YOUR SERVICE. MARTHA, CONGRATULATIONS, WELL DESERVED. I

JUNE 10, 2026

1 SAW THE EMAIL AND WAS SPRIED, BUT VERY PLEASED. I WANT TO  
2 THANK CINDY SILVA, WHO -- THIS WILL BE YOUR LAST COMMITTEE  
3 MEETING HERE? YES. I WANT TO THANK CINDY FOR THAT AND SAY  
4 HAPPY BIRTHDAY TOWANDA.

5

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

8

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

13

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

15

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

JUNE 10, 2026

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

7

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