

**METROPOLITAN  
TRANSPORTATION  
COMMISSION**  
**Meeting Transcript**



MAY 1, 2026

1 **MTC ABAG COMMUNITY ADVISORY COUNCIL**

2 **FRIDAY, MAY 1, 2026, 10:00 AM**

3

4 **CHAIR, CARINA VINH LIEU:** GOOD MORNING. I WOULD LIKE TO CALL  
5 THIS MEETING TO ORDER. THIS MEETING IS BEING BROADCAST ON  
6 METROPOLITAN TRANSPORTATION COMMISSION AND THE ASSOCIATION OF  
7 BAY AREA GOVERNMENTS WEBSITE. COMMITTEE MEMBERS AND MEMBERS OF  
8 THE PUBLIC PARTICIPATING BY ZOOM WISHING TO SPEAK SHOULD USE  
9 THE RAISED HAND FEATURE OR DIAL STAR NINE AND I WILL CALL UPON  
10 THEM AT THE APPROPRIATE TIME. MEMBERS OF THE PUBLIC  
11 PARTICIPATING BY ZOOM WHO WOULD LIKE TO GIVE PUBLIC COMMENT ON  
12 ANY AGENDA ITEM MAY USE THE RAISED HAND FEATURE OR DIAL STAR  
13 NINE. MEMBERS OF THE PUBLIC IN THE BOARDROOM SHOULD FORM A  
14 LINE NEAR THE PODIUM THE CLERK WILL CALL UPON TO YOU SPEAK. A  
15 ROLL CALL VOTE WILL BE CONDUCTED FOR AGENDA ACTION ITEMS  
16 BECAUSE OF REMOTE TELECONFERENCE PARTICIPATION. AND THEN, I  
17 THINK, ALSO JUST WANT TO ADD, IF MEMBERS OF THE COUNCIL WOULD  
18 LIKE TO SPEAK FOLLOWING UP WITH ANYBODY ELSE'S COMMENTS, AS  
19 CHAIR, I WOULD APPRECIATE IF FOLKS ARE JUST MINDFUL TO SAY,  
20 THROUGH THE CHAIR, JUST SO THAT THE CHAIR CAN FACILITATE AND  
21 BE MINDFUL OF TIME AND MAKING SURE THAT WE HAVE ENOUGH TIME  
22 FOR FOLLOW-UP QUESTIONS. SO I'M GOING TO MOVE US ALONG TO  
23 AGENDA ITEM ONE WHICH IS CALLING THE MEETING TO ORDER, ROLL  
24 CALL, CONFIRMING QUORUM, COMPENSATION ANNOUNCEMENT. WILL THE  
25 CLERK CALL THE ROLL AND CONFIRM A QUORUM?



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1

2 **CLERK, FRED CASTRO:** YES, MA'AM. VICTORINA ARVELO?

3

4 **VICTORINA AREVELO:** HERE.

5

6 **CLERK, FRED CASTRO:** PADMA BALAJI? IS ABSENT. MICHAEL BALDINI?

7

8 **MICHAEL BALDINI:** HERE.

9

10 **CLERK, FRED CASTRO:** V. CHAIR, DIANA BENITEZ?

11

12 **V. CHAIR, DIANA BENITEZ:** PRESENT.

13

14 **CLERK, FRED CASTRO:** CHUCK CANTRELL?

15

16 **CHUCK CANTRELL:** HERE.

17

18 **CLERK, FRED CASTRO:** AMANDA CHANG?

19

20 **AMANDA CHANG:** PRESENT.

21

22 **CLERK, FRED CASTRO:** WARREN CUSHMAN?

23

24 **WARREN CUSHMAN:** HERE.

25



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1 **CLERK, FRED CASTRO:** ASHTON DESMANGLES?

2

3 **ASHTON DESMANGLES:** HERE.

4

5 **CLERK, FRED CASTRO:** BRYANT DUONG?

6

7 **BRYANT DUONG:** HERE.

8

9 **CLERK, FRED CASTRO:** GERASIMENKO?

10

11 **JULIA GERASIMENKO:** HERE.

12

13 **CLERK, FRED CASTRO:** WE'LL COME BACK TO MR. HANKERSON? KALLINS?

14 IS ABSENT. LAVERY?

15

16 **CHARLES LAVERY:** PRESENT.

17

18 **CLERK, FRED CASTRO:** MADRID?

19

20 **ALEXANDER MADRID:** HERE.

21

22 **CLERK, FRED CASTRO:** MILES?

23

24 **R. SHAY MILES:** PRESENT.

25



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1 **CLERK, FRED CASTRO:** MIRANTE? ABSENT. NEMSICK? IS ABSENT.  
2 SAATHOFF-HARSHFIELD? IS HERE. THANK YOU. MARLENE SALAZAR? IS  
3 ABSENT. JOSHUA SAUNDERS?

4

5 **JOSHUA SAUNDERS:** HERE.

6

7 **CLERK, FRED CASTRO:** SBRANTI?

8

9 **TIM SBRANTI:** HERE.

10

11 **CLERK, FRED CASTRO:** SHEPHARD

12

13 **SONJA SHEPHARD:** HERE.

14

15 **CLERK, FRED CASTRO:** TRACHTENBERG?

16

17 **GAETANO TRACHTENBERG:** HERE.

18

19 **CLERK, FRED CASTRO:** VINH LIEU?

20

21 **CHAIR, CARINA VINH LIEU:** PRESENT.

22

23 **CLERK, FRED CASTRO:** WONG?

24

25 **JANELLE WONG:** PRESENT.



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1

2 **CLERK, FRED CASTRO:** ORANTES?

3

4 **GABRIELA YAMILET ORANTES:** PRESENT.

5

6 **CLERK, FRED CASTRO:** QUORUM IS PRESENT.

7

8 **CHAIR, CARINA VINH LIEU:** WE HAVE REQUEST FOR REMOTE

9 PARTICIPATION. DWAYNE HANKERSON?

10

11 **DWAYNE HANKERSON:** I AM REQUESTING REMOTE PARTICIPATION

12 PERTINENT TO THE BROWN ACT. THERE ISN'T ANYONE OVER THE AGE OF

13 18 IN THE ROOM WITH ME.

14

15 **CHAIR, CARINA VINH LIEU:** THANK YOU. REQUEST NOTED. YOU WILL BE

16 MARKED PRESENT. WILL THE CLERK READ THE COMPENSATION

17 ANNOUNCEMENT?

18

19 **CLERK, FRED CASTRO:** AS AUTHORIZED BY STATE LAW, I AM MAKING

20 THE FOLLOWING ANNOUNCEMENT. EACH MEMBER OF THE BOARD HERE

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

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

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

24 MEMBER IS ENTITLED TO COLLECT SUCH AMOUNT.

25



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1 **CHAIR, CARINA VINH LIEU:** THANK YOU, CLERK. WE'RE GOING TO MOVE  
2 TO AGENDA ITEM TWO NEXT, CONSENT CALENDAR. THIS IS AN MTC ABAG  
3 COMMUNITY ADVISORY COUNCIL ACTION ITEM. THE CONSENT CALENDAR  
4 INCLUDES THE FOLLOWING: AGENDA ITEM TWO APPROVAL OF THE MTC  
5 ABAG COMMUNITY ADVISORY COUNCIL MINUTES OF APRIL 3RD, 2026. DO  
6 I HAVE A MOTION AND A SECOND?

7

8 **CHARLES LAVERY:** SO MOVED.

9

10 **MICHAEL BALDINI:** SECOND, BALDINI.

11

12 **CHAIR, CARINA VINH LIEU:** MOTION BY LAVERY AND A SECOND BY  
13 MEMBER BALDINI. IS THERE ANY COUNCILMEMBER DISCUSSION? WILL  
14 THE CLERK, PLEASE, INFORM US OF ANY PUBLIC COMMENT SUBMITTED  
15 FOR THIS ITEM OR WHETHER THERE ARE ANY MEMBERS OF THE PUBLIC  
16 WHO WISH TO GIVE PUBLIC COMMENT?

17

18 **CLERK, FRED CASTRO:** ON THIS ITEM, NO WRITTEN COMMENTS WERE  
19 RECEIVED. NO MEMBERS OF THE PUBLIC IN THE BOARDROOM FOR PUBLIC  
20 COMMENT, NONE IN THE ATTENDEE SPACE. AND CHAIR LIEU, THERE WAS  
21 A CORRECTION TO THE MINUTES, THE NAME, VICE CHAIR BENITEZ NAME  
22 WAS CORRECTED UNDER ONE OF THE ITEMS SO THAT WAS DISTRIBUTED  
23 TO MEMBERS AND POSTED ONLINE.

24

25 **CHAIR, CARINA VINH LIEU:** THANK YOU.



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1

2 **CHAIR, CARINA LIEU:** NOW LET'S CONDUCT VOTE ON THE MOTION. ALL  
3 IN FAVOR, SAY AYE. [AYES]

4

5 **SPEAKER:** AYE.

6

7 **CHAIR, CARINA LIEU:** YES?

8

9 **CLERK, FRED CASTRO:** BECAUSE WE HAVE REMOTE PARTICIPATION WE  
10 SHOULD CALL THE ROLL.

11

12 **CHAIR, CARINA LIEU:** THANK YOU. PLEASE CALL THE ROLL.

13

14 **CLERK, FRED CASTRO:** ON THE MOTION BY LAVERY SECOND BALDINI.  
15 VICTORINA ARVELO?

16

17 **VICTORINA AREVELO:** AYE.

18

19 **CLERK, FRED CASTRO:** BALAJI IS ABSENT. BALDINI?

20

21 **MICHAEL BALDINI:** AYE.

22

23 **CLERK, FRED CASTRO:** BENITEZ? CANTRELL? CHANG? CUSHMAN?

24

25 **WARREN CUSHMAN:** AYE.



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1

2 **CLERK, FRED CASTRO:** DESMANGLES?

3

4 **ASHTON DESMANGLES:** AYE.

5

6 **CLERK, FRED CASTRO:** DUONG?

7

8 **BRYANT DUONG:** AYE.

9

10 **CLERK, FRED CASTRO:** HANKERSON? KALLINS? LAVERY?

11

12 **ALEXANDER MADRID:** TRADITION? MILES? MIRANTE? IS ABSENT.

13 NEMSICK? ABSENT. SAATHOFF-HARSHFIELD? SALAZAR? IS ABSENT.

14 SAUNDERS? SBRANTI? SHEPHARD? TRACHTENBERG? WONG?

15

16 **JANELLE WONG:** AYE.

17

18 **CLERK, FRED CASTRO:** ORANTES?

19

20 **GABRIELA YAMILET ORANTES:** AYE.

21

22 **CLERK, FRED CASTRO:** MOTION PASSES WITH ONE ABSTENTION.

23

24 **CHAIR, CARINA LIEU:** THANK YOU WE'LL MOVE TO AGENDA ITEM THREE

25 EQUITY PRIORITY COMMUNITIES OVERVIEW OF THE EQUITY PRIORITY



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1 COMMUNITIES REFRESH PHASE ONE EVALUATION COLLABORATIVE PROJECT  
2 THAT WILL REIMAGINE MTC ABAG'S EXISTING EPC FRAMEWORK TO  
3 EFFECTIVELY GUIDE EQUITABLE REGIONAL PLANNING. INFORMATIONAL  
4 ITEM NATASHA OPFELL WILL PRESENT THE ITEM.

5

6 **NATASHA OPFELL:** GOOD MORNING I'M NATASHA OPFELL HERE TO  
7 PRESENT THE EQUITY PRIORITY COMMUNITIES WHAT WE CALL EPC'S  
8 REFRESH THIS IS PHASE ONE EVALUATION. NEXT SLIDE. JUST TO  
9 LEVEL SET FOR EVERYONE IN THE ROOM WE WOULD TO GIVE BACKGROUND  
10 ABOUT WHAT EXACTLY ARE EQUITY PRIORITY COMMUNITIES. EPC'S ARE  
11 PLACE-BASED DESIGNATIONS DEFINED AT CENSUS TRACT LEVEL WHICH  
12 WERE DEVELOPED BY MTC TO IDENTIFY SOCIALLY AND ECONOMICALLY  
13 DISADVANTAGED POPULATIONS. THEY USED TO BE CALLED COMMUNITIES  
14 OF CONCERN, PRIOR TO 2021, WE UPDATE THEM EVERY FOUR YEARS  
15 USING THE LATEST AMERICAN COMMUNITY SURVEY DATA, FIVE-YEAR  
16 DATA SETS AND THE METHODOLOGY THAT IDENTIFIES EPC'S, OR THE  
17 EXACT FORMULA ON HOW WE CALCULATE THEM WAS LAST REVISED IN  
18 2016, SO TEN YEARS AGO. ON THE RIGHT WE HAVE A MAP OF THE  
19 LATEST BATCH OF EQUITY PRIORITY COMMUNITIES THAT WERE ADOPTED  
20 AS PART OF PLANNED BAY AREA 2050+. THE DARK PURPLE ARE ACS  
21 CENSUS TRACTS BETWEEN 2018 AND 2022. AND THEN IN LIGHT BLUE WE  
22 SHOWED EPC'S DEFINED BY ACS DATA FROM 2014 TO 2018. I KNOW  
23 IT'S SMALL BUT WE WANT TO GIVE A HIGH-LEVEL. WHAT THEY LOOK  
24 LIKE AROUND THE REGION. NEXT SLIDE. SO EQUITY PRIORITY  
25 COMMUNITIES, I BET NO ONE'S SURPRISED HERE UNFORTUNATELY



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1 CONTINUE TO EXPERIENCE DISPARITIES ACROSS ALL OF THE MTC AND  
2 ABAG'S CORE WORK AREAS WHETHER THIS IS ENVIRONMENT  
3 TRANSPORTATION HOUSING AND ECONOMY. NEXT SLIDE. WE WANT TO  
4 TALK MORE ABOUT THE EPC'S DEFINITION METHODOLOGY SO AGAIN  
5 EPC'S ARE CENSUS TRACTS AND HAVE SIGNIFICANT CONCENTRATIONS OF  
6 DISADVANTAGED FACTORS THOSE DISADVANTAGED FACTORS ARE SHOWN ON  
7 THE RIGHT I'LL READ THEM OUT WE LOOK AT COMMUNITIES THAT ARE  
8 LOW-INCOME PEOPLE OF COLOR PEOPLE WITH DISABILITIES LIMITED  
9 ENGLISH PROFICIENCY ZERO VEHICLE HOUSEHOLDS SENIORS 75 YEARS  
10 AND OVER SINGLE PARENT FAMILIES AND SEVERELY RENT BURDEN SAID  
11 HOUSEHOLDS WE SET THE THRESHOLD FOR EACH FACTOR INDIVIDUALLY  
12 TO DETERMINE STATISTIC SIGNIFICANT CONCENTRATIONS BASED ON  
13 REGIONAL AVERAGE AFTER THAT A TRACT CAN QUALIFY TO BE AN EPC'S  
14 IN TWO WAYS FIRST WAY IS THAT IT MEETS THE THRESHOLD FOR BOTH  
15 LOW-INCOME AND PEOPLE OF COLOR OR AN EPC'S CAN MEET THE  
16 THRESHOLD FOR LOW-INCOME POPULATION OR THREE OF ANY OF THE  
17 OTHER DISADVANTAGED FACTOR SAYS. THERE ARE TWO WAYS. NEXT  
18 SLIDE. EPC'S WERE CREATED FOR THE PLAN CONTEXT DESIGNED FOR  
19 THE RTP TO MEET THE FEDERAL TITLE SIX AND ENVIRONMENTAL  
20 JUSTICE REPORTING REQUIREMENTS BUT SINCE THEN WE HAVE USED  
21 THEM ACROSS THE AGENCY IN A VARIETY OF DIFFERENT WAYS WHETHER  
22 THAT'S PLANNING, FUNDING, IMPLEMENTATION, ON THE SIDE I HAVE A  
23 BUNCH OF EXAMPLES OF WHAT THOSE ARE. SO FOR PLANNING WE USE  
24 THEM FOR PLANNED BAY AREA ENGAGEMENT HOW WE START BUILDING OUT  
25 OUR STRATEGIES, USE THEM TO DO THINGS LIKE BAY TRAIL OTHER AND



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1 EQUITY STRATEGIES IN THE PLANNING SIDE OF THE HOUSE, COMMUNITY  
2 BASED TRANSPORTATION PLANS, THINGS LIKE THAT. FOR FUNDING  
3 THEY'RE PART OF ALMOST ALL OF OUR FUNDING CRITERIA OR THINGS  
4 WE LOOK AT WHICH CONSIDERING FUNDING ACROSS OUR GRANTS THEN  
5 USE THEM IN IMPLEMENTATION THINGS LIKE WHEN WE'RE DECIDE  
6 SUGGEST BAY WHEELS DOCK LOCATIONS HOW WE DO FASTRAK EQUITY  
7 ASSESSMENTS THEY'RE USED IN MANY WAYS ACROSS THE AGENCY AND I  
8 THINK IT'S IMPORTANT TO PROVIDE YOU WITH CONTEXT. NEXT SLIDE.  
9 A LOT OF PEOPLE THINK EPC'S ARE NEW, BUT WE HAVE BEEN USING  
10 THEM AT THE AGENCY FOR A REALLY LONG TIME. SO, SINCE 1999  
11 CENSUS DATA HAS BEEN USED AS PART OF EQUITY ANALYSIS IN THE  
12 REGIONAL TRANSPORTATION PLAN. WE THEN, IN 2007 ADOPTED OUR OWN  
13 AGENCY ENVIRONMENTAL JUSTICE PRINCIPLES WHICH LOOK AT NOT ONLY  
14 COMMUNITIES OF COLOR AND LOW-INCOME COMMUNITIES BUT HOW THOSE  
15 LOOK TOGETHER ACROSS THE REGION THEN ADOPT THE COMMUNITIES OF  
16 CONCERN FRAMEWORK OFFICIALLY IN 2009 WE EXPANDED DEFINITION TO  
17 LOOK BEYOND JUST LOW-INCOME AND COMMUNITIES OF COLOR TO  
18 INCLUDE ALL FACTORS I JUST TALKED ABOUT, IN 2013 WE FORMALLY  
19 ADOPTED THAT RESOLUTION IN 2015 IN 2020 I THINK IT'S IMPORTANT  
20 TO SAY THAT WE RENAMED COMMUNITIES OF CONCERN TO EPC'S THEN  
21 ALSO HAD EPC'S BUT THEN ALSO HAD DIRECTION BY REGIONAL EQUITY  
22 WORKGROUP TO REVISIT EQUITY PRIORITY COMMUNITY FRAMEWORK HERE  
23 TO TALK ABOUT TODAY SO IN 2026 THE YELLOW BUBBLE IS THE EQUITY  
24 PRIORITY COMMUNITY REFRESH PHASE ONE EVALUATION. THE GOALS OF  
25 THIS EPC'S REFRESH HAS HELPED SHAPE HOW MTC AND THE REGION



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1 THINK ABOUT EQUITY HOW WE TARGET FUND SUPPORTING PLANNING  
2 IMPLEMENTATION, HOW WE DIRECT RESOURCES AROUND THE REGION THE  
3 FRAMEWORK IS NOT NEUTRAL IT REFLECTS CHOICES ABOUT WHAT WE  
4 MEASURE AROUND WHAT WE PRIORITIZE AND REALITIES WE SEE CLEARLY  
5 AROUND THE REGION WE WANT THIS PROJECT TO FULLY REIMAGINE THE  
6 FRAMEWORK THAT'S BEEN USED FOR A DECADE AND HOW IT WILL LOOK  
7 LIKE THE NEXT DECADE SO WHAT SHOULD EPC'S FRAMEWORK LOOK LIKE  
8 IF IT WERE DESIGNED FOR THE NEXT DECADE OF CHALLENGES IN THE  
9 REGION. SO WE WANT TO THINK BIG. I LISTED GOALS HERE TO GET  
10 ARE STARTED BUT FIRST AND FOREMOST WE WANT TO ADDRESS  
11 LIMITATIONS AND HOW THE CURRENT FRAMEWORK DEFINES MEASURES  
12 EQUITY I PUT AN IMAGE OF THE MTC ABAG EQUITY PLATFORM ON THE  
13 RIGHT BECAUSE WE ADOPTED THAT IN 2023 THAT'S NOT FACTORED INTO  
14 EPC'S RIGHT NOW WE NEED TO WORK ON HOW WE DEFINE IT THEN HOW  
15 WE MEASURE IT. WE HAVE FIXED THRESHOLDS RIGHT NOW. LIMITED  
16 INDICATORS, JUST THOSE EIGHT BINARY CLASSIFICATIONS ARE EITHER  
17 EPC'S OR YOU AREN'T WE LOOK AT DIFFERENT PIECES WE WANT TO  
18 ENSURE THE FRAMEWORK REFLECTS REGIONAL CONDITIONS AND TRENDS  
19 DOESN'T JUST UPDATE DATA OVER TIME. RIGHT NOW EPC'S ARE A  
20 SNAPSHOT OF THE REGION BETWEEN CERTAIN YEARS, AND WE WOULD  
21 LIKE TO LOOK INTO THAT. WE ALSO WANT TO STRENGTHEN EPC'S AS A  
22 TRUSTED PRIORITIZATION TOOL FOR INTERNAL AND OUR EXTERNAL  
23 PARTNERS. WE KNOW THAT WE USE THEM HEAVILY HERE IN THE AGENCY  
24 BUT THEY'RE ALSO UTILIZE AT COUNTY LEVEL, LOCAL LEVEL, AND  
25 COMMUNITY-BASED ORGANIZATIONS CAN USE THEM FOR EQUITY



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1 ANALYSIS. SO WE WANT TO MAKE SURE THEY WORK FOR ALL CASES. AND  
2 WE WOULD LIKE TO SUPPORT MORE INFORMED DECISION-MAKING FOR  
3 PLANNED BAY AREA, INITIAL USE CASE AND OTHER INITIATIVES TO  
4 ADVANCE EQUITY OUTCOMES. WHY UPDATE THE FRAMEWORK NOW? OVER  
5 TIME THE EPC'S FRAMEWORK HAS BEEN SHAPED BY EVOLVING FEDERAL  
6 STATE AND LOCAL AGENCY LEVEL POLICIES. AT THE SAME TIME HAVE  
7 THESE SHIFTING DEMOGRAPHICS. I MENTIONED FRAMEWORK UPDATED IN  
8 2016 THAT WAS A LONG TIME AGO, ALSO PRE-PANDEMIC. WE'RE FACING  
9 A DIFFERENT REGION THAN WE WERE IN 2016, SO JUST TIME WISE,  
10 TIME FOR A REFRESH. NOT STARTING FROM SCRATCH WE HAVE UPDATED  
11 THE EPC'S AS PART OF PLANNED BAY AREA 2050+ AS PART OF PLANNED  
12 BAY AREA 2050 AND WE HAVE RECEIVED FEEDBACK AS EACH OF THOSE  
13 MINOR UPDATES HAS HAPPENED. I HAVE LISTED SOME KEY QUESTIONS  
14 THAT WE'RE GOING TO GO INTO THIS WITH FOR YOU TO HEAR TODAY.  
15 FIRST QUESTION IS HOW CAN EPC'S TOOL PROVIDE CLEAR DEFINITIONS  
16 ABOUT DISPLACEMENT AND GENTRIFICATION IMPACTS? HOW CAN EPC'S  
17 BETTER REPRESENT PEOPLE WITH DISABILITIES? RIGHT NOW THE TOOL  
18 LOOKS AT GEOGRAPHIC CONCENTRATIONS. FOLKS WITH DISABILITIES  
19 AREN'T NECESSARILY CONCENTRATED ANYWHERE; THEY'RE ALL OVER THE  
20 REGION. SO HOW CAN THIS TOOL BETTER MEET THEIR NEEDS. HOW CAN  
21 EPC'S UPDATE LOW-INCOME THRESHOLDS RIGHT NOW WE LOOK AT LOW-  
22 INCOME AS 200% OF THE FEDERAL POVERTY LEVEL. DOES THAT  
23 ACCURATELY REFLECT THE BAY AREA'S HIGH COST OF LIVING? SHOULD  
24 WE EXPAND BEYOND STRICTLY PLACE-BASED FRAMEWORK? RIGHT NOW WE  
25 ARE JUST A MAP. [LAUGHTER] HOW CAN WE GO BEYOND THAT? HOW CAN



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1 WE USE ALTERNATIVE DATA SOURCES? RIGHT NOW WE LOOK AT CENSUS  
2 DATA IT'S THE GOLD STANDARD OF DATA; I LIKE IT VERY MUCH.  
3 [LAUGHTER] HOW CAN WE GO ABOVE AND BEYOND THAT TO GET A  
4 COMPLETE PICTURE? SHOULD WE DO THAT AND THEN FINALLY HOW CAN  
5 EPC'S BETTER ADDRESS NEEDS OF YOUTH AND STUDENTS IN THE  
6 REGION. THOSE ARE JUST SOME OF THE QUESTIONS WE HAVE BEEN  
7 ASKED TO DATE. NEXT SLIDE. A BIT MORE ABOUT THE TIMELINE,  
8 PHASE ONE EVALUATION WE STARTED THIS SPRING WITH INTERNAL  
9 STAFF LISTENING SESSIONS WHERE WE GO THROUGHOUT MTC ABAG TO  
10 DIFFERENT SECTIONS TO BETTER UNDERSTAND HOW THEY UTILIZE  
11 EQUITY PRIORITY COMMUNITIES WHAT'S WORKING WHAT'S NOT WORKING  
12 IT'S BEEN ENLIGHTENING AND INTERESTING SO THAT'S BEEN  
13 HAPPENING, PART ONE. AND THEN PART TWO OF THE LISTENING  
14 SESSIONS WE'LL BE GOING EXTERNAL AND TALKING TO EXTERNAL  
15 PARTNERS. SO, I'M REALLY LOOKING FORWARD TO THAT THIS SUMMER.  
16 THEN IN FALL AND WINTER WE START DEVELOPING WHAT WE'RE CALLING  
17 THE STRATEGIC FOUNDATION SO GETTING EVERYONE'S WISH LIST OF  
18 WHAT THEY WANT TO SEE THE TOOL DO, WHAT THEY WANT TO SEE THE  
19 TOOL BETTER MEASURE, WE'RE GOING TO START SEEING WHAT'S  
20 POSSIBLE, WHAT DATA IS AVAILABLE, HOW EXPENSIVE WILL IT BE,  
21 HOW LONG WILL IT TAKE TO DO IT AND START CHARTING OUT  
22 POTENTIAL PATHS TO SEE WHICH ONE WE WANT TO GO DOWN. SO THAT'S  
23 PHASE ONE. NEXT SLIDE. I WANT TO TALK A LITTLE BIT MORE ABOUT  
24 THE EXTERNAL ENGAGEMENT. WE'RE REALLY EXCITED THAT WE'RE ABLE  
25 TO DO A VARIETY OF BOTH, LIKE, IN-PERSON, AND ONLINE SMALL



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1 GROUP DISCUSSIONS WITH DIFFERENT FOLKS. WE HAVE A LIST OF OVER  
2 100 DIFFERENT STAKEHOLDERS REALTIME NOW THAT'S ATTACHMENT B IN  
3 YOUR PACKETS SO IN ORDER TO GET TO THEM ALL WE'LL USE SMALL  
4 GROUPS, ONE-ON-ONE, HAVE A SURVEY FOR FOLKS WHO CAN'T MEET IN  
5 ONE OF THOSE TYPES OF WAYS TO STILL PARTICIPATE WE WANT TO  
6 ENGAGE ALL TRADITIONAL PARTNERS THEN ALSO EXPAND TO COVER  
7 EVERY CITY THAT HAS AN EPC'S, THAT'S A LOT. WE WANT TO TALK TO  
8 ACADEMIA TRANSIT AGENCIES BUSINESS AND LABOR ORGANIZATIONS  
9 COMMUNITY-BASED ORGANIZATIONS AND ADVOCACY GROUPS. I'M REALLY  
10 EXCITED ABOUT THE DIVERSITY WE HAVE ON THE LIST NOW AND  
11 EXCITED TO LEARN WHO ELSE CAN WE TALK TO -- [LAUGHTER] -- THIS  
12 LIST IS GOING TO BE EVER-CHANGING AND CONSTANTLY EXPANDING SO  
13 THAT'S ALSO SOMETHING THAT I'M LOOKING FORWARD TO. NEXT SLIDE.  
14 FLUSH SO, HERE ARE SOME DISCUSSION QUESTIONS THAT I HOPE YOU  
15 ALL CAN HELP ME ANSWER TODAY [LAUGHTER] -- SO, THERE ARE TWO  
16 BATCHES. FIRST ONE IS FOCUSED ON OPPORTUNITIES TO REFRESH THE  
17 EPC'S FRAMEWORK. I'M VERY CURIOUS ON WHAT LIMITATIONS DO YOU  
18 SEE AROUND THE EXISTING FRAMEWORK AND HOW IT PRIORITIZES  
19 POPULATIONS. AND SECONDLY WHAT REGIONAL CONDITIONS AND TRENDS  
20 SHOULD WE CONSIDER, AS STAFF, IN REFRESHING THE EXISTING  
21 FRAMEWORK. THAT'S THE FIRST BATCH. AND THEN I WANT TO GET A  
22 LITTLE MORE SPECIFICALLY AROUND ENGAGEMENT AND OUR APPROACH TO  
23 DOING THAT. AND I WOULD LOVE TO KNOW, DO THE PROPOSED  
24 STAKEHOLDERS AND MIX OF ENGAGEMENT ACTIVITIES SEEM  
25 APPROPRIATE? DO THEY SEEM SUFFICIENT, AND ARE THERE OTHER



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1 ORGANIZATIONS OR COMMUNITY GROUPS THAT WE SHOULD ADD TO THE  
2 STAKEHOLDER LIST? AND THAT CONCLUDES MY PRESENTATION. THANK  
3 YOU.

4

5 **CHAIR, CARINA LIEU:** THANK YOU. NOW WE WILL MOVE OVER TO  
6 COUNCILMEMBER DISCUSSION. SO, COUNCIL MEMBERS, IF YOU WOULD  
7 LIKE TO COMMENT OR ASK A QUESTION, PLEASE GO AHEAD AND RAISE  
8 YOUR HAND AND WE'LL START A QUEUE. I THINK, GIVEN TIMING, WE  
9 CAN PROVIDE 90 SECONDS PER COUNCILMEMBER. AND WE CAN KIND OF  
10 SEE HOW IT GOES TIMING WISE. SO, PLEASE GO AHEAD AND RAISE  
11 YOUR HANDS. ALL RIGHT. I'M GOING TO START FROM RIGHT TO LEFT  
12 CALLING PEOPLE'S NAMES, BALDINI, SAUNDERS, CHANG, MADRID,  
13 CANTRELL, DUONG. I DON'T KNOW YOUR LAST NAME. ORANTES, AND  
14 ARVELO. I'M STILL LEARNING LAST NAMES. EXCUSE ME. SONJA.  
15 WHAT'S YOUR LAST NAME? SHEPHARD. AND MEMBER CUSHMAN AND MEMBER  
16 HANKERSON. LET'S BEGIN WITH MEMBER BALDINI.

17

18 **MICHAEL BALDINI:** THANK YOU VERY MUCH, CHAIR, AND NATASHA, FOR  
19 YOUR PRESENTATION. I'M DIRECTING YOUR ATTENTION TO THE  
20 OVERVIEW MAP THAT PRESENTED WITH IN PARTICULAR SOLANO COUNTY  
21 HAVING THE VERY LARGE AREA THAT'S BEEN IDENTIFIED IN YOUR  
22 DESIRE FOR PRIORITIZATION AND FOCUS. AND I LOOK AT THAT  
23 CLOSELY. I HAVE WORKED IN THAT AREA I'LL DEFER TO MR.  
24 HANKERSON AS WELL, REPRESENTING SOLANO COUNTY. BUT I SEE THE  
25 LOWER ISLAND DUCK CLUB, TEAL CLUB, THE JACK SNIPE CLUB, THE



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1 RIVER DOG DUCK CLUB, NATIONAL WILDLIFE AREAS, LOCAL RESEARCH  
2 CENTERS, AND THINGS LIKE THAT. I WOULD THINK YOU WOULD MIGHT  
3 WANT TO SHRINK THAT. I KNOW THE POPULATION OUT THERE IS VERY  
4 SPARSE. I HAVE WORKED IN THAT AREA, ALSO A RECOLOGY DUMP. SO I  
5 THINK IT SKEWS WHAT YOU'RE TRYING TO WORK AND ACCOMPLISH. I  
6 KNOW IT'S PROBABLY CENSUS DATA. THANK YOU.

7

8 **CHAIR, CARINA LIEU:** THANK YOU MEMBER BALDINI WE'LL PROBABLY  
9 TAKE FIVE COMMENTS FROM THE DAIS THEN TURN IT OVER TO YOU.  
10 NEXT MEMBER WE HAVE SAUNDERS.

11

12 **JOSHUA SAUNDERS:** THANK YOU. I BASICALLY WAS REFERRING TO WHAT  
13 YOU SAID EARLIER ABOUT PEOPLE WITH DISABILITIES ARE SPREAD ALL  
14 OVER THROUGHOUT THE BAY AREA, AND I WAS WONDERING HOW YOU  
15 WANTED TO FOCUS ON MAYBE LEARNING MORE ABOUT WHAT THEIR NEEDS  
16 ARE. ONE OF THE THINGS I CAN THINK OF IS REACHING OUT  
17 DIFFERENT DISABILITY ORGANIZATIONS. AT THE SAME TIME, THERE  
18 ARE LIMITATIONS REGARDING THAT BECAUSE THERE ARE PLENTY OF  
19 PEOPLE WITH DISABILITIES THAT MAY BELONG TO AN ORGANIZATION OR  
20 GROUP, AND YET THERE ARE OTHERS THAT AREN'T PART OF A GROUP. I  
21 KNOW THIS BECAUSE THERE WERE CERTAINLY TIMES WHEN I WASN'T  
22 PART OF A GROUP OR AN ORGANIZATION AND SO I'M WONDERING HOW  
23 YOU WANT TO INTEGRATE THAT AND THINK ABOUT DIFFERENT  
24 POSSIBILITIES. THANK YOU.

25



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1 **CHAIR, CARINA LIEU:** THANK YOU MEMBER SAUNDERS. MEMBER CHANG?

2

3 **AMANDA CHANG:** THANK YOU NATASHA FOR THE PRESENTATION. I'M  
4 GOING TO GO THROUGH THE QUESTIONS AND THOUGHTS ABOUT EACH.  
5 FIRST LIMITATIONS YOU MENTIONED CURRENTLY THE EPC'S FRAMEWORK  
6 IS PRETTY BINARY, AND I THINK I AGREE WITH THAT. I THINK ONE  
7 WAY TO MAYBE START THINKING ABOUT THIS IS WHAT IS THE DESIRED  
8 USE FOR THE EPC'S FRAMEWORK THEN WORK BACKWARDS. LIKE, OKAY,  
9 IF THE USE IS GOING TO BE FOR FUNDING THEN WE'RE BACKWARDS  
10 FROM THERE, BECAUSE MTC ABAG USES EPC'S FRAMEWORK IN SUCH A  
11 VARIETY OF WAYS, IF THERE IS BUILT IN FLEXIBILITY TO EPC'S  
12 FRAMEWORK OF, OKAY WE'RE GOING TO USE PLACE-BASED FRAMEWORK  
13 FOR TRANSIT BUT USE POPULATION BASED FRAMEWORK FOR FUNDING OR  
14 SOMETHING LIKE THAT, I'M JUST SPIT BALLING, BUT I DO THINK  
15 HAVING THE THINGS, ASIDE FROM PLACE-BASED FRAMEWORK MIGHT BE  
16 HELPFUL, ESPECIALLY IN RURAL COMMUNITIES, I THINK IT'S HARD TO  
17 MEASURE WHEN COMMUNITIES ARE, LIKE, SO SPREAD OUT, ESPECIALLY  
18 IN PESCADERO, WHERE IN AN UNINCORPORATED COMMUNITY LIKE SAN  
19 MATEO THERE IS A LOT OF FARM WORKERS AND IT'S HARD TO PROPERLY  
20 MEASURE WE NEED TO SOMEHOW CAPTURE THAT COMMUNITY. AND THEN  
21 FOR REGIONAL CONDITIONS AND TRENDS I THINKING ABOUT  
22 DISPLACEMENT HISTORICAL DATA HOW A COMMUNITY GOT TO THAT  
23 STATUS THEN MAYBE HOW TO MAKE A COMMUNITY THAT HAS EXPERIENCED  
24 A LOT OF DISPLACEMENT, HOW DOES IT KIND OF REVERSE THAT TREND.  
25 I DO HAVE MORE THOUGHTS, BUT I SEE I'M AT TIME. I'M GOING TO



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1 PAUSE THERE AND IF WE HAVE MORE TIME I'LL COME BACK.

2

3 **CHAIR, CARINA LIEU:** THANK YOU MEMBER CHANG. NEXT IS MEMBER  
4 MADRID.

5

6 **ALEXANDER MADRID:** PORTION ABOUT DISABILITY, MOST ORGANIZATIONS  
7 LOOK AT LOW-INCOME OF SPECIFICALLY DISABILITY POPULATION. I  
8 JUST WANT TO PUSH THE ENVELOPE ON PEOPLE WITH DISABILITIES  
9 WITH WORK, AND JOBS AND MONEY, AND I KNOW MOST OF THE TIME  
10 THEY'RE LEFT OUT OF THE INFORMATION. I THINK IT WOULD BE GOOD  
11 TO IDENTIFY THOSE POPULATIONS AND HOW CAN WE -- HOW THAT  
12 INFORMATION CAN BE USED TO SUPPORT THOSE PEOPLE THAT CAN  
13 BENEFIT ON HOUSING, OR WHATEVER IT MAY BE, THAT WE NEED TO  
14 STUDY. THANK YOU.

15

16 **CHAIR, CARINA LIEU:** THANK YOU MEMBER MADRID. NEXT IS MEMBER  
17 CANTRELL.

18

19 **CHUCK CANTRELL:** FIRST I WANT TO SAY, ACTUALLY, I LOVE THE WAY  
20 YOU'RE SPIRIT ENTERING THIS WORK THAT MAKES ME FEEL REALLY  
21 GOOD. SO DEFINITELY APPRECIATE THAT. I HAVE SOME SUGGESTIONS  
22 ABOUT COMMUNITIES OF INTEREST THAT ARE NOT ON THE FORM,  
23 SPECIFICALLY IN SANTA CLARA COUNTY, THERE ARE SOME REALLY  
24 IMPORTANT ORGANIZATIONS THAT ARE NOT INCLUDED WITH REAL  
25 CITIZEN INPUT, LIKE THE NAACP, LIKE THE BLACK LEADERSHIP



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1 KITCHEN CABINET, LIKE MAYFAIR, A NUMBER OF ORGANIZATIONS THAT  
2 HAVE MEMBERSHIP THAT ARE IMPACTED, THAT WAY WE WOULD HAVE MORE  
3 COMMUNITY INPUT, I THINK, AS WELL. AS WELL AS IN HOUSING, OR  
4 HOMELESS AREA, I WOULD SUGGEST SACRED HEART, WHICH IS A BIG  
5 PART OF THE HOMELESSNESS PREVENTION PROGRAM, WE HOPE, WHICH  
6 DOES AMAZING WORK IN SAN MATEO COUNTY AND SANTA CLARA COUNTY  
7 AND DESTINATION HOME WHICH IS A POWERHOUSE OF HOMELESSNESS  
8 PREVENTION IN OUR AREA. BUT OTHERWISE, GOOD ON YOU.

9

10 **CHAIR, CARINA LIEU:** YEAH, STRONG AGREE WITH MEMBER CANTRELL,  
11 YOU GUYS HAVE GREAT LIST HERE. SO, GOOD JOB ON THAT. SO, I'LL  
12 TURN IT OVER TO YOU ALL TO RESPOND TO SOME OF THE COMMENTS SO  
13 FAR.

14

15 **NATASHA OPFELL:** THANK YOU FOR ALL THE COMMENTS REALLY  
16 INSIGHTFUL I FOUND MYSELF NODDING TO A LOT OF THE SUGGESTIONS  
17 I APPRECIATE THEM I'LL START WITH BALDINI YOU HAD MENTIONED  
18 CENSUS TRACT YOU DON'T ALWAYS SHARE POPULATION AND SOLANO  
19 COUNTY CENSUS TRACT THAT'S VERY INTERESTING ONE. IT WAS ONE OF  
20 THE NEWER EPC'S TRACTS THAT HAVE COME OUT AS PART OF THE 2018  
21 TO 2022 CENSUS DATA AND WHEN YOU LOOK AT THAT POPULATION MAP  
22 IT'S MOSTLY IN SUISUN CITY. BUT WE THINK THAT'S ONE OF THE  
23 OBVIOUS BIG CENSUS TRACTS THAT CAN BE HAPPENING ALL OVER THE  
24 PLACE SO I THINK COUNCILMEMBER CHANG, HOW WE CAN LOOK AT BOTH  
25 PLACE AND PEOPLE THAT MIGHT BE AN INTERESTING WAY TO TOGGLE ON



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1 A LAYER OR LOOK INTO BUT WE'RE DEFINITELY EXPLORING THOSE  
2 TYPES OF SPATIAL ANALYSIS. THEN FOR SAUNDERS THANK YOU, SO  
3 MUCH FOR BRINGING UP THAT NOT ALL FOLKS WITH DISABILITIES ARE  
4 PART OF THESE COMMUNITY-BASED ORGANIZATIONS OR DISABILITY  
5 ORGANIZATIONS WE WANT TO START WITH BIG ORGS AND LEARN FROM  
6 THEM ABOUT WHERE ELSE TO GO. ALSO AGENCY HAS HELD EVENTS SUCH  
7 AS OUR DISABILITY SUMMIT, WHERE WE HAVE BEEN ABLE TO INVITE  
8 GENERAL PUBLIC THAT ALIGNS OR HAS DISABILITIES AND TALK TO  
9 THEM AS ONE AND JUST HEAR THEIR VOICES NOT THROUGH AN  
10 ORGANIZATION SO WE'RE HOPING TO UTILIZE THOSE TYPES OF EVENTS  
11 IN THE FUTURE THEN ALSO HAVE FARM WORKERS, SORTS OF RURAL LOW-  
12 INCOME POPULATIONS THAT'S DEFINITELY SOMETHING WE'RE LOOKING  
13 AT WE HAVE INCLUDED FOR THE FIRST TIME WORKING WITH FARM  
14 WORKERS UNIONS FARM WORKER REPRESENTATIVES LABOR ORGS AS PART  
15 OF THAT LIST I'M HOPING THEY WANT TO TALK TO US NOT EVERYONE  
16 ON THAT LIST HAS TALKED TO US SO IF ANYONE HAS CONNECTIONS WE  
17 WOULD LOVE TO HAVE AN IN ALSO YOU BROUGHT UP THE IDEA OF  
18 CHANGE OVER TIME, POINT IN TIME REPORTS WHERE PRIORITY MIGHT  
19 BE WHAT THAT WOULD LOOK LIKE IF WE LOOKED AT HISTORICAL TRACTS  
20 WHERE THOSE HAVE BEEN ON THE MAP FOR A LONG TIME WHERE NEWER  
21 ONES DO THEY HAVE DIFFERENT NEED, THAT'S SOMETHING WE HAVE  
22 BEEN HEARING. THANK YOU COUNCILMEMBER MADRID FOR YOUR POINTS  
23 AROUND DISABILITY AND INCOME THAT'S SOMETHING AS PART OF  
24 PLANNED BAY AREA 2050+ WE LOOK AT DISPARATE BETWEEN FOR LOW-  
25 INCOME FOLKS THAT DO HAVE JOBS THEY'RE PAID MUCH LESS THAN



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1 COUNTERPARTS OF FOLKS THAT DON'T HAVE DISABILITIES WHEN WE  
2 LOOK AT LOW-INCOME WE LOSE THAT STORY HOW CAN WE GET MORE  
3 EXPANSIVE WITH HOW WE DEFINE NEED AND PRIORITIZATION WITHIN  
4 THE DISABILITY COMMUNITY IS SOMETHING WE'LL DEFINITELY BE  
5 LOOKING AT. THEN COUNCILMEMBER CANTRELL THANK YOU FOR  
6 RECOMMENDATIONS IN SANTA CLARA COUNTY IF ANYONE ELSE HAS  
7 COUNTY SPECIFICALLY GROUPS PLEASE LET US KNOW WE TRY WITH THE  
8 NINE BAY AREA COUNTIES, HOW DEEP TO GO BUT WE WANT TO DO THAT  
9 IF WE'RE ABLE TO SO WELCOME SUGGESTIONS.

10

11 **CHAIR, CARINA LIEU:** NEXT BATCH WE HAVE DUONG, DESMANGLES,  
12 MEMBER GERASIMENKO, ORANTES, ARVELO.

13

14 **BRYANT DUONG:** THANK YOU I APPRECIATE STAFF APPROACHING THIS  
15 MORE THAN JUST ROUTINE DATA UPDATE FROM HOUSING AND COMMUNITY  
16 DEVELOPMENT PERSPECTIVE YOU KNOW EPC'S MATTER BECAUSE THEY'RE  
17 NOT JUST A MAP LAYER I THINK YOU KNOW MY SUGGESTION THE  
18 REFRESH CONSIDERATION LOOKING AT WHETHER CURRENT FRAMEWORK  
19 CAPTURES HOUSING INSTABILITY DISPLACEMENT PRESSURE EARLY  
20 ENOUGH YOU KNOW VULNERABILITY DOESN'T ALWAYS SHOW UP NEATLY  
21 THROUGH CENSUS TRACT DESIGNATION YOU KNOW IT CAN SHOW UP  
22 THROUGH SEVERE RENT BURDEN ALSO OVERCROWDING RENT ESCALATION  
23 EVICTION PRESSURE OR LOSS OF LOWER COST HOUSING BEFORE THE  
24 DATA FULLY REFLECTS THOSE CHANGES SO YOU KNOW I WOULD  
25 ENCOURAGE STAFF TO DISTINGUISH BETWEEN COMMUNITIES THAT ARE



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1 ALREADY EXPERIENCING CONCENTRATED DISADVANTAGE AND COMMUNITIES  
2 WHERE LOWER INCOME RESIDENTS ARE AT HIGH RISK OF BEING PRICED  
3 OUT, DISPLACED I THINK THAT DISTINCTION MATTERS BECAUSE THE  
4 TOOLS BEING USED GUIDE PLANNING AND FUNDING DECISIONS WE WANT  
5 TO IDENTIFY WHERE INTENTION IS NEEDED BEFORE DISPLACEMENT HAS  
6 OCCURRED. ON THE ENGAGEMENT PIECE FOR SONOMA COUNTY THE MUTUAL  
7 HOUSING FOR LARGER FOOTPRINT UP THERE AND YOU KNOW I THINK IT  
8 WOULD BE WORTHWHILE TO CONSIDER WHAT THEY'RE SEEING ON THE  
9 GROWN RIGHT NOW.

10

11 **CHAIR, CARINA LIEU:** THANK YOU MEMBER DUONG. MEMBER DESMANGLES.

12

13 **ASHTON DESMANGLES:** AMAZING PRESENTATION THAT WAS REALLY GOOD I  
14 GUESS I HAVE TWO QUESTIONS FIRST QUESTION REGARDING CORE  
15 GROUPS MENTIONED YOU HAVE LOW-INCOME ENGLISH LITERACY PEOPLE  
16 THAT ARE ABOVE THE AGE OF 27 BUT I DON'T SEE OVERALL LIKE  
17 YOUTH INVOLVED OR SOME DEMOGRAPHIC OF YOUTH INVOLVED I THINK  
18 OBVIOUSLY IF YOU USED THE PLANNED BAY AREA FOR THE FUTURE A  
19 LOT OF THOSE YOUNG PEOPLE WILL BE THE RESIDENTS OF THE BAY  
20 AREA FOR THE FUTURE SO WOULD BE GREAT ALSO AS WE REPLAN THIS  
21 TO INVOLVE THEM AND KNOW THIS REGARDING KIND OF THE COMMUNITY  
22 ENGAGEMENT ASPECT I THINK YOU MENTIONED THE DISCUSSION  
23 QUESTIONS ABOUT GETTING YOUTH STUDENTS INVOLVED WHICH IS  
24 AMAZING AND OVERALL OUTREACH TO YOUTH ENGAGEMENT YOUTH JUSTICE  
25 ORGANIZATIONS, OVERALL, JUST TO ENSURE THAT YOU GUYS FOCUS AND



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1 SURVEY PROCESS THERE ARE SOME PERSPECTIVES OF YOUNG PEOPLE  
2 THEY WILL BE THE RESIDENTS OF THE BAY AREA AS WE PLAN FOR THE  
3 FUTURE BECAUSE THEY FACE SO MANY ISSUES WHEN IT COMES TO  
4 ECONOMICS NOT BEING ABLE TO BUY A HOME EVEN AFTER COLLEGE  
5 GRADUATION OVERALL TO ENSURE YOUNG PEOPLE ARE INVOLVED IN THIS  
6 PROCESS DEEPLY.

7

8 **CHAIR, CARINA LIEU:** I'M SO GRATEFUL FOR THIS COUNCIL AND ALL  
9 THE PERSPECTIVE THAT WE HAVE ON HERE. THANK YOU MEMBER  
10 DESMANGLES. MEMBER GERASIMENKO?

11

12 **JULIA GERASIMENKO:** THANK YOU. GREAT TO SEE YOU NATASHA.  
13 WONDERFUL PRESENTATION REALLY EXCITED TO BE PART OF THIS  
14 PROCESS HAVING THE CHANCE TO WEIGH IN GO THROUGH THE QUESTIONS  
15 YOU POSED ONE AREA I WAS THINKING ABOUT WAS SIMILAR TO  
16 COUNCILMEMBER CHANG'S PLACE VERSUS POPULATION DYNAMIC AND I  
17 GUESS LOOKING FOR EXAMPLE, AT SOME THING LIKE DISPLACEMENT  
18 RISK THAT TENDS TO CHANGE RELATIVELY QUICKLY AND SO THE PACE  
19 AT WHICH THESE DESIGNATIONS OR COMMUNITY AREAS CHANGES  
20 SOMETHING LIKE I LIKE TO WEIGH IN I THINK WITH WANTING TO  
21 PRIORITIZE SOMETHING LIKE DISPLACEMENT I KNOW THE INSTITUTE  
22 FOR HOUSING STUDIES AT DEPAUL CHICAGO HAS DONE GREAT WORK  
23 AROUND DISPLACEMENT RISK ANALYSIS THEY TEND TO RECOMMEND THAT  
24 IT'S DONE RELATIVELY FREQUENTLY BECAUSE OF THE CHANGING  
25 DYNAMICS THEN WITH PROJECTS BEING INTRODUCED LOOKING AT MAYBE



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1 THE TRANSIT ACCESS IN CERTAIN AREAS COULD BE INTERESTING, AS  
2 RELATED TO DISPLACEMENT RISK TOO. AND THEN I HAD ONE OTHER  
3 THOUGHT. OH, AND THEN EMPLOYMENT STATUS TOO WAS ANOTHER, SORT  
4 OF, POPULATION BASED METRIC I THOUGHT COULD BE INTERESTING.  
5 AND THEN JUST ON THE PEOPLE WITH DISABILITIES NOTE, I WAS AT  
6 THE UC DAVIS TRANSIT SYMPOSIUM LAST WEEK, AND THERE WAS SOME  
7 REALLY COMPELLING RESEARCH ABOUT PEOPLE WITH MULTIPLE  
8 DISABILITIES AND THAT REALLY, SORT OF, EXPONENTIALLY IMPACTING  
9 THEIR ABILITY TO SEEK EMPLOYMENT AND GET PLACES. SO, I THINK  
10 IF YOU WERE ABLE TO DIG A LITTLE DEEPER, ESPECIALLY BECAUSE I  
11 KNOW COMPARED TO REGIONAL -- OR NOT ESPECIALLY -- ANYWAYS,  
12 REGIONAL AVERAGE -- SEPARATE THOUGHT -- POINT BEING, THERE IS  
13 A DIFFERENT, I THINK, PEOPLE WITH JUST ONE DISABILITY VERSUS  
14 MULTIPLE, I DON'T KNOW IF YOU ARE ABLE TO CAPTURE THAT. SO  
15 ANYWAY, THANK YOU.

16

17 **CHAIR, CARINA LIEU:** THANK YOU MEMBER GERASIMENKO. NEXT I HAVE  
18 MEMBER ORANTES.

19

20 **GABRIELA YAMILET ORANTES:** THANK YOU FOR THE STAKEHOLDER LIST.  
21 I FEEL LIKE THIS IS VERY REFRESHING TO SEE, AHEAD OF THE  
22 BEGINNING OF THIS PROCESS. AND INSIGHTFUL TO SEE WHO -- I  
23 HEARD YOU SAY HARD TO KNOW HOW DEEP TO GO, BUT I THINK IT'S  
24 GOOD TO SEE WHAT EXISTS IN TERMS OF CONNECTIONS AND ENGAGEMENT  
25 ALREADY HAVE THAT EXPANSION VERSUS STARTING OFF SMALL SO IT'S



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1 GREAT TO SEE THIS LIST AND THIS WE CAN ADD MORE BASED ON  
2 RECOMMENDATIONS. I ALSO HEARD YOU MENTION, ONE WAS THE THINGS  
3 I WANTED TO REMIND FOLKS OF, IT WAS THE ACCESSIBLE FUTURE'S  
4 CONFERENCE WHICH WAS WELL ATTENDED AND HAS SO MUCH INSIGHTFUL  
5 INFORMATION. YOU SAID PART OF THIS IS TO FIRST ENGAGE AND  
6 INTERVIEW STAFF. I WOULD BE CURIOUS TO HEAR FROM THAT IF THERE  
7 COULD BE A REPORT-BACK, KIND OF LIKE A MID-REPORT-BACK TO US,  
8 TO HEAR STAFF AND HOW THEY'RE SEEING ALL THE PREVIOUS EFFORTS  
9 TO ENGAGE COMMUNITY, WHAT THAT HAS ALREADY TOLD US SO THAT  
10 WE'RE NOT SO REDUNDANT IN GOING BACK TO COMMUNITY AGAIN, AND  
11 AGAIN, AND AGAIN, TO KIND OF GET AHEAD OF FOLKS FEELING TAPPED  
12 OUT OF, LIKE, WE HAVE ALREADY BEEN ASKED THIS NOTHING IS  
13 HAPPENING. OBVIOUSLY IT'S ALL INCREMENTAL STEPS. BUT IT WOULD  
14 BE GREAT TO HEAR HOW -- WHAT YOU ARE GLEANING FROM STAFF  
15 WITHIN KIND OF A MIDPOINT REPORT-BACK TO US. ESPECIALLY SINCE  
16 THIS ACCESSIBLE FUTURES CONFERENCE IS SUCH A TESTAMENT OF WHAT  
17 COMMUNITY ENGAGEMENT, SPEARHEADED BY MTC COULD REALLY LOOK  
18 LIKE. AND WHERE -- OH, ONE SECOND. OKAY. THEN LAST QUESTION  
19 WAS JUST AROUND LOOKING AT TEN YEARS, LOOKING AT THE  
20 COMMUNITIES THAT ARE CURRENTLY BEING PERSECUTED AND TARGETED,  
21 IMMIGRANT UNDOCUMENTED COMMUNITIES, ESPECIALLY, MAKING SURE  
22 THAT THIS PLAN ACCOUNTS FOR THE DISTRUST AND POTENTIALLY THE  
23 DEPRIORITIZING AT THE FEDERAL LEVEL OF ACCOUNTING FOR THOSE  
24 COMMUNITY MEMBERS AND HOW WE CAN COUNT ACT THAT LOCALLY.  
25



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1 **CHAIR, CARINA LIEU:** THANK YOU. I HAVE ONE MORE IN THE QUEUE  
2 AFTER MEMBER ORANTES. MEMBER ARVELO.

3

4 **VICTORINA AREVELO:** THANK YOU FOR THE PRESENTATION IT WAS GREAT  
5 ALL THE WORK YOU PUT INTO IT. ONE PIECE OF ADVICE AND REGIONAL  
6 CONDITIONS AND TRENDS. SOMETHING I HEARD RECENTLY IS THE  
7 HIDDEN POCKETS. SO IN ADDITION TO SPARSITY OF RURAL AREAS  
8 THERE IS A LOT OF NEED IN PLACES THERE IS ALSO A LOT OF  
9 RESOURCES SO FOR EXAMPLE, ONE I HAVE BEEN HEARING A LOT ABOUT  
10 RECENTLY IS MOUNTAIN VIEW FOR EXAMPLE, OBVIOUSLY YOU HAVE A  
11 LOT OF TECH MONEY YOU HAVE A LOT OF TECH COMPANIES IT'S AN  
12 AREA NOT HIGHLIGHTED AS VULNERABLE BY ANY DEFINITION ON THE  
13 MAP BUT AT THE SAME TIME YOU DO HAVE A LOT OF IMMIGRANTS, ARE  
14 A LOT OF PEOPLE WITH LIMITED ENGLISH PROFICIENCY YOU HAVE A  
15 LOT OF LOW-INCOME HOUSEHOLDS THAT ARE HIDDEN AROUND THAT LAYER  
16 OF TECH MONEY SO THEY DON'T GET ANY RESOURCES INVESTED IN  
17 THEIR COMMUNITY AND SO THAT'S GOING TO MAKE THINGS WORSE IN  
18 THE LONG RUN SO I DON'T KNOW WHAT'S THE BEST WAY TO DO THAT  
19 BUT HOW DO WE DEFINE THOSE HIDDEN POCKETS I THINK IT'S WORTH  
20 ADDRESSING. THEN I HAD A QUESTION DOES THIS OVERLAP OR  
21 INTERACT WITH DOES IT HAVE ANYTHING TO DO WITH CALIFORNIA  
22 PUBLIC UTILITIES COMMISSION DISADVANTAGE AND VULNERABLE  
23 COMMUNITIES DEFINITION WHICH IS WHAT THEY'RE USING FOR THEIR  
24 CLIMATE VULNERABILITY ASSESSMENTS LIKE OBVIOUSLY THAT DIRECTS  
25 INVESTMENT JUST SO THIS EQUITY WORK IS ONLY AS GOOD AS OUR



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1 DEFINITION OF LIKE WHO NEEDS THAT EQUITY WORK AND SINCE  
2 THEY'RE DOING SIMILAR PROCESS KIND OF STRUGGLING WITH THE SAME  
3 HOW DO WE DO THIS I'M WONDERING IS THERE INTERACTION WITH  
4 THEM? THANK YOU.

5

6 **CHAIR, CARINA LIEU:** THANK YOU, MEMBER ARVELO. OVER TO YOU,  
7 NATASHA.

8

9 **NATASHA OPFELL:** I'M GOING TO DO MY BEST TO READ MY CHICKEN  
10 SCRATCH FAST WRITING. COUNCILMEMBER DUONG BROUGHT UP HOUSING  
11 AND EPC'S, THAT'S NOT JUST A MAP HOW CAN WE GET AHEAD OF  
12 DISPLACEMENT AND LOOK AT AT RISK COMMUNITIES MORE I THINK  
13 THAT'S SOMETHING WE HAVE HEARD LOUD AND CLEAR FROM THIS BODY  
14 FROM OUR CTA PARTNERS FROM OUR HOUSING PARTNERS WE WANT TO GET  
15 AHEAD OF STUFF NOT REPORT AFTER IT'S HAPPENED SO THAT'S  
16 SOMETHING WE'LL DEFINITELY LOOK AT. DESMANGLES THANK YOU FOR  
17 BRINGING UP YOUTH I THINK THIS'S ONE FOR US TODAY IT'S BEEN  
18 REALLY HARD TO ENGAGE WITH THEM ALSO WITH THE CENSUS DATA THAT  
19 WE USE SOMETHING WE'RE LOOKING INTO THAT WE CAN LEARN MORE  
20 ABOUT TRULY IS HOW THE AMERICAN COMMUNITY SURVEY IS  
21 ADMINISTERED, ARE FOLKS FILLING THAT OUT BECAUSE RIGHT NOW A  
22 LOT OF THE NITTY-GRITTY STUFF IS HARD TO UNDERSTAND IS IT  
23 HOUSEHOLDER THAT'S BEING SURVEYED IS IT HOUSE AS A WHOLE AND  
24 WE WANT TO REALLY GET INTO THE WEEDS ON THAT BECAUSE WE'RE  
25 GETTING JUST A PIECE OF THE STORY COULD WE BROADEN THAT



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1 PICTURE THERE ARE SUPPLEMENTAL DATA WE CAN LOOK AT TO ROUND  
2 OUT THE DATA, YOUTH IS MISSING FROM THAT. BECAUSE I DON'T KNOW  
3 HOW MANY PEOPLE ASK THEIR KIDS TO HELP THEM FILL OUT THESE  
4 THINGS OR SPEAK TO IT SO THAT'S HUGE AREA WE CAN GET MORE  
5 INFORMATION ON COUNCILMEMBER GERASIMENKO THANK YOU FOR  
6 BRINGING UP PLACE VERSUS PEOPLE THAT'S SOMETHING WE HAVE HEARD  
7 LOUD AND CLEAR USING THE PHRASE IT'S TRUE FROM INTERNAL  
8 LISTENING SESSIONS WE HAVE HAD SO FAR EPC'S RIGHT NOW PEOPLE  
9 ARE LIKE OH I KNOW THAT MAP BUT WHEN WE LOOK AT VARIABLES A  
10 LOT OF FOLKS WANT TO KNOW WHO ARE THE PEOPLE WE'RE  
11 PRIORITIZING AND WE HAVEN'T DEFINED THAT NECESSARILY WE HAVE  
12 FACTORS TO LOOK AT. WHO WOULD THE PEOPLE BE BUT WE'RE GOING TO  
13 BE RESEARCHING THAT MORE TRANSIT ACCESS IS A HUGE PIECE OF  
14 THIS TOOL WE LOOK AT WHERE PEOPLE LIVE BUT NOT WHERE THEY'RE  
15 GOING NOT THE MODALITY OF THEIR LIVES HOW CAN WE BETTER TELL  
16 THE STORY THAT'S SOMETHING WE'LL BE LOOKING INTO, OUTREACH  
17 FATIGUE SOMETHING WE'RE TRYING TO BE THOUGHTFUL ABOUT GOING  
18 EXTERNAL WE DON'T WANT TO JUST ASK PEOPLE HEY WHAT ARE YOUR  
19 PROBLEMS AND START THERE WE WANT TO SHARE WHAT WE HAVE HEARD  
20 SO FAR AND BOUNDARIES OF WHAT THE EPC'S TOOL IS AND HOW WE  
21 NEED THEIR INPUT AND WHAT WILL IT AFFECT SO THAT'S A DECISION  
22 SPACE, BECAUSE WE DON'T WANT FOLKS AGAIN FEELING LIKE OH I  
23 ALREADY TOLD YOU MY PROBLEMS AND WE DON'T WANT FOLKS TELLING  
24 US THINGS THAT WE DON'T THINK WE CAN ACTUALLY DO SO HOW CAN WE  
25 MAKE SURE THAT INPUT IS MOST USABLE FROM THE START. NOT



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1 WASTING THEIR TIME. THEN THE REPORT-OUT AFTER THE INTERNAL I  
2 THINK WE CAN DO THAT BEFORE WE GO IT EXTERNAL I CAN PROVIDE AT  
3 LEAST A MEMO. ACCESSIBLE SPACES CONFERENCE.

4

5 **MATT MALONEY:** MATT MALONEY DEPUTY EXECUTIVE DIRECTOR I THINK  
6 IT'S FAIR TO SAY THIS IS GOING TO BE A MULTIYEAR PROCESS SO WE  
7 WILL BE BACK TO THIS BODY ON AN ONGOING BASIS SO I THINK TO  
8 THE QUESTION WE CAN COME BACK TO THIS GROUP AND KEEP YOU UP-  
9 TO-DATE. THE ANSWER IS YES.

10

11 **NATASHA OPFELL:** COOL I ALWAYS WANT TO ASK PERMISSION BEFORE I  
12 SAY I'M GOING TO COME BACK AND TALK TO YOU GUYS. ARVELO, THANK  
13 YOU FOR BRINGING UP THE.

14

15 **HYACINTH HINOJOSA:** POCKETS MORE LIKE ECONOMIC DATA RIGHT NOW  
16 THE ECONOMIC PIECE WE LOOK AT IS RENT BURDENED AND LOW-INCOME  
17 BUT WHAT WOULD IT LOOK LIKE IF WE LOOKED AT INCOME INEQUALITY  
18 IN THESE AREAS TO FIND HIDDEN POCKETS WE HAVE PARTS OF THE SAN  
19 MATEO WHERE WE HAVE BILLIONAIRES RIGHT NEXT TO SINGLE ROOM  
20 OCCUPANCY HOUSEHOLDS SO HOW CAN WE TEASE THAT APART AND FIND  
21 OUT MORE. HUGE DEAL. THEN THE EPC'S AND THEIR DISADVANTAGED  
22 FACTORS SO THE STATE DISADVANTAGED FACTORS, I BELIEVE YOU GOT  
23 A PRESENTATION ON CALENVIROSCREEN, OR SOMETHING? ONE OF THE  
24 COMMISSIONS DID. THAT LOOKS AT -- DISADVANTAGED COMMUNITIES  
25 TOP 25 OF CALENVIROSCREEN COMMUNITIES. THAT HAS OVERLAP WITH



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1 EQUITY PRIORITY COMMUNITIES BUT NOT CONSIDERED AS PART OF THE  
2 EQUITY PRIORITY COMMUNITY FRAMEWORK. WE'RE LOOKING INTO THAT  
3 WE STARTED IN 1999 WITH THIS COMMUNITIES OF CONCERN DATA SET.  
4 SO MORE DISADVANTAGED COMMUNITIES EQUITY COMMUNITY TOOLS HAVE  
5 COME OUT. WE CAN BROADEN THE STORY AND NOT DOUBLE WORK IS WHAT  
6 WE'RE GOING TO LOOK AT WITH THIS.

7

8 **CHAIR, CARINA LIEU:** THANK YOU VERY MUCH WE'LL GO TO MEMBER  
9 SHEPHARD THEN CUSHMAN THEN HANKERSON.

10

11 **SPEAKER:** THANK YOU FOR THE PRESENTATION MY QUESTION EQUITY  
12 PRIORITY COMMUNITIES IN REGARDS TO HOUSING AND REGIONAL  
13 HOUSING NEEDS ALLOCATION AFFECT THEIR ABILITY TO GET  
14 PRIORITIES FOR EXAMPLE, IN 2025 PITTSBURG STATE PLANNING  
15 REQUIREMENTS FOR AFFORDABLE HOUSING HOW DOES THAT FACTOR INTO  
16 YOUR IDENTIFICATION DISADVANTAGED GROUPS DO EXIST AND WE NEED  
17 MORE HOUSING I THINK THEY NEED MORE HOUSING FOR SENIORS THE  
18 WAIT LIST IS THREE YEARS SO HOW DOES THE REQUIREMENTS FOR LOW-  
19 INCOME VERY LOW-INCOME HOUSING AFFECT YOUR IDENTIFICATION OF  
20 PEOPLE THAT ARE DISADVANTAGED AND NEED HOUSING?

21

22 **CHAIR, CARINA LIEU:** THANK YOU MEMBER SHEPHARD. MEMBER CUSHMAN.

23

24 **WARREN CUSHMAN:** THANK YOU FIRST OF ALL I WANT TO UPLIFT  
25 ACCESSIBLE FUTURES I THINK THAT THERE WAS HIGH BAR SET AMONGST



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1 DISABILITY COMMUNITY AROUND ACCESSIBLE FUTURES AND IT IS  
2 IMPORTANT TO CHECK BACK WITH THOSE WHO ATTENDED THOSE WHO ARE  
3 INVESTED BOTH ORGANIZATIONS AND INDIVIDUALS ALSO WANT TO TALK  
4 ABOUT DATA GATHERING AND HOW THAT WORKS THERE ARE FACTORS I  
5 THINK WHEN IT COMES TO PEOPLE WITH DISABILITIES ONE OF THEM IS  
6 EMPLOYMENT I'M GOING TO SAY THAT LARGE MAJORITY OF PEOPLE WITH  
7 DISABILITIES ARE UNEMPLOYED OR UNDEREMPLOYED THAT'S VERY  
8 SERIOUS CHALLENGE THAT WE NEED TO BE THINKING ABOUT WHEN WE  
9 LOOK AT DATA GATHERING AND WHEN WE LOOK AT OVERALL APPROACH TO  
10 EQUITY PRIORITY COMMUNITIES, AND I THINK STIGMA IS ANOTHER  
11 BENCHMARK TO THINK ABOUT. I, OBVIOUSLY, I'M TOTALLY BLIND BUT  
12 MOST FOLKS PROBABLY DON'T KNOW THAT. I AM I HAVE BEHAVIORAL  
13 HEALTH CHALLENGE. THOSE TWO THINGS ARE VERY DIFFERENT  
14 CHALLENGES. SO, I THINK WHEN WE THINK ABOUT OUTREACH, I THINK  
15 ABOUT DATA GATHERING, WE THINK ABOUT BENCHMARKS, WE NEED TO  
16 THINK ABOUT DIFFERENT CHALLENGES AND DIVERSITY THAT THE  
17 DISABILITY COMMUNITY HAS. BECAUSE WE DO HAVE DIFFERENT  
18 CHALLENGES BUT SOME THINGS THAT WE'RE MEASURING WILL COME OUT  
19 THE SAME; SOME OF THEM WILL NOT. I THINK THOSE ARE MY  
20 COMMENTS. THANK YOU.

21

22 **CHAIR, CARINA LIEU:** THANK YOU MEMBER CUSHMAN. MEMBER  
23 HANKERSON? MEMBER HANKERSON, IF YOU ARE SPEAKING, YOU'RE ON  
24 MUTE. WE CAN COME BACK TO YOU MEMBER HANKERSON.

25



MAY 1, 2026

1 **DWAYNE HANKERSON:** OKAY. I'M READY. I REALLY HAD A COMMENT AND  
2 A QUESTION. FIRST, I WANT TO RECOGNIZE STA, THE SOLANO TRANSIT  
3 AUTHORITY, BECAUSE THEY HAVE TWO DISTRICTS, ONE IS DIXON, AND  
4 THE OTHER ONE IS RIO VISTA. THEY HAVE VERY SMALL POPULATIONS,  
5 BUT THE DISABLED IN THOSE COUNTIES, THEY HAVE TO GET TO THEIR  
6 DOCTOR'S APPOINTMENTS AND SOMETIMES TO THE VA CLINIC, AND STA,  
7 THE PARATRANSIT COORDINATED COMMITTEE, THEY HAVE MADE IT WHERE  
8 YOU CAN CALL A BUS A COUPLE OF DAYS BEFORE, OR THEY WILL PAY  
9 HALF OF YOUR COMMUTE COST, BUT THEY'RE, AT LEAST, TRYING TO DO  
10 SOMETHING. AND THE OTHER THING I WANT TO COMMENT ON IS, IT'S  
11 ABOUT NEW HOUSING, WHEN IT'S BUILT. WHEN YOU GO TO THE  
12 ECONOMIC PRIORITY COMMUNITIES, IT MAY BE AN ECONOMIC PRIORITY  
13 COMMUNITY, AND THEN YOU PUT IN 20 HOUSES, OR APARTMENT  
14 COMPLEX, OR TWO APARTMENT COMPLEXES, YOU STILL GOT THE SAME  
15 PEOPLE LIVING THERE, BUT IT'S NO LONGER QUALIFIED FOR ECONOMIC  
16 PRIORITY COMMUNITY. AND I THINK THAT NEEDS TO BE LOOKED AT A  
17 LITTLE BIT MORE. BECAUSE WE GET THE HOUSING, AND THEN WE ARE  
18 GOING TO DEFEAT SOMETHING ELSE TO GET THE HOUSING, AND THEN  
19 WE'RE IN THE SAME PLACE. AND I THANK YOU.

20

21 **SPEAKER:** I THINK WE LOST HIM.

22

23 **DWAYNE HANKERSON:** NO. THOSE ARE MY COMMENTS. THANK YOU.

24

25 **CHAIR, CARINA LIEU:** OH, WE MISSED LIKE TEN SECONDS OF WHAT YOU



MAY 1, 2026

1 SAID, MEMBER HANKERSON, COULD YOU PLEASE REPEAT THAT.

2

3 **DWAYNE HANKERSON:** WAS IT PART ABOUT THE NEW HOUSING?

4

5 **CHAIR, CARINA LIEU:** I THINK THAT'S IT.

6

7 **DWAYNE HANKERSON:** WHEN WE BUILD NEW HOUSING THAT CHANGED THE  
8 ACTUAL COMMUNITY AS FAR AS LIKE HOW THEY QUALIFY FOR BEING AN  
9 ECONOMIC PRIORITY COMMUNITY, AND I THINK THERE SHOULD BE SOME  
10 KIND OF CALCULATION BECAUSE THE SAME PEOPLE THAT LIVE IN THE  
11 COMMUNITY YOU JUST PUT MORE HOUSES IN AND NOW MAYBE INSTEAD OF  
12 PEOPLE WITH \$60,000 ANNUAL INCOME, YOU GOT 80,000 LIKE 15  
13 TIMES SO IT'S KIND OF LIKE WORTH DOING SOME SELF-DEFEATING  
14 RIGHT THERE. DID YOU GUYS GET IT?

15

16 **CHAIR, CARINA LIEU:** YEAH, WE HEARD YOU. THAT MAKES SENSE. OKAY  
17 COOL. THEN THAT'S THE END OF OUR FIRST QUEUE. AND THEN MEMBER  
18 BENITEZ AND I HAVE A FEW COMMENTS THAT WE WOULD LIKE TO ADD  
19 IN. SO FROM MY END I WANT TO SPEAK TO A COUPLE THINGS ON THE  
20 YOUTH OUTREACH SIDE I STRONGLY WANT TO ENCOURAGE YOU TO LOOK  
21 AT ANY YOUTH COMMISSIONS THAT ARE OUT THERE IN ANYMORE THESE  
22 LOCAL AGENCIES SOME OF THOSE YOUNG PEOPLE JUST HAVE A LOT OF  
23 GREAT THINGS TO SAY SO STRONGLY ENCOURAGE THAT. AS WELL AS  
24 STUDENT COUNCILS IN THE DISTRICTS. IN REGARDS TO IMMIGRANT  
25 GROUPS AND UNDOCUMENTED GROUPS. YOU KNOW, AT THE CITY OF



MAY 1, 2026

1 OAKLAND, WE HAVE BEEN, SORT OF, CONVENING A LOT OF IMMIGRANT  
2 ADVOCACY GROUPS AROUND WHAT ARE THEIR NEEDS IN THE CLIMATE  
3 THAT WE'RE IN, AND I THINK ONE THING THAT HAS STOOD OUT A LOT  
4 TO ME HAS BEEN FAMILIES THAT ARE JUST IMPACTED BY SEPARATION,  
5 AND WHERE THAT CAN REALLY HURT FAMILIES ECONOMICALLY, EVEN  
6 TRANSPORTATION WISE, FOOD WISE. AND I THINK THAT THAT'S GOING  
7 TO BE A LONG-TERM IMPACT ON THESE COMMUNITIES. SO, I STRONGLY  
8 ENCOURAGE ADDING IMMIGRANT ADVOCACY GROUPS AND RAPID RESPONSE  
9 NETWORKS TO YOUR LIST OF OUTREACH ORGANIZATIONS. AND THEN,  
10 LASTLY, IT'S FUNNY YOU BROUGHT UP THE ACS SURVEY. ACTUALLY GOT  
11 SURVEYED A COUPLE WEEKS AGO BY SOMEONE. I HAPPENED TO OPEN THE  
12 DOOR. HE WAS VERY AGGRESSIVE. HE SAW US -- HE, LIKE, BANGED ON  
13 IT MULTIPLE TIMES. SO FINALLY WE SPOKE, HE WAS VERY SWEET,  
14 HE'S BEEN WORKING FOR THE CENSUS FOR, LIKE, 20 YEARS. BUT WHAT  
15 I THOUGHT WAS INTERESTING WAS HUGE SPEEDING THROUGH IT LIKE SO  
16 WHAT'S YOUR ANSWER FOR THIS OKAY I'M JUST GOING TO GO AHEAD  
17 AND CLICK THIS ARE YOU OKAY WITH THAT IT'S LIKE I GET IT YOU  
18 KNOW MOST PEOPLE I DON'T WANT TO TALK TO THEM SO HE'S JUST  
19 TRYING TO LIKE INCENTIVIZE ME LIKE WE'RE GOING TO GET THROUGH  
20 THIS BUT JUST FELT LIKE THERE WERE THINGS YOU KNOW DETAILS  
21 THAT WERE SKIPPED OVER AND IF YOU DO THIS AT A GRAND SCALE  
22 IT'S LIKE I DON'T KNOW QUALITY DATA KIND OF QUESTIONABLE SO  
23 THAT'S JUST MY ANECDOTAL EXPERIENCE AND IF THAT'S HELPFUL FOR  
24 YOU WHEN YOU SPEAK WITH THE CENSUS BUREAU IF YOU EVER DO I  
25 THINK THAT COULD BE A GOOD QUESTION JUST TO FIND OUT LIKE ON



MAY 1, 2026

1 THAT BASIS LIKE WHAT IS THAT EXPERIENCE LIKE FOR PEOPLE. THOSE  
2 ARE MY COMMENTS. TO YOU MEMBER BENITEZ.

3

4 **V. CHAIR, DIANA BENITEZ:** THANK YOU FOR THE PRESENTATION I CAN  
5 ALSO SAY MY FAMILY DOWN IN LOS ANGELES THE CENSUS HAS BEEN  
6 REACHING OUT AND THEY'RE SCARED THEY DO NOT FEEL COMFORTABLE  
7 RESPONDING SO WE HAVE TO NOTE THAT THEY ARE ESTIMATES OF  
8 ESTIMATES SO THE IMPACT OF WHAT HAS SOMETIMES BEEN USED DATA  
9 RESEARCH ANALYST BACK IN THE DAY WHEN YOU'RE LOOKING AT  
10 STATISTICAL SIGNIFICANCE SOMETIMES WHEN YOU DO BREAKDOWNS FOR  
11 PEOPLE WITH DISABILITIES OR PEOPLE OF RACE ETHNICITIES YOUTH  
12 SOMETIMES THE STATISTICAL FOLKS WILL TELL YOU IT'S  
13 STATISTICALLY NOT SIGNIFICANT SO YOU CAN'T USE IT THAT WOULD  
14 ALWAYS I ME A BIT BECAUSE I'M LIKE IT'S THE DATA WE HAVE SO I  
15 FEEL YOU AND THEN JUST WANT TO SHARE A FEW OTHER INDICATORS TO  
16 CONSIDER POTENTIALLY CLIMATE CHANGE INDICATORS SEA LEVEL RISE  
17 EXTREME HEAT LOW-INCOME INSTEAD OF FEDERAL POVERTY LEVEL  
18 INDICATOR YOU HAVE RIGHT NOW HEALTH INDICATORS COULD BE LIFE  
19 EXPECTANCY POTENTIALLY LIKE HIGH SCHOOL GRADUATION RATES AS AN  
20 ECONOMIC INDICATOR ALL OF THESE ARE AVAILABLE AT THE SENSE YOU  
21 TRACT OR DATA THAT YOU CAN TURN INTO SENSE YOU TRACTS THEN I  
22 WOULD ENCOURAGE YOU TO EXPLORE TIERED GRADIENT MODEL INSTEAD  
23 OF BINARY THEN MENTIONING CALENVIROSCREEN THERE ARE A FEW  
24 OTHERS THAT HAVE TIERED GRADIENT. THANK YOU.

25



MAY 1, 2026

1 **CHAIR, CARINA LIEU:** BALDINI.

2

3 **MICHAEL BALDINI:** I HAVE OUTREACH SUGGESTION IF I MAY ADD  
4 REGARDING FARM WORKERS UNIONIZED LABOR ARE RESPONSIBLE FOR 3%  
5 OF CALENVIROSCREEN TOTAL 800,000 FARM WORKERS I WOULD STRONGLY  
6 SUGGEST YOU CONTACT THE CALIFORNIA FARM LABOR CONTRACTORS  
7 ASSOCIATION THEY REPRESENT 45% OF THE 800,000 MANY OF PERSONAL  
8 EXPERIENCE NAPA MOST OF THEM ARE FARM WORKERS EXCUSE ME  
9 AGRICULTURAL MANAGEMENT COMPANIES THAT USE FARM LABOR  
10 CONTRACTORS OR LANDSCAPER THEY'RE GOING TO TAKE CARE OF THE  
11 VINEYARD OR THE LAWN AS AN EXAMPLE THAT GO TO SOMEBODY ELSE  
12 THEY LEAN ON LABOR CONTRACTORS I WOULD LEAN ON THEM FOR  
13 ANSWERS ON HOW DO YOU REACH FARM WORKER EMPLOYEES. THANK YOU  
14 VERY MUCH.

15

16 **CHAIR, CARINA LIEU:** THANK YOU MEMBER BALDINI. SHEPHARD?

17

18 **SPEAKER:** YOU WERE ASKING ABOUT RHNA RIGHT NOW THAT IS THE ONLY  
19 LOOKING AT EQUITY PRIORITY COMMUNITIES AS A REPORT-OUT PART OF  
20 PLANNED BAY AREA IT'S A STATIC MAP THAT DOES NOT UNDER MY  
21 UNDERSTANDING RELATE TO RHNA AT ALL.

22

23 **MATT MALONEY:** I THINK TO DATE WE HAVE NOT USED RHNA  
24 ALLOCATIONS OR COMPLIANCE WITH RHNA BY LOCAL JURISDICTIONS AS  
25 INPUT TO EQUITY PRIORITY COMMUNITIES I THINK WE SECOND THINK



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1 ABOUT THAT AND CONSIDER WHETHER THAT WOULD BE A GOOD IDEA I  
2 THINK WE CAN TAKE A LOOK AT THAT AND TO DATE WE HAVE NOT USED  
3 THAT AS AN INPUT.

4

5 **SPEAKER:** THANK YOU THEN COUNCILMEMBER CUSHMAN THANK YOU FOR  
6 TALKING AGAIN ABOUT ACCESSIBLE FUTURES CONFERENCE I THINK  
7 THAT'S GOING TO BE IMPORTANT TO USE THE CONTACT LIST IN THIS  
8 MAYBE WITH SURVEY OUTREACH IF THEY WANT TO DO ONE-ON-ONE  
9 THAT'S DEFINITELY SOMETHING WE'LL BE LOOKING AT YOU BROUGHT UP  
10 DATA UNEMPLOYED UNDEREMPLOYED THE STIGMA ABOUT  
11 INTERSECTIONALITY OF HAVING MULTIPLE DISABILITIES AT ONCE OR  
12 MULTIPLE IDENTITIES AT ONCE I FORGOT TO MENTION THAT WHEN  
13 OTHER PEOPLE BROUGHT UP TOPICS LIKE DISAGGREGATION SOMETHING  
14 WE'LL BE LOOKING AT LOOKING AT THINGS HIGH-LEVEL BY RACE OR  
15 AGE DOESN'T TELL THE FULL STORY WE'RE LOOKING AT WHAT LEVEL OF  
16 DISAGGREGATION IS NOT ONLY USEFUL BUT HELPS OUR GOALS FOR THE  
17 PROJECT RIGHT NOW WE DON'T DISAGGREGATE WHAT WOULD THAT LOOK  
18 LIKE SO WE WANT TO LET YOU KNOW THAT'S SOMETHING WE'RE  
19 CONSIDERING. HANKERSON YOU BROUGHT UP SOLANO TRANSIT AUTHORITY  
20 WE THINK WILL DEFINITELY LOOK INTO THOSE THEN TO YOUR POINT  
21 ABOUT HOUSING AS WELL AS HEARD IN THE LAST EPC'S UPDATE  
22 BAYVIEW-HUNTERS POINT GOING TO BE TAKE TEN OFF THE EPC'S MAP  
23 FOR THE EXACT USE CASE KIND OF SITUATION YOU LISTED IT WENT  
24 FROM 4,000 TO 8,000 RESIDENTS NO CHANGE IN THE AMOUNT OF LOW-  
25 INCOME RESIDENTS BUT THE POPULATION CHANGED SO IT SHIFTED THE



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1 MEAN WE'LL LOOK AT A LOT OF THOSE INSTANCES FROM LAST UPDATE  
2 SEEING EXACTLY WHAT HAPPENED IT'S DIFFERENT TRACT BY TRACT AND  
3 TAKES A LOT OF DATA ANALYSIS BUT THOSE ARE THINGS WE DON'T  
4 WANT TO PENALIZE ANYBODY FOR DENSITY WE DON'T WANT TO NOT BE  
5 SEEING THINGS. WE'LL BE LOOKING INTO THAT IN THE NEW UPDATE.  
6 YOUTH OUTREACH RECOMMENDATIONS CHAIR LIEU ADDING RAPID  
7 RESPONSE NETWORKS I THINK THE IMMIGRANT POPULATION IS GOING TO  
8 BE KEY AS WE MOVE FORWARD THERE IS MORE DISTRUST THAN EVER IN  
9 THE CENSUS IF SOMEONE'S NOT RAPPING AT YOUR DOOR ARE YOU GOING  
10 TO OPEN IT THESE DAYS I'M NOT SURE ABOUT THAT THAT'S SOMETHING  
11 WE DEFINITELY HAVE TO THINK ABOUT HOW TO BOLSTER THE DATA WITH  
12 SETS AND YOUR POINTS ABOUT HEALTH INDICATORS ENVIRONMENT  
13 INDICATORS LIKE EXTREME HEAT THEN HOW WE CAN GET DEEPER INTO  
14 ECONOMIC INDICATORS AND I HOPE WE HAVE MORE UPDATES ONCE WE  
15 HEAR THE INTERNAL ENGAGEMENT TO SEE HOW WE START THINKING  
16 ABOUT ALL THESE THINGS.

17

18 **CHAIR, CARINA LIEU:** THANK YOU NATASHA I WANT TO GIVE AN  
19 OPPORTUNITY TO ANY COUNCIL MEMBERS WHO DIDN'T RAISE THEIR HAND  
20 FIRST ROUND TO CHIME IN. MEMBER TRACHTENBERG, HARSHFIELD. AND  
21 -- OKAY. GO AHEAD, MEMBER TRACHTENBERG.

22

23 **GAETANO TRACHTENBERG:** I WANT TO EXPRESS MY GRATITUDE FOR ALL  
24 OF YOUR GREAT QUESTIONS AND INSIGHTS AND TO STAFF IMPRESSED  
25 WITH YOUR ABILITY TO SYNTHESIZE ALL OF THIS AND BE RESPONSIVE.



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1 I WANT TO ECHO WHAT COUNCILMEMBER ORANTES THROUGH THE CHAIR  
2 SPECIFICALLY JUST APPRECIATING EXAMPLES THAT YOU'RE PROVIDING  
3 FROM STAFF'S PERSPECTIVE ABOUT HOW TOOLS HAVE BEEN USED IN THE  
4 FRAMEWORK AND CONSIDERED I WOULD LOVE TO HEAR AT FUTURE  
5 REPORTS SOME MORE DETAIL I THINK IT WOULD PROVIDE MORE  
6 GENERATIVE OPPORTUNITIES TO UNDERSTAND TANGIBLY WHAT HAVE BEEN  
7 LIMITATIONS OF THE TOOLS YOU'RE WORKING WITH WHAT ARE THE  
8 WANTS AND NEEDS FROM STAFF PERSPECTIVE ULTIMATELY THIS FLOWS  
9 TO THE PROGRAMS AND PLANS THAT YOU ALL ARE CREATING. SO THAT  
10 WOULD BE HELPFUL.

11

12 **CHAIR, CARINA LIEU:** THANK YOU MEMBER TRACHTENBERG. SAATHODD-  
13 HARSHFIELD?

14

15 **PETER SAATHODD-HARSHFIELD:** YES, I HAD A COUPLE SUGGESTIONS OF  
16 ORGANIZATIONS RELATED TO BLIND PEOPLE. BUT I DIDN'T SEE ON THE  
17 LIST. ONE IS EAST BAY CENTER FOR THE BLIND I'M FROM SANTA  
18 CLARA COUNTY, BUT I KNOW PEOPLE AT THE EAST BAY CENTER FOR THE  
19 BLIND. SO THE VISTA CENTER IN PALO ALTO, JUST A COUPLE MORE  
20 GROUPS OF BLIND PEOPLE WHO MAY BE WORTH TALKING TO. THE OTHER  
21 THING I WAS WONDERING ABOUT, IS, LIKE, I THINK AS THE  
22 POPULATION, AS WE HAVE A LOT OF PEOPLE GETTING OLDER, THAT'S  
23 GOING TO BE A LOT OF PEOPLE BECOMING DISABLED, AND AS OTHERS  
24 HAVE MENTIONED THAT'S KIND OF SPREAD OUT TOTALLY AT RANDOM BUT  
25 IT'S MUCH MORE DISPERSED THAN, LIKE, OTHER GROUPS WE'RE



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1 TALKING ABOUT. I'M WONDERING HOW THAT, SORT OF, PROJECTIONS  
2 OF, LIKE HOW THAT WILL CHANGE IN THE FUTURE, AS MORE PEOPLE  
3 GET OLDER, LIKE HOW THAT PLAYS INTO THIS AND ALSO, LIKE, YOU  
4 KNOW, A LOT OF THE PLACES THAT PEOPLE LIVE ARE FUNDAMENTALLY  
5 NOT VERY ACCESSIBLE PLACES, AND WHEN I THINK ABOUT  
6 DISPLACEMENT, IT'S, LIKE, IS IT A BAD THING FOR MANY DISABLED  
7 PEOPLE TO HAVE TO, OR CHOOSE TO MOVE TO A PLACE THAT IS, YOU  
8 KNOW, DENSER, OR MORE ACCESSIBLE TO THEM. YOU KNOW, IS THAT  
9 NECESSARILY A BAD THING? I DON'T KNOW. BUT YEAH, THAT'S IT.

10

11 **CHAIR, CARINA LIEU:** THANK YOU MEMBER HARSHFIELD. GO AHEAD  
12 STAFF.

13

14 **NATASHA OPFELL:** THANK YOU FOR THOSE POINTS. I THINK TO  
15 COUNCILMEMBER TRACHTENBERG'S SESSION, I THINK THE NEXT TIME WE  
16 COME BACK THIS IS A MULTI-YEAR PROCESS IT'S NOT ONLY SHARING  
17 WHAT WE HAVE HEARD BUT WHEN WE START TO PUT PEN TO PAPER AND  
18 LOOK AT LIMITATIONS WHAT ARE TRADEOFFS I THINK COMING BACK  
19 WITH MORE CLEAR EXAMPLES OF WHAT ARE THE TOUGH PARTS OF THE  
20 TOOL [LAUGHTER] THANK YOU FOR THAT DIRECTION I THINK THAT WILL  
21 SPUR MORE IN-DEPTH CONVERSATION. THANK YOU MEMBER HARSHFIELD  
22 FOR THE POINTS AROUND ORGANIZATION THAT WORK WITH THE BLIND  
23 AND PENINSULA IN SOUTH BAY AND THE POINT ABOUT PROJECTIONS HOW  
24 THIS TOOL CAN HELP WITH THAT IT DOESN'T RIGHT NOW AGAIN THE  
25 SNAPSHOT AND AT THAT POINT OF PUBLISHING BECOMES DATED ALREADY



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1 SO FIVE-YEAR DATA SETS FROM ACS DO HAVE A LAG FOR PLANNED BAY  
2 AREA 2050+, FIVE-YEAR DATA SET STOPPED AT 2022 SO IT'S ALREADY  
3 KIND OF OLD I THINK MORE ABOUT PROJECTIONS THE PLAN CONTEXT  
4 WHICH YOU WILL HEAR ABOUT SOON THEY DO THROUGH MODELING SO  
5 MAYBE THAT'S SOMETHING WE CAN THINK ABOUT USE MODELING DATA IF  
6 WE SHOULD, SHOULDN'T, WHAT THAT WOULD LOOK LIKE.

7

8 **CHAIR, CARINA LIEU:** THANK YOU. JUST WANT TO APPRECIATE YOU FOR  
9 BRINGING THIS FORWARD EARLY FOR ALL OF US. MEMBER CHANG, HAD  
10 ADDITIONAL?

11

12 **AMANDA CHANG:** THROUGH THE CHAIR, I HAVE A LOGISTICS QUESTION.  
13 YOU MENTIONED IF WE HAVE OTHER THINGS THAT WE COULD REACH OUT,  
14 IS THAT VIA E-MAIL TO YOU? BECAUSE I HAVE SUGGESTION OF MAYBE  
15 MAKE IT EASIER FOR YOU TO TRACK WHAT WE'RE SAYING, BECAUSE  
16 LIKE SO MANY ORGANIZATION NAMES, IF THERE IS SOME FORM  
17 FEEDBACK FORM, MIGHT MAKE IT EASIER FOR US TO TRACK AND COME  
18 BACK FOR A LOT OF SESSIONS THAT MIGHT BE HELPFUL FOR TRACKING  
19 OVERALL SEVERAL MEETINGS WHAT WE'RE SAYING. IF IT'S VIA E-  
20 MAIL, EASIER, TOTALLY OPEN TO THAT. LET US KNOW WHO WE SHOULD  
21 CONTACT.

22

23 **NATASHA OPFELL:** I'M OPEN TO EXPERIMENTING AND TRY FEEDBACK  
24 FORMS, WHAT NOT. NOT SURE WHAT'S RECOMMENDED TO REACH OUT.

25



MAY 1, 2026

1 **KY-NAM MILLER:** WE DEFAULT TO E-MAIL. IF EVERYONE WANTS FORM WE  
2 CAN DO FORM. I'LL PICK IT UP WITH NATASHA AND MAKE SURE YOU  
3 TWO ARE CONNECTED, AND ANYONE, WITH NATASHA WHO HAS FOLLOW UP.

4

5 **CHAIR, CARINA LIEU:** ONCE AGAIN, THANK YOU MEMBER CHANG FOR THE  
6 SUGGESTION. SO, YEAH, ONCE AGAIN THANK YOU STAFF FOR THE EARLY  
7 PRESENTATION. I ALSO WANT TO THANK THE COUNCIL MEMBERS FOR  
8 THOUGHTFUL INSIGHTFUL COMMENTS AND QUESTIONS. WE'RE MOVING TO  
9 OUR NEXT AGENDA ITEM.

10

11 **CLERK, FRED CASTRO:** EXCUSE ME, CHAIR LIEU, WE SHOULD ASK FOR  
12 PUBLIC COMMENT.

13

14 **CHAIR, CARINA LIEU:** I'M SO SORRY. LET ME SEE. WE'RE NOT MOVING  
15 TO THE NEXT AGENDA ITEM. WILL THE CLERK PLEASE INFORM US OF  
16 PUBLIC COMMENT SUBMITTED FOR THIS ITEM AND WHETHER THERE ARE  
17 MEMBERS OF THE PUBLIC WHO WISH TO PROVIDE PUBLIC COMMENT?

18

19 **CLERK, FRED CASTRO:** YES, MA'AM. ON THIS ITEM, NO WRITTEN  
20 COMMENTS RECEIVED. NO MEMBERS OF THE PUBLIC IN THE BOARDROOM  
21 FOR PUBLIC COMMENT. NONE IN THE ATTENDEE SPACE. THANK YOU.

22

23 **CHAIR, CARINA LIEU:** THANK YOU. WE CAN MOVE ON TO AGENDA ITEM  
24 FOUR PLANNED BAY AREA 2060 INTRODUCTION TO PLANNED BAY AREA  
25 REFLECTING ON PAST PLANS AND LOOKING AHEAD TO THE NEXT MAJOR



MAY 1, 2026

1 UPDATE PLANNED BAY AREA 2060 KICKS OFF THIS YEAR AS MAJOR  
2 MTC/ABAG PLANNING EFFORT FOR THE NEXT FOUR YEARS IT'S AN  
3 INFORMATION ITEM. MICHAEL MEEHAN WILL YOU PLEASE GIVE US THE  
4 REPORT? AND PLEASE CORRECT ME IF I AM WRONG IF I MISPRONOUNCE  
5 YOUR NAME.

6

7 **MICHAEL MEEHAN:** MEEHAN. MEE-HAN. I'M MICHAEL MEEHAN PRINCIPLE  
8 PLANNER WITH REGIONAL PLANNING PROGRAM AND I'LL BE THE PROGRAM  
9 MANAGER PROJECT MANAGER FOR PLANNED BAY AREA 2060 GOOD MORNING  
10 COUNCIL MEMBERS IT'S NICE TO MEET YOU ALL, CHAIR LIEU AND VICE  
11 CHAIR BENITEZ, IF WE COULD GET TO THE NEXT SLIDE PLEASE. SO  
12 TODAY'S PRESENTATION, THIS IS -- OH, ONE BACK. THANK YOU SO  
13 MUCH. TODAY'S PRESENTATION IS SPLIT INTO TWO PARTS. A BIT OF  
14 BACKGROUND ABOUT PLANNED BAY AREA IN GENERAL AND THEN AN  
15 OVERVIEW OF WHAT WE'RE LOOKING AHEAD TO IN PLANNED BAY AREA  
16 2060 SO IN TERMS OF BACKGROUND. OKAY. I WILL LEAN IN HERE. THE  
17 PLAN PURPOSE AS WELL AS REGULATORY REQUIREMENTS ARE WHAT WE'LL  
18 COVER AS WELL AS HOW WE'RE VIEWING IN AN OVERARCHING WAY, A  
19 PROGRESSION OF THE PAST PLANS WE HAVE SEEN, PAST ITERATION OF  
20 THIS PLANNED BAY AREA THEN GET INTO PLANNED BAY AREA 2060 IN  
21 TERMS OF KEY CONTEXT REFLECTIONS AND OPPORTUNITIES LOOKING  
22 BACKWARDS AND FORWARDS AS WELL AS SCOPE DEVELOPMENT WE'RE  
23 DOING TODAY THEN AT THE END OF THE PRESENTATION WE'LL HAVE A  
24 QUICK OVERVIEW OF NEXT STEPS AS WELL AS SOME QUESTIONS FOR THE  
25 COUNCIL. NEXT SLIDE PLEASE. NEXT SLIDE, PLEASE. THANK YOU. SO,



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1 AS A BIT OF BACKGROUND, PLANNED BAY AREA IS THE REGION'S LONG  
2 RANGE PLAN THAT SERVES AS OUR RTP, OUR REGIONAL TRANSPORTATION  
3 PLAN, AS WELL AS THE SCS, OUR SUSTAINABLE COMMUNITIES  
4 STRATEGY. IMPORTANTLY, IT INTEGRATES THESE TWO REQUIREMENTS AS  
5 WELL AS A NUMBER OF OTHER FACTORS. SO, WE'RE LOOKING AT  
6 TRANSPORTATION, LAND USE, AND ENVIRONMENT, PRIMARILY. A LOT OF  
7 THE PLAN IS FOCUSED ON GROWTH NEAR TRANSIT FOSTERING  
8 COMMUNITIES THAT ARE COMPLETE, CONNECTED AFFORDABLE, AND  
9 RESILIENT AND IMPORTANTLY IT SETS PRIORITIES FOR THE REGION,  
10 NOT MANDATES, OFFERS A VISION AND A FRAMEWORK WHILE RESPECTING  
11 LOCAL LAND USE AUTHORITY. AND IMPORTANTLY AS WE'LL TALK ABOUT  
12 A LITTLE BIT IN THE FOLLOWING SLIDES, THE PLAN E ARE SOLVES  
13 WITH THE EMERGING NEEDS AND CHALLENGES OF THE REGION  
14 DELIVERING ON RESULTS THROUGH STRONG PARTNERSHIPS AND LOCAL  
15 LEADERSHIP. NEXT SLIDE PLEASE. SO, HERE ARE NOT ALL BUT MANY  
16 OF THE IMPORTANT REGULATORY REQUIREMENTS THAT PLANNED BAY AREA  
17 MUST MEET. ON THE LEFT OF THE TABLE, SHOWN HERE, ARE DIFFERENT  
18 TOPIC AREAS, ON THE RIGHT ARE KIND OF SIMPLIFICATION OF THE  
19 REGULATORY REQUIREMENTS. SO, IN TERMS OF TIMING AND  
20 COORDINATION, THE PLAN IS UPDATED EVERY FOUR YEARS AND WE  
21 COORDINATE, AS WE SAID BEFORE, TRANSPORTATION, HOUSING, AND  
22 LAND USE, AMONG OTHER DYNAMICS. IN TERMS OF COMMUNITY  
23 ENGAGEMENT, THE PLAN MUST ENGAGE COMMUNITY THROUGH A ROBUST  
24 AND COLLABORATIVE PROCESS, AS WELL AS COMPLY WITH CIVIL RIGHTS  
25 ACT OF 1964 TITLE SIX REQUIREMENTS. WITH REGARD TO



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1 TRANSPORTATION, THE PLAN MUST IDENTIFY A TRANSPORTATION  
2 NETWORK THAT SERVES REGIONAL NEEDS AND PRODUCE FISCALLY  
3 CONSTRAINT -- A FISCALLY CONSTRAINED TRANSPORTATION PROJECT  
4 LIST. AND WITH REGARD TO HOUSING, THE PLAN MUST ACCOMMODATE  
5 FUTURE GROWTH ACROSS ALL ECONOMIC SEGMENTS IN THE REGION. AND  
6 LASTLY, ENVIRONMENT HERE, THE PLAN MUST MEET REGIONAL PER  
7 CAPITA GREENHOUSE GAS REDUCTION TARGETS THAT'S SET BY THE  
8 STATE AS WELL AS ACHIEVE AIR QUALITY GOALS UNDER THE FEDERAL  
9 CLEAN AIR ACT. SO, ONCE AGAIN, THIS IS NOT A COMPREHENSIVE  
10 LIST, BUT MANY OF THE KIND OF KEY POINT THAT WE HAVE TO MEET  
11 THROUGH THE PLAN. NEXT SLIDE, PLEASE. SO, HERE WE'RE LOOKING A  
12 BIT AT THE EVOLUTION OF THE PLAN OVER TIME. THE FIRST PLANNED  
13 BAY AREA BY NAME WAS ADOPTED IN 2013. THIS WAS THE FIRST  
14 INTEGRATION OF THESE DIFFERENT COMPONENTS AND DYNAMICS THAT  
15 WE'RE TALKING ABOUT. AND THE SUBSEQUENT MINOR UPDATE, PLANNED  
16 BAY AREA 2040 WAS ADOPTED IN 2017. AND BOTH OF THESE,  
17 PARTICULARLY IN POLICIES AND INVESTMENTS WERE MORE NARROWLY  
18 TAILORED TO ADDRESS REGULATORY REQUIREMENTS OF THESE PLANNING  
19 DOCUMENTS. NEXT SLIDE PLEASE. THAT'S A BIT IN CONTRAST TO AS  
20 THE PLAN EVOLVED THROUGH PLANNED BAY AREA 2050 WHICH WAS  
21 ADOPTED IN 2021, THE PRIORITIES EXPANDED AND THE SCOPE OF THE  
22 PLAN ITSELF EXPANDED. SO, WE STARTED TO TAKE A MORE  
23 COMPREHENSIVE APPROACH. PLANNED BAY AREA 2050 WAS THE FIRST  
24 MAJOR UPDATE. AND I'LL TALK A LITTLE BIT MORE ABOUT WHAT THAT  
25 MEANS. BUT IN A SIMPLE SENSE WAS A COMPREHENSIVE OVERVIEW OF,



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1 OVERHAUL OF THE DIFFERENT PLANNING ASSUMPTION AND OTHER  
2 COMPONENTS THAT MADE UP THE PLAN. PLANNED BAY AREA 2050+, JUST  
3 ADOPTED THIS YEAR, WAS A MINOR UPDATE TO PLANNED BAY AREA  
4 2050. AND TOGETHER THESE TWO PLANS REPRESENT A SHIFT INTO A  
5 MORE VISIONARY AND ASPIRATIONAL APPROACH ADDRESSING REGIONAL  
6 CHALLENGES WITH AN AMBITIOUS, WHAT WOULD IT TAKE APPROACH TO  
7 PLANNING FOR THE REGION. NEXT SLIDE PLEASE. AS A BRIEF  
8 OVERVIEW OF PLANNED BAY AREA 2050+ I UNDERSTAND SOME OF YOU  
9 MAY BE NEW TO THIS SOME OF THE COUNCIL MAY HAVE HAD EXPOSURE  
10 TO THIS OVER THE LAST SEVERAL YEARS. BUT 2050+ REALLY LAYS OUT  
11 HOW THE REGION CAN ACCOMMODATE 900,000 NEW HOUSEHOLDS AND MORE  
12 THAN 1.3 MILLION NEW JOBS BY THE YEAR 2050 AND IT'S STRUCTURED  
13 AROUND FOUR ELEMENTS WITH 11 THEMES AND 35 STRATEGIES. AND  
14 TOGETHER THESE DIRECT OVER \$1.4 TRILLION IN INVESTMENTS TOWARD  
15 BAY AREA TRANSPORTATION, HOUSING, ECONOMIC DEVELOPMENT, AND  
16 ENVIRONMENTAL RESILIENCE. IT'S EXPECTED TO MEET OUR 2035  
17 TARGET OF A 19% PER CAPITA REDUCTION IN VEHICLE EMISSIONS,  
18 COMPARED TO THE LEVEL IN 2005. AND IN PUTTING THIS PLAN  
19 TOGETHER, REGION-WIDE OUTREACH RESULTED IN INPUT FROM OVER  
20 17,600 RESIDENTS THROUGH A NUMBER OF DIFFERENT ACTIVITIES AND  
21 INPUTS, INCLUDING POP-UP WORKSHOPS, ONLINE SURVEYS,  
22 PARTNERSHIPS WITH 22 COMMUNITY-BASED ORGANIZATIONS. SO, THIS  
23 JUST GIVES YOU A SENSE FOR THE KEEP SCOPE OF THE LAST  
24 ITERATION OF THIS PLAN AS WE'RE LOOKING AHEAD TO 2060. NEXT  
25 SLIDE. SO, LOOKING BACK TO THAT -- THAT -- THE EXAMPLE OF



MAY 1, 2026

1 2050+ AND THE ROLE OF THE PRED ASSESSOR POLICY ADVISORY  
2 COUNCIL THERE IS A SIGNIFICANT INPUT AS A RESULT OF THE  
3 FEEDBACK FROM THE COUNCIL PARTICULARLY IN APPROACHES AND  
4 PRIORITIES FOR COMMUNITY ENGAGEMENT SO WE EXPECT TO LOOK  
5 FORWARD TO THE SAME BEING THE CASE FROM THIS COUNCIL  
6 THROUGHOUT THE DEVELOPMENT PROCESS OF PLANNED BAY AREA 2060  
7 SOME EXAMPLES SHOWN ON THIS SLIDE BY ELEMENT PARTICULARLY I'LL  
8 NAME THEM HERE TRANSPORTATION ELEMENT AS A RESULT OF COUNCIL  
9 FEEDBACK WE SAW EXPANDED INVESTMENTS IN PARATRANSIT  
10 IMPROVEMENTS EMPHASIZING TRANSIT SERVICE FREQUENCIES AND SPEED  
11 CUSTOMER EXPERIENCE SAFETY SECURITY NETWORK INTEGRATION WITH  
12 REGARD TO ENVIRONMENT ELEMENT WE SAW EXPANDING COMMUNITY PARKS  
13 AND EMPHASIZING NEW PARKS BE DESIGNED FOR ALL AGES AND  
14 ABILITIES SUPPORTING ACCESSIBILITY RETROFITS TO MAKE HOMES  
15 SAFER FOR RESIDENTS WITH DISABILITIES AS WELL AS SOME OTHER  
16 HOUSING RELATED COMPONENT FEEDBACK THAT WE RECEIVED RESULTED  
17 IN PRIORITIZING HOUSING SECURITY AS WELL AS ENSURING THAT  
18 HOMES DESIGNED FOR PEOPLE ARE DESIGNED FOR PEOPLE OF ALL AGES  
19 AND ABILITIES. NEXT SLIDE. PIVOTING A BIT TO CONTEXT FOR  
20 PLANNED BAY AREA 2060 A COUPLE OF THINGS THAT ARE NOTEWORTHY  
21 AND NEW HERE WE USED THE TERM'S MINOR AND MAJOR UPDATE THEY'RE  
22 ALL SIGNIFICANT UNDERTAKINGS HOWEVER IN 2060 PLAN WILL BE THE  
23 FIRST SINCE PLANNED BAY AREA 2050 WHERE WE ARE REEVALUATING A  
24 LOT OF THE CORE COMPONENTS AND WE CALL THAT MAJOR UPDATE IN  
25 ADDITION TO THAT THERE ARE SOME SHIFTING LANDSCAPE IN TERMS OF



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1 THE STATE PLANNING REQUIREMENTS AND SO SENATE BILL 375 WHICH  
2 GOVERNS THE PLAN IN TERMS OF SUSTAINABLE COMMUNITY STRATEGY  
3 THAT IS BEING MODERNIZED THROUGH THE STATE LEGISLATURE THROUGH  
4 SENATE BILL 1087 YOU WILL HEAR MORE ABOUT THAT SO THAT MAY  
5 RESULT IN DIFFERENT STATE PLANNING REQUIREMENTS FOR THE PLAN  
6 THEN WE'RE ALSO SEEING AT THE STATE LEVEL A GREENHOUSE GAS  
7 TARGET DETERMINATION TENTATIVELY COMING IN LATE 2026 THAT  
8 WOULD REVISE THE CURRENT TARGET AS WELL AS POTENTIALLY REVISED  
9 CARB GUIDELINES THAT WE'RE EXPECTING IN LATE 2027. YOU WILL BE  
10 HEARING ABOUT THE INTERSECTION WITH RHNA AS WELL AS RHNA CYCLE  
11 SEVEN ALIGNS WITH THE MAJOR UPDATE OF PLANNED BAY AREA AND  
12 JUST REALLY BROAD OVERVIEW AND STATE PROVIDING US WITH  
13 REGIONAL HOUSING NEEDS DETERMINATION FOR RHND, AND THAT'S  
14 EXPECTED MID-PLAN CYCLE, SO IN 2028. ABAG THEN DEVELOPS THE  
15 METHODOLOGY TO CONVERT THAT RHND INTO LOCAL RHNA OR REGIONAL  
16 HOUSING NEEDS ALLOCATION REQUIREMENTS. AND IT'S REQUIRED TO BE  
17 INFORMED BY THE REGIONAL PLAN. SO THERE WILL BE OVERLAP AND  
18 INTERSECTION SOMEWHAT TO BE DETERMINED BETWEEN THE UPDATE TO  
19 PLANNED BAY AREA, AS WELL AS RHNA CYCLE SEVEN. NEXT SLIDE  
20 PLEASE. SO, IN TERMS OF OUR SCOPING OF THE PLAN, WE HAVE BEEN  
21 LOOKING A LOT AT PAST PLANS AND REFLECTING ON THE CHALLENGES  
22 AND OPPORTUNITIES, LOOKING FOR LESSONS THAT WE CAN LEARN FROM  
23 AS WE BEGIN TO SCOPE OUT AND PREPARE FOR LAUNCHING PLANNED BAY  
24 AREA 2060. SO, THERE IS A LOT, AND IT WAS A VERY THOROUGH  
25 EFFORT THAT STAFF UNDERTOOK, BOTH INTERNALLY AND EXTERNALLY TO



MAY 1, 2026

1 GET REFLECTIONS ON WHAT WENT WELL AND WHAT COULD GO BETTER IN  
2 THE PAST PLAN. KEY LESSONS WE ZONED IN HERE ARE ASPIRATIONAL  
3 VISION OF THE LAST COUPLE OF PLANS CAN FEEL REMOVED FROM DAY-  
4 TO-DAY REALITIES AND SOMETIMES HINDER THE NEAR-TERM  
5 PRIORITIZATION OF THE PLAN. INHERENTLY COMPLEX CONTENT OFTEN  
6 UNCLEAR AND CAN BE DIFFICULT TO MAKE EASY FOR DIVERSITY OF  
7 POPULATIONS TO NAH FATE AND FUNDAMENTALLY AT THE SCALE OF LONG  
8 RANGE AND REGION-WIDE PLANNING CAN BE DIFFICULT TO TRANSLATE  
9 INTO IMPLEMENTATION THAT IS BOTH NEAR-TERM AND AT THE LOCAL  
10 LEVEL. NEXT SLIDE. WITH A BIT MORE DETAIL HERE LOOKING AT SOME  
11 OF THOSE CHALLENGES AS WELL AS AHEAD TO SOME OPPORTUNITIES FOR  
12 SCOPING OF THE PLANNED BAY AREA 2060 PROCESS. THESE ARE  
13 CATEGORIZED HERE SIMPLY AS ENHANCING PLAN UTILITY, STRENGTHEN  
14 BEING THE FOUNDATIONS TO EXPLORE UNCERTAINTY THROUGH THE PLAN,  
15 AS WELL AS ELEVATING EMERGING PLANNING PRIORITIES. SO, I'LL  
16 TALK A LITTLE BIT MORE ABOUT EACH OF THESE AND WHAT THEY MEAN.  
17 WHEN WE TALK ABOUT PLAN UTILITY WE'RE TALKING ABOUT A COUPLE  
18 THINGS. HOW DO WE PRESENT A CLEAR NARRATIVE THAT CONNECTS LONG  
19 RANGE PLANNING TO A DIVERSITY OF EVERYDAY CONCERNS AND HOW DO  
20 WE IMPROVE THE OVERALL USABILITY AND THE PUBLIC ENGAGEMENT OF  
21 THE PLAN BY MAKING THAT COMPLEX CONTENT MORE READILY  
22 APPLICABLE FOR IMPLEMENTATION AND MORE LEGIBLE AND INTUITIVE  
23 FOR ALL THE INTENDED AUDIENCES. IN THE SECOND COLUMN LOOKING  
24 AT STRENGTHENING FOUNDATIONS AND EXPLORING UNCERTAINTY. HERE  
25 WHAT WE'RE REFERRING TO IS HOW TO GROUND THE PLAN IN A



MAY 1, 2026

1 PRACTICAL SYNTHESIS OF A BUNCH OF DIFFERENT DYNAMICS SO WHAT  
2 ARE THE EMERGING TREND, WHAT ARE THE EXISTING CONDITIONS IN  
3 THE REGION AND WHAT IS OUR SHARED REGIONAL VISION FOR THE  
4 HORIZON YEAR OF 2060. WE'RE ALSO TALKING ABOUT HOW WE CAN  
5 REALLY EXAMINE FUTURE UNCERTAINTIES THAT ARE RELEVANT TO THE  
6 PLAN AND THAT ARE BEYOND OUR REGIONAL GOAL AND HOW DO WE ADAPT  
7 TO THOSE THEN LASTLY HOW DO WE EVALUATE THE EFFECTS OF  
8 MULTIPLE GROWTH AND FUNDING TRAJECTORY ANDS HOW DOES THAT  
9 IMPACT THE STRATEGIES AND IMPLEMENTATION WAS THE PLAN. IN THE  
10 RIGHT COLUMN WE'RE TALKING ABOUT PLANNING PRIORITIES AND HOW  
11 WE CAN ELEVATE THEM THROUGH PLANNED BAY AREA 2060. A COUPLE TO  
12 CALL OUT HERE, HIGHLIGHT COST EFFECTIVENESS AND KEY TRADEOFFS  
13 IN STRATEGY AND PROJECT PRIORITIZATION WILL BE KEY DURING THIS  
14 PLAN. WE WANT TO ADVANCE THE FOCUS ON EQUITABLY IMPROVING  
15 AFFORDABILITY AND REDUCING HOMELESSNESS. AND WE ALSO HAVE A  
16 FOCUS ON REVISING THE LAND USE FRAMEWORK, PARTICULARLY TO  
17 STRENGTHEN RESILIENCE TO CLIMATE AND HAZARD RISK AND TO THINK  
18 ABOUT HOW THAT INTERSECTS WITH HOUSING AND THE OTHER  
19 COMPONENTS OF THIS PLAN. NEXT SLIDE PLEASE. SO, ON THIS SLIDE  
20 HERE, WE HAVE SIX IMAGES AND SOME CAPTIONS THAT ARE KIND OF  
21 INTENDED TO PORTRAY SOME OF THE PRESSING TOPICS AND QUESTIONS  
22 THAT WE'LL BE TRYING TO ACCOMMODATE AND EXPLORE THROUGH THE  
23 PLANNING PROCESS. SO, REALLY WHAT WE'RE INTENDING HERE IS NOT  
24 TO REPRESENT A COMPREHENSIVE LIST OF THE DIFFERENT PRESSING  
25 TOPICS OR QUESTIONS THAT WE'LL BE LOOKING AT, BUT GIVING SOME



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1 EXAMPLES AND HOPING TO GET FEEDBACK FROM THE COUNCIL MEMBERS  
2 IN TERMS OF WHAT YOU AND YOUR COMMUNITIES BELIEVE WILL BE THE  
3 IMPORTANT FOCAL POINTS AND HOW WE CAN ORGANIZE OUR PLANNING  
4 WORK AND EXPLORE THOSE IMPORTANT ISSUES. SO TO CALL OUT A FEW  
5 HERE SOME OF THE PRESSING QUESTIONS THAT THE PLANNING PROCESS  
6 COULD INCLUDE IS HOW WILL UNCERTAINTY IN STATE AND FEDERAL  
7 FUNDING IMPACT FISCAL SUSTAINABLE IN THE PLAN, TO WHAT EXTENT  
8 WILL AUTONOMOUS VEHICLES AND ARTIFICIAL INTELLIGENCE IMPACT  
9 THE REGIONAL ECONOMY AND COMMUTE PATTERNS HOW MIGHT WE  
10 MITIGATE CLIMATE RISK LIKE WILDFIRE AND SEA LEVEL RISE WHILE  
11 ALSO ADDRESSING HOUSING AVAILABILITY AND AFFORDABLE AND WHERE  
12 WILL DEMOGRAPHIC SHIFTS INFLUENCE HOUSING AND WORKFORCE AND  
13 MOBILITY NEEDS. NEXT SLIDE. NOW WE'RE GETTING INTO PROPOSED  
14 AREAS OF WORK AND THIS IS HIGH-LEVEL WAY TO THINK ABOUT THE  
15 DIFFERENT PHASES OF THE PLAN. SO, THIS WILL BE ROUGHLY A FOUR-  
16 YEAR PLANNING EFFORT IN THIS YEAR AND NEXT YEAR WE WILL BE  
17 WORKING ON A FOUNDATIONS TRACTIVE WORK THIS IS WHERE WE'RE  
18 GOING TO TRY TO LEVEL-SET WHERE THE BAY AREA IS TODAY  
19 REAFFIRMING THE PLAN'S VISION AND CRITICALLY EVALUATING THE  
20 LAND USE FRAMEWORK AND EXISTING STRATEGIES THAT ARE IN PLAN  
21 2050+ DURING THIS TIME AS WELL WE'LL LOOK THROUGH THIS OUTLOOK  
22 AREA OF WORK TO RESEARCH AND CONTEND WITH THE UNCERTAINTY OF  
23 DIFFERENT EXTERNAL FORCES PREPARING SCENARIOS IN SCENARIO  
24 PLANNING EXERCISES TO EVALUATE THE TRADEOFFS THROUGH FORECAST  
25 AND PLANNING ASSUMPTIONS THAT WE'RE USING AND THOSE WILL TRACK



MAY 1, 2026

1 WORK CONVERGE IN YEARS 2027 AND 2029 TRANSITION INTO THE  
2 BLUEPRINT PHASE AND SO THIS IS WHERE WE WILL ITERATIVELY  
3 UPDATE THE DIFFERENT COMPONENTS OF THE PLAN, ASSEMBLE THE  
4 STRATEGIES AND LAND USE FRAMEWORK AND PROJECTS INTO BLUEPRINT  
5 THEN ANALYZE PERFORMANCE AND FORECASTED OUTCOMES OF THOSE  
6 COMBINED STRATEGIES LAND USE AND PROJECTS AND ITERATIVELY GET  
7 FEEDBACK AND UPDATE THEM. THEN THAT CULL MIN EIGHT WITH THE  
8 FINAL PLAN IN THE LAST YEAR OF THE PLAN 2029, EARLY 2030  
9 SYNTHESIZING AND DELIVERING THAT BLUEPRINT INTO THE FINAL PLAN  
10 WITH ALL ASSOCIATED ANALYSIS AND SUPPLEMENTAL REPORTS AND  
11 ENVIRONMENTAL REVIEW. NEXT SLIDE PLEASE. SO, FOR OUR NEXT  
12 STEPS, WE'RE LOOKING AT THIS SPRING AND SUMMER TO, NEXT THE  
13 COUNCIL WILL SEE A PRESENTATION, NOT TODAY, BUT AT THE NEXT  
14 MEETING, ON THE DRAFT PUBLIC PARTICIPATION PLAN. SO THIS IS AN  
15 IMPORTANT DOCUMENT THAT KIND OF OUTLINES AND GUIDES ENGAGEMENT  
16 THROUGH THE COURSE OF THE PLANNING PROCESS FOR PLANNED BAY  
17 AREA PLANNED BAY AREA 2060. AS WELL AS MUCH OF THE WORK THAT  
18 THE AGENCY DOES WE'LL GATHER INPUT AND FEEDBACK FROM KEY  
19 PARTNERS OVER THE COMING MONTHS SHOWING A SIMILAR PRESENTATION  
20 TO THIS AND HAVING SIMILAR DISCUSSION ABOUT LOOKING BACKWARDS  
21 AND FORWARDS THEN FINALIZE PROPOSED SCOPE PLAN PLANNED BAY  
22 AREA 2060 AND THE PLAN WILL OFFICIALLY KICKOFF IN THE FALL  
23 AFTER BOARD ADOPTION OF THE PUBLIC PARTICIPATION PLAN OR PPP,  
24 THEN IN THE FALL BEGIN INITIAL ROUND OF OUTREACH TO ENGAGE  
25 FOLKS ON THE EXISTING CONDITIONS AS WELL AS THE PLAN'S VISION



MAY 1, 2026

1 AND GUIDING PRINCIPLES. NEXT SLIDE PLEASE. SO, THIS IS A TOPIC  
2 THAT WE WILL RETURN TO THIS COUNCIL MANY TIMES ON, AND LOOK  
3 FORWARD TO REALLY BUILDING A DEEP UNDERSTANDING OF THE  
4 DIFFERENT PLAN COMPONENTS. SO IT'S IMPORTANT TO US TO COME  
5 EARLY AND OFTEN ON THIS TOPIC. AND THESE QUESTIONS HERE TODAY  
6 LARGELY ABOUT ENGAGEMENT BUT WE WANTED TO FOCUS THE  
7 CONVERSATION SOMEWHAT IN TERMS OF WHERE WE ARE NOW AT THE VERY  
8 BEGINNING OF THIS FOUR YEAR PLANNING PROCESS, BUT VERY MUCH  
9 WELCOME QUESTIONS OR FEEDBACK FROM THE COUNCIL ON ANY  
10 COMPONENTS OF THE PLAN. THE QUESTIONS HERE ARE: WHAT POTENTIAL  
11 CHALLENGES OR OPPORTUNITIES DO YOU FORESEE IN THE DEVELOPMENT  
12 OF PLANNED BAY AREA 2060? WHICH ASPECTS OF DEVELOPING THE PLAN  
13 DO YOU BELIEVE WILL MOST BENEFIT FROM THE INPUT OF THE  
14 COUNCIL? AND WHICH ASPECTS WHICH ASPECTS OF DEVELOPING THE  
15 PLAN DO YOU BELIEVE WILL MOST BENEFIT FROM THE INPUT OF THE  
16 COUNCIL. AND WHERE DO YOU SEE IDEAL ROLE FOR SUSTAINED  
17 ENGAGEMENT WITH THE SPECIFIC COMMUNITY REPRESENTATIVES AND AS  
18 OPPOSED TO BROAD MAXIMUM REACH, PUBLIC OUTREACH ON THE PLAN?  
19 THAT CONCLUDES MY PRESENTATION HAPPY TO TAKE QUESTIONS OR  
20 FEEDBACK. THANK YOU.

21

22 **CHAIR, CARINA LIEU:** THANK YOU, MICHAEL. APPRECIATE THIS  
23 PRESENTATION. IT WAS VERY THOROUGH I WANT TO GIVE OUR COUNCIL  
24 MEMBERS A MINUTE EACH GOING TO BE A SUBSTANTIVE TOPIC. IF YOU  
25 WOULD LIKE TO SHARE I'LL ASK FOR YOU TO RAISE YOUR HAND.



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1 STARTING TO MY LEFT, THEN TO MY RIGHT. MEMBER SBRANTI,  
2 CUSHMAN, SHEPHARD, ARVELO, GERASIMENKO, DESMANGLES, WONG,  
3 DUONG, MADRID, SAUNDERS AND BALDINI. I'M GOING TO KICK US OFF  
4 WITH MY COMMENTS, FIRST, THEN I'LL JUMP INTO THE QUEUE. I WANT  
5 TO JUST -- I THINK WE JUST HAD A REALLY GREAT DISCUSSION ABOUT  
6 EQUITY PRIORITY COMMUNITY AND OUTREACH LIST AND COSIGNING IT  
7 AND ADDING TO IT. SO, I WOULD LOVER TO SEE ANY OPPORTUNITY FOR  
8 OUTREACH TO THOSE FOLKS WHERE THERE IS OPPORTUNITY TO  
9 PIGGYBACK ON THE OUTREACH DONE TO THOSE GROUPS, WHERE WE THINK  
10 ABOUT FRAMING OF HOW TO CREATE THE RELATIONSHIP WITH THE GROUP  
11 SO THAT IT DOESN'T FEEL EXTRACTIVE OR COMING TO PEOPLE  
12 WHENEVER WE HAVE QUESTIONS AND YOU KNOW TO PREVENT THAT  
13 OUTREACH FATIGUE THAT WAS MENTIONED EARLIER, SO I THINK  
14 WHEREVER COORDINATION CAN HAPPEN TO UTILIZE THAT MUSCLE WOULD  
15 BE GREAT. AND THEN I ALSO WANT TO MENTION THAT CARE  
16 PARTICIPANTS ARE REALLY A HIGHLY GREAT ENGAGED GROUP OF PEOPLE  
17 AND I THINK YOU MENTIONED SOMETHING ABOUT ACCESSIBILITY AND  
18 PLANNED BAY AREA BEING ABLE TO TRANSLATE THE INFORMATION INTO  
19 MORE ACCESSIBLE IN TERMS OF I FEEL LIKE THE CARE PROGRAM  
20 PARTICIPANTS CAN BE GREAT JUST FOUNDATION TO WORK FROM THESE  
21 GROUPS AMBASSADORS OF THE PLANNED BAY AREA HOW CAN THEY HELP  
22 TRANSLATE THE INFORMATION INTO ACCESSIBLE TERMS JUST  
23 ENCOURAGING BUILDING UPON WHAT YOU HAVE ALREADY BEEN DOING AND  
24 I SEE A MEMBER OF THE ENGAGEMENT TEAM IN THE AUDIENCE AND I'M  
25 GLAD THAT SHE'S HERE. HOUSING WE MAY NOT HAVE SIMILAR NETWORK



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1 TO CARE FOR HOUSING GROUPS BUT YOU KNOW AGAIN SOMETHING TO  
2 LOOK TOWARDS BUILDING A NETWORK OF ENGAGED CBO'S THAT KIND OF  
3 MIRROR THAT CARE IS LIKE SO YOU CAN ALSO HAVE INPUT FROM THAT  
4 SIDE OF THE SPECTRUM. THANK YOU. SORRY, ON THIS SIDE WHICH  
5 NAME? MEMBER --

6

7 **SPEAKER:** TRYING TO MAKE SURE I HAVE GERASIMENKO, DUONG, YOUNG,  
8 CANTRELL, MADRID, CHANG, SAUNDERS, BALDINI. WHO I DID NOT NAME  
9 RAISE YOUR HAND. THANK YOU.

10

11 **CHAIR, CARINA LIEU:** OKAY THANK YOU MEMBER BENITEZ. LET'S GO  
12 OVER TO MEMBER SBRANTI.

13

14 **TIM SBRANTI:** THANK YOU. GREAT PRESENTATION. I WANT TO COMMEND.  
15 I THINK THE PROCESS HAS GOTTEN A LOT MORE INCLUSIVE IN TERMS  
16 OF LOOKING AT BROADER STRATEGIES SINCE BEGINNING OF 2040. I  
17 WANT TO STRESS TWO THINGS I THINK, NUMBER ONE LEANING IN AS IT  
18 RELATES TO ECONOMIC DEVELOPMENT AND JOBS BEING A PILLAR OF  
19 THIS PLAN, I FEEL LIKE WHEN IT STARTED IN 2040, YOU KNOW,  
20 THERE WAS NOT AS MUCH ATTENTION GIVEN TO JOBS AND I THINK MORE  
21 OF THAT'S BECOME A THING. I KNOW THERE WERE STRATEGIES AROUND  
22 THAT, BUT WOULD EVEN CONSIDER LOOKING AT THAT AS ONE WAS THE  
23 ELEMENTS OF THE PLAN BECAUSE I THINK ADDRESSING JOBS/HOUSING  
24 IMBALANCE IS KEY WHEN IT COMES TO GREENHOUSE GAS EMISSIONS YOU  
25 HAVE CERTAIN REGIONS WAS THE BAY AREA WHEN IT'S EAST CONTRA



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1 COSTA OR BEDROOM COMMUNITIES THAT HAVE LOTS OF HOUSING BUT  
2 REALLY BEING FOCUSED ON STRATEGIES AROUND JOBS ECONOMIC  
3 DEVELOPMENT IN THOSE AREAS REALLY GOING TO DO IT'S TO RELIEVE  
4 THE GRIDLOCK ALSO WITH GREENHOUSE GAS EMISSIONS ANOTHER THING  
5 I WANT TO STRESS THINKING ABOUT THE CONTEXT OF NORTHERN  
6 CALIFORNIA MEGAREGION NOT EVERYTHING IS ISOLATED TO NINE  
7 COUNTIES, EASTERN ALAMEDA COUNTY THEY'RE HEAVILY IMPACTED BY  
8 WHAT HAPPENS IN SAN JOAQUIN VALLEY AND SOLANO THEY'RE HEAVILY  
9 IMPACTED BY SACRAMENTO AND YOLO, SO LOOKING IN THE BROADER  
10 CONTEXT AS WE DO THE PLANNING. OF THE.

11

12 **CHAIR, CARINA LIEU:** THANK YOU. WE'RE GOING TO TAKE FIVE AT A  
13 TIME. CUSHMAN.

14

15 **WARREN CUSHMAN:** THIS IS FAR OUT 2026 IS QUITE A BIT OUT THERE  
16 AND HONESTLY I THINK THE OVERARCHING GOAL NEEDS TO BE -- NOT  
17 GOING TO BE THE SAME REGION THAT WE'RE IN 2060 WE'RE GOING TO  
18 BE A VERY DIFFERENT REGION SO I THINK CLIMATE CHANGE HAS TO  
19 OVERRIDE EVERYTHING ELSE I THINK FOR THE LAST, DEALING WITH  
20 CLIMATE CHANGE WHETHER HOUSING TRANSPORTATION JOBS/HOUSING  
21 HANDLES WHATEVER WE'RE TALKING ABOUT IT'S GOT TO CONNECT  
22 CLIMATE CHANGE ONE THING WE DON'T TALK ABOUT ENOUGH IS SEA  
23 LEVEL RISE WILDFIRES ENVIRONMENTAL IMPACTS WE HAVE GOT WITH TO  
24 THINK ABOUT ENVIRONMENT AND NEED TO BE THINKING WHEN WE TALK  
25 OUTREACH WE NEED TO BE EXTRAPOLATING BACKWARD FROM 2060 TO



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1 PRESENT WE NEED TO TALK TO SCIENTISTS, ACADEMICS, WE NEED TO  
2 TALK TO PEOPLE WHO CAN SKILLFULLY WALK US BACK AND FUTURIZE  
3 WITH US BECAUSE IT'S GOING TO BE DIFFERENT WORLD IN 2026.

4

5 **CHAIR, CARINA LIEU:** THANK YOU. SHEPHARD?

6

7 **SPEAKER:** I'M AFRAID I'M GOING TO THE ENVIRONMENT AS WELL SO I  
8 WAS JUST HOPING THAT THEY COULD ADDRESS THE CURRENT EFFORTS  
9 FOR LEGISLATION TO WORK ON THE ALL ELECTRIC HOMES OR HEALTHY  
10 HOMES PROJECT AS THEY CALL IT AND SOMEHOW INCORPORATE INTO  
11 THIS BAY AREA 2060 PLAN I THINK IT'S REACHING OUT SOME TO THE  
12 ENVIRONMENTAL GROUPS 350 CONTRA COSTA ACTION WHICH IS PILOTING  
13 A HEALTHY HOMES PROJECT WORKING ON GETTING FUNDING SO IT WILL  
14 BE AFFORDABLE AND POSSIBLY EVEN FREE FOR PEOPLE TO GO ALL  
15 ELECTRIC. I THINK THAT WOULD BE GOOD TO LOOK AT FOR THIS PLAN.

16

17 **CHAIR, CARINA LIEU:** MEMBER ARVELO.

18

19 **VICTORINA AREVELO:** I THINK JUST THE IDEA ROLE FOR ENGAGING  
20 COMMUNITY REPRESENTATIVES AND STUFF AS YOU KNOW WE MENTIONED  
21 ENGAGEMENT FATIGUE AND QUALITY OF QUALITATIVE DATA AND  
22 COMPLEMENT THE QUANTITATIVE DATA THERE IS A LOT OF  
23 ORGANIZATIONS THAT HAVE THIS GREAT SUSTAINED ENGAGEMENT MODEL  
24 LIKE CLIMATE RESILIENT COMMUNITIES HAS THEIR CLIMATE CHANGE  
25 COMMUNITY TEAMS WHICH MEET ON A MONTHLY BASIS THEY MADE UP OF



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1 RESIDENTS IN VULNERABLE AREAS, CANAL ALLIANCE, MOLD WHERE IS  
2 RESIDENTS IN A COMFORTABLE SPACE THEY TRUST THEY COME AND  
3 RETURN TO AND ARE SUPPORTED BY AN ORGANIZATION THAT THEY ARE  
4 FAMILIAR WITH AND HAVE A RELATIONSHIP WITH SO HAVING A  
5 REPRESENTATIVE TO GO AND BE A FAMILY ON THE WALL AND SIT IN  
6 THOSE MEETINGS AND ESTABLISH THAT RELATIONSHIP AND THEN BE  
7 ABLE TO GATHER FEEDBACK I THINK IT WOULD BE VALUABLE CONNECT  
8 TO THE PREVIOUS AGENDA ITEM WE HEARD TODAY JUST KIND OF FILL  
9 IN THOSE GAPS WE'RE NOT GOING TO GET FROM CENSUS TRACT DATA.

10

11 **CHAIR, CARINA LIEU:** MICHAEL?

12

13 **SPEAKER:** THANK YOU I'LL BE TURNING TO THIS AS WELL, I JOINED  
14 THE AGENCY IN SEPTEMBER AND SO I'M, STEEP LEARNING CURVE BUT  
15 I'M RIGHT THERE WITH YOU ALL LEARNING ALL THESE DIFFERENT  
16 COMPLEX DYNAMICS SO YOU'RE SPEAKING TO THE ECONOMIC  
17 DEVELOPMENT AND CERTAINLY THAT'S SOMETHING PARTICULARLY THE  
18 IMPORTANCE OF AFFORDABILITY AND HOW THAT INTERSECTS WITH  
19 DIFFERENT COMPONENTS I THINK THE ROLE OF STRATEGIES AND  
20 ECONOMY IN TERMS OF ELEMENT SOMEWHAT IN THE QUESTION I WOULD  
21 DEFER ON THE POINT TO THE ASSISTANT DIRECTOR HERE.

22

23 **CHIRAG RABARI:** GOOD MORNING IT'S STILL MORNING. GOOD MORNING,  
24 EVERYONE I'M CHIRAG RABARI I'M THE ASSISTANT DIRECTOR OF MAJOR  
25 PLANS GOING BACK TO MEMBERS QUESTIONS I WANT TO EMPHASIZE THE



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1 ECONOMIC DEVELOPMENT IS A KEY LENS FOR WHAT WE'RE GOING TO BE  
2 EVALUATING THE PLAN I THINK THAT'S A QUESTION WE'RE TRYING TO  
3 UNDERSTAND LIKE THE CURRENT ECONOMIC STRATEGIES INCLUDED IN  
4 THE PLAN REALLY CALIBRATED TOWARDS WHERE THE REGION NEEDS TO  
5 GO IN THE FUTURE HAVE A STRONG ECONOMY AND GOOD JOBS SO TO  
6 THAT END KIND OF A POLICY PAPER LOOKING AT TRAJECTORY OF THE  
7 REGION AND I THINK TRYING TO TAKE A GLOBAL LENS ACROSS ALL OF  
8 THE DIFFERENT ELEMENTS STRATEGIES OF THE PLAN SO STRONG  
9 ECONOMY GOOD JOBS ARE CORE ACROSS THE ENTIRE PLAN AND NOT JUST  
10 TARGETED LIKE A FEW DISCRETE ECONOMIC DEVELOPMENT STRATEGIES  
11 THAT'S CORE WE'RE GOING TO BE LOOKING AT THIS PLAN UPDATE.  
12 ALSO I WANT TO ACKNOWLEDGE ALL THE THOUGHTFUL COMMENTS THAT WE  
13 HEARD SO FAR REALLY APPRECIATE IT'S IMPORTANT FOR US TO BE  
14 REMINDED AGAIN AND AGAIN ALIGNING ENGAGEMENT OPPORTUNITIES  
15 EVEN ARE THOUGH WE KNOW IT'S SOMETHING THAT IT'S IMPORTANT TO  
16 DO IT CAN BE HARD TO DO IN PRACTICE BUT WE ARE COMMITTED TO  
17 FIGURING OUT HOW THAT CAN BE DONE IN A MEANINGFUL WAY. I  
18 APPRECIATE THE COMMENTS ON CLIMATE CHANGE ADDRESS CAN BE AN  
19 OVERRIDING CONCERN THAT ADDRESSING CLIMATE CHANGE REMAINS ONE  
20 OF THE GOALS OF THIS PLAN BUT THERE ARE OBVIOUSLY A LOT OF  
21 OTHER GOALS AND CONCERNS THAT MANY FOLKS ACROSS THE REGION  
22 HAVE AND WE DO OUR BEST TO HANDLES ALL THOSE DIFFERENT GOALS.  
23 ON THE ALL ELECTRIC HOMES WE DO HAVE A STRATEGY IN THE PLAN  
24 THAT LOOKS AT HOME ELECTRIFICATION BUT DEFINITELY HAPPY TO  
25 LOOK AT MORE IN THIS ALL ELECTRIC HOMES PROJECT AND ALIGN WITH



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1 OUR BAYREN PROGRAM INTERNALLY THE BAY AREA REGIONAL ENERGY  
2 NETWORK LOOKS AT ELECTRIFICATION IN HOMES AND COMMERCIAL  
3 BUILDINGS AND LOOK FORWARD TO ALIGNMENT OPPORTUNITIES AND ALSO  
4 JUST FOR MEMBER ARVELO, THE IDEA OF HOW THE ENGAGEMENT CAN  
5 EVOLVE AND BE MORE SUSTAINING, I SUSPECT THAT VERONICA WHO IS  
6 SITTING BEHIND US HERE WHEN THEY COME BACK WITH THE PUBLIC  
7 PARTICIPATION PLAN NEXT MONTH I THINK THAT'S SOMETHING WE'RE  
8 INTERESTED IN LOOKING AT AS WE EXPAND AND BUILD ON OUR CBO  
9 OUTREACH THAT WE HAVE BEEN STEADILY EXPANDING OVER SEVERAL  
10 PLAN CYCLES.

11

12 **SPEAKER:** AND THROUGH THE CHAIR I'LL ADD ON THAT I THINK IT  
13 WILL BE EXCITING FOR THE COUNCIL TO FOLLOW FROM EPC'S AND  
14 PLANNED BAY AREA TO DIVE INTO THE PPP BUT VERONICA AND I ARE  
15 WORKING CLOSELY WHEN WE HEARD DURING EPC'S PRESENTATIONS, AS  
16 WELL AS COMMENTS SO FAR, RESONATE WITH WHAT WE'RE THINKING,  
17 AND MORE SUSTAINED ENGAGEMENT CLOSER PARTNERSHIPS WITH CBO'S  
18 DIFFERENT WAYS TO ACCESS THE WORK WITH YOUTH THOSE ARE ALL KEY  
19 TENANTS OF WHAT WE'RE LOOKING AT FOR PLANNED BAY AREA 2060.  
20 THANK YOU VERY MUCH WELCOME YOUR FEEDBACK ON THOSE TOPICS.

21

22 **CHAIR, CARINA LIEU:** THANK YOU WE'RE MOVING TO THE NEXT BATCH  
23 OF COUNCILMEMBER SPEAKERS. GERASIMENKO, DUONG, CANTRELL.  
24 MEMBER GERASIMENKO.

25



MAY 1, 2026

1 **JULIA GERASIMENKO:** THANK YOU FOR THE PRESENTATION EXCITED TO  
2 BE DIVING IN MULTI-YEAR PROCESS WHICH IS FOUNDATIONAL TO OUR  
3 REGION AND TO GO THROUGH THE DISCUSSION QUESTIONS AND OFFER  
4 SOME THOUGHTS IN TERMS OF POTENTIAL OPPORTUNITIES IN  
5 DEVELOPMENT OF THE PLAN I THINK HONING IN ON MOVING THE  
6 NEEDLES ON OUTCOMES AND TO MEMBER CUSHMAN'S POINT HONING IN  
7 TRYING TO PRIORITIZE THE CLIMATE CHANGE, SORT OF, INDICATORS  
8 IS GOING TO BE KEY AND POTENTIALLY WEIGHTING THOSE MORE  
9 HEAVILY AS OPPOSED TO OTHER INDICATORS IN TERMS OF WHAT  
10 ASPECTS OF THE PLAN WE BELIEVE WILL BENEFIT MOST FROM INPUT  
11 FROM THE COUNCIL I THINK RELAYING COMING TO US WITH, SORT OF,  
12 MESSAGING AND HAVING SOME OF THAT MESSAGING ABOUT THREADING  
13 THE NEEDLE ABOUT LONG-TERM RANGE PLANS THEN MAYBE WHITTLED  
14 DOWN CASE SPECIFICALLY STUDIES THEN THE STORY OF HOW SOMETHING  
15 MAY BE BLOSSOMING A COMMUNITY ENGAGEMENT CONVERSATION THEN  
16 TURNED INTO AN ASPECT OF THE PLAN THEN THAT TURNED INTO AN  
17 IMPLEMENTATION PROJECT, RIGHT, LIKE IF THERE IS A CASE STUDY  
18 THAT IS TAILORED TO DIFFERENT POPULATIONS AND COMMUNITIES I  
19 THINK THAT COULD BE POWERFUL. THEN SORRY -- I KNOW JUST ONE  
20 MORE THOUGHT IN TERMS OF THE IDEAL ROLE FOR SUSTAINED  
21 ENGAGEMENT I THINK ALWAYS GOING BACK TO THE PEOPLE THAT YOU  
22 HAVE GONE BACK WITH TO BEFORE AND CONTINUING TO BUILD THAT  
23 TRUST IS KEY SO THAT YOU CAN HAVE THOSE CHAMPIONS WHO CAN USE  
24 THEIR NETWORKS WHERE THEY HAVE TRUST AND THEN GETTING THOSE  
25 STORIES OF HEY WE ACTUALLY IMPLEMENTED THIS AND WHERE WE MOVE



MAY 1, 2026

1 THE NEEDLE IS GOING TO BE KEY. THANKS FOR ALLOWING ME TO SHARE  
2 THOSE THOUGHTS.

3

4 **CHAIR, CARINA LIEU:** THANK YOU SO MUCH. WE'LL GO TO MEMBER  
5 DESMANGLES.

6

7 **ASHTON DESMANGLES:** GREAT PRESENTATION JUST LIKE HEARING  
8 EVERYONE HAVE SUCH GOOD QUESTIONS IT'S EXCITING. IT'S LIKE  
9 COMMUNITY BAY AREA IS SO COOL BUT YEAH REGARDING THE PUBLIC  
10 ENGAGEMENT WAS ON THERE REALLY IMPORTANT I KNOW IT MENTIONED  
11 EVERYTHING LESS COMPLEX AND ACCESSIBLE BUT ALSO MORE PALATABLE  
12 FOR PEOPLE THAT'S OBVIOUSLY REALLY IMPORTANT, LIKE IF WE MAKE  
13 IT PALATABLE BUT NO ONE EVEN KNOWS LIKE PLANNED BAY AREA 2060  
14 THE THING IS GOING NOWHERE SO JUST USE SOCIAL MEDIA AND OTHER  
15 MODERN LEVELS, BLOGS, ET CETERA, LIKE MAKE IT WHERE PEOPLE  
16 KNOW ABOUT IT SO IT'S PALATABLE, AND CONNECTING WITH  
17 ORGANIZATIONS WOULD BE GREAT CONNECTS WITH CONSTITUENTS. ALSO  
18 MAKING DATA CONNECTED TO REAL STORIES AND CONNECTED TO PEOPLE  
19 I THINK THIS AN AMAZING AND AS SOMEONE MENTIONED ECONOMIC  
20 DEVELOPMENT AND AFFORDABILITY EVEN CLIMATE CHANGE IN THE DAY  
21 IT DAY LIVES OF INDIVIDUALS, AND TYING INTO HOW DO WE GET  
22 YOUTH INVOLVED I THINK YOU MENTIONED THAT IT'S REALLY  
23 IMPORTANT TO GET YOUTH INVOLVED THEY'RE GOING TO LIVE IN THE  
24 BAY AREA HOPEFULLY IN 2060 AND BEYOND HOW DO WE GET THEM INTO  
25 THE PROCESS PARTICULARLY ORGANIZATIONS FOR YOUTH THAT ARE



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1 ALREADY INVOLVED THINGS LIKE SILICON VALLEY YOUTH ACTION  
2 ORGANIZATION, OTHERS CALIFORNIA ASSOCIATION OF YOUTH  
3 COMMISSIONS HOW WE GET THOSE YOUTH THAT ARE ALREADY IN THE MIX  
4 KIND OF INVOLVED IN THIS TO MAKE SURE THEY KNOW WHAT'S GOING  
5 ON COULD HAVE A PROCESS. THANK YOU VERY MUCH GREAT TO HEAR  
6 EVERYONE'S QUESTIONS.

7

8 **CHAIR, CARINA LIEU:** THANK YOU. MEMBER DUONG?

9

10 **BRYANT DUONG:** THANK YOU FOR YOUR PRESENTATION ONE OPPORTUNITY  
11 I SEE FOR PLANNED BAY AREA IS MAKING SURE THE PLAN ISN'T JUST  
12 ONLY VISIONARY BUT USABLE FOR COMMUNITIES AND JURISDICTIONS  
13 AND PARTNERS WHOLE HAVE WORK WITHIN THE REALITIES ON THE  
14 GROUND YOU KNOW YOU NAMED REAL CHALLENGE FROM PRIOR PLANS LONG  
15 RANGE REGIONAL PLANNING CAN BE A DISCONNECT FROM THE DAY-TO-  
16 DAY REALITIES AND HARD TO TRANSLATE IN NEAR-TERM  
17 IMPLEMENTATION SO FROM A HOUSING PERSPECTIVE I THINK THAT'S  
18 PARTICULARLY IMPORTANT YOU KNOW IT'S NOT ENOUGH TO ONLY  
19 IDENTIFY WHERE GROWTH SHOULD GO I THINK WE HAVE TO UNDERSTAND  
20 WHAT CONDITIONS MAKE HOUSING DELIVERY AFFORDABILITY AND  
21 PRESERVATION STABILITY REALISTIC I UNDERSTAND THAT PLANNED BAY  
22 AREA DOESN'T MANDATE LOCAL LAND USE DECISIONS BUT IT DOES  
23 SHAPE THE REGIONAL FRAMEWORK AND THAT WILL HELP INFORM THE  
24 NEXT RENAISSANCE I THINK COUNCIL CAN ADD VALUE BY HELPING  
25 STAFF PRESSURE US WHETHER THE PLAN IS CLEAR ABOUT TRADEOFFS



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1 CONSTRAINTS AND IMPLEMENTATION PATHWAYS. THANK YOU.

2

3 **CHAIR, CARINA LIEU:** THANK YOU. MEMBER CANTRELL.

4

5 **CHUCK CANTRELL:** ACTUALLY I FIRST WANT TO BEFORE I GET STARTED,  
6 WANT TO ASK FOR YOUR FORGIVENESS FOR MY PASSION BECAUSE THIS  
7 ISSUE IS EXACTLY WHY I'M HERE I THINK WE REALLY NEED TO FOCUS  
8 ON THE ISSUE OF REDLININGS AS WE LOOK AT LAND USE AND WE LOOK  
9 AT THE OUTCOMES ACROSS ALL OF OUR COMMUNITIES. I HAVE SPENT  
10 THE LAST FIVE YEARS IN THE CITY PLANNING COMMISSION FOR SAN  
11 JOSE HAMMERING REDLINING TO THE POINT WHERE WE'RE NOW ACTUALLY  
12 ON THE PRECIPICE OF REMOVING THE ABILITY TO RED LINE ACROSS  
13 OUR ENTIRE CITY WHICH IS GOING TO IMPACT ALL COMMUNITIES THAT  
14 REFLECTION REQUIRES AN UNDERSTANDING OF THE OUTCOMES WHO ARE  
15 THE WINNERS, WHO ARE THE LOSERS WE GENERALLY FOCUS ON LOSERS.  
16 WE DON'T FOCUS ON WINNERS. THERE HAVE BEEN MANY, MANY WINNERS  
17 OVER THE MULTIPLE GENERATIONS OF REDLINING IN ALL OF OUR  
18 COMMUNITIES. THAT REFLECTION IS KEY TO UNDERSTANDING HOW  
19 THINGS HAPPEN. BECAUSE THOSE THINGS HAPPEN FROM PROFIT  
20 MOTIVATION, AND IT'S IMPORTANT TO RECOGNIZE WHO WINS WHO ARE  
21 LOSES, AND WHY. I THINK WE ALSO HAVE TO THINK ABOUT THE  
22 DEFINITION OF EQUITY. I SPENT MANY YEARS READING THE WORDS  
23 EQUITY. I COUNTED IT IN OUR VISION PLAN, I THINK IT WAS 90  
24 REFERENCES TO EQUITY, WITHOUT A SINGLE DEFINITION. THAT  
25 DEFINITION IS KEY TO ACTUALLY PRODUCING THE OUTCOMES WE



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1 DESIRE. WE HAVE TO DEFINE WHAT THAT WORD MEANS AND TO WHO IT  
2 WILL IMPACT. I WOULD ALSO LIKE TO MAKE SURE THERE IS CLARITY  
3 ON THE OUTCOMES OF REDLINING ACROSS OUR LIVES, SPECIFICALLY IN  
4 THE AREAS OF TRANSPORTATION, HOUSING, HEALTH OUTCOMES, JOBS,  
5 AND DEVELOPMENT AND HOW IT HAPPENS AND WHERE IT HAPPENS. IF WE  
6 DON'T REFLECT ON THOSE THINGS, I DO STRONGLY BELIEVE THIS IS  
7 ALL FOR NOT. NOTHING WILL ACTUALLY CHANGE.

8

9 **CHAIR, CARINA LIEU:** THANK YOU, MEMBER CANTRELL. THE ON THAT  
10 NOTE, I'LL TURN IT BACK OVER TO YOU, STAFF, TO RESPOND TO THAT  
11 LAST SET OF QUESTIONS.

12

13 **MICHAEL MEEHAN:** GREAT. THANK YOU. I THINK THAT STARTED WITH  
14 GERASIMENKO'S COMMENTS. CERTAINLY WE'RE TRYING TO AND GOING TO  
15 HAVE A KEEN EYE ON HOW TO MOVE THE NEEDLE AND TRY AND FOCUS  
16 THE LOFTY AND LONG-TERM GOALS, AS YOU HEARD ME SAY, DOWN TO  
17 THE LOCAL LEVEL, AND THE MORE NEAR-TERM. TIME IS A REALLY  
18 DIFFICULT COMPONENT TO WORK WITH HERE. BECAUSE WE'RE VERY MUCH  
19 LIVING IN THE MOMENT. AND, YET, ALSO PLANNING FOR THE FUTURE.  
20 LET'S SEE. THE -- OH, I THINK THAT THE -- THE IDEA OF  
21 SPECIFICALLY CASE STUDIES FROM THE COMMUNITY TO TELL THE STORY  
22 IS A REALLY EXCELLENT ONE. AND I HOPE THAT WE CAN WORK WITH  
23 THE COUNCIL ON IDENTIFYING THOSE STORIES, LOOKING FOR  
24 MESSAGING THAT RESONATES, TO COUNCILMEMBER DESMANGLES --  
25 FORGIVE ME IF I'M MISPRONOUNCING YOUR NAME -- POINT, NOT ONLY



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1 MAKING A PALATABLE ENSURING THAT THE REACH OF THAT IS TO THE  
2 BROADER BAY AREA IT'S GOING TO BE REALLY IMPORTANT AND AGAIN  
3 NEXT MONTH'S ITEM ON THE PPP WILL HAVE A CONTINUATION OF THAT  
4 CONVERSATION SOMETHING THAT VERONICA AND THE LPA TEAM HAVE  
5 BEEN THINKING A LOT ABOUT HAVE BEEN USING WORKING MORE CLOSELY  
6 WITH YOUTH TO HELP IDENTIFY MORE MODERN WAYS OF COMMUNICATING  
7 USING SHORTER VIDEOS UNDERSTANDING HOW PEOPLE DO AND DON'T GET  
8 THEIR INFORMATION AND NOT ONLY TO TRANSLATE THE INFORMATION IN  
9 TERMS THAT ARE RELATABLE BUT ALSO USING MODE AND MEDIUM THAT  
10 IS MORE RELATABLE TO THEM AND IMPORTANT FOR ME IS CERTAINLY  
11 GOING TO BE IDENTIFYING THOSE STORIES BECAUSE I THINK BEING  
12 ABLE TO IDENTIFY INDIVIDUALS AND THEIR STORIES AND TO SEE  
13 YOURSELF IN THE PLAN AND SEE YOURSELF IN THE OUTCOMES THAT  
14 WE'RE LOOKING FOR WILL BE CRITICAL AND IS GREAT OPPORTUNITY  
15 FOR THE COUNCIL TO PROVIDE FEEDBACK. THEN LET'S SEE. OH THERE  
16 WAS A COMMENT ABOUT HOW WE CAN ADD VALUE, HOW THE COUNCIL CAN  
17 ADD VALUES IN TERMS OF THE TRADEOFFS AND THE IMPLEMENTATION  
18 PATHWAYS. I THINK THAT HAS ALSO BEEN A KEY SCOPING QUESTION  
19 FOR US IS HOW DO WE NOT TRY AND BE ALL THINGS TO EVERYBODY  
20 THROUGH THIS PLAN BUT TO REALLY TRY AND FOCUS ON WHERE WE CAN,  
21 AGAIN, MOVE THE NEEDLE, AND WHERE IMPLEMENTATION CAN ALIGN  
22 WITH THE SHARED REGIONAL VISION. AND TO COUNCILMEMBER  
23 CANTRELL, AND ON THE TOPIC OF REDLINING, PERSONALLY, I'M A  
24 MANNER -- WAS A PLANNER FOR THE COUNTY OF SANTA CLARA FOR A  
25 LONG TIME, AND THAT'S ALSO A TOPIC THAT'S REALLY IMPORTANT TO



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1 ME. AND I THINK IT WILL BE THROUGH THE EPC'S, AND THROUGH THE  
2 EQUITY FRAMEWORK IN GENERAL, THAT WE APPLY TO THE PLAN, AS  
3 WELL AS THE INPUT OF THIS COUNCIL. WE CERTAINLY LOOK FORWARD  
4 TO HAVING CONVERSATIONS ABOUT -- ABOUT REDLINING, ABOUT THE  
5 CONSEQUENCES, ABOUT THE MOTIVATIONS. AND UNDERSTANDING HOW TO  
6 APPROPRIATELY LOCATE IT WITHIN THE PLAN.

7

8 **CHAIR, CARINA LIEU:** THANK YOU. NEXT IN THE QUEUE WE HAVE WONG,  
9 MADRID, CHANG, SAUNDERS, BALDINI. START WITH MEMBER WONG.

10

11 **JANELLE WONG:** THANK YOU SO MUCH FOR THIS PRESENTATION THIS HAS  
12 BEEN HELPFUL ACTUALLY TO KIND OF GET BACKGROUND IN ALL THINGS  
13 I WANT TO PLUS ONE EVERYTHING THAT'S ALREADY BEEN SAID I DON'T  
14 WANT TO BELABOR IT BUT ONE OF THE AREAS YOU HAD NOTED AROUND  
15 EMPHASIZING BECAUSE AUTOMATION AND AI IS ON YOUR TOPICS OF  
16 CONCERN AT THE MOMENT AS A SAN FRANCISCO RESIDENT, IT'S FIRST  
17 AND FOREMOST IN THE MINDS OF PRETTY MUCH EVERYONE WHO LIVES  
18 HERE I WOULD ENCOURAGE STRONG RELATIONSHIP OR DISCUSSION  
19 ESPECIALLY TALKING ABOUT PRIVATIZING THINGS THAT SHOULD BE  
20 PUBLIC GOODS LIKE TRANSPORTATION SPECIFICALLY RIGHT IS A VERY  
21 CLOSE RELATIONSHIP WITH LABOR I KNOW THAT WAS MENTIONED HAVING  
22 TALKS EARLY AND OFTEN IS INCREDIBLY IMPORTANT THERE IS A LOT  
23 OF FEAR MONGERING AND COMPANIES ARE NOT ALWAYS HELPFUL WITH  
24 QUELLING THAT. AND I THINK WE COULD HAVE A RATIONAL AND  
25 EDUCATED CONVERSATION ABOUT HOW AUTOMATION CAN HELP US IMPROVE



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1 OUR LIVES AND OUR TRANSPORTATION IN THIS AREA. SO, I RECOMMEND  
2 THAT. AND ALSO YOUTH. I MEAN, 2060, THAT'S A LONG WAYS AWAY  
3 [LAUGHTER] I'M NOT EVEN SURE THAT THE YOUTH ON THE COUNCIL NOW  
4 WILL BE EVEN YOUNG ENOUGH BUT I WOULD RECOMMEND HOW WE  
5 COMMUNICATE WITH YOUTH CONNECT WITH THEM ON TOPICS AROUND  
6 HOUSING, TRANSPORTATION, CLIMATE, I THINK IT LIVES IN THE  
7 FRONTAL CORTEX OF THEIR MIND MAYBE RIGHT IN FRONT OF THEIR  
8 FACES ON A DAILY BASIS, WE AND ALL GENERATIONS HAVE NOT DONE A  
9 GREAT JOB HELPING THEM NAVIGATE WHAT THE WORLD WILL LOOK LIKE  
10 SO IT'S IMPORTANT AS WE COMMUNICATE IT OUT I THINK THEY ARE A  
11 CENTRAL AUDIENCE YOUTH OF COLOR, COMMUNITIES OF COLOR, ARE  
12 INCREDIBLY IMPORTANT BECAUSE THIS PLAN WILL TOUCH THEM  
13 DIRECTLY FROM ECONOMICS TO HOUSING TO TRANSPORTATION. I WANT  
14 TO MAKE THOSE POINTS. THANK YOU.

15

16 **CHAIR, CARINA LIEU:** THANK YOU MEMBER WONG. IT MAKES ME THINK  
17 ABOUT WE SHOULD START SOME CURRICULUM K THROUGH 12 ABOUT  
18 PLANNED BAY AREA AND PLANNING. NEXT WE HAVE MADRID THEN  
19 SAUNDERS THEN BALDINI.

20

21 **ALEXANDER MADRID:** TWO THINGS, FIRST IN MY MIND, ONE IS THAT I  
22 KNOW THIS IS A 2060 PLAN, AND I SPEND EVERY DAY, AND IT'S  
23 CHANGING, HOW DO YOU MITIGATE CHANGING AND REALIGNING THOSE  
24 INFORMATION IN THE DAY-TO-DAY LIFE INTO THE 2060 MAN, AND ARE  
25 THERE ANY OPPORTUNITIES TO CHANGE ANYTHING WITHIN THAT PLAN?



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1 THAT'S ONE. AND THE SECOND THING THAT WAS MENTIONED IN THE  
2 PLAN ABOUT AFFORDABILITY, AND I THINK WE NEED TO VERY  
3 CAUTIOUSLY AND CLEARLY DEFINE ABOUT VULNERABLE, BECAUSE  
4 DIFFERENT INCOMES OF PEOPLE AROUND THAT, I THINK IT WOULD BE  
5 BENEFICIAL TO HAVE A CLEAR DEFINITION OF, QUOTE, UNQUOTE  
6 "AFFORDABILITY." THANK YOU.

7

8 **CHAIR, CARINA LIEU:** THANK YOU MEMBER MADRID. MEMBER SAUNDERS.

9

10 **JOSHUA SAUNDERS:** THANK YOU. I WANTED TO BRING BACK TO THE  
11 ISSUE OF CLIMATE CHANGE THAT'S MENTIONED PREVIOUSLY. I HAVE  
12 LIVED IN EL CERRITO IN THE EAST BAY SINCE THE EARLY '90S AND  
13 IT WASN'T UNTIL 2019 THAT I STARTED TO NEED A FAN IN ORDER TO  
14 SLEEP DURING THE SUMMERTIME. AND WE'RE TALKING ABOUT GOING,  
15 LIKE, ANOTHER 20 YEARS OUT, I'M WONDERING WHETHER BY THAT TIME  
16 PEOPLE START TO NEED AIR CONDITIONING. THERE IS NO AIR  
17 CONDITIONING REALLY AVAILABLE IN THE EAST BAY, BECAUSE I DON'T  
18 THINK IT WAS EVER EXPECTED TO BE, AND IF THAT'S REQUIRED, THAT  
19 WILL REQUIRE ADDITIONAL RESOURCES, COST, AND POWER TO MAINTAIN  
20 IT. AND I THINK WE SHOULD CONSIDER THAT. BECAUSE TEMPERATURES  
21 RISE AND INCREASE. THAT'S ONE EXAMPLE. ANOTHER THING I WANTED  
22 TO BRING TO YOUR ATTENTION AGAIN WAS I WAS GLAD IT SEE YOU  
23 MENTIONED ARTIFICIAL INTELLIGENCE IN YOUR PRESENTATION, WHICH  
24 I APPRECIATED. AND I THINK THAT IT WOULD BE REALLY GOOD TO  
25 LOOK INTO HOW ARTIFICIAL INTELLIGENCE IS GOING TO IMPACT WHAT



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1 JOBS ARE AVAILABLE AND ACCESSIBLE FOR OUR CITIZENRY. I WISH I  
2 COULD REMEMBER THE EXACT ARTICLE, BUT I WAS READING AN ARTICLE  
3 THAT THIS YEAR WAS THE FIRST TIME THEY HAD THE LOWEST  
4 EMPLOYMENT RATE YOUNG GRADUATES FROM COLLEGES THIS YEAR, AND  
5 HOW WILL THAT IMPACT INCOME AND RESOURCES THROUGHOUT THE  
6 REGION IF THIS PROCESS CONTINUES.

7

8 **CHAIR, CARINA LIEU:** THANK YOU MEMBER SAUNDERS. NEXT MEMBER  
9 BALDINI, AND I'M ADDING MEMBER HANKERSON TO THE QUEUE.

10

11 **MICHAEL BALDINI:** THANK YOU IMMEDIATE AM CHAIR. THERE WAS SOME  
12 DISCUSSION AT THE MARCH MTC AND ABAG MEETINGS, COMMISSION  
13 MEETINGS DURING THE ACCEPTANCE OF THE 2050+ REGARDING COST AS  
14 BEING \$50 MILLION FOR THIS REPORT IS THERE ANY EFFORTS OR WHAT  
15 WOULD HAVE BEEN THE ONGOING EFFORTS THAT MOVE THE GOALPOST OR  
16 REMEDIATE OR DO SOMETHING ABOUT THE COST OF PREPARING THESE  
17 REPORTS?

18

19 **CHAIR, CARINA LIEU:** THANK YOU. MEMBER HANKERSON?

20

21 **DWAYNE HANKERSON:** CAN YOU HEAR ME?

22

23 **CHAIR, CARINA LIEU:** YES.

24

25 **DWAYNE HANKERSON:** THIS IS MY QUESTION, I WANT TO KNOW DID YOU



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1 FILTER INTO YOUR ESTIMATES, THE EXODUS OF PEOPLE FROM  
2 CALIFORNIA AND FROM THE BAY AREA, AND WILL THAT AFFECT THE  
3 POPULATION AND THE JOBS THAT YOU HAVE PREDICTED? THANK YOU.

4

5 **CHAIR, CARINA LIEU:** THANK YOU, MEMBER HANKERSON. WE'LL TURN IT  
6 OVER TO YOU, STAFF.

7

8 **MICHAEL MEEHAN:** THANK YOU. SO, I THINK STARTING ON THE TOPIC  
9 OF AUTOMATION AND AI, BOTH FROM COUNCILMEMBER SAUNDERS AND  
10 WONG, THIS IS -- AS WE SHOWED ON THE SCREEN, IT'S CERTAINLY ON  
11 THE MINDS OF MANY IN THE REGION AND, WILL BE A CORE COMPONENT.  
12 I THINK IT EXEMPLIFIES THE CHALLENGE OF WHAT DO WE AND DO NOT  
13 HAVE CONTROL OVER, AND WHAT IS OUR RESPONSIBILITY TO PLANNING  
14 APPROPRIATELY FOR SOMETHING THAT'S INHERENTLY VOLATILE. SO, IT  
15 WILL CERTAINLY BE FRONT OF MINDS AND SOMETHING THAT WE WILL  
16 RETURN TO IN THINKING THROUGH WHAT THE EFFECTS WILL BE ACROSS  
17 THE DIFFERENT CORE COMPONENTS OF THE PLAN. AND YEAH POINT  
18 CERTAINLY TAKEN AROUND LABOR AND TRANSPORTATION AND  
19 PRIVATIZATION AND ITS INTERSECTIONS TO THE ECONOMIC FACTORS  
20 AND JOBS AND THAT'S SOMETHING WE'LL LOOK INTO THROUGH POLICY  
21 EXPLORATION. AND YOUTH ANOTHER PLUS ONE THAT WE HEAR LOUD AND  
22 CLEAR THAT'S BEEN OUR HUNCH THAT WOULD BE AN IMPORTANT  
23 PRIORITY AND 2026 IS A LONG TIME AWAY AND IN SOME WAYS THE  
24 YOUTH TODAY COULD BE SEEN AS THE CORE CONSTITUENCY OF WHO THE  
25 PLAN IS FOR. COUNCILMEMBER MADRID YOUR COMMENTS ABOUT



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1 AFFORDABILITY I THINK THAT THERE ARE A LOT OF ASPECTS WHERE WE  
2 WOULD LOVE TO HAVE CLEAR DEFINITIONS AND UNDERSTANDING WHAT  
3 THE CONSEQUENCES ARE OF DEFINING SOMETHING OR NOT, CERTAINLY  
4 WE HAVE TO HAVE CLEAN DEFINITIONS IF WE'RE GOING TO TURN A  
5 MODEL OR SOMETHING INTO A STRATEGY BUT I THINK THAT THIS  
6 COUNCIL IS IN A GOOD PLACE TO PROVIDE FEEDBACK TO THE EXTENT  
7 THAT WE ARE DEFINING TERMS AND FOR LOOKING INTO INPUT ON WHAT  
8 RAMIFICATIONS OF HOW WE DEFINE THOSE TERMS. THAT'S GOOD SPACE  
9 FOR FEEDBACK IN THIS VENUE. AND --

10

11 **CHIRAG RABARI:** THROUGH THE CHAIR? I DO WANT TO ADD A COUPLE  
12 BRIEF REMARKS. IT'S IMPORTANT TO NOTE, WE UPDATE THESE PLANS  
13 EVERY FOUR YEARS AND THERE IS A REASON FOR THAT, BECAUSE THERE  
14 IS A LOT OF UNCERTAINTY, INHERENTLY, IN THE COMPLEX ISSUES  
15 THAT WE'RE EXPLORING. SO, WE'RE GOING TO DO OUR BEST ACROSS  
16 ALL OF THESE DIFFERENT AREAS TO GET TO AN UNDERSTANDING OF  
17 WHERE WE ARE RIGHT NOW, AND I THINK GOING BACK TO MEMBER  
18 WONG'S EARLIER COMMENT ABOUT, YOU KNOW, PRESSURE TESTING  
19 TRADEOFFS, IT'S REALLY ABOUT UNDERSTANDING WHAT IS OUR BEST  
20 GUESS AS TO WHERE WE ARE NOW AND WHERE WE MAY GO, AND HOW CAN  
21 WE EVALUATE TRADEOFFS TO HAVE A GOOD SET OF POLICIES AND A  
22 GOOD DIRECTION THAT WE'RE GOING. BUT YOU KNOW, WE'RE GOING TO  
23 REVISIT ALL OF THOSE AGAIN IN FOUR YEARS WHEN WE UPDATE THE  
24 PLAN, AS WE DO. THERE WAS A QUESTION FROM MEMBER BALDINI,  
25 WHICH I'M GOING TO PASS OVER TO OUR DEPUTY EXECUTIVE DIRECTOR.



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1

2 **MATT MALONEY:** SO I THINK THERE WAS A QUESTION ABOUT THE COST  
3 OF THE PLAN. YOU KNOW, THE PLAN GOES ON FOUR YEARS I MEAN FOR  
4 PERSPECTIVE WE JUST ADOPTED 2050+ LAST MONTHS SO THESE PLANS  
5 DO TAKE -- IT'S QUITE A LIFT. WE HAVE MANY PLANNERS INVOLVED  
6 IN THE EFFORT WE HAVE FOLKS ON THE ANALYTICAL SIDE DOING  
7 MODELS AND SIMULATION AND WE HAVE FOLKS OUT THERE IN THE  
8 REGION DOING ENGAGEMENT WE HAVE COMMUNICATIONS CAMPAIGNS AND  
9 WEB AND SOCIAL MEDIA SO AT THE END OF THE DAY WE PUT A LOT OF  
10 RESOURCES INTO THIS AT ANY POINT IN TIME WE COULD HAVE UPWARDS  
11 OF 20 OR 30 STAFF WORKING ON THIS IN TERMS AND SO IT'S COSTLY  
12 WHAT WE HAVE BEEN ADVOCATES THROUGH WITH STATE LEGISLATURE AS  
13 OF LATE THE BILL SB1087 THAT WOULD BE A REFORM EFFORT FOR SB  
14 375 WHICH IS THE LAW THAT GOVERNS SUSTAINABLE COMMUNITIES  
15 STRATEGY SO THAT'S BEING AUTHORED BY SENATOR CABAL DIN AND IS  
16 MOVING THROUGH THE LEGISLATURE RIGHT NOW. ONE OF THE PIECES OF  
17 THAT WE ARE INTERESTED THIS IS ACTUALLY MOVING TO AN EIGHT  
18 YEAR CYCLE FOR THE PLAN RATHER THAN FOUR YEAR CYCLE WE THINK  
19 EIGHT YEAR CYCLE WOULD BE GREAT WE COULD CONTINUE TO DO ROBUST  
20 PLANNING BUT WOULDN'T HAVE TO BE PLANNING LIKE ALL OF THE TIME  
21 AND WE COULD FOCUS MORE OF OUR RESOURCES ON IMPLEMENTING THE  
22 PLAN I THINK THAT'S SHARED ACROSS THE STATE WITH ALL OF THE  
23 REGIONS IS MORE EMPHASIS ON DELIVERY AND IMPLEMENTATION AND A  
24 BIT OF THE TRADEOFF AND WE LOVE PLANNING BUT WE DO A LOT OF IT  
25 AND SO A LITTLE NUANCE THERE BUT HOPEFULLY THAT HELPS ANSWER



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1 WHAT YOU'RE GETTING AT.

2

3 **MICHAEL BALDINI:** ABSOLUTELY. THANK YOU VERY MUCH.

4

5 **V. CHAIR, DIANA BENITEZ:** THANK YOU I BELIEVE THERE IS JUST ONE  
6 FINAL QUESTION FROM HANKERSON WHO WAS ASKING IF YOU FILTERED  
7 ESTIMATES, THE EXODUS OF PEOPLE LEAVING FROM CALIFORNIA AND  
8 THE BAY AREA. IF YOU BEING RESPOND TO THAT?

9

10 **CHIRAG RABARI:** HAPPY TO RESPOND TO THAT WITH THE MOST RECENT  
11 PLANNED BAY AREA 2050+ WE UPDATED OUR DEMOGRAPHIC PROJECTIONS  
12 AROUND 2024 TIME PERIOD AND AT THAT TIME WITHIN THE POST-COVID  
13 ENVIRONMENT WE DID ANTICIPATE THAT THERE WOULD CONTINUE TO BE  
14 SLOW DOWNS DECLINES IN REGIONAL POPULATION GROWTH KIND OF  
15 THROUGH THE MID-DECADE PERIOD THEN LOOKING OUT OVER THE LONGER  
16 RUN WE BELIEVE THAT THE BAY AREA DOES HAVE GOOD FUNDAMENTALS  
17 IN TERMS OF ITS AMENITIES AND STRENGTH OF ITS ECONOMY SO THAT  
18 GROWTH WAS ANTICIPATED YOU KNOW RECOVER OVER THE LONGER RUN AS  
19 WE'RE DISCUSSING WE WILL CERTAINLY BE REVISITING ALL OF THOSE  
20 ASSUMPTIONS AS WE UPDATE OUR REGIONAL GROWTH FORECAST WE WILL  
21 TAKE MORE RECENT DATA MORE RECENT TRENDS TO GET A BETTER  
22 UNDERSTANDING OF WHERE WE ARE AT HEADING IN COLLABORATION WITH  
23 ALTOGETHER OF EXPERTS WHO FOCUS ON THIS ISSUE OF DEMOGRAPHICS.

24

25 **DWAYNE HANKERSON:** THROUGH THE CHAIR? THIS IS DWAYNE. CAN YOU



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1 ANSWER THAT A LITTLE BIT MORE CLEARLY FOR ME BECAUSE I THINK  
2 THE AVERAGE HOUSEHOLD FOR MAYBE THREE OR FOUR PEOPLE WHERE I  
3 LIVE IS 85,000 THEN WHERE I WAS BORN IT'S 40,000 LIKE I DON'T  
4 SEE OUR PEOPLE ARE OUR POPULATION INCREASING? LIKE YOU CAN  
5 GIVE ME A CLEAR UNDERSTANDING OF HOW YOU PREDICT THAT GROWTH?  
6 LIKE I JUST DON'T UNDERSTAND YOU CAN E-MAIL ME LATER AND WE  
7 CAN TALK ABOUT IT LATER.

8

9 **CHIRAG RABARI:** WE WOULD BE HAPPY TO FOLLOW UP I WOULD JUST SAY  
10 THAT WE LOOK AT THE TRAJECTORY OF THE BAY AREA AND WE TEND TO  
11 HAVE CYCLES OF BOOMS AND BUSTS, YOU KNOW, WE ACTUALLY HAD  
12 QUITE STRONG POPULATION GROWTH IN THE REGION OVER THE COURSE  
13 OF 2010'S, AS THE ECONOMY WAS REALLY STRONG THEN AN ISSUE LIKE  
14 COVID HITS AND ALL OF A SUDDEN THE REGIONAL POPULATION TOOK A  
15 NOSE DIVE FOR A COUPLE OF YEARS BUT IS BACK GROWING AGAIN.  
16 THERE IS INHERENTLY A LOT OF UNCERTAINTY AND I THINK PART OF  
17 THE APPROACH IN THE MAN HAS BEEN TO, YOU KNOW, ASSUME THAT  
18 WE'RE GOING TO ACHIEVE SOME SUCCESS IN ADDRESSING OUR REGIONAL  
19 AFFORDABILITY CHALLENGES. SO, IF WE WERE TO BUILD MORE  
20 HOUSING, MORE AFFORDABLE HOUSING, YOU KNOW, WOULD THE REGION  
21 GROW? THE ASSUMPTION IS THAT YES IF WE TAKE ACTION TO SOLVE  
22 OUR AFFORDABILITY CRISIS, THE REGION COULD CONTINUE TO GROW.  
23 NOW, I THINK IT'S WORTH MAYBE REVISITING THAT APPROACH TO GET  
24 A BETTER UNDERSTANDING OF HOW THINGS COULD EVOLVE, BUT YOU  
25 KNOW, I THINK THAT'S PART OF THIS KIND OF QUESTION ABOUT



MAY 1, 2026

1 FINDING A RIGHT HANDLES BETWEEN REALISTIC ASSUMPTIONS VERSUS  
2 AN ASPIRATIONAL APPROACH TO SOLVING OUR REGIONAL CHALLENGES.

3

4 **V. CHAIR, DIANA BENITEZ:** THANK YOU. AND WE JUST HAVE TWO MORE  
5 COMMENTS, QUESTIONS. COUNCIL MORE LAVERY, AND THEN MYSELF.

6

7 **CHARLES LAVERY:** THANKS, DIANA. THANKS FOR THE PRESENTATION. I  
8 WOULD LIKE TO PICK UP OF SOMETHING MEMBER CUSHMAN SAID  
9 EARLIER, I'M NOT SURE THE WORD HE USED, BUT I'LL PUT IT LIKE  
10 THIS, MAYBE EXTRAPOLATING BACKWARDS FROM SOME OF THE GOALS IN  
11 THE PLAN TO WHERE WE ARE NOW, I THINK IT'S REALLY IMPORTANT. I  
12 MEAN, I SAT ON VARIOUS COUNCILS HERE FOR A WHILE, THAT WE HAVE  
13 BENCHMARKS, MILESTONES, THAT ARE ATTAINABLE DURING THE  
14 LIFETIMES OF OUR CAREERS AND OUR PARTICIPATION IN THE COUNCIL.  
15 SO THAT BAY AREA 2060 LOOKS MORE LIKE A PATH THAN A VISION. I  
16 WOULD ALSO ASK THAT DETAILS OF COST AND FUNDING SOURCES BE  
17 INCLUDED. AND I'LL FRAME THAT AS TWO QUESTIONS. SO, WILL THERE  
18 BE SHORT, MEDIUM, AND LONG-RANGE MILESTONES IN THE PLAN? AND  
19 WILL DETAILS OF COST AND FUNDING BE INCLUDED.

20

21 **V. CHAIR, DIANA BENITEZ:** THANK YOU AND THEN I'LL SHARE MINE  
22 AND HAVE YOU FOLLOW UP. FOR ME, JUST VERY QUICKLY, THANK YOU  
23 FOR THE PRESENTATION. WHEN IT COMES TO ENGAGEMENT, I WAS JUST  
24 REFLECTING, PLEASE CONTINUE TO BUILD THAT SUSTAINED  
25 PARTNERSHIP THAT YOU HAVE WITH A LOT OF NON-PROFITS AND



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1 COMMUNITY BASE ORGANIZATIONS. AND CONSIDER CO-DESIGNING  
2 ENGAGEMENT WITH THEM, SO IT GOES INTO LOCAL EFFORTS. MY  
3 ORGANIZATION AND A FEW OTHERS PARTICIPATED WITH PLANNED BAY  
4 AREA 2050+ ENGAGEMENT AND ONE OF THE THINGS WE CAME ACROSS WAS  
5 THAT MANY RESIDENTS DON'T THINK REGIONALLY, SO SOMETIMES YOU  
6 HAVE QUESTIONS WHERE YOU'RE ASKING THEM ABOUT THE WHOLE NINE  
7 BAY AREA COUNTY REGION AND SOME OF THEM ARE, LIKE, I ONLY STAY  
8 IN MY COUNTY OR ONLY GO TO ONE OTHER COUNTY AND SO REALLY NOT  
9 ZOOMING OUT SO MUCH BECAUSE WHEN IT BECOMES SO BIG THEY SEE  
10 THEMSELVES DISCONNECTED FROM IT BUT RECOMMENDING THAT THOSE  
11 QUESTIONS ARE CODESIGNED WITH THOSE ORGANIZATIONS SO IT EQUITY  
12 CANS TO LOCAL AND ACROSS COUNTY SO MUCH MORE DOWN AT THEIR  
13 LEVEL SO THEY CAN BE LIKE, OH YEAH OF COURSE ON THE WEEKENDS I  
14 MAKE MY WAY DOWN TO SAN FRANCISCO OR I GO UP TO SONOMA FOR  
15 THIS SO THAT IT CAN BE TRANSLATE UPWARDS THEN CONNECTS TO WHAT  
16 WE'RE EXPERIENCING DOWN IN THE LOCAL LEVEL AND CAN DRILL UP  
17 WHAT YOU'RE ALL EXPERIENCING. THANK YOU.

18

19 **CHIRAG RABARI:** THANK YOU AND TO RESPOND TO MEMBER LAVERY'S  
20 COMMENTS, VERY MUCH APPRECIATE THE QUESTION ON THE KIND OF  
21 COST AND FUNDING SOURCES YOU KNOW TO BE TRANSPARENT I THINK  
22 THE PAST COUPLE OF PLANS PARTICULARLY LOOKING IN AREAS LIKE  
23 HOUSING AND ECONOMIC DEVELOPMENT AND ELSEWHERE IT'S TAKEN A  
24 WAVY APPROACH TOWARDS ASSUMPTIONS ABOUT WHERE FUNDING MAY COME  
25 FROM TO SUPPORT THESE AMBITIOUS STRATEGIES SO WE DO WANT TO



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1 LOOK AT HOW WE ARE HARMONIZING THE APPROACH AND LOOKING IN  
2 TRANSPORTATION WHICH DOES KIND OF TAKE A PRESCRIBED LENS ON  
3 FUTURE REVENUE SOURCES AND HOW WE'RE LOOKING AT THESE OTHER  
4 ELEMENTS I THINK THAT LEADS TO SOME OF THESE CONVERSATIONS  
5 ABOUT TRADEOFFS THAT WE'RE LOOKING FORWARD TO WITH ALL OF YOU  
6 IN THAT WE MIGHT MAKE LESS PROGRESS ON SOME OF OUR  
7 ASPIRATIONAL GOALS IF WE HAVE TO MAKE MORE REALISTIC  
8 ASSUMPTIONS WITH THE FUNDING THAT'S AVAILABLE TO SUPPORT  
9 FUTURE POLICIES AND INVESTMENTS THAT'S GOING TO BE A  
10 CONVERSATION TO HAVE WITH YOU ALL TO HAVE WITH OUR ELECTED  
11 OFFICIALS TO HAVE WITH THE REGION AS A WHOLE THAT'S THE RIGHT  
12 HANDLES BETWEEN AGGRESSIVE ASPIRATIONAL POLICIES AND  
13 INVESTMENTS AND REALISTIC ASSUMPTIONS ABOUT WHERE FUTURE  
14 FUNDING MAY COME FROM IN TERMS OF SHORT AND MEDIUM RANGE  
15 MILESTONES YOU KNOW WE DO HAVE FIVE-YEAR IMPLEMENTATION PLAN  
16 THAT WE TRY TO REPORT BACK ON ANNUALLY IN TERMS OF NEAR-TERM  
17 ACTIONS AND NEEDED TO ADVANCE PROGRESS TOWARDS THE LONG RANGE  
18 PLAN WE WANT TO CONTINUE TO LEAN INTO THAT IN TERMS OF  
19 PROVIDING YOU ALL WITH UPDATES ABOUT WHAT IS HAPPENING IN  
20 NEAR-TERM BUT THEN YOU ALSO MODEL OUTCOMES THEN THERE ARE  
21 VARYING OPINIONS ABOUT REALISM OR UTILITY OF THOSE OUTCOMES  
22 BUT WE TRY TO LOOK AT YEAR 2035, THE YEAR 2050 THAT IS AN AREA  
23 WHERE WE ARE INTERESTED IN EXPANDING A BIT IN LINE WITH SOME  
24 OF THE MODERNIZATION LEGISLATION WHERE WE CAN GET BETTER SENSE  
25 OF WHAT THINGS MIGHT LOOK LIKE OVER THE LARGER NUMBER OF



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1 INTERVENING YEARS IN TERMS OF OUR PROGRESS DOWN THESE PATHS  
2 AGAIN DEPENDS ON HOW AGGRESSIVE THESE POLICIES THAT WE'RE  
3 GOING TO INCLUDE IN THE PLAN COULD THAT HELP US MOVE THE  
4 NEEDLE IN THOSE OUTCOMES.

5

6 **MICHAEL MEEHAN:** AND ANOTHER POINT FROM COUNCILMEMBER LAVERY'S  
7 COMMENT THROUGH THE CHAIR, KEY PIECE THAT WE'LL BE ENGAGING IN  
8 THIS COUNCIL AS WELL AS THE PUBLIC AND OUR STAKEHOLDERS EARLY  
9 ON IN THE PLAN IS WHAT YOU WILL HEAR US REFER TO AS EXISTING  
10 CONDITIONS AND SO THIS IS A COMPONENT WHERE WE WILL BE TRYING  
11 TO CONNECT THE DOTS BETWEEN LONG-TERM OUTCOMES AND THE DESIRED  
12 GOALS WHAT THE LIVED REALITY IS TODAY SO THAT CURRENTLY WE'RE  
13 EXPECTING TO BE THE KIND OF KICKOFF INITIAL PART OF OUR SCOPE  
14 OF WORK AND THAT CERTAINLY MEANS TO PROVIDE INPUT AND HELP TRY  
15 TO MAKE CONNECTIONS BETWEEN LONG SHORT-TERM.

16

17 **V. CHAIR, DIANA BENITEZ:** ALL RIGHT MEMBER CHANG. ANYONE ELSE?  
18 ALL RIGHT. GO FOR IT LAST ONE.

19

20 **AMANDA CHANG:** APOLOGIES FOR SLIDING IN AT THE LAST MINUTE.  
21 VICE CHAIR BENITEZ YOU SAID SOMETHING THAT MADE ME WANT TO  
22 SPEAK TO THE ELEPHANT IN THE ROOM WHICH IS THAT A LOT OF  
23 PEOPLE ORGANIZATIONS DO NOT FEEL THE NEED FOR REGIONAL  
24 PLANNING AND I THINK THE WAY TO COUNTERACT THAT IS TO SHOW HOW  
25 MUCH REGIONAL MANNING HAS HELPED AT THE LOCAL LEVEL OF THE



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1 BECAUSE EVEN IN THESE STAFF REPORTS THAT WE READ, I THINK THAT  
2 BAHFA, MTC, AND ABAG HAS DONE TO REALLY UPLIFT AND CREATE  
3 SOLUTIONS FOR LOCAL PROBLEMS, I THINK IS A REALLY GREAT WAY TO  
4 DEMONSTRATE THAT REGIONALISM DOES WORK, WHEN WE POOL RESOURCES  
5 AND LOOK AT THE LARGER PICTURE THAT ACTUALLY HAS GREAT  
6 BENEFITS AND TOTALLY AGREE WITH VICE CHAIR BENITEZ LIKE WE  
7 NEED TO BRING IT TO WHERE PEOPLE ARE AT IN THIS DAY-TO-DAY  
8 LIVES BUT ALSO THINK THAT WE NEED TO EMPHASIZE HOW IMPACTFUL  
9 REGIONAL THINKING CAN BE TO LOCAL PLANNING.

10

11 **MICHAEL MEEHAN:** I THINK WE ALL VERY MUCH AGREE WITH THAT, AND  
12 I SHOULD SAY AUTOMATIC WE HAVEN'T EMPHASIZED IT AS MUCH IN  
13 THIS CONVERSATION, WHILE WE'RE ALSO DOING COMMUNITY OUTREACH  
14 AND ENGAGEMENT WE'RE ALSO SIMULTANEOUSLY IN COMING MONTHS  
15 GOING TO BE DOING A LOT OF LISTENING SESSIONS AND DISCUSSIONS  
16 WITH KEY STAKEHOLDERS LOCAL PLANNING STAFF BEING ONE OF THEM  
17 AND TRYING TO ENSURE THAT THE ACCESSIBILITY AND UTILITY OF THE  
18 PLAN IS NOT JUST TO AN AVERAGE CONSTITUENT OR RESIDENT OF THE  
19 BAY AREA, OR WORKER, BUT IS ALSO A USEFUL TOOL, A USEFUL  
20 PLANNING TOOL, AND THAT THE DELIVERABLES AND PRODUCTS, WHETHER  
21 IT'S THE EPC'S, OR ANY OF THE OTHER COMPONENTS CAN BE UTILIZED  
22 BY LOCAL JURISDICTIONS IN THEIR OWN WORK.

23

24 **V. CHAIR, DIANA BENITEZ:** PERFECT AND AS YOU ALL NOTICED CHAIR  
25 LIEU HAD TO LEAVE SO I'M GOING TO CONTINUE THE MEETING. SO,



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1 WE'RE MOVING RIGHT ALONG. WILL THE CLERK INFORM US OF ANY  
2 PUBLIC COMMENTS SUBMITTED FOR THIS ITEM OR WHETHER THERE ARE  
3 MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC COMMENT

4

5 **CLERK, FRED CASTRO:** ON THIS ITEM, THERE IS NO WRITTEN COMMENTS  
6 RECEIVED FOR THIS ITEM, AND THERE NO MEMBERS IN THE BOARDROOM  
7 OR THE ATTENDEE SPACE.

8

9 **V. CHAIR, DIANA BENITEZ:** ALL RIGHT AGENDA ITEM NUMBER FIVE  
10 STAFF LIAISON REPORT. THIS IS AN INFORMATION ITEM. KY-NAM IS  
11 GOING TO BE SPEAKING ON THE OVERVIEW OF RECENT MTC AND ABAG  
12 POLICY DECISIONS AND OTHER ACTIVITIES. WILL YOU PLEASE GIVE  
13 THE REPORT.

14

15 **KY-NAM MILLER:** SURE THING. THANK YOU VICE CHAIR BENITEZ. JUST  
16 WANT TO ANSWER SOME QUESTIONS THAT HAVE COME UP ABOUT CHECKS  
17 GOING OUT TO YOU. BECAUSE I WANT TO ACKNOWLEDGE THAT OUR  
18 AGENCY IS UNDERGOING A BACK END TRANSITION SO THERE HAS BEEN  
19 DELAYS IN.

20

21 **HOWARD WONG:** WE HAVE BEEN SENDING OUR CHECKS HOPEFULLY THOSE  
22 ARE ADDRESSED NOW WE HAD OUR FIRST BATCH FROM YOUR MARCH  
23 MEETING MAILED OUT APRIL 16TH SO HOPEFULLY YOU HAVE RECEIVED  
24 THAT SENT SO FAR THEN THE PAYMENTS FOR THE APRIL MEETING WERE  
25 SENT OUT EARLIER THIS WEEK. APRIL 28TH. THAT SAID WE'RE STILL



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1 WORKING ON THROUGH WITH THE FINANCE TO MAKE SURE EVERYONE HAS  
2 VENDOR IDS I THINK THAT'S BEEN A CHALLENGE WHERE SOME OF OUR  
3 ME TO MEMBERS, SO WE'RE WORKING ON IT AND WE HEAR YOU ON THE  
4 FRUSTRATION THAT YOU HAVEN'T RECEIVED YOUR PAYMENT ON IT BUT  
5 WE'RE GOING FOR IT WE'LL PAY YOU EVENTUALLY. I WANT TO SAVE A  
6 COUPLE OF DATES, JULY 15TH ADA DISABILITY PRIDE EVENT AT OF  
7 THE METRO CENTER JULY 15TH FROM 2 TO 4 IN THE AFTERNOON I'M  
8 GOING TO E-MAIL THIS OUT TO YOU WE HAVE A FLYER BUT I'M  
9 PUTTING THAT ON YOUR RADAR NOW THEN JULY 31ST FRIDAY IT'S  
10 GOING TO BE THE DAY THAT WE HAVE OUR HIGH SCHOOL ACADEMY COME  
11 IN AND GIVE THEIR PRESENTATIONS IN THIS BUILDING IT'S A  
12 SMASHING FUN OCCASION IN THIS BUILDING SOME OF THE BRIGHTEST  
13 YOUTH MINDS DELIVER SOLUTIONS TO THE PROBLEMS THIS WE'RE  
14 TALKING ABOUT TODAY IN THIS MEETING WE JUST CLOSED  
15 APPLICATIONS FOR THAT ON MONDAY WE HAD A RECORD NUMBER OF  
16 APPLICANTS, 518 INCLUDING RECORD NUMBER OF APPLICANTS FROM  
17 NAPA, EIGHT, WHICH IS INFINITELY MORE THAN WE USUALLY GET,  
18 SOME OF THE HIGHLIGHTS IT'S 56% FEMALE 70, 2 OR 82 PEOPLE ARE  
19 STUDENTS OF COLOR WITH RECORD NUMBER OF LOW-INCOME LIMITING  
20 WITH PROFICIENT FIRST GENERATION COLLEGE STUDENTS WHO IDENTIFY  
21 AS DISABLED OR LIVING WITH CHRONIC HEALTH CONDITION SO YEAH  
22 JULY 31ST YOU ARE ALL WELCOME TO COME AND MEET THESE STUDENTS  
23 WE MIGHT HAVE OPPORTUNITIES FOR SOME OF YOU TO SPEAK WITH THEM  
24 DURING THE PROGRAMMING IN JULY BUT THAT'S ALL I HAVE FOR THE  
25 UPDATE. BEN BEEN I THINK RELATED THERE WASN'T A SECTION FOR



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1 THE CHAIR'S REPORT NEW BUSINESS AND SO CARINA WANTED ME TO  
2 SPEAK A BIT ON THE CHAIR'S REPORT JUST TO NOTE FOR THE REST OF  
3 US THAT IN THE FUTURE THERE WILL BE A CHAIR'S REPORT AT THE  
4 START OF THE MEETING THEN WE'LL DISCUSS NEW BUSINESS AT THE  
5 END THEN A FEW THINGS CARINA WANTED US TO NOTE, MEMBERS OF THE  
6 COUNCIL WHO EXPRESSED INTEREST IN THE REGIONAL NETWORK  
7 MANAGEMENT CAG, MY BRAIN IS -- CUSTOMER ADVISORY GROUP THANK  
8 YOU WE VALUE EVERYONE'S CONTRIBUTION SAYS ON THE COUNCIL AND  
9 ENCOURAGE EVERYONE TO STEP UP JUST TO NOTE THERE WERE 13  
10 PEOPLE WHO HAD EXPRESSED INTEREST AND WE ONLY HAD FIVE SPOTS  
11 SO IT'S REALLY HARD TO CHOOSE AND CONGRATULATIONS TO THOSE WHO  
12 ARE MOVING FORWARD AND WANTED TO NOTE THAT IN THE COMING WEEKS  
13 WE WILL BE MEETING WITH THE COMMISSION AND ABAG EXECUTIVE TEAM  
14 TO REVIEW THE WORK PLAN AND DISCUSS FUTURE EQUITY AND ACCESS  
15 SUBCOMMITTEE, WHEN MORE INFORMATION IS AVAILABLE WE'LL PROVIDE  
16 IT TO THE COUNCIL KY-NAM?

17

18 **KY-NAM MILLER:** HAS BEEN TEN WITH TWO EXTRA PEOPLE SO TOTAL OF  
19 12 WE HAVE TO FORM THAT AS A BODY SO IT HASN'T BEEN OFFICIALLY  
20 FORMED YET.

21

22 **V. CHAIR, DIANA BENITEZ:** NEXT THING STAFF HAVE NOT MENTIONED  
23 THIS IN THE REPORT YET BUT WE HAVE REQUESTED A PARLIAMENTARY  
24 PROCESS AND ROBERT'S RULES OF ORDER TRAINING SHOULD BE  
25 SCHEDULED AT A FUTURE MEETING BECAUSE SOME OF US ARE LEARNING



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1 ABOUT THIS FOR THE FIRST TIME THEN STAFF WILL ADD AN  
2 OPPORTUNITY FOR COUNCIL MEMBERS LIKE I SAID TO SHARE  
3 ANNOUNCEMENTS AND ADD NEW BUSINESS SUGGESTIONS TO FUTURE  
4 AGENDAS.

5

6 **KY-NAM MILLER:** JUST TO ADD MY COLLEAGUE JOHN MEYERS AND I HAVE  
7 ALREADY PENCILLED IN FOR JUNE A BRIEF UPDATE ON ROBERT'S RULES  
8 OF ORDER AND SOME MATERIALS AHEAD OF TIME. SO WE'LL BE GETTING  
9 THAT REQUEST STRAIGHT AWAY.

10

11 **V. CHAIR, DIANA BENITEZ:** PERFECT. THANK YOU. IS THERE  
12 COUNCILMEMBER DISCUSSION ON THIS ITEM? YES, BALDINI, MADRID.

13

14 **MICHAEL BALDINI:** NOTED WAS THE COUNCIL MEMBERS REPORTS WAS NOT  
15 ON THE AGENDA EITHER.

16

17 **V. CHAIR, DIANA BENITEZ:** YES, THAT WILL BE ON THERE AS WELL.  
18 MADRID THEN SHEPHARD.

19

20 **ALEXANDER MADRID:** THIS IS A QUESTION TO THE STAFF, I REMEMBER  
21 THE DISCUSSION OPPORTUNITY TO HAVE SOCIAL EVENT BETWEEN  
22 FOCUSING ON THE AMAZING JOB, AND IT WOULD BE GOOD TO HAVE A  
23 GET TOGETHER TO GET TO KNOW EACH OTHER MORE BECAUSE WE'RE  
24 GOING TO BE HERE FOR I.

25



MAY 1, 2026

1 **KY-NAM MILLER:** THANK YOU, MEMBER MADRID, SUGGESTING THE SOCIAL  
2 OCCASIONS TO GET TO KNOW ONE ANOTHER AS YOU ENDEAVOR TO SPEND  
3 FOUR YEARS TOGETHER ON THIS TERM AND I THINK WITHIN THE  
4 CONSTRAINTS OF THE BROWN ACT WE COULD ENGINEER SOMETHING LIKE  
5 THAT PERHAPS IN THE CONTEXT OF A WORKSHOP OR TRAINING WE HAVE  
6 DONE THAT IN THE PAST AND HAVE SOME LEVITY AND FUN LIBATIONS  
7 MIX INTO IT AGAIN WITHIN THE CONSTRAINT OF THE BROWN ACT. SO  
8 I'LL TALK WITH MY COLLEAGUES ABOUT WHEN WE COULD BEST SCHEDULE  
9 THAT.

10

11 **V. CHAIR, DIANA BENITEZ:** COUNCIL MEMBER SHEPHERD?

12

13 **SONJA SHEPHARD:** CAN WE DO THAT IN TAHOE POSSIBLY DURING THE  
14 SKI SEASON?

15

16 **SPEAKER:** JUST TO CLARIFY, I THOUGHT WE WEREN'T MEETING IN  
17 JUNE?

18

19 **KY-NAM MILLER:** IT'S IN JULY WHEN THE WHOLE BUILDING KIND OF  
20 SHUTS DOWN FOR THESE MEETINGS.

21

22 **V. CHAIR, DIANA BENITEZ:** ANYONE ELSE? ALL RIGHT. MOVING ON TO  
23 THE CLERK INFORM US OF ANY PUBLIC COMMENT SUBMITTED OR ANY  
24 MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC COMMENT.

25



MAY 1, 2026

1 **CLERK, FRED CASTRO:** ON THIS ITEM, NO WRITTEN COMMENTS  
2 RECEIVED, NO MEMBERS IN THE BOARDROOM FOR PUBLIC COMMENT OR  
3 THE ATTENDEE SPACE.

4

5 **V. CHAIR, DIANA BENITEZ:** ALMOST DONE. AGENDA ITEM SIX, PUBLIC  
6 COMMENT. THIS IS AN INFORMATION ITEM. WILL THE CLERK INFORM US  
7 OF ANY PUBLIC COMMENT SUBMITTED FOR THIS ITEM OR WHETHER ARE  
8 THERE ANY MEMBERS OF THE PUBLIC WHO WISH TO GIVE PUBLIC  
9 COMMENT?

10

11 **CLERK, FRED CASTRO:** ON THIS ITEM, THERE WERE NO WRITTEN  
12 COMMENTS RECEIVED. THERE ARE NO MEMBERS IN THE ATTENDEE SPACE  
13 FOR PUBLIC COMMENT. WE DO HAVE ONE PUBLIC SPEAKER IN THE  
14 BOARDROOM. HOW MUCH TIME, VICE CHAIR?

15

16 **V. CHAIR, DIANA BENITEZ:** TWO MINUTES.

17

18 **CLERK, FRED CASTRO:** TWO MINUTES. OUR FIRST SPEAKER IS JANE  
19 KRAEMER. IF YOU COULD COME UP, PLEASE?

20

21 **SPEAKER:** OKAY. JANE KRAEMER. THROUGHOUT YOUR DISCUSSION ON  
22 EQUITY PRIORITY COMMUNITIES AND LOOKING AT THE PLANNED BAY  
23 AREA 2060 PLAN, THE THOUGHT COMES UP TO ME, YOU'RE TALKING  
24 ABOUT DISABLED PERSONS AND YOU'RE TALKING ABOUT LOW-INCOME  
25 PERSONS. BE CAREFUL WHEN YOU DEFINE THOSE PERSONS, BECAUSE WE



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1 ALL HAVE INDIVIDUAL ASSUMPTIONS ABOUT WHAT SUCH PERSONS ARE  
2 LIKE, AND VERY OFTEN IT'S NOT TRUE. AND MANY TIMES IT CAN BE  
3 CHANGED. SO, THE QUESTION IS, IS A DISABLED PERSON REALLY  
4 DISABLED? IT DEPENDS ON WHAT KIND OF TREATMENT THEY HAVE,  
5 MEDICALLY. AND WHAT KIND OF SUPPORT RESOURCES THEY HAVE. THERE  
6 ARE -- LET'S PUT IT THIS WAY, NO ONE KIND OF MEDICAL  
7 INTERVENTION FIT ALL SIZES. THERE IS CONVENTIONAL MEDICINE,  
8 WHICH HAS A VERY FUNCTIONAL ROLE, AND THERE IS ALTERNATIVE  
9 CONCEPTION OF HEALTH, WHICH HAS A VERY IMPORTANT EFFECTIVE  
10 PROVEN SOLUTION. AND MANY PEOPLE WHO ARE DETERMINED TO BE  
11 DISABLED ARE NOT. BECAUSE THEY HAVEN'T GOTTEN THE APPROPRIATE  
12 TREATMENT. IF THEY GET IT, THEY'RE NOT DISABLED ANYMORE. WHAT  
13 THEY NEED IS VERY TEMPORARY RESOURCES TO SUPPORT THEIR REHAB -  
14 -

15

16 **CLERK, FRED CASTRO:** TIME, PLEASE.

17

18 **SPEAKER:** -- UM, AND THEN THEY'RE ON THEIR WAY. ONE OF THOSE  
19 IMPORTANT RESOURCES IS HOUSING. IS IT APPROPRIATE IN TERMS OF  
20 ENVIRONMENTAL QUALITY? LET'S SEE. I THINK THAT'S WHAT I WANT  
21 TO SAY. THANK YOU.

22

23 **CLERK, FRED CASTRO:** THERE ARE NO OTHER PUBLIC COMMENT ON THIS  
24 ITEM.

25



MAY 1, 2026

1 **V. CHAIR, DIANA BENITEZ:** THANK YOU. ALL RIGHT. WE'RE MOVING ON  
2 TO AGENDA ITEM SEVEN, ADJOURNMENT AND NEXT MEETING. THE NEXT  
3 REGULAR MEETING OF THE MTC ABAG COMMUNITY ADVISORY COUNCIL  
4 WILL BE HELD JUNE 5TH, 2026. AND THIS MEETING OF THE MTC ABAG  
5 COMMUNITY ADVISORY COUNCIL IS NOW ADJOURNED. [ADJOURNED]