METROPOLITAN TRANSPORTATION COMMISSION Meeting Transcript





1	METROPOLITAN TRANSPORTATION COMMISSION
2	PLANNING COMMITTEE
3	FRIDAY, MAY 9, 2025 10:00 AM
4	
5 6 7 8 9 10 11 12 13 14 15	<pre><[Meeting will begin shortly] Eddie ahn: I would like to call to order this meeting of the joint mtc planning committee with the abag administrative committee. This meeting this meeting is being webcast on the mtc web site. Members of the public participating by zoom wishing to speak should use the raised hand feature or dial star 9 and you will be called upon at the appropriate time. Teleconference attendees will be called upon by the last for digits of their phone number. Roll call vote will be taken for action items due to remote committee member participation. Will the clerk conduct roll call to confirm a quorum is present?</pre>
16	
17	clerk, martha silver: will do. Chair ahn?
18	
19	eddie ahn: here.
20	
21	<pre>clerk, martha silver: vice chair burt?</pre>
22	
23	<pre>pat burt: here.</pre>
24	
25	<pre>clerk, martha silver: commissioner andersen?</pre>
26	
27	candace andersen: here at danville road in my office.
28	
29	clerk, martha silver: thank you. Commissioner canepa?
30	



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1
    david canepa: here.
2
3
    clerk, martha silver: ashcraft?
4
5
    marilyn ezzy ashcraft: here.
6
    clerk, martha silver: giacopini, non-voting? I see you. Thank
7
8
    you.
9
    diana dorinson: dor
10
11
    speaker: thank you.
12
13
    clerk, martha silver: baptist? Kaplan?
14
15
16
    rebecca kaplan: here.
17
    clerk, martha silver: mahan is absent. Mashburn, we'll loop
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19
    back. We have a quorum.
20
    eddie ahn: excellent that brings us to item three.
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23
    clerk, martha silver: can we pause to invoke 2449 for
    commissioner mashburn?
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1
    eddie ahn: yes.
2
3
   mitch mashburn: thank you. I would like to invoke 2449 as I'm
    in transit to the posted location. I'm minutes away.
4
5
    clerk, martha silver: the remote posted location is open for
6
7
    publics of the public to go in and participate.
8
   mitch mashburn: yes, ma'am and there is no one over 18 here
9
    with me.
10
11
    clerk, martha silver: thank you. JUNE JUNE agenda item three
12
    includes 3a do I have a motion and second to approve the mtc
13
    planning committee calendar?
14
15
16
    speaker: motion.
17
18
    speaker: second.
19
    eddie ahn: so with that are there any mtc committee members
20
21
    who would like to comment on this item? Seeing none. Can we
22
    take public comment?
23
    clerk, martha silver: there was no written correspondence --
24
    yes. There was no written xhrpdz received on this item and
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1
    there is no one in zoom or the boardroom wishing to speak on
    this item this.
2
3
    chair, eddie ahn mtc pc: all right motion and second. Roll
4
5
    call.
6
    clerk, martha silver: ahn?
7
8
9
    chair mtc pc, eddie ahn: yes.
10
11
    clerk, martha silver: andersen?
12
    candace andersen: yes.
13
14
    clerk, martha silver: kaplan?
15
16
    rebecca kaplan: yes.
17
18
19
    clerk, martha silver: ezzy ashcraft?
20
    marilyn ezzy ashcraft:
21
22
23
    clerk, martha silver: baptist?
24
    alicia john-baptiste: yes.
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2
    clerk, martha silver: kaplan?
3
    rebecca kaplan: aye.
4
5
    clerk, martha silver: commissioner mahan is absent. And
6
    commissioner mashburn?
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8
9
   mitch mashburn: aye.
10
11
    clerk, martha silver: motion passes unanimously by all members
12
    present.
13
    chair mtc pc, eddie ahn: excellent. Now turning this meeting
14
15
    over to chair ramos.
16
    chair, belia ramos abaq ac: thank you so much. I would like to
17
18
    call to order this meeting of the abag administrative
19
    committee. Roll call vote will be taken for all items due to
    remote committee participation today. I don't see -- oh you're
20
    -- it's you. Okay. MISS Silver, on behalf of abag will you
21
22
    conduct roll and confirm quorum?
23
    clerk, martha silver: will do. Chair ramos?
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1
    chair, belia ramos abag ac: here.
2
3
    clerk, martha silver: vice chair romero? Council member
    ecklund?
4
5
6
   pat ecklund: present.
7
8
    clerk, martha silver: thank you. Supervisor rabbitt?
9
    david rabbitt: I'm here at the teleconference location at 575
10
    administration drive room 100 a in santa rosa.
11
12
    clerk, martha silver: thank you. Council member silva is
13
    absent. And supervisor williams?
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15
16
    wanda williams: present.
17
    clerk, martha silver: thank you. We have a quorum.
18
19
    chair, belia ramos abag ac: thank you so much. Will the abag
20
    clerk, or MISS Silver acting as clerk please read the
21
22
    announcement of amount of $150 and that the per diem is
    provided as a result of convening a meeting for which each
23
   member is entitled to collect per diem. Thank you.
24
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chair, belia ramos abag ac: thank you so much our next agenda
1
    item is item six consists of two items 6a and sb minutes of
2
3
    APRIL 11th, six b ratification of appointments that I have
    made as your PRESIDENT, council member motoyama to the abag
4
5
    finance committee and the acfa governing board effective upon
    approval of this consent item. Do I have a motion?
6
7
8
    pat ecklund: I'll motion.
9
    wanda williams: second.
10
11
    chair, belia ramos abaq ac: motion ecklund second williams is
12
    there any committee member comments? I'll move to
13
14
    clerk, martha silver: for this item, and there no members in
15
16
    the boardroom or zoom wishing to speak on this item.
17
18
    chair, belia ramos abag ac: thank you I'll close public
    comment and bring it back for roll call vote.
19
20
    clerk, martha silver: ramos?
21
22
23
    chair, belia ramos abag ac: yes.
24
    clerk, martha silver: vice chair romero?
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1
2
   v. Chair, carlos romero abag ac: yes.
3
    clerk, martha silver: ecklund?
4
5
   pat ecklund: aye.
6
7
8
    clerk, martha silver: rabbitt?
9
    david rabbitt: aye.
10
11
    clerk, martha silver: council member silva is absent. And
12
13
    supervisor williams?
14
15
   wanda williams: aye.
16
    clerk, martha silver: thank you. Motion passes unanimously by
17
18
    all members present.
19
    chair, belia ramos abaq ac: thank you. We're moving on to item
20
    7a. And this is a contract authorization to enter into a
21
22
    contract to implement the estuary youth council program.
23
   Mycelium youth network. And giving us the report is diana.
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speaker: good morning, everyone and members of the board my 1 name is diana fu and I am a project manager with the san 2 3 francisco estuary partnership. The san francisco partnership is a part of the national estuary program non-regulatory 4 5 program of U.S. Epa created through the clean water act our planning area encompasses san francisco estuary and its 6 watershed from sacramento and san joaquin detail to san 7 8 francisco bay and we are hosted regionally by abag. Next slide. Today I'm here to talk about the estuary youth council 9 10 or clone as eyc program. The eyc program empowers and supports 11 youth from marginalized communities in the san francisco estuary to become influential leaders in the planning 12 management and decision make of the san francisco estuary. 13 Youth learn about the estuary through hands on learning 14 experiences like field trips, are provided with leadership and 15 16 professional development opportunities that prepare them for environmental planning and management careers and make a real 17 18 impact on environmental issues currently faired by the san 19 francisco estuary and its communities by working in teams to brainstorm, plan, and complete original capstone projects 20 during the duration of the program. Eyc is hosted by the san 21 22 francisco estuary partnership, we work closely with a 23 community-based organization advisory committee consisting of 24 nuestra casa restore the delta and mycelium youth network whose contract amendment approval request is on the agenda 25





today the cbo advisory committee works closely with us to 1 2 plan, design, and implement and evaluate the program. Each cbo 3 partner hosts a small number of youth at their organizations to participate in the euc program every year and provides a 4 5 place-based home for them due to the large gee graph cask spread of the program in the future we would also like to 6 create alumni advisory committee to keep graduates of the eyc 7 8 involved in the program to give more opportunities to provide leadership and feedback on the program for new cohorts. Next 9 slide please. This program is currently supported by a mix of 10 11 fund sources, but was borne out of the generous funding from anonymous donors and facilitated to us through our non-profit 12 501 c3 friends of the estuary with initial catalyst funding we 13 were able to launch a successful pilot and leverage that 14 15 success into additional grant awards such as small fund from 16 silicon valley communities foundation who will specifically supporting our youth this year served by the nuestra casa in 17 18 midpeninsula area we recently faced some challenges related to 19 the federal funding landscape but with generous support from mtc's office we were able to cover the budget shortfall I'm 20 happy to report that we will be able to sustain this program 21 for the next two years and maintain the integrity of this 22 importance initiative. Not only is this funding to development 23 of future environmental and climate leaders this funding has 24 allowed us to maintain trust with our cbo partners with whom 25





we have collaboratively developed the program's mission, 1 values, and approach. Next slide please. So what does the 2 3 program actually do? The eyc program runs annually from JUNE through DECEMBER in a hybrid format. We provide exspur janelli 4 5 learning opportunities by working with scientists planners and natural ists and community experts to provide environmental 6 climate civic education opportunities to youth we believe the 7 8 connection to the estuary is important for inspiring future 9 stewards and require in-person participation monthly gathering we engage youth in development of active agents in the san 10 11 francisco estuary and support in brainstorming planning and implementation. We also nurture leadership qualities in youth 12 through small group leadership lastly we provide professional 13 development opportunities to youth through career exploration 14 and skill and re sume building and exposure to conference 15 16 summits and other networking opportunities at the end of the program a cohort will presents original capstone projects that 17 18 will be judged by a panel of community leaders environmental planners and managers, program alumni. Next slide. We are in 19 the middle of the 2025 cohort selection process we held call 20 for applications APRIL 1st to the 30th and have just completed 21 22 reviewing applications to select candidates to move on to the 23 next step in the selection process partners are currently conducting interviews and will be making hopelesses to the 24 2025eyc program to us by mid-MAY and selection of final cohort 25





will be completed by the end of the month. Next slide plead. I 1 want to note some of the amazing things alumni from our pilot 2 3 year have gone on to do one has been appointed to the van frisk bay restoration authority's advisory committee another 4 5 pictured here received the next generation delta stewardship award last month and many more alumni have gone on to do other 6 environmental and climate related work, to the anne fitzgerald 7 8 college mentee and mtc serving as climate water advocate with 9 restore the delta and organizing and participating in other leadership opportunities of in their respective communities. 10 Next slide. Razz I wrap up I'm recommending the authorization 11 to negotiate and enter into contract with mi seal yum youth 12 network to implement the estuary youth council program for 13 146,000,006 hundreds \$1. Funded by combination of funds and 14 estuary partnership local funds. Although wee entering into 15 16 contracts with all three partners of the eyc program this is the only contract that requires abag approval due to the fact 17 18 that the total amount of contracts to mi seal yum for this work totals over \$200,000. Thank you for listening that's all 19 I have for you today. 20 21 22 chair, belia ramos abag ac: thank you so much. And as someone 23 who has witnessed our youth capstone projects at the end the value we get from their unjaded thought process as to how to 24



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solve the region's problems is always very, very inspiring.
1
    So, thank you. Any questions?
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3
    speaker: motion.
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5
   pat ecklund: second.
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    chair, belia ramos abag ac: motion and second. MISS Ecklund.
9
   pat ecklund: this is a great program and I'm wondering how
10
    could some locally elected officials know, like myself, or
11
    other board members, be able to help participate in the
12
    program because I think if we tagged along on one of these
13
   boat tours and have opportunity to talk to the kids about how
14
    cities or counties and quality of the bay, and there's
15
16
    stormwater or other things that you just -- I think it might
    give them opportunity to open up their eyes to not only the
17
    environmental part, but also the leadership part too. So, is
18
    there a way that we could participate? Or at least get notice
19
    and then say, hey, can I join? Or are we taking a seat up for
20
    these kids? And is there other ways that we can help
21
22
    rejuvenate or develop a real drive for them to get involved
    and, not only in environmental issues but leadership issues as
23
    well.
24
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speaker: yes absolutely. I think that's a great question. I 1 think there is many ways different members can get involved. 2 3 The program of course is also looking for funding and funding that allows us to do the type of leadership development that 4 we focus on, which is following a heart's ladder of youth 5 leadership development for those of you who are unaware. You 6 can look up that ladder and see the steps in which youth 7 8 leadership can be truly developed and why youth can be symbols 9 when adults are present and at the end of the year celebration they present capstone projects we have a panel during capstone 10 11 projects perhaps providing some next steps or advice guidance or additional funding for them to continue on and expand those 12 capstone projects and we have curriculum dedicated to change 13 making and navigating institutions so not only are they 14 learning about the environmental science of the bay or delta 15 16 or environmental justice issues they're also learning how to change making actually happen a lot of activists backgrounds 17 18 is definitely one also ways of making change through nonprofits through policy working in government that we explore 19 for that curriculum we're currently searching for people to 20 come and talk to youth and talk about their experiences making 21 22 change in whatever way or whatever method that they have 23 experience in.



1	<pre>pat ecklund: I personally would love to be able to help or</pre>
2	participate in some of those. With my federal employment, I
3	worked for the army corp of engineers for eight years and epa
4	for 35, and all primarily water oriented. Pesticides was also
5	there too, and others. But if I knew that something was
6	happening, then I could always call caitlin, and say hey I'm
7	available that day. Anything I could do to help even notifying
8	us of some of these things whenever they're occurring, e-mail
9	or whatever mechanism you finally find appropriate. I think
10	involving board members we get a better feel for the program
11	and maybe can help advocate for funding from other
12	organizations.
13	
14	<pre>speaker: absolutely.</pre>
15	
16	pat ecklund: anyway that's my comment. Otherwise I think auto
17	a great program. I was going to make a motion but my friend
17 18	a great program. I was going to make a motion but my friend here did it first. [Laughter] Thank you so much.
18	
18 19	here did it first. [Laughter] Thank you so much.





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clerk, martha silver: there is no written correspondence
1
    received on this item and no one in the boardroom or zoom
2
3
    wishing to speak on this item.
4
5
    chair, belia ramos abag ac: thank you. Closing public comment
    back to committee. We have a motion and second. Roll call.
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8
    clerk, martha silver: ramos?
9
10
    chair, belia ramos abag ac: yes.
11
    clerk, martha silver: romero?
12
13
   v. Chair, carlos romero abag ac: yes.
14
15
16
    clerk, martha silver: ecklund?
17
   pat ecklund: aye.
18
19
    clerk, martha silver: rabbitt?
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21
22
   david rabbitt: aye.
23
    clerk, martha silver: council member silva is absent.
24
    Supervisor williams?
25
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1
2
    wanda williams: aye.
3
    clerk, martha silver: motion passes unanimously by all members
4
5
    present.
6
7
    chair, belia ramos abaq ac: thank you so much. We're now
8
    moving on to item 7b. And this is a very -- I will just say, a
    very unique item for us here at abaq. As you know, during our
9
10
    sixth cycle of rhna, we had a record number of appeals that
11
    came through this committee, through the administration
    committee. 28 to be exact. And one of our tasks is to make
12
    sure that we created an equitable methodology to be able to
13
    allocate 441 housing units across our 109 jurisdictions. And
14
    we did that. And the next cycle is going to start in 2027. But
15
16
    one of the things that has also come up is how do disputes
    between jurisdictions regarding the rhna process get result.
17
    And these are technical disputes, as opposed to theoretical
18
    and -- theoretical and -- and policy disputes. This is really
19
    making sure this the application of our methodology is applied
20
21
    appropriately. And so one of the things as this came over, and
    working with our vice PRESIDENT, making sure that we are
22
    positioned in a way to administer any disputes equitably,
23
    justly, and I think most importantly here, technically, you
24
    have before you an item for consideration of a delegation of
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authority. And MISS Adams is here to present on this I feel 1 2 like we saw so much of you and then you got a break and now 3 here you are it's rhna again. 4 5 qillian adams: thank you PRESIDENT Ramos I'm qillian adams principle planner with abag and mtc manager of abag's past 6 rhna six cycle process and so wanted to raise this issue of 7 8 the regional housing needs allocation transfer process so by law the period after abag has issued its final rhna 9 allocations housing element lao does allow a county to 10 11 transfer a portion of it to rhna to a city or town after the incorporation of a new city or town annexation. There are two 12 possible approaches for conducting the transfer first is 13 through mutual agreement between the county and affected city 14 15 or town and the second approach if the two parties cannot 16 reach a mutually acceptable agreement then either party MAY submit a written request to the council of governments to 17 18 consider the facts data and methodology presented by both 19 perpetrates and to determine the number of units by income category that should be transferred from the county's 20 21 allocation the city or town, rhna received transfer requests 22 from santa clara can't related to annexations in las gatos and san jose parties were unable to reach a mutually acceptable 23 transfer agreement this is the first time that abag has 24 received a non-mutual transfer request which is why we now 25



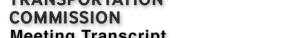


- 1 have developed the proposed approach for handling these types
- 2 of requests, does not specify the transfer requests so abag
- 3 needs to designate who has the authority to assess the
- 4 transfer request consideration of the facts data and
- 5 methodology presented by the affected jurisdiction is
- 6 primarily a technical task staff requests that the abag
- 7 administrative committee delegate authority for responsibility
- 8 to the mtc deputy executive director for metro planning and
- 9 policy this action will allow for efficient approach to the
- 10 comprehensive analysis and deliberation of the material
- 11 submitted by the jurisdictions specifically the administrative
- 12 committee is requested to approve the staff recommendation for
- 13 the delegation to the mtc deputy executive director for metro
- 14 planning and policy, the authority to accept, consider, and
- 15 make air final determination on all pending and future
- 16 requests from rhna allocation transfers and to create and
- 17 administer any necessary guidelines and/or procedures related
- 18 to the administration of these requests as outlined in abag
- 19 resolution number 10, 2025, which is attachment a in the
- 20 packet. Thank you.
- 21
- 22 chair, belia ramos abag ac: thank you so much. Do we have any
- 23 questions?
- 24
- 25 **speaker:** yes, I have several.





1 2 chair, belia ramos abaq ac: commissioner ecklund. 3 pat ecklund: as everyone probably knows, I was very involved 4 5 in this rhna process last time. And if it was primarily a technical task, in my opinion, we wouldn't have the discord 6 within, like, the can't and city of san jose, in my opinion. 7 8 So, I have a couple of questions. One, if we do designate the deputy executive director as the decider of this, is there an 9 appeal process to the housing committee or abag executive 10 11 board? 12 gillian adams: there is not anything in the statute that 13 allows for an appeal process to the transfers. 14 15 16 pat ecklund: okay. That's an issue, obviously. Because it's not only a technical issue, it's also a political issue, in my 17 opinion, between the city and a county. Secondly is then is 18 there a limit that we can put on there, on the number of 19 houses that's exchanged? Like, I think, it's, quote "technical 20 when there is less than 10" when you are talking about 21 hundreds or whatever, thousands, or whatever, right? I just 22 have been reading the san jose city of san jose's letter which 23 if folks haven't read it that you really need to read it. And 24 we got a copy, it's also outside. Really encourage people to 25



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> read it. So, is there a limit that we can give the authority 1 2 for the deputy director, like, less than ten, transfer one way

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3 or the other, anything over ten has to come either the abag

board or the abag housing committee then eventually goes to 4

5 the abag board. To me this, thing that's going on in san jose,

and I have not talked to anybody about this, but it raises a 6

lot more issues which I haven't even started getting through. 7

8 So, so, help me topped understand if we have the ability to

limit it, and the rest goes to us, so be it a process 9

depending on the number of units they're requesting to be 10

transferred. If I'm not clear just let me know 11

12

counsel, kathleen kane: the question is clear. This is 13

kathleen kane general counsel it's not staff's recommendation 14

15 to limit in that way. Precisely because this statute says

16 we're supposed to apply the adopted methodology. That is an

existing formula that is applied to these things. So the idea 17

is that these transfers should not, in fact, be a political 18

issue, but, instead, a technical one. And that if there were 19

an appeal, or a threshold that goes to the board, and then the 20

board makes a decision, that's a policy decision, that it's 21

inconsistent with the previously adopted methodology, then 22

abag, itself, would be at risk in defending that decision. So 23

it's our recommendation that this be treated in accordance 24

with the statutory requirement that we apply the methodology 25





and derive the answer and move forward. You know? I mean, 1 these -- the time to discuss the policy questions is at each 2 3 rhna cycle when you are trying to figure out how to allocate with the methodology that's adopted. So, that is our strong 4 5 recommendation. 6 pat ecklund: then help me to understand that the city of san 7 8 jose has highlighted that their current application for this formal golf course is 1721 units, 1,721, and that the can't's 9 element site inventory has a capacity of 280050. And that's 10 quite a difference for a city that's already large. So, help 11 me to understand how this is not -- it's only technical 12 [Laughter] -- because to me, this also has some issues between 13 city and county. And we have that in marin, as well. And, as 14 well part of marin is thinking about -- well, anyway, I don't 15 16 need to go into that. But can you help me understand how this is only technical. 17 18 19 counsel, kathleen kane: sure because we need to apply the methodology that was adopted and that generates an answer for 20 21 the different transfers now we in no way suggest that these aren't significant issues for jurisdictions involved and 22 that's in fact why they can agree to anything they want. If 23 they reach mutual agreement that works for the parties then we 24 have no influence on that at all so they can agree to 25



something outside of the methodology today and obviate the 1 need for this process. But if it does come to the entity that 2 3 allocated the units in the first place under the methodology then we still have to apply the publicly adopt the methodology 4 5 that we had. Also now there is no doubt that also change circumstances along with the way between rhna cycles might 6 influence the outcome that you want mutual agreement provision 7 8 there to address if it's up to us we have to apply in a fairly mechanic mechanistic manner the methodology that was adopted 9 10 through the rigorous process that abag went through for the 11 last rhna cycle and will reevaluate in the next one no doubt more circumstances I don't want to preempt the staff who 12 understands the methodology itself better than I do but that's 13 14 kind of the global risk assessed. 15 16 pat ecklund: the question appeal process so the first is the deputy director then if the party still one or two parties 17 still do not agree. 18 19 chair, belia ramos abag ac: I'm going to interject one of the 20 parts that is incredibly important here is the rhna appeal 21 22 process did already take place the application of simply 23 adopted policy and these jurisdictions were not able to reach agreement, this is the appeal of that. This is that process of 24 make the determination. Because what the statute says is that 25





if they are not able to make a determination, abag makes a 1 determine. And it is abag, the entity, not abag the board, not 2 3 abag a committee. And, so, we need to make sure that as -- at an organizational level, we're creating a process of 4 consideration that will most closely defend our adopted 5 methodology. And our adopted methodology is best known by our 6 staff, not -- not by us. 7 8 pat ecklund: yeah, but abaq also has the -- I believe -- the 9 ability to set up a process so that if there is an issue like 10 this. I mean, we could make the decision, not just staff. I 11 mean, it could come to the board. The abag board, or the 12 housing committee. 13 14 chair, belia ramos abag ac: i actually -- I strongly disagree 15 16 with that. And I strongly disagree with that because it would simply to be to accept staff's recommendation. Because if we, 17 at all, deviate from the strict application of our 18 methodology, we have undermined all the other hundred and 8 19 decisions of application of methodology. We have one transfer 20 we are dealing with. And I, certainly, am -- do not feel 21 comfortable that at this board level or even at this committee 22 level, that we jeopardize our 108 decisions that we have 23 previously made. So, in order to ensure that we are strictly 24

applying, simply, a methodology, the delegation to staff, who





is most knowledgeable on this, does, in fact, make the most 1 2 sense. 3 pat ecklund: well, I -- I -- I will respectfully disagree. 4 5 Because -- because I think that -- do you want to shut that off? [Laughter] So, I have -- I -- I do respectfully disagree. 6 So, can we, instead of the deputy director, could we say that 7 8 the abag board would be making that decision? Is that an option that we can do here? A legal option? 9 10 11 counsel, kathleen kane: I don't want to preempt the vice 12 PRESIDENT Who appears to want to say something. 13 v. Chair, carlos romero abag ac: so, I think you -- with all 14 due respect, director ecklund, I think our counsel has stated 15 16 it correctly. I mean, we do not want to make this a political issue. It is really an e normative one. If you want me to 17 finish. And what is before us today is to have staff, right? -18 - be the adjudicatory body that determines the facts related 19 to this transfer. So, we're asking, and I think after 20 discussion with legal staff, as well as our planning staff, 21 that this is the most effective way to move forward on this 22 issue, as opposed to having, as we did in the past, but that 23 was different, having a committee established by abag to hear 24

this type of appeal. So, the motion before us is to delegate





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to staff. I'm in support of it. I don't know know if other
1
2
    people want to speak, but I'm ready to make a motion but I'm
3
    sure folks MAY want to chime in here.
4
5
    chair, belia ramos abaq ac: thank you. I'll accept that as
    your motion. Yes I'll make the second so that we do have a
6
   motion and a second. Member williams?
7
8
    wanda williams: for me -- and maybe it's something I can talk
9
    offline about, the part and this is just for clarification for
10
    me, for understanding in reference to incorporation of a new
11
    city, I know that's not what's happening here. This is
12
    annexation, but I wanted to understand what that looks like
13
    when a new city is coming online. As you know, solano county,
14
15
    there is a concept of a possibility of a new city. And, so, if
16
    staff can talk with me offline, that would be great so I can
    understand what that process looks like moving forward with
17
    the rhna numbers for new incorporation. And that was all.
18
    Thank you.
19
20
    chair, belia ramos abag ac: thank you so much. And I think
21
    that is especially -- I think one of the things we find
22
    ourselves in the unique spot here is annexation post-rhna
23
    process. I think that it would be helpful to all executive
24
    board members and agencies once we vote on this item to be
25
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able to explain when this issue comes up, how it comes up, and

2 how we are dealing with it. Seeing no other committee 3 questions. -- oh, supervisor rabbitt, I see your very cartoony happened up there. 4 5 david rabbitt: well thank you so much. I'm going to be 6 supportive of the motion that's on the floor, but at the same 7 8 time, I want to recognize director ecklund's point. Having served on the rhna appeals committee, I think twice, it is a 9 frustrating experience. Because we MAY be not wanting to 10 11 jeopardize 108 decisions, but there is trying to fit everything into one tight box is sometimes difficult, and 12 there obviously are certain circumstances where applying the 13 methodology needs a little more input. I understand, at the 14 same time, the political nature of this and whether or not the 15 16 board wants to put itself in that mix. And, so, I can be supportify going forward, but I know that ultimately, you 17 18 know, the serving on that committee, listening to the arguments, much -- many of them, while, you know, substantive 19 and -- and where you wanted to move in one direction, but your 20 hands were tied, was extremely frustrating to say the least. 21 The whole process has become frustrating from day one. But, 22 23 you know, I think, ultimately, we need to continue to deal with changes in that process, and hopefully having more 24





- 1 regional cooperation between entities moving forward, rather
- 2 than having everyone doing it separately.

- 4 chair, belia ramos abag ac: thank you so much supervisor
- 5 rabbitt on that. And I echo the feelings. I can't imagine we
- 6 might be the only cog that has had to deal with this issue.
- 7 But I'm going to ask the maker of the motion for a friendly
- 8 amendment. There is one part in our resolution that says that
- 9 staff will be responsible for submitting their final
- 10 determination to hcd I'm going to ask that prior to that --
- 11 concurrent with that submission, receive and file to this
- 12 committee come back. This is the rhna appeals committee. So,
- 13 if you would please consider that as a friendly amendment to
- 14 your motion. Vice PRESIDENT Romero?

15

- 16 v. Chair, carlos romero abag ac: I think that makes a lot of
- 17 sense. Accepted.

18

- 19 pat ecklund: could we do it to the whole abag board so that
- 20 all of the members of the abag board are aware of this?

- 22 chair, belia ramos abag ac: I'm not going to request that
- 23 because this is the body that deals with the rhna appeals
- 24 process. That is, in fact, delegated from the executive board
- 25 to this.





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1
2
    pat ecklund: okay.
3
    chair, belia ramos abaq ac: so I don't want to say hot potato
4
5
    and punt it back. I would suggest just a concurrent receive
    and file to the admin committee at this meeting unless staff
6
    has some heartburn with that? It wouldn't be an override it
7
8
    would jumpily just be noticed to this committee.
9
   pat ecklund: MADAM Chair.
10
11
    chair, belia ramos abag ac: yes?
12
13
   pat ecklund: I'll be voting no on this motion. But I would ask
14
    staff when we do the 2027 rhna process when we start with
15
16
    that, please put this down as an issue that the committee
    needs to have some discussion about administering this for the
17
    next cycle. Thank you.
18
19
    chair, belia ramos abag ac: my understanding, I would ask
20
    counsel, this is adopting the process? Is that correct?
21
22
23
    counsel, kathleen kane: that's correct.
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chair, belia ramos abag ac: it's not specific to --
1
2
    establishing the process.
3
    counsel, kathleen kane: if you wish to revisit this at a later
4
5
    date you have the authority any time.
6
7
   pat ecklund: discussion about it in 2027.
8
    chair, belia ramos abag ac: motion by romero second by myself
9
    that includes the resolution with the addition of a concurrent
10
    receive and file at the notification of hcd for a delegated
11
    authority. Seeing no other comments, I'm going to ask if there
12
    is public comment.
13
14
15
    clerk, martha silver: yes. We received written correspondence
16
    from the city of san jose. It was posted online and
    distributed to all committee members and is available as a
17
    handout handout at /- at the front desk and we have two
18
   members of the public that would like to speak on this item in
19
    zoom. How much time would you like to give?
20
21
22
    chair, belia ramos abag ac: two minutes.
23
    clerk, martha silver: constantine go ahead you have two
24
   minutes.
25
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2	speaker: general in agreement with the delegation I just ask
3	for a couple of amendments one to revisit the rhna transfer
4	public process then keep evaluating the effect our issue is
5	different than the city of san jose we have one subdivision of
6	600 homes in our town that has 10,000 parcels as a town with
7	33,000 residents annex the whole thing all at once residents
8	don't want it so we're getting one house at a time being
9	transferred in my discussions with county administrator there
10	is santa clara county intent to transfer one rhna number for
11	each home that gets transferred this is fully developed
12	subdivision of homes there is not a lot of capacity to
13	actually build rhna numbers is shy of 2000 as one home after
14	another gets annexed in our town going to be left with 30%
15	increase in rhna number just because of a small subdivision
16	but no space on subdivision to necessarily develop the current
17	guidelines that abag has when you look at that one home comes
18	in tend to justify the transfer of one rhna so I think there
19	is unintended consequence in a situation like ours that
20	general form lake presentation of the guidelines through abag
21	doesn't take into account our hope is that because of as of
22	right now we have suspended all annexations are not going to
23	continue which I don't believe is in keeping with trying to
24	take an unincorporated area that's surrounded by our town to
25	provide provision of efficient service until we able to





resolve this there is no way we're going to accommodate that 1 with our current number of units I ask for your consideration. 2 3 Thank you. 4 5 clerk, martha silver: thank you. Our last speaker in zoom is going to be jared ferguson. Go ahead and unmute yourself. 6 7 8 pat ecklund: can you turn up the volume a little bit. I had a hard time hearing him. Thank you. 9 10 11 speaker: good morning jared ferguson I'm a principle planner with the city of san jose. You have seen our letter discussed 12 it san jose has one pending transfer as noticed we're 13 generally supportive of the staff proposal to geligate 14 15 authority given the technical nature however we believe there 16 should be two modifications that would increase transparency and provides checks and balances within the process. One we 17 18 believe there should be public process for development of the quidelines and procedures around the rhna transfers where the 19 proposed guidelines and procedures are publically noticed with 20 time for comment then approved by the board or a committee 21 22 rather than wholly delegated to staff. Two, we would request regular updates and reports to the abag board or committee. 23 The reporting should include an ongoing evaluation of the 24

guidelines and procedures of the rhna transfers and then also

1	a report on the statutes and outcomes of each transfer
2	completed. The future of this rhna transfer process will have
3	much larger ramifications for the city. The county is
4	requesting a transfer of 12 units as that's what appears in
5	their housing elements theoretical site capacity in their
6	housing element, cemeteries transferring 18 units which
7	actually matches the planning approvals completed last year on
8	the site while the current request is small there is going to
9	be other larger requests for this discrepancy which will have
10	broader implications for us there is a large golf course side
11	114 acres within the city and unincorporated land that would
12	likely represent 1500 units given importance of these transfer
13	san jose recommending two modifications also just add that I
14	don't think the overall macro methodology will be helpful or
15	relevant in these individual types of transfers it's very
16	specific in nature and I don't know that the methodology will
17	be helpful given these specific examples. Thank you.
18	
19	clerk, martha silver: thank you. Paola aurelio rosales, you
20	just raised your hand is it for agenda item 7b?
21	
22	<pre>speaker: yes.</pre>
23	
24	clerk, martha silver: go ahead you have two minutes.
25	





speaker: hello. Good morning mtc planning and abag 1 administrative committee my name is paola, organizer with 2 3 housing leadership council of san mateo county we work with communities and their leaders to produce and preserve quality 4 affordable homes on behalf of hlc I would like to extend our 5 appreciation to mtc's leadership and continue to work to move 6 7 the tlc policy forward it's not just a planning tool it's one 8 9 chair, belia ramos abag ac: one second that's for our next 10 item I'm going to ask you to hold on. We're still on item 7b. 11 12 13 speaker: yes. 14 chair, belia ramos abag ac: thank you. That was on tlc so 15 16 that's our next item I'm going to go ahead and if we have no one else waiting I'm going to close public comment and I'll 17 just say, you know, I don't want it to be lost upon us, but us 18 having this meeting and having this discussion is in fact a 19 public process. And this is an opportunity to consider 20 feedback, which we have, in fact, some written feedback, and 21 also oral feedback that we have gotten. In terms of valuation 22 of quidelines, you know, that really is beyond the scope of 23 what we do in the rhna allocation process by being able to do 24 this and then to bring it back to this committee for a receive 25



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and file report-out will in fact give another opportunity for
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    public comment. So, there is -- you know, I will also say in
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3
    terms of our staff and working with our staff, I have never
    known our staff to work in a vacuum, so, call, ask questions,
4
5
    e-mail. If you are an interested jurisdiction, they will --
    they will be -- they will be available to you as they always
6
    are. With said that I'll ask the clerk to conduct a roll call
7
8
    vote on the motion by romero, second by myself that includes
    the addition of the receive and file.
9
10
    clerk, martha silver: thank you. Chair ramos?
11
12
    chair, belia ramos abag ac: yes.
13
14
15
    clerk, martha silver: vice chair romero?
16
17
    v. Chair, carlos romero abag ac: yes.
18
    clerk, martha silver: council member ecklund?
19
20
   pat ecklund: no.
21
22
23
    clerk, martha silver: thank you. Supervisor rabbitt?
24
25
    david rabbitt: aye.
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1
    clerk, martha silver: council member silva is absent.
2
3
    Supervisor williams?
4
5
    wanda williams: aye.
6
7
    clerk, martha silver: the motion passes with four ayes and one
8
    no.
9
    chair, belia ramos abaq ac: thank you so much. Now I'm going
10
11
    to turn it over --
12
    counsel, kathleen kane: apologies. I'm sorry, through the
13
    chair just for brown act recordkeeping we're supposed to say
14
15
    by name the vote so I wanted to note that it was member
16
    ecklund who voted no.
17
    chair, belia ramos abag ac: thank you so much to the.
18
19
    kristen law: -- lawier in the room. [Laughter] We'll now turn
20
    it over to my co-chair commissioner agenda item a eight.
21
22
23
    chair mtc pc, eddie ahn: transit oriented communities policy
24
    draft evaluation criteria before turning it over to staff I'll
    gift report share background for members of the public and
25
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members of this committee, transit orient the communities toc 1 policy was approved by this commission in fall of 2022 via mtc 2 resolution number forgive 30 housing parks station access 3 policies so for criteria critical create vibrant communities 4 5 transit -- oh, I do not have -- oh I need to speak more closely to it. For context, the result of a lot of meetings I 6 read in one staff memo over 250 meetings with various 7 8 jurisdictions are 60 million have been more recently awarded to jurisdictions in MARCH 2025 to help with toc related 9 planning and capital grants and supporting local 10 11 implementation so one thing to emphasize the committee members this morning's item is information item only designed to seek 12 your input plenty of time to give input before the vote, and 13 ample time, this commission will have opportunity to explore 14 15 how to best leverage this framework in the context of funding 16 program so we have to figure out how much we want the toc policy to -- significant interest in transportation 17 18 stakeholders region-wide and I saw cta as well to that effect 19 so sophie gabe shine baum. 20 speaker: sophie regional planner with mtc abag thank you for 21 22 opportunity to present today I'll walk through the draft 23 evaluation of the criteria for the transit oriented 24 communities or toc policies that mtc adopted in 2022. Developing this evaluation framework is a key step in 25





- 1 implementing the adopted toc policy and guiding how we assess
- 2 local progress toward regional housing, mobility, and equity
- 3 goals. I want to emphasize, again, that this is an
- 4 informational item and it's an initial step in the
- 5 conversation about how tocs will be evaluated. We'll be
- 6 incorporating the feedback we hear about this draft and
- 7 refining it moreover the summer. Next slide please. So, first,
- 8 why does this policy exist? You know we all know that land use
- 9 plays a critical role in the success of our transit systems
- 10 when more people and jobs are located near high quality
- 11 transit ridership grows and communities become more connected.
- 12 That's why density, housing affordability, and multi-modal
- 13 access near stations are essential to this policy and to the
- 14 success of transit region-wide. Next slide please. The toc
- 15 policy was adopted by mtc in 2022 as an update to the transit
- oriented development or tod policy in 2005 that was an early
- 17 effort to align transit investments and supportive land use
- 18 policies to enable increased transit use. The toc policy
- 19 applies to areas within a half mile of rail stations, ferry
- 20 terminals and brt stops it supportings planned bay area 2050
- 21 strategies by focusing on four core areas land use density,
- 22 affordable housing, parking management, and station access.
- 23 Mtc staff and the commission worked hard to draft a policy
- 24 that aligns with the goals of planned bay area 2050 and is
- 25 flexible enough to recognize the diversity of communities





- 1 within the region. Next slide please. As adopted, the toc
- 2 policy possesses elements of flexibility balancing local
- 3 context and regional goals the policy recognizes that
- 4 diversity of station types by establishing specific station
- 5 area tiers based on level of transit service available both
- 6 density and parking requirements vary based on those transit
- 7 tiers with higher expectations in areas with more robust
- 8 transit service. The toc policy also provides a menu of
- 9 options for meeting the housing policy requirements across the
- 10 three p's of housing. Housing production, housing
- 11 preservation, and tenant protectionses. This menu of options
- 12 is intended to enable more flexibility and choice in mask
- 13 policies to local needs while maintaining regional
- 14 consistency. Next slide. Oh sorry. Not next slide. The
- 15 requirements to meet the station access components of the
- 16 policy -- one slide back please -- sorry -- allow for
- 17 flexibility and types of plans and strategies accepted that
- 18 encourage walking biking rolling and connects transit across
- 19 diverse station areas. Each critical policy element creates
- 20 opportunities for local tailoring and context sensitive
- 21 information. Next slide. While elements are designed to
- 22 consider local context they all work in service of the shared
- 23 regional vision in planned bay area 2050. That vision is
- 24 grounded in four core goals of the toc policy increase overall
- 25 housing supply by increasing density for new residential





projects and prizing affordable housing in transit-rich areas, 1 increase density for businesses and commercial development in 2 3 these areas, prioritize active and shared modes like bus transit biking walking and particularly in equity priority 4 5 communities and finally supporting partnerships to build equitable transit orient ed neighborhoods. Since the toc 6 policy was adopted mtc has been working with jurisdictions to 7 8 support implementation since 2023 we have had over 250 9 stakeholder meeting presidency with jurisdictions are containing a toc talk through questions and local scenarios 10 11 offering guidelines. To assist with average density calculations for each toc station areas and in fall we 12 released the toc administrative quidance which serves as the 13 roadmap detailing what's required under each section of the 14 toc policy mtc awarded 60 million in planning capital funding 15 16 to support local jurisdictions with toc implementation most recently we made minor updates to the administrative quidance 17 18 and improve clarity and specificity. Next slide. To ground our 19 conversation about the compliance evaluation framework I want to revisit four core components of the toc policy density 20 which sets minimum and maximum levels for future residential 21 and office development housing adopting policies and support 22 23 affordable housing production preservation protection as well as commercial stabilization parking aligning parking policies 24 with transit access multi-modal priorities and station access 25





ensuring safe convenient ways for people to reach transit 1 2 stations each of these components contains a number of 3 specific compliance standards and our approach is designed to evaluate how jurisdictions are implementing each of these 4 5 standards. Next slide please. So, with the policy structured around clear standards we needed an approach that could fairly 6 evaluate implementation across such a diverse region. We 7 8 designed the scoring approach to be flexible across different 9 local contexts, rewarding of meaningful progress even if full compliance is not yet met and transparent so jurisdictions 10 11 understand where they stand and what they need to do to improve. In addition, we weighed each standard's point value 12 based on its overall impact recognizing that not all policy 13 requirements have equal influence on outcomes and that some 14 15 are more difficult to implement than others. Details of the 16 draft points can be found in attachment b in your packet and this image is showny for illustrative purposes of this 17 18 attachment. The proposed evaluation framework is designed to 19 translate the toc policy into a transparent measurable system for assessing jurisdictional compliance, the framework is 20 grounded in an approach that emphasizes impact and 21 22 transparency rather than binary rating and is structured to 23 evaluate the extent at which jurisdiction is advancing the goals of the toc policy this approach recognizes jurisdictions 24 starting from different places and face challenges to 25





accommodate this diversity the evaluation system offers 1 spectrum of compliance awarding partial or substantial credit 2 3 for progress or near compliant policies and full credit for policies are fully aligned with the toc standards it's 4 5 designed to reward jurisdictions making measurable progress while still incentivizing bold outcome driven planning the 6 result is framework that is flexibility and accountable 7 8 encouraging broad participation without compromising the region's long-term goals. Next slide. We designed the scoring 9 system as a layered approach starting first with the scores 10 11 for each individual standard then burnedling those into a score for each of the four policy components density housing 12 parking and station access then adding those together for a 13 toc station area score then if a jurisdiction has multiple toc 14 15 station areas we take the average of each toc area score to 16 arrive at a jurisdiction wide score. Next slide please. Jurisdictions would then be classified into three levels fully 17 18 compliant, partially compliant and not compliant. We expect 19 most jurisdictions to fall into the partially compliant level two, and we'll of course continue providing technical support 20 to help move towards full compliance. Next slide. So, as we 21 developed the draft evaluation framework for toc compliance we 22 23 took into account feedback from jurisdiction staff and key partners. We proactively incorporated changes in response to 24 several common challenges we heard across the region. First, 25





we heard that the minimum commercial office densities were 1 2 approving difficult to meet even when compared to recent 3 successful projects due to market conditions. In response, we adjust understand the scoring by assigning a lower point value 4 5 to the standard within the density component. We also heard that both the parking and residential density standards are 6 ambitious for many community context to address this we 7 8 introduced partial and substantial credit options for jurisdictions that are close to meeting the full requirement 9 the intent here is to incentive steady progress rather than 10 11 setting a bar that feels out of reach. Finally expressed concern that the funding thresholds were tied to certain 12 housing policy options that were unrealistic to address this 13 we accredited r created a tiered approach that allows for 14 15 flexibility and how jurisdictions meet those requirements 16 while still reinforcing the importance of local commitment to affordable housing. Last month mtc staff presented a draft 17 18 evaluation criteria at over a dozen meetings across the region we shared the approach with local jurisdictions staff county 19 transportation agency staff and directors and key partners 20 here is a summary of what we heard first stakeholders 21 22 reinforced how important flexibility is in the framework local 23 staff appreciated the point based structure especially the availability of partial credit which helps reflect the real-24 world constraints and community contexts jurisdictions that we 25





- 1 that were initial doubtful could reach ambitious goals.
- 2 Directors expressed concern about the complex of the framework
- 3 and local jurisdiction staff acknowledge the level of detail
- 4 reflects nuance and ambition of the policies goals refinements
- 5 made so far we heard thoughtful suggestions for further
- 6 improvements shareholders shared mixed perspectives on the
- 7 number of points allocated to parking maximums both
- 8 recognizing significant of toc goals also noting political
- 9 market challenges many jurisdictions face and implementing
- 10 them additionally local staff ask for further partial credit
- 11 opportunities for meeting housing policy requirements final
- 12 beyond the scoring methodology itself we received broader
- 13 general questions and concerns jurisdictions repeatedly
- 14 flagged limited capacity and staffing as key challenges in
- 15 meeting toc expectations many also asked for more clarity on
- 16 how compliance will affect elibility for obag funding whether
- 17 it will be tied to other regional programs and how frequently
- 18 scores will be recessed. Next slide. What happens next? We're
- 19 on track to return to partners with a refined scoring
- 20 framework this summer once we have incorporated feedback from
- 21 outreach and today a discussion after gathering input we'll
- 22 return to this committee in early fall with final version for
- 23 review and approval the goal is to provide jurisdictions with
- 24 clarity and certainty well in advance of the first toc
- 25 compliance deadline. First submission window is planned for





- 1 JANUARY or february 2026 with mtc staff reviewing materials
- 2 through the spring second submission deadline is in early fall
- 3 2026 we'll give jurisdictions opportunity to update or
- 4 complete work that MAY have been in progress during the first
- 5 round. Now looking at the obag four schedule in blue at the
- 6 lower half of the timeline these toc deadlines are
- 7 intentionally designed to align with obag four's program
- 8 development including draft program release in fall 2025 and
- 9 adoption in early 2026 followed by county transportation
- 10 agencies call for projects and valuation through spring and
- 11 summer 2026. Final cta nominations and mtc valuation are
- 12 expected later in the year. So this connection between toc
- 13 compliance and regional funding is established in the adopted
- 14 policy. Mtc resolution 4530 which created the toc policy
- 15 straits "future obag funding sykes psych cycles for example,
- 16 obaq four will consider funding revisions that prioritize
- 17 investments in transit station areas that are subject to and
- 18 compliant with the toc policy." this language provides clear
- 19 policy direction reinforcing that the toc compliance process
- 20 is not just a planning exercise but an important factor in how
- 21 transportation investments will be prioritized moving forward.
- 22 That concludes our presentation. And I want to thank you all
- 23 for your time and attention today. We truly value your input
- 24 and as we continue to shape this framework that is both
- 25 regionally consistent and locally workable and we're happy to



answer any questions and return to specific slides or clarify 1 that would be helpful as you consider the next phase of toc 2 3 implementation. Thank you 4 5 chair mtc pc, eddie ahn: thank you. Do I see committee members who would like to follow up with the questions o'er -- oh 6 7 commissioner kaplan? 8 rebecca kaplan: thank you very much appreciate the opportunity 9 to be here and be a part of this I'm not sure if everybody 10 11 received the letter that was sent by the alameda county transportation commission which mirrors many of the comments 12 from local jurisdictions and thank you for highlighting how 13 much meetings there have been and how much input there has 14 been. I think all of the input has left us in a situation 15 16 where people still can't tell what the actual rules are or what the impact will be of complying with them or not 17 18 complying with them. And so, you know, a lot of our jurisdictions went through this recently with the state's pro 19 housing designation where there was round and roundabout what 20 you had to do to attain the states for housing designation. 21 22 Some jurisdictions including oakland that I represent and many others, did a whole bunch of work and rushed and struggled to 23 do the steps to meet the pro housing decision and now have 24 discovered that it means essentially nothing that the huge 25



pots of money that the state gives out for housing do not use 1 the pro housing designation as criteria for giving out that 2 money including tax credits which are the source of funding 3 for affordable housing do not use the pro housing designation. 4 5 So as we talk about this process we received -- and I do have some questions about the criteria and how this scoring would 6 work -- but before we get to that I have the initial question 7 8 of what does it even mean or get to jurisdiction to comply or not comply or partially comply because I think the question of 9 criteria and how much work they are, several other 10 jurisdictions have brought up how he r how hard it is 11 important questions but feel like if we don't know whether or 12 not it matters, but if we don't know the question of what you 13 get or do not get for complying or not complying with this 14 15 then to judge how important it is to do it so before getting 16 to the questions of actual criteria or difficult work how clear are we about what a jurisdiction does or doesn't get for 17 complying or not complying. Thank you. 18 19 matt maloney: through the chair, matt maloney deputy executive 20 director metro planning and policy. Commissioner, on slide 13, 21 22 sophie mentioned the actual language that's adopted in the 23 resolution on this topic and it states that future obaq funding cycles like obag four will include funding revisions 24 that prioritize investments in transit station areas that are 25



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subject to and compliant with the toc policy so it envisions

consideration of some sort by the commission. That 2 3 consideration has not happened yet. We would envision based on this timeline that that would probable be something that 4 5 happens when we return to you in the fall with the final framework that the commission would ultimately make that 6 decision think by the time jurisdictions we don't have all the 7 8 information and data yet we anticipate the lion's share of the jurisdictions will fall partially into that compliance zone 9 some MAY not fully fall into the compliance zone we have to 10 make decisions about how we apply funding to those types of 11 jurisdictions I think the big decision for this commission is 12 how we deal with the partial compliance issue I think most 13 jurisdictions will fall into that area some MAY be non-14 15 compliant some maybe fully compliant. 16 rebecca kaplan: given that, I guess -- I would think it would 17 18 be helpful for the jurisdictions to know what the impact is ahead of time rather than be told spends a huge amount of 19 money, a huge amount of time, divert resources and personnel 20 21 from other projects to do this but we won't tell you what you will or won't get for doing so? So, I -- I think -- you know, 22 a lot of jurisdictions have expressed a lot of concern about 23 how much work this would be. And if they can't be told what 24 the benefit is of doing it, right, ahead of time. So I guess 25





the question of what the criteria are and the question of what 1 you get for complying with them, it would be better for 2 3 jurisdictional compliance if you could know that ahead of time so that jurisdictions could decide you know okay if we do x we 4 5 get y when they're evaluating whether or not it's worth it to 6 do x. 7 8 matt maloney: we totally agree with that and I think that's why in the timeline what staff is laying out today is we would 9 return to mtc policy makers with the final framework in the 10 fall that predates the actual compliance deadline so the idea 11 is that we would provide that, sort of, clarity to local 12 jurisdictions before they have to submit materials for 13 14 compliance. 15 16 rebecca kaplan: and when would the compliance deadline be? 17 18 matt maloney: the first one would be early 2026. And we're 19 envisioning actually two possible rounds of compliance. So if jurisdictions submit information for the first deadline but 20 there are issues and some questions that they would have 21 opportunity to submit a second time later in 2026. 22 23 rebecca kaplan: awesome. And then substantively, has there 24

been discussion of using existing criteria that are already

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known and mapped for some of this, such as the adopted 1 2 priority development areas? You know, to what extent 3 jurisdictions have appropriately adopted priority development areas, to what extent they have attained the pro housing 4 5 designation, or other existing scored things so that it's less new work and could use data that has already been prepared for 6 7 other purposes? I'll leave that there. 8 speaker: yeah, can I speak to, at least for the pro housing 9 designation, we certainly recognize that jurisdictions went 10 11 through a fair amount of work to receive that designation, but that only covers production related housing policy. And as 12 written toc policy covers both preservation and protection, as 13 well. And offers more options across all of those different 14 policy options. So, in order to, you know be aligned with the 15 16 existing toc policy, we wanted to create a framework specific that we think, hopeful e provides a bit more flexibility than 17 the pro housing designation specific to housing. 18 19 chair mtc pc, eddie ahn: commissioner canepa? 20 21 22 david canepa: thank you commissioner kaplan I'm curious 23 understanding our conversations with housing providers and implementation of this plan there is some concerns that issues 24 around potentially rent control other and issues that this 25



would, sort of, mandate jurisdictions that don't have that to 1 do so. And within the list of list of menus choosing one of 2 3 those menus, there aren't great choices, can you speak to relative to that? I think as we move forward the schedule it's 4 5 a long schedule I'm curious to those conversations exactly what that means? 6 7 8 matt maloney: I'll begin then staff can add to what I'm saying. In terms of the question around anti-displacement and 9 renter protections and things along those lines there are 11 10 separate policies included in the toc policy. The resolution 11 asks jurisdictions to adopt two of the 11 of that menu. 12 moreover, I think if you look at attachment c, which is an 13 illustrative example of how the evaluation framework would be 14 applied to an example jurisdiction, you know, it's possible 15 16 for jurisdictions actually to fail on some measures, but still reach a compliance statutes. So, I think, again, the framework 17 18 that we're showing you today is -- there is a lot of flexibility built into it. There is no mandate that a certain 19 jurisdiction has to adopt a specific policy. There is a menu 20 of options that they can choose from. The and, again, as we 21 get into the zone of partial versus compliance, there is even 22 23 more flexibility in how we assess, sort of, the totality of what they're doing crow across all of the issue areas. 24 25

1 david canepa: and my understanding the threshold is 40% in terms of passing. Which is interesting. Is that correct? 2 3 speaker: yes. We have set it as drafted as 40%, the idea being 4 5 that trying to incentivize work across all four components about ten points in each component or stellar work in certain 6 areas but that's where we're looking for feedback on and have 7 discussed with jurisdictions. Interestingly we have gotten 8 contrasting feedback from jurisdictions some thinking it's too 9 high and others thinking it's too low so we're still trying to 10 parse that and determine what next steps there are. [Laughter] 11 12 david canepa: so for me, i think in terms of the flexibility, 13 I understand that, I think, you know, working with housing 14 providers, helping them to understand, sort of, what's before 15 16 us. I know we're taking, you know there is a long way to go. I think working with those housing providers. Because there is, 17 sort of, a misunderstanding, or a different viewpoint on this 18 that this is, sort of, going to be mandated upon them. And I 19 just think consideration of that, matt, and I know we have 20 talked offline about this, I would just say opening that 21 22 communication, if it's not already there, would be really 23 important as we move forward. 24



chair mtc pc, eddie ahn: board member romero did you want to



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jump in? 2 3 v. Chair, carlos romero abaq ac: just quickly, this is the way 4 5 I envisioned this process working I mean there is tremendous flexibility actually in the policies in your able to pick and 6 choose there are communities that will never want to be rent-7 8 controlled there are communities that want to go down that path there are communities that MAY want to do ten opportunity 9 purchase -- there are they have flexibility you don't have to 10 pick all nine or seven right I think we had a larger panoply 11 of options we narrowed it down we had extensive discussion 12 what I'm hearing from jurisdictions is that could you be more 13 flexibility, do partial points discussion I think we wanted to 14 15 have in the field before we implemented it we're not forcing 16 anyone to be pro resident control or neo liberal open the flood gates it's like you have options pick from these options 17 so you can be part of the toc communities that will then be 18 able to get funding through obag grants. People in my county, 19 condition management agency had some concerns and questions I 20 see some of those reflected here. I'm going to say keep doing 21 what you are doing. I think the policies are broad. You can 22 pick and choose. Please continue to refine and bring it back 23 to us. And like everything else that we do, certainly in the 24 U.S., and in a capitalist economy, you know, the market makes 25

a difference, and you guys are seeing that. And you're trying 1 to scale back as necessary. So, thank you. 2 3 chair mtc pc, eddie ahn: board member williams I see your hand 4 5 is up but if you are okay with commissioner burt who has been patiently waiting. Okay with that? Thank you. 6 7 8 wanda williams: I want to go to slide 11. I have some 9 clarifying questions? First, thank you for all that you have brought forward. Great job. Slide 11 is actually talking and 10 11 referencing the partial and substantial on how we're going to apply it. And when I read that and I went back to the staff 12 report, I still wasn't clear, as how are we going to determine 13 -- I know we have a scoring, but is there any one -- is there 14 15 any open -- is it open to interpretation as to what the 16 partial -- what this -- what it partially looks like? Oh this is not slide 11. Go back one more, to ten. Sorry. My 17 18 apologies. Thank you. So, when it's talking about partial, what does that look -- I was trying to vision -- envision what 19 that looked like. So what does that look like? If you can 20 explain that, when it comes to especially with parking and 21 22 residential, density requirements and is it open to interpretation per region of the 109 local? 23 24





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speaker: sure. Can I address this slide first n attachment b I
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    believe we have a break down of what the proposed partial
3
    substantial credit would look like across the different policy
    standards. Specifically for these three levels here we have
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5
    proposed as not compliant being zero to 39 points or percent,
    level 40 to 84 and level 185 and above and again that's as
6
    drafted and I think as mentioned we try to work across each of
7
8
    the four components to get into partially compliant level but
    we're still seeking feedback.
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10
11
    wanda williams: just for clarity I understand the grading,
    right, but what I don't know is what does it look like in the
12
    jurisdiction with, if considered partial for them, will that
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    be case by case based on each locale? We have nine, right, bay
14
    area locations, score, what, if I quess what's the definition
15
16
    of considered partial? Is it based on the work they're doing?
    I'm just kind of lost in that part.
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19
    speaker: so, I'm sorry. Go ahead.
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    dave vautin: I'll jump in here, dave vautin, planning
21
    director. A couple things to point out to your question,
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    director williams. First what you're referring to is there is
23
    a lot of differences across the bay area. And one of the
24
    things that even before we got to this scoring framework the
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toc policy recognized in the incentive there are four 1 different tiers of places then this framework breaks that down 2 3 in how that actually looks talking about capital corridor station in a suburban context that's lower tier than say 4 5 embarcadero bart station in san francisco recognizing for example, the density criteria there is certainly that angle of 6 it where the policy from day one recognize the different 7 8 typologies of stations through the region. And then what this 9 framework today adds on top of that is a recognition that we're not just looking for full compliance on these standards 10 11 but there is partial credit within each. And these are all draft right now, but some initial ideas about how that partial 12 credit will be determined, right, in terms of numeric values 13 and such, the percentage of the standard. And we anticipate 14 15 revising those things further as we integrate the feedback you 16 saw in the powerpoint today. 17 18 wanda williams: okay that did answer a large proportion of my 19 question. So, thank you. And I'm sorry if I didn't phrase it where it made sense to you. So, my apologies. Well, thank you 20 for helping me. I know this is just the beginning. It's going 21 to come back multiple times. And so I don't take up the whole 22 23 board's time, I'll follow up with staff [Laughter] like I normally do, for more clarity. Thank you. 24 25



1 chair mtc pc, eddie ahn: thank you. Commissioner andersen? 2 3 candace andersen: thank you so much. With regard to the toc policy scoring am I correct in assuming that a city or county 4 5 does not have to adopt certain policies county-wide, citywide, that can have specific standards if they chose -- or rent 6 control, or something of that measure, specific to the toc 7 8 area that they're applying? Or are they supposed to be 9 adopting citywide county-wide policies, like, everywhere? 10 speaker: on the toc policy only requires these policies to be 11 in effect in the half mine radius of the station area. But of 12 course, you know, many cities adopt beyond that. But that is 13 the requirement of the policy. 14 15 16 candace andersen: okay so it's specific. It can be. It can be citywide but cannot be specific within that half mile radius. 17 Also how often are we going to look at the toc policy? Already 18 talking about how market positions have changed. And I don't 19 know if there has been analysis because there are a lot of 20 stakeholders who want to weigh in but just curious how often 21 are we going to take a look and see are these the policies 22 23 that we think are most relevant and appropriate for what we're trying to accomplish? 24 25





dave vautin: we anticipate taking a look at this at least 1 every four years. But you know, after 2026, we'll take a close 2 3 look at whether that's the appropriate frequency, maybe it should be more frequent. We also know that jurisdictions MAY 4 5 adopt policies on -- you know n that window. So, there MAY be benefits to jurisdictions taking a look at how they're 6 aligning with the toc compliance on a more frequent basis as 7 8 their score might actually improve as policies are 9 implemented. 10 candace andersen: the other thing that would be helpful for me 11 is seeing how our toc policies align with state law, as well. 12 Just because it is challenging, I think, as rebecca was 13 mentioning, when you are applying you go through a lot of 14 work, a lot of trouble and if you have different rules you 15 16 need to apply to for different applications of funding particularly if you are cobbling different types of funding to 17 18 make projects happen then it can be more challenging so it would be helpful to have that also just as a point of order in 19 the staff report I couldn't find our toc policy. I mean, I was 20 googling trying to get the most recent updated version of it. 21 22 It would be really helpful just to have a link. And if I 23 missed it if you had a link in it, I apologize, I had to go searching for our policies to see what they were as applied to 24 each of these categories. That's it thank you. 25





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    chair mtc pc, eddie ahn: thank you commissioner anderson.
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    Commissioner ashcraft is it okay if commissioner burt goes?
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5
   marilyn ezzy ashcraft: yes, please.
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   pat burt: okay. So, first I want to express appreciation in
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8
    the way in which our program and our staff is really trying to
    develop programs with adequate flexibility and context and the
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    ongoing input we'll be having. I think we have. I note eight
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    letters from jurisdictions that continue to raise some very
11
    important points. The contrast between the approach that
12
    you're taking in state legislation that we have going on in
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    parallel, like sb79, which is a pretty brute force or kind of
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15
    chain saw approach to transit oriented zoning is really
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    striking. Saw approach to transit oriented zoning is really
    striking. And I would hope as we have our legislative
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18
    discussions perhaps we can bring this program forward to show
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    what real efforts look like that are trying to have very
    strong transit oriented development, while looking --
20
    recognizing that simplistic approaches simply don't work well.
21
    Then I did want to note a couple of examples that I'm aware
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    of, of issues that remain. So, for instance, in the community
23
    like ours, we actually have a long legacy of being a job
24
    center for the region and we have gone to, actually,
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- restricting rate of office growth, aside from what you are 1 2 recognizing on market restraints at the moment, we have 3 deliberately adopted policy to restrict office growth and increase housing growth to attempt to balance the jobs/housing 4 5 imbalance. And, but that's not really, we still have part of the scoring is the office growth. So how do we reconcile that 6 for communities that have a legacies of jobs/housing 7 8 imbalances where we don't want to try to incentivize additional office necessarily some MAY choose but others not 9 other issues like cross jurisdiction one of our transit stops 10 is on the border of our neighboring community and yet the 11 formula averages all the toc station development and then on a 12 vta comment also had concerns on, we have, now, a very strong 13 tod program on our properties, but ab2097 works from a quiding 14 principle of, really, the market will determine what's the 15 16 necessary parking, aside from whether that externalizes parking impacts and circumstances establishing maximum parking 17 seems to go against that principle. Maybe that's a good thing. 18
- 20 looks at sclerexal policies are strong on td -- tdm policies,

And then, lastly, I don't know to what degree the program

- 21 whether they're transit passes or otherwise are incorporated
- 22 in this and our successes in our city on high transit use with
- 23 a second highest caltrain station boardings in the whole
- 24 system and nowhere near the second highest population is
- 25 largely based upon 20 years of driving, transit passes,

19





transit use, and those measures, I think, are a big part of 1 what we want to incentivize. Caltrain now has this city 2 3 partnership program that really lays out a template of the range of tools that cities can use. Not a one-size-fits-all, 4 5 but a template for cities to choose from, and maybe there is a scoring system that could be in there, or just an outcome 6 based system. So, anyway, I appreciate that you're continuing 7 8 to be receptive to these refinements to make an even better policy. So, thanks. 9 10 11 chair mtc pc, eddie ahn: thank you. Commission are ashcraft? 12 marilyn ezzy ashcraft: thank you, chair. So, I want to thank 13 all my colleagues for your great comments and to staff for 14 15 excellent work putting this together and my alameda county 16 colleague rebecca kaplan said much of what I was thinking and my ask is it's clear how much outreach and input that went 17 18 into this and this is complex and at the same time the cities and jurisdictions are all facing budget crisis, and we, city 19 of alameda, and I represent the 14 cities of alameda county, 20 we're trying not to reduce staffing levels and we'll see how 21 all of that turns out, so, as we move forward with this very 22 important policy, to the extent that you can make it as 23 streamlined as possible for staff, a diminishing number of 24 staff to administer, this is important we're on board, and it 25





has so many ways it's not one size fit all there is so many 1 2 different ways you can comply but at the end of the day auto 3 still our staff who are going to have to implement this so if you can keep that in mind and I don't know pull out that magic 4 5 wand however you want to do it, but those are my thoughts. 6 7 chair mtc pc, eddie ahn: thank you commission are ashcraft. 8 John-baptiste? 9 alicia john-baptiste: I think commissioner papan proceeded. 10 11 12 gina papan: go ahead. 13 alicia john-baptiste: I want to make a conceptual point is my 14 15 understanding of planned bay area is there are certain things 16 we need to accomplish in order to meet our environmental goals and that doesn't take into account our kind of social and 17 economic prosperity goals. The integration of land use and 18 transportation is critical among them. If we cannot figure out 19 how to, in some ways, kind of rebuild our region so that it 20 21 has a better land use and transportation system integration that enables things like public transit use and walking and 22 biking, we don't get there. When I'm looking at the kind of 23 discussion on this particular policy and tying it to funding 24 as a tool, where I'm getting confused is in trying to 25





understand how important, and this goes to member kaplan's 1 comments, I think, how important is this mechanism to 2 3 ultimately meeting our long-term goal. We are going to always be under pressure to try to find the right balance between 4 5 something that's easy to use, that's legible, that's easy to understand, and that also takes into account the incredible 6 variation across the region in terms of existing conditions, 7 8 as well as political context. To know where to kind of point this ship, I think we have to understand how important is it 9 to use this tool as the way to get to our goal. I also think 10 we are going to, and you as staff are going to continue to 11 feel pressure, to, sort of, you know, create this pathway 12 through, and that pathway through, and while there is a 13 certain amount of that, that is super important to do, because 14 again everybody is working in different conditions and people 15 16 want to be recognized for the -- for the kind of good intentions that are going into the work being done, there does 17 come a point where we have provided so much permission that 18 the tool, itself, becomes meaningless. And the designation of 19 having complied with the toc policy becomes meaningless. So 20 I'm having a hard time, just at the outset of -- this is my 21 22 first engagement in this particular topic, at the outset understanding is there a carrot or I stick different 23 mechanisms carrot or stick is this extra credit or baseline 24 requirement in terms of how we're thinking about allocating 25

funding. Also it would be helpful to know, again to member 1 kaplan's point, how much it does matter relative to funding. 2 3 Because how much we're going to argue about the details of what counts and what doesn't count really is a function of how 4 5 much money is on the line at the end of the day. And so I know you're kind of back loading that part of this conversation but 6 I think it actually would be helpful for future conversations 7 8 up front to understand how much does this matter, how much is on the line, and therefore how much flexibility is there in 9 kind of negotiating different pathways forward is my two 10 cents. My one other suggestion is, I know planned bay area 11 does a lot of analytical work, and, sort of, determining, you 12 know, which are the things that we need do in order to get to 13 our goals. It would be helpful at least for me, and I don't 14 know for other members, to have an analytical, sort of, 15 16 databased understanding of what happens if we reach real compliance with the kind of transit oriented policies, and 17 what happens if we don't. Because that will shape my thinking 18 as we -- as we have further considerations on what to include 19 and also how much money should really be conditioned on this. 20 21 Thank you. 22 23 chair mtc pc, eddie ahn: member papan?

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qina papan: thank you. And great conversation. I do appreciate 1 all my colleague's comments here. I probably am the only one 2 3 here who voted on this in 2022. And I would just like to say we voted on policies, in general. And the success of any 4 5 program requires transparency here. And I don't believe this presentation has been transparent to the level that we all 6 need to make an educated decision moving forward here. First, 7 8 we do need to know what the impact is on our communities and how that will affect our opportunity to receive funding. We 9 have asked to say, you know, what? I represent 20 cities in 10 11 san mateo county, which one of my cities do comply right now [Laughter] Probably only MR. Romero's city. But I have other 12 cities here and then what would be the impact on that fiscally 13 speaking. We need to look clearly and there should be a 14 15 presentation on the added requirements for compliance here. I 16 don't believe this body has reviewed those compliance requirements here. A proper evaluation will reflect at the 17 impacts there. First and foremost, the requirement -- i think 18 it goes beyond the authority of this group here, because we 19 are actually ignoring some state laws. You are adding laws 20 21 here, or creating laws, that have not been approved by our legislators. The legislature, or the people we elected, they 22 23 go through a whole process of committees, and hearings, negotiations, and those laws exist for a reason. The 24 requirements for compliance do not recognize some of those 25





laws. They go contrary to some first existing laws. The 1 2 requirements are, again, writing now law -- new laws. The 3 requirements you said are complex, that's an understatement. They are extensive. They have a fiscal impact on many of our 4 5 cities, and smaller jurisdictions, it was mentioned here, our budgets, we're looking at just trying to maintain staff. And 6 some of these requirements require to you set up a board to 7 8 file annual reports with mtc that will be evaluated here. I don't think this is where we want to go here. We want to help 9 10 our jurisdictions reach these goals. And believe me, I -- my jurisdiction, I represent -- or did represent the largest 11 intermodal center west of the mississippi. If you have been to 12 -- we have developed all around there and intend to develop 13 more so. We need assistance, but we have to make this policy a 14 program workable. I don't see that here. And the timing is 15 16 also important here. There is a JANUARY -- or DECEMBER 31st 17 deadline. And then the assistance from mtc, which is always 18 welcome, won't be available until summer. And then you're asking jurisdictions to change policies. So, we need, I think, 19 to give more time here, particularly so everyone here can be 20 21 educated on the impact to their communities, and, also, get a 22 good look at what staff has added to requirements for 23 compliance here. These are all really important. We want to succeed here. What was mentioned briefly is this parking 24 issue. When you talk about minimums, I don't think you realize 25



that some developers can't get financing the bank will not 1 finance it unless there is a certain amount of parking. And 2 3 two different jurisdictions like myself here end of the line parking I'll give you that there are new stations out there 4 5 they're going to need parking so that people can park there and get on public transit. It's kind of a nuance that the 6 local jurisdiction is the best to evaluate with their 7 8 developers and, again, we want all of that to happen here. But please, this body needs a presentation on what's been added to 9 the requirements for compliance. It's not in the report you 10 have to search back leer and I don't think it's been presented 11 to our local jurisdictions. So, again, success requires 12 transparency. So, please, look at that. And I note, this is 13 ongoing here. But that's very important to our success. Thank 14 15 you. 16 chair mtc pc, eddie ahn: thank you. Director -- I had, 17 18 actually, a question following up on the thread that director papan just brought up. Which is to understand the assistance 19 that mtc is giving to local jurisdictions, maybe the 60 20 million that's outlined slide six we don't need a break down 21 22 of that 60 but I'm wondering could you describe maybe in a few 23 sentences just how you're helping jurisdictions that MAY be struggling to meet this toc policy and then I have general 24 thought around your answer depending on what it is. 25



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2	gillian adams: gillian a again principle planner with the
3	planning program we have a variety of resources that we're
4	offering local jurisdictions first as you mentioned those
5	planning grants cover all four topic areas of the toc policy
6	in addition we have developing resources for the housing
7	policies for example, model ordinances, we have developed the
8	policy profile for each of those 26 policy option says that
9	jurisdictions we're giving them essentially kind of a
10	background paper if they need to adopt that policy kind of
11	some model ordinances resources jurisdictions are P.M.S
12	adopted in terms of our online submission portal actually does
13	average density calculations for jurisdictions does require us
14	to gather and vet information in zoning information for each
15	jurisdiction we have been reaching out to every toc
16	jurisdiction trying to start that process, capturing zoning
17	information, capturing everybody's nuances making sure it
18	reflects local conditions then lastly we're in the process of
19	hiring a consulting firm that will be working with
20	jurisdictions starting soon hopefully and they would reach out
21	to each of the toc jurisdictions and help them evaluate their
22	existing policies for how well they comply with the toc
23	requirements and identify gaps where additional work is needed
24	working with local staff to come up with a plan for getting to
25	compliance.



1 2 chair mtc pc, eddie ahn: so it's fair to say there is a tilt 3 toward jurisdictions that MAY be struggling to meet the toc policy as it assistants, in the future, too, in terms of 4 5 providing assistance helping them support them along the timeline this process we have outlined. 6 7 8 gillian adams: yeah and also acknowledging the staff capacity 9 constraints so for kind of all of the jurisdictions we know this is not the only thing they're doing and so trying to 10 support them with that work. 11 12 chair mtc pc, eddie ahn: I saw that anxiety in the written 13 public comment and staff memo and feedback you have collected, 14 15 I want to return to what commissioner john-baptiste referenced 16 carrot and stick, technical assistance provide resources and broader philosophical goal of community resilience it's not 17 about transforming suburbs into the sew likely urban city or 18 19 virus verse but thinking about this maybe carrot and nudging communities toward better transit oriented development, I 20 would like members of this committee to consider as we put 21 these resources into play, there is a broad ray of options 22 23 that we can consider. Yes? 24



1	david canepa: I want to echo your comments and dave vautin and
2	staff, the \$60 million I think about some of the smaller
3	jurisdictions and cities that we have in san mateo county
4	technical assistance has been extraordinarily helpful so I
5	want to really recognize the staff for your great work some of
6	these cities have huge challenges in terms of being able to
7	fund this technical assistance it's given their staff ability
8	to focus on other things I want to recognize matt, dave, and
9	staff for really coming through when it comes to the technical
10	assistance. The I caught you out of the corner of my eye
11	member ecklund?
12	
13	<pre>pat ecklund: I'm not on this committee is it possible for</pre>
14	staff to meet with the elected officials in each of the
15	counties and have some discussion about how this might affect
16	our county where we are because I think some of us are not as
17	knowledgeable as others. Is that a possibility?
18	
19	dave vautin: we are in ongoing implementation policy for the
20	rest of the year and giving presentations we have been out
21	talking a lot to jurisdictions and stuff, we're available.
22	
23	pat ecklund: thank you I'll see if we can get something
24	scheduled.
25	





chair mtc pc, eddie ahn: chair noack? 1 2 3 sue noack: the intent of this policy is a good one. The problem we have all discussed in the past is the cities having 4 5 to deal with hcd issues and then trying to deal with this, and encounter -- trying to figure out both of them at the same 6 time, it's not been easy. But there was a really good point 7 8 about if it's a carrot, what is that carrot. My city, we have say small small that falls one a half mile of walnut creek, 9 wouldn't make sense to spend all this time for that small 10 11 sliver of land so when we talk about toc districts I don't even know how you consider our circumstance but they're going 12 to be other ones like that [Laughter] There are a lot of great 13 comments on here but we have to look at who is being impacted. 14 We have a couple of jurisdictions, contra costa, I don't know 15 16 how many conversations with poor matt and gillian as well, there has been a lot of them and there is still a lot of 17 confusion. And in some way, I know you have had tons of 18 meetings and appreciate all of that, but I'm trying to figure 19 out how we can get this message across clearly to those 20 cities, what they have to do, what they don't have to do. And 21 the other point, the key point of what does it mean to them. 22 You know, there wise. And for pleasant hill, I don't know if 23 we're looking at obag funding but if we have this teeny little 24 sliver, we're not going to look to any obag funding. Maybe we 25





don't do anything. But I don't think -- I don't think all the 1 cities -- I think our city is just -- not looked at it at all, 2 3 because it's just not that relevant for us. But these are the hard things for those of us that represent counties with a lot 4 of different entities to try understand and it's super 5 important this we get that understanding of what's really at 6 risk to us on obag funding. And is there just a portion of it 7 8 that it's going to relate to toc? Is it all going to relate to toc? How much of it is going to be weighed to total compliance 9 versus partial? Because I know a lot of cities are thinking 10 11 they have to totally comply to get anything and there are so many questions at the end of rainbow there I think the intent 12 is good but we have to get more clarity for a lot of our 13 entities, what's at risk and what's truly involved. Especially 14 for those cities that, you know, have -- I don't know, a 15 16 couple hundred square yards in the toc policy. We're not going to institute policies in pleasant hill for a couple hundred 17 18 square yards of -- that fall into this, in order to get obag money. Some of that stuff has got to get worked out in the 19 process for those it impacts, but maybe really not. So, 20 carrot/stick thing, really personality. But, also, I think you 21 have to get out to the political people, not just the planning 22 23 commissioners. I think that, you know, I get calls from the elected officials not understanding and the planning 24 commissioners are going to them and screaming and then they're 25





calling me and I'm saying call matt or dave. [Laughter] But I 1 2 think the political people in these cities really need to 3 understand this. Because they're the ones think by the time funding, not necessarilying the planning commissioners and 4 5 that's where we getting disconnect. I think that was a jumble of comments but just sitting listening to a bunch of people, a 6 little bit of the summarization on that. Thanks. 7 8 9 chair mtc pc, eddie ahn: thank you. We'll turn to commissioner kaplan and I see commissioner mashburn with his hand up. 10 11 rebecca kaplan: thank you this is great discussion and really 12 permanent. And I think to distinguish between when a 13 jurisdiction might disagree with it versus when people are 14 saying they can't tell what it means. Right? So just a couple 15 16 suggestions, one, maybe annotate when applied at the jurisdiction level versus applied at project level. Because 17 18 they think is not always clear. And whether this applies to the regional only or to the regional and the county shares of 19 the funding. And then just to step back to the big picture, I 20 want to make sure to keep a front of mind that building 21 housing and other development at transit hubs is incredibly 22 important. And if our region both has a shortage ever housing, 23 period, but, also, building that housing at transit hubs both 24

is better for congestion and air quality but it's also better





for our transit operators who need financial support and 1 having more housing at and around these transit hubs will help 2 3 our transit operators with their long-term fiscal viability. So, it is really, really important that we incentivize the 4 5 development of these transit oriented communities, which is part of why it's important to make clear to people what you do 6 or don't get. I think carrot, carrot and more carrot, carrot 7 8 cake, you know what you get for doing this, I think that will help people understand the importance of it. And then you had 9 mentioned that in the housing field providing a template or 10 sample policies, and I don't know if the intent was already to 11 do that in other areas, but, for example, you know, there is 12 points for having a compliant complete streets policy, so, 13 will that also have templates and samples? And, so, for 14 15 example, prioritize or implement active transportation 16 projects, right? So, each of these, will there be sample and template policies that jurisdictions can look to so that they 17 18 don't have to redraw them from scratch? And then, finally, one other point about part of what makes a transit oriented 19 development succeed is it having multiple components, so both 20 the housing and retail, and other uses, so that people don't 21 have to drive to buy milk, right? For example. I know we talk 22 a lot about the housing which is essential but also having 23 those other components be part of it is part of what can make 24 it really succeed. And there's a project that is proposed, 25



approved, designed, at the west oakland bart station that will 1 include housing and commercial and retail, and a community 2 3 health center, right? But somehow the state is down scoring it in the housing tax credits because of how they calculate what 4 5 is or isn't a good area to be in, even though the west oakland bart station is the hub of the entire bay area megaregion in 6 terms of having access to the whole region from there, and so 7 8 how these intersect with what the state is doing I think will continue to be a thing and finally just a comment about the 9 bundled parking. A lot of jurisdictions and projects have 10 trouble fitting in enough housing and retail and other uses 11 because so much of it goes to parking. And so unbundling the 12 parking, I think, has a huge impact, both because when people 13 don't have to pay for the parking spot there, is no fiscal 14 incentive to not overuse parking. But also because our 15 16 jurisdictions are building double the number of parking spots actually demanded, because we build one batch of parking spots 17 18 for theidate users and a whole other batch of parking spots for the night time users because there is parking that's 19 bundled with the housing that's only used at night parking 20 bundled with office only used during day and I think bundling 21 parking which I noticed mentioned here could have significant 22 impact on freeing up that land for other uses. Thank you. 23

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    chair mtc pc, eddie ahn: we'll go to zoom now with
    commissioner mashburn then commissioner moulton-peters.
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   mitch mashburn: thank you. In listening to the comments from
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    the commission and the committee here, I -- as just an
    observer, I have gone back to one of the letters that was
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    submitted by the bay area county transportation agencies. And
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    a lot of comments that you're hearing from everybody are
    covered in that letter. And specifically, I think to go to the
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    chair's comments earlier -- mtc chairs -- sorry. I'm going to
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    point out a portion of this letter, since well over two years
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    policy adoption the statutes of the toc compliant for any
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    jurisdiction or toc area in the region is still unclear
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    without access to clear up-to-date information regarding the
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    compliance statutes of individual jurisdictions is typical to
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    review or comment on proposed evaluation framework for the
    near-term transportation funding, jurisdictions will be unable
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    to evaluate toc policy compliance to inform the development,
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    obag four cycles for jurisdictions to understand if they are
    eligible to apply for funding applicanting factor in the toc
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    compliance is the timing of the administrative guidance
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    relative to the state housing policy implementation,
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23
    jurisdictions just finished or completed housing elements
    including rezoning increased densities with their councils or
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    supervisors for many jurisdictions the toc policy elements
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require cities towns counties to amend their general plans 1 increase densities again to achieve average densities they are 2 3 suggesting and recommending that working with staff to clarify how the toc policy can be applied over time, acknowledging 4 5 competing policy priorities and imposed on local jurisdictions and I think that speaks specifically to clarity. And the need 6 for that, and understanding among the local jurisdictions. And 7 8 that segues into just a couple of comments ago we heard staff say they're going to be hiring consultants to help with this 9 but they haven't done that yet and to work through with the 10 11 various jurisdictions and provide some support. I would remind everybody that when we saw this -- the timeline slide, that 12 we're going to be talking about doing this in 2026. And we're 13 already halfway through 2025. That's a year. And in my 14 experience so far in government -- and I ain't got a lot but I 15 16 got enough, and a year ain't a lot of time especially to run herd on 108 jurisdictions at minimum just the elected bodies 17 18 that's not included all the transportation agencies and everybody else that's going to have to be consulted and talked 19 to and to consolidate and collate all comments and all that 20 effort and to bring that forward to a board for the 21 implementation of a true policy and a creation of legislation, 22 23 that's significant. And I don't know that that timeline is realistic and that we're going to be able to achieve that. So 24 I think we MAY need to look at that piece of this and how 25





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we're doing it. And not try to take as big a bite or try to do
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    as quickly as we're trying to right now. That's about all I
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    got for now.
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    chair mtc pc, eddie ahn: thank you. Commissioner moulton-
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    peters.
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    stephanie moulton-peters: thank you. I want to appreciate the
    staff for the work brought forward and also the good comments
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    that have been raised today. Many of which I have as well, I
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    want to start with agreeing with the chair that I would prefer
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    to see this as a carrot program rather than stick I think the
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    made the right comment when said we want incentive and second
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    point is I think we need to understand how the state mandates
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    that have come online since this policy was developed how they
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    overlay or conflict with this policy I think we got in front
    of many of the state laws and we need to reconcile where these
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    laws impact our policies and work against them in some cases
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    because they are confusing I think to parse that so that would
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    be one of the things I want to understand better. I think that
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    the comment that commissioner ezzy ashcraft made about
    streamlining to minimize workload, I think streamlining has
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    been done but the point system to get to a score that is
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    actually subjective in the adjustment, at least to this
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    elected official, seems a little challenging unless as
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commissioner williams said we can give a better idea of what 1 2 these levels of compliance really mean and what they look like 3 and give partial credit. I think that meeting with the elected officials would be important. Certainly a lot of us are fairly 4 5 new to this but elected officials in the county in general, I think our planners do a good job but I think we need to take 6 it to the elected's as well. Then, finally, I would like to 7 8 see us keep moving in this direction but I agree with commissioner mashburn that the time frames seem problematic to 9 me, the work I think we need to do, kind of update this in 10 light of laws that have changed in two years, get something 11 out there that's workable. I don't know how well it aligns 12 with the obag funding. And because of that, I would like to 13 suggest a portion of the obag funding be dedicated to this 14 15 purpose for incentive aspirational work, but not the majority 16 of funds. And I don't think staff intend it's the majority of funds but I think we need to make that really clear that it's 17 a portion for incentivizing the right thing. Thank you. 18 19 chair mtc pc, eddie ahn: thank you vice chair. Member rabbitt? 20 21 david rabbitt: thank you very much. I appreciate it. And thank 22 you for all the comments from my colleagues. A lot of good 23 things. You know, just for myself, and I think I was here when 24 we started this adventure. And I agree, I always encourage us 25





- 1 to use carrots more than sticks especially as within our role
- 2 in the region. The state has already got enough sticks we need
- 3 to provide the carrots to counteract that. And I'm all for
- 4 aspirational design, as an architect, I appreciate density,
- 5 the housing, station access, I get it all. I do think, I look
- 6 at my hometown it's a hotel project but it would have been the
- 7 same if it was a housing project and you know there is
- 8 currently a recall effort going on because of the vote that
- 9 was taken and it wasn't necessarily the height -- the
- 10 additional height, it was the bonus density, the additional
- 11 height that was allowed through the state and the fear of
- 12 that, that was going to change things. I throw that out there.
- 13 I have always struggled on the parking issues especially on
- 14 the suburban side of things. You know, I have been involved in
- 15 lots of different projects that have had less than 1-to-1
- 16 ratio for parking. I understand it. Certainly in san
- 17 francisco, you can do it. I don't know what our goal overall -
- 18 I have never been clear on what the goal overall is. Is it
- 19 to free up space for housing is it to lower overall cost is it
- 20 lower cost of housing by not having also being paid for by
- 21 parking. I know less than 1-to-1 ratio parking spaces are
- 22 rented separately which actually increases cost overall, for
- 23 part of the folks that are living in those. So, I know we want
- 24 to encourage transit and want to do all of the above, but I
- 25 think you approach each one of those a little bit differently.





So, I encourage staff to kind of continue to understand that 1 no one solution is going to satisfy the nine county bay area 2 3 and the outlying areas where, quite honestly, we have improved our transit immensely with smart. But smart doesn't run all 4 5 day long. [Laughter] People are still going to have automobiles. I think our goal is to get into those trips, you 6 know, the commute trips, and not necessarily just deny the 7 8 automobile entirely. But over the course of time, as densities increase and as services are provided closer, you could adjust 9 that going forward. So, I would hope that we have some, sort 10 of, transitional credit, as well, going forward. I think that 11 would be a smart way to make that happen. So, i appreciate the 12 discussion today. Look forward to it continuing. 13 14 15 chair mtc pc, eddie ahn: thank you. Seeing no other hands 16 raised, s can we go to public comment then? 17 18 clerk, martha silver: and we received written correspondence from the city of campbell, the city of morgan hill, the city 19 of mountain view, santa clara valley transportation authority, 20 the city of palo alto, various organizations, elected 21 officials, and advisory members, as listed in the attachment 22 on the correspondence and the bay area county transportation 23 agency, these written correspondence received are posted 24

online, distributed to all commissioners and all abag



committee members. And we have two members of the public in



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- 2 the boardroom wishing to speak on this item. How much time 3 would you like to give? 4 5 chair mtc pc, eddie ahn: we'll do two minutes. 6 7 clerk, martha silver: two minutes first up is sebastian petty 8 of spur. Go ahead and turn your mic on. 9 chair mtc pc, eddie ahn: sorry. Before you start, is there 10 anybody online? Or is it just --11 12 clerk, martha silver: yes members of the public in zoom, so 13 14 far, six. 15 16 chair mtc pc, eddie ahn: ooh, let's do one minute. 17
- 20 chair mtc pc, eddie ahn: thank you.

clerk, martha silver: one minute.

- 22 **speaker:** thank you chair and commissioners. Se past an pet owe
- 23 behalf of spur following mtc's progress on the toc policy for
- 24 sometime appreciate the tremendous amount of work that's gone
- 25 into this effort today, the intersection of transit and land

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use is complex especially in context of diverse region 1 recognizing importance of working toward a policy that's 2 3 streamlined, we need to address the crucial nexus if we hope to achieve the bay area's ambitious goals and act as stewards 4 5 of public funds, transit funding is scarce and investments we are making to operate and improve and expand the system are 6 tremendously costly intensifying land uses around transit is 7 8 one of the most important things we can do to ensure these costly investment actually deliver their full value and 9 benefit to the public. We urge you to not compromise the goals 10 and functionality and you to improve functionality. 11 12 13 clerk, martha silver: adina levin. 14 adina levin: I'm with peninsula for everyone which is a pro 15 16 housing organization that participated with a lot of the other housing organizations and support of the approval of the toc 17 18 policy. In the working out of how to implement the policy, which I will support the previous speaker as being just so 19 important in helping our region to address our housing goals 20 for producing and preserving housing and protecting renters 21 while really taking advantage and supporting our public 22 transportation system. It's challenging. I appreciate the 23 approach to flexibility, and in -- let's see, the approach, 24 you know, back when obag started, that had a requirement to 25



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create bicycle and pedestrian advisory committees which really

helped uplevel the safety around the region. So I'm hoping 2 3 this can be worked out in a similar way that can provide support and implementation more broadly. Thank you. 4 5 clerk, martha silver: thank you adina. Our next speaker will 6 7 be in zoom. We have anil. 8 speaker: thank you I'm anil backar on behalf of the california 9 apartments association we want to express our concern over the 10 11 toc funding proposal, contains a certain preservation protection measure to be eligible for obag grants this mandate 12 by staff is outrageous because it goes beyond state law and 13 many situations there has been zero outreach to cities elect 14 15 the leaders or organizations like california apartments 16 association who represent housing providers requirements by status essentially holding these obag grants hostage until 17 18 cities comply with staff's demands and that policies that many 19 voters have rejected for the city to apply for grants must commit to spending millions of dollars in that policies such 20 as legal assistance rental assistance, for example, the city 21 22 of pal is expected to spend \$5.5 million over four years 23 period which will add to their existing budget deficit. Ensure further outreach is done to all elected officials and 24 organizations that are impacted by the proposal. Thank you. 25





1 2 clerk, martha silver: thank you next up erica. 3 speaker: I am the community development director for city of 4 5 walnut creek I would like to say thank you to staff for the presentation thank you to the committee members walnut creek 6 is pro transit pro housing pro community and pro region we 7 8 very much appreciate the committee members comments about the policy, also thinking about level required in this despite 9 having been provided resources by mtc staff it's almost like 10 11 doing a mini housing element but most importantly thank you to the elected officials for understanding and realizing and 12 appreciating that stakeholder engagement is a two-way process 13 it's not just education but also hearing about our concerns 14 15 and looking at ways about how we might be successful together. 16 So, thank you very much. 17 18 clerk, martha silver: thank you. Randi kinman followed by 19 amanda chiang. 20 randi kinman: thank you. Randi kinman from the policy advisory 21 council and I come to you from a history of preobag. So, I go 22 back quite a ways. What's missing from me in this discussion 23 is how effective we have been in achieving our planned bay 24 area goals and how this policy MAY enhance or detract from our 25





- 1 planned bay area obligations. So, I think that that's an
- 2 important part of a conversation going forward to reassure the
- 3 public and elected officials. And I do agree with the fact
- 4 that it's time to get talking to the elected officials,
- 5 because you have a high turnover every two years. And it takes
- 6 a lot to have these discussions with them. And it will allow
- 7 you to move forward and not have the issue of them mistaking a
- 8 menu of options for demands, which I see and hear quite a lot.
- 9 So, thank you, everybody, for your effort.
- 11 clerk, martha silver: thank you, randi. Amanda chiang followed
- 12 pie sarah greenwald.
- 14 **speaker:** hi. Good morning. My name is amanda chiang. I was
- 15 born and raised in san mateo county and am a staff member at
- 16 herba habitat. We have worked with elected staff and advocates
- 17 and local jurisdictions in san mateo, santa clara and alameda
- 18 counties that are really working hard to implement the toc
- 19 policy by doing research applying for the mtc grants and
- 20 presenting strong policy options to the city councils and
- 21 board of supervisors, and jurisdictional staff across the bay
- 22 area have shown initiative getting to the toc compliance 6 of
- 23 9 counties applied and received funding to reach toc
- 24 compliance and we need to be clear that a lot of the delays
- 25 and staff time wasted has been because of lobbying from

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corporate interest like the california apartment association 1 causing these unnecessary delays watering down the policies to 2 3 make them ineffective. We're in a moment mass regulation at the federal level and cannot allow that to be replicated at 4 5 the regional or local level, we urge you to keep the toc policy as strong as possible and work with at the local level 6 to make sure the policies are being implemented and are 7 8 strong. Thank you. 9 clerk, martha silver: thank you. Sarah. 10 11 speaker: hello my name is sara greenwald I'm a member of 350 12 bay area. I think this policy is greatly improved and more 13 flexible now, the tiers for compliance levels on parking and 14 15 density make sense as incentives with the incorporation of 16 ways to quantify and deal with partial compliance. I agree with directors who said this partial compliance category won't 17 help encourage compliance unless toc policy compliance 18 statutes is part of obag four and other discretionary funding 19 that mtc manages to make it referred to as carrot instead of 20 21 stick. And carrot cake. Thank you. 22 23 clerk, martha silver: thank you. Last speaker is sophia dewitt. 24



speaker: good afternoon commissioners. Thank you for hearing 1 public comment. The toc -- the toc policy implementation is 2 3 imperative to meet the region's climate and transit goals. And I appreciate mtc's ongoing work to move the toc policy 4 forward. I'm speaking today on behalf of the east bay housing 5 organizations. This policy is a landmark regional policy and 6 implementation tool for planned bay area. And successful 7 8 enforcement of the toc policy is critical to meeting the housing and climate and transportation and equity goals of the 9 region. I support the evaluation framework that mtc staff 10 11 presented today, and commend mtc for maintaining the integrity of the toc policy. Toc's flexibility is already a compromise. 12 Years of hard work and compromise have gone into developing a 13 robust policy that works for the region. Our diverse bay area 14 region. This flexibility and extensive policy menu make it so 15 16 that jurisdictions have several ways to meet the toc policy compliance in a way that works for their local context. We 17 18 welcome the partial compliance category and we do not want to 19 see the thresholds eroded further. And we urge that toc policy compliance be applied to obag other and discretionary funding 20 sources as intended. The way to hold jurisdictions accountable 21 22 and hold them to commitments is to incorporate toc policy 23 compliance statutes into obag four and other discretionary funding managed by mtc. Thank you so much. 24





clerk, martha silver: thank you. There are no other members of 1 2 the public in zoom or the boardroom wishing to speak on this 3 item. 4 5 chair mtc pc, eddie ahn: thank you. Looking forward to hearing back on this item. With that we'll go to agenda item nine, 6 which is general public comment, I believe. Is there any 7 8 general public comment to discuss. 9 clerk, martha silver: there is no written -- oh, yes. There is 10 11 one member of the public that would like to speak on this item. Aleta dupree. The floor is yours you have one minute. 12 13 speaker: thank you. Good afternoon chair eddy and members. 14 Aleta dupree for the record, she and her with team folds. I 15 16 speak generally, I call myself an expert on housing. I got to listen and hear new things. I don't know much about planning. 17 I'm just an ordinary user of transit systems around the 18 country. But planning is important. And my mindset of planning 19 is I like old, innovative, and expansive planning. I think 20 about to reading about the work of daniel byrne who actually 21 developed a plan for san francisco that wasn't realized. And 22 later on, a little known planner in new york named daniel 23 lawrence turner, was really a driving force between the 24 original planning of the new york city subway, which I'm sure 25



some of you got to use and I use it when I go to new york. And 1 I ask the viewer of the planning committee to be bold and 2 3 innovative in your thoughts. Thank you. 4 5 clerk, martha silver: thank you. There are no other speakers in the boardroom or zoom. 6 7 8 chair mtc pc, eddie ahn: thank you moving to agenda item ten 9 which is adjournment. Chair ramos. 10 11 chair, belia ramos abag ac: thank you. Next meeting of the administrative committee will be held friday JUNE 13th at 9:40 12 A.M. At the bay area metro center 375 beale street. Any 13 changes to the schedule will be duly noticed to the public.. 14 15 16 chair, sue noack: the next meeting of the mtc planning . 17 18 chair mtc pc, eddie ahn: the next meeting of mtc planning 19 committee will be held JUNE 13th bat the bay area metro center and vice chair burt will take over chairing responsibilities 20 for that particular meeting and this meeting of the mtc 21 planning 22 23





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