

Dear MTC Commissioners,

I would like to register my strongest possible opposition as an individual to the proposed changes to TOC policy before your Board today, especially the change to give all jurisdictions credit for State protection policies. Making these changes would functionally erase any commitment the TOC guidelines have to protecting tenants and preventing displacement. The State's protections, while important, were the result of significant compromises in the legislature that made them far less effective than they could have been. Despite what some will say, AB 1482 and SB 567 are minimum protections. On their own, these laws are insufficient to substantively protect anyone, as they lack any realistic enforcement mechanism. Substantive, enforceable protections are vitally needed everywhere across the Bay Area--without them our most vulnerable neighbors will continue to be displaced or fall into homelessness. It is as simple as that.

Despite the comments of the real estate lobby, all 3 P's are essential to addressing our regional housing crisis. MTC's guiding purpose and founding documents recognize this clearly. Your policies should not shy away from encouraging, incentivizing, or even requiring jurisdictions to commit to advancing the Production, Preservation, *and* Protection of affordable housing and at-risk residents. It is incumbent on our regional government to push all of these policies forward even—or more accurately, especially—in cases where jurisdictions drag their feet in doing so. Our current housing crisis is the result of inaction and lack of leadership, and it is extremely disappointing to see MTC abdicate its role in redressing that lack.

Sincerely,

Aaron Tiedemann
Former Mayor of Albany