METROPOLITAN TRANSPORTATION COMMISSION

Meeting Transcript

JOINT MTC PLANNING COMMITTEE AND ABAG ADMINISTRATIVE COMMITTEE

FRIDAY, MARCH 10, 2023, 9:40 AM

V. CHAIR, EDDIE AHN: GOOD MORNING, EVERYONE. THIS MEETING OF THE JOINT MTC PLANNING COMMITTEE WITH THE ABAG ADMINISTRATIVE COMMITTEE IS CALLED TO ORDER. 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 -- I'M SORRY. IS THIS USUAL PREAMBLE MARTHA? OR DIAL STAR NINE AND I WILL CALL UPON THEM AT THE APPROPRIATE TIME. TELECONFERENCE ATTENDEES WILL BE CALLED UPON BY THE LAST FOUR DIGITS OF THEIR PHONE NUMBER. SO, WITH THAT, WE SHOULD DO A ROLL CALL, RIGHT, AND MOVE ON TO AGENDA ITEM TWO. SO WILL THE MTC CLERK PLEASE CALL THE ROLL.

CLERK OF THE BOARD: WILL DO. CHAIR SPERING IS ABSENT. COMMISSIONER AHN? COMMISSIONER AHN?

V. CHAIR, EDDIE AHN: YES. HERE.

CLERK OF THE BOARD: COMMISSIONER CANEPA? IS ABSENT. COMMISSIONER DUTRA-VERNACI?

CAROL DUTRA-VERNACI: HERE.

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CLERK OF THE BOARD: COMMISSIONER FLEMING? IS ABSENT. COMMISSIONER GIACOPINI, NON-VOTING?

DORENE M. GIACOPINI: HERE.

CLERK OF THE BOARD: THANK YOU. COMMISSIONER MAHAN? IS ABSENT. COMMISSIONER THAO IS ABSENT. WE WILL NEED TO DEPUTIZE COMMISSION CHAIR PEDROZA, AND COMMISSIONER NOACK.

ALFREDO PEDROZA: ACCEPT.

SPEAKER: ACCEPT.

CLERK OF THE BOARD: THANK YOU. WITH THAT WE HAVE A QUORUM.

JAMES P. SPERING, MTC CHAIR: MOVING TO AGENDA ITEM THREE, THE MTC PLANNING CONSENT CALENDAR. CONSISTS OF ITEMS 3A THROUGH 3C THIS IS MTC PLANNING COMMITTEE ACTION ITEM DO ANY COMMISSIONERS WISH TO PULL AN ITEM ON THE CONSENT CALENDAR? I DO NOT SEE ANY. SO, THEN DO I HAVE A MOTION TO --

ALFREDO PEDROZA: SO MOVED, CHAIR.

CAROL DUTRA-VERNACI: DUTRA-VERNACI SECONDS.

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V. CHAIR, EDDIE AHN: I BELIEVE THAT WAS COMMISSIONER RABBITT? COMMISSIONER PEDROZA. ALL RIGHT. AND THEN COMMISSIONER DUTRA-VERNACI SECONDS. OKAY. HAVE WE RECEIVED ANY PUBLIC COMMENT ON THIS ITEM?

CLERK OF THE BOARD: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. AND NO ONE IN THE BOARDROOM.

V. CHAIR, EDDIE AHN: ROLL CALL VOTE.

CLERK OF THE BOARD: CHAIR SPERING IS ABSENT. AHN?

V. CHAIR, EDDIE AHN: AYE.

CLERK OF THE BOARD: CANEPA IS ABSENT. DUTRA-VERNACI?

CAROL DUTRA-VERNACI: AYE.

CLERK OF THE BOARD: FLEMMING IS ABSENT. MAHAN IS ABSENT. THAO IS ABSENT. COMMISSIONER CHAIR PEDROZA?

ALFREDO PEDROZA: YES.

CLERK OF THE BOARD: COMMISSIONER NOACK?

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SPEAKER: YES. ABSTENTION ON 3A.

CLERK OF THE BOARD: MOTION PASSES UNANIMOUSLY BY ALL MEMBERS PRESENT, WITH ABSTENTION ON 3A.

V. CHAIR, EDDIE AHN: THANK YOU. WITH THAT, I'LL PASS TO CHAIR ARREGUIN.

JESSE ARREGUIN, ABAG CHAIR: THANK YOU. CALLING TO ORDER THE ABAG ADMINISTRATIVE COMMITTEE. ASKING THE CLERK TO CALL THE ROLL.

CLERK OF THE BOARD: FOR ABAG ADMINISTRATIVE COMMITTEE. MAYOR ARREGUIN?

JESSE ARREGUIN, ABAG CHAIR: PRESENT.

CLERK OF THE BOARD: EKLUND?

PAT ECKLUND: PRESENT.

CLERK OF THE BOARD: FLIGOR IS ABSENT. MAYOR HUDSON? IS ABSENT. SUPERVISOR LEE? IS ABSENT. SUPERVISOR RABBITT?

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DAVID RABBIT, MTC V. CHAIR: HERE.

CLERK OF THE BOARD: SUPERVISOR RAMOS?

BELIA RAMOS, ABAG V. CHAIR: HERE.

CLERK OF THE BOARD: THANK YOU. COUNCIL MEMBER ROMERO?

CARLOS ROMERO: PRESENT.

CLERK OF THE BOARD: MAYOR SILVA?

SPEAKER: PRESENT.

CLERK OF THE BOARD: WE HAVE A QUORUM.

JESSE ARREGUIN, ABAG CHAIR: THANK YOU. ITEM 5, THE COMPENSATION ANNOUNCEMENT?

CLERK OF THE BOARD: ACCORDING TO STATE LAW I AM MAKING THE FOLLOWING ANNOUNCEMENT, THE MEMBERS OF THE ABAG BOARD IN ATTENDANCE AT THIS MEETING ARE ENTITLED TO RECEIVE PER DIEM AN AMOUNT OF $150 AS A RESULT OF CONVENING A MEETING FOR WHICH EACH MEMBER IS ENTITLED TO COLLECT PER DIEM. THANK YOU.

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JESSE ARREGUIN, ABAG CHAIR: THANK YOU VERY MUCH. THAT BRINGS US TO ITEM SIX, THE ABAG ADMINISTRATIVE COMMITTEE CONSENT CALENDAR. CONSISTS OF TWO ITEMS, 6A APPROVAL OF THE MINUTES OF JANUARY 13TH, 2023, AND FEBRUARY 10TH, 2023, AND 6B PRIORITY DEVELOPMENT AREAS, 2023 APPLICATION WINDOW. IS THERE AN ITEM A MEMBER WOULD LIKE TO PULL OR I'LL ENTERTAIN A MOTION TO APPROVE THE CONSENT CALENDAR.

PAT ECKLUND: MOVE APPROVAL OF THE CONSENT CALENDAR.

CARLOS ROMERO: SECOND.

JESSE ARREGUIN, ABAG CHAIR: MOVED BY EKLUND, SECOND BY ROMERO ON THE CONSENT CALENDAR. ANY KNOW DISCUSSION ON THE MOTION? I'LL ASK FOR PUBLIC COMMENT ON THIS ITEM?

CLERK OF THE BOARD: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. AND NO ONE IN ATTENDEES WITH HAND RAISED FOR PUBLIC COMMENT. THANK YOU.

JESSE ARREGUIN, ABAG CHAIR: THANK YOU. I'LL ASK THE CLERK TO CALL THE ROLL ON THE MOTION.

CLERK OF THE BOARD: MOTION BY EKLUND SECOND ROMERO. ARREGUIN?

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JESSE ARREGUIN, ABAG CHAIR: AYE.

CLERK OF THE BOARD: EKLUND?

PAT ECKLUND: AYE.

CLERK OF THE BOARD: FLIGOR IS ABSENT. HUDSON IS ABSENT. LEE IS ABSENT. RABBITT?

DAVID RABBIT, MTC V. CHAIR: AYE.

CLERK OF THE BOARD: RAMOS?

BELIA RAMOS, ABAG V. CHAIR: YES.

CLERK OF THE BOARD: ROMERO?

CARLOS ROMERO: YES.

CLERK OF THE BOARD: MAYOR SILVA?

SPEAKER: YES.

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

V. CHAIR, EDDIE AHN: SO, WITH THAT, WE MOVE TO AGENDA ITEM SEVEN, I BELIEVE. 7A, MTC RESOLUTION 4567 AND ABAG RESOLUTION NUMBER 10-2023 PRIORITY SITES NOMINATION CRITERIA. BACKGROUND INFORMATION ON THE PRIORITY SITE PROGRAM AND LEADING TO SOLICITATION OF LOCAL NOMINATIONS OF ELIGIBLE PRIORITY SITES. THIS IS AN ABAG AND MTC ACTION ITEM. MARK SHORETT WILL PRESENT ON THE ITEM.

MATT MALONEY: MATT MALONEY MTC AND ABAG. GOOD TO SEE ALL IN-PERSON. I WANT TO INTRODUCE THIS ITEM ON PRIORITY SITES. EVERYTHING WE DO, THIS INITIATIVE STEMS FROM PLANNED BAY AREA 2050 WHICH AS YOU KNOW, PUSHED THE ENVELOPE IN ORDER TO REACH OUR HOUSING PRODUCTION AND AFFORDABILITY GOALS. IN PARTICULAR, THE PLAN HAD TWO RELEVANT STRATEGIES. REINVENTING 20th CENTURY MALLS AND OFFICE PARKS AS COMPLETE COMMUNITIES WITH MIXED INCOME HOUSING, LOCAL AND REGIONAL SERVICES AND PUBLIC SPACES, AND SECONDLY ACCIDENT ACCELERATING THE REUSE OF SURPLUS PUBLIC LAND OWNED BY NON-PROFIT INSTITUTIONS TO MEET COMMUNITY HOUSING AND SERVICE NEEDS, EXPAND SMALL BUSINESS OPPORTUNITIES AND CREATE COMMUNITY GATHERING SPACES. SO WITH THOSE STRATEGIES WE CONTINUE TO FOCUS ON OUR REGIONAL GROWTH GEOGRAPHIES LIKE PDAS TRANSIT-RICH AREAS, AND THE NEW TRANSIT

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ORIENTED COMMUNITY AREAS BUT ALSO DEEP AFFORDABILITY IN TERMS OF WHAT WE'RE TRYING TO DO WITH THESE PLACES. SO THIS IS THE THIRD COMMITTEE THIS WEEK HAS DISCUSSED THIS ISSUE. SOME OF YOU HAVE BEEN A PART OF THOSE CONVERSATIONS SOME OF YOU HAVE NOT. GIST A QUICK ORIENTATION ON THIS ISSUE. ON WEDNESDAY OF THIS WEEK, MTC'S ADMINISTRATION COMMITTEE APPROVED A GRANT OF FUNDING OF STATE REAP $2.0 OF 43 MILLION TO THE BAY AREA HOUSING FINANCE AUTHORITY OR BAHFA. 28 MILLION OF THAT 43 MILLION IS FOR THIS PRIORITY SITES PROGRAM. AND JUST YESTERDAY, THE BAHFA OVERSIGHT COMMITTEE JOINED BY THE ABAG HOUSING COMMITTEE VOTED TO ACCEPT THAT FUNDING, AS WELL AS THE RELATED SET OF SPECIFIC TERMS AND CRITERIA USED TO AWARD FUNDS TO SPECIFIC SITES. SO WHAT WE'RE DOING TODAY IS WE'RE ZOOMING OUT A BIT. OF THOSE SPECIFICS AND WHAT WE'RE FOCUSED ON TODAY IS THE BROADER SET OF CRITERIA THAT WE LIKE TO USE TO ESTABLISH WHAT IS HOPEFULLY A ROBUST PIPELINE OF PRIORITY SITES. YOU CAN THINK OF THIS PIPELINE AS A FINANCIALLY UNCONSTRAINED LIST. IT'S VERY VITAL TO OUR LONG-RANGE PLANNING IT HELPS US GROUND TRUTH INFORMATION AS WE GET INTO OUR NEXT LONG RANGE PLAN. SINCE AS YOU KNOW IN PLANNED BAY AREA WE DEVELOPED A FORECASTED PATTERN THERE IS KIND OF A DATA INFORMATION IMPORTANCE TO US FOR THIS. IT GIVES US A GOOD POOL OF APPLICANTS THAT THEN BAHFA WILL CONSIDER FOR FINANCIAL SUPPORT, WITH A FOCUS ON PREDEVELOPMENT FUNDING. WHICH, FOR BIG SITES LIKE THIS IS A BIG NEED GOING FORWARD. AND I THINK

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LASTLY, AND ALSO IMPORTANTLY, GETTING THIS POOL OF PRIORITY SITES ALLOWS US AS STAFF TO CONTINUE WITH OUR TECHNICAL ASSISTANCE EFFORTS MOVING FORWARD. SO, I MEAN, THIS IS OBVIOUSLY A BIG DEAL FOR BAHFA. THIS IS REAL LIVE IMPLEMENTATION MONEY FOR HOUSING. AT THE SAME TIME IT'S A GREAT OPPORTUNITY FOR CROSS COLLABORATION BETWEEN MTC AND ABAG AND BAHFA AND I THINK WE ALL HAVE A ROLE TO PLAY, AND MARK HAS A GOOD VIN DIAGRAM TO SHOW ON YOU THAT. TODAY WE'RE REQUESTING APPROVAL OF THE PRIORITY SITES CRITERIA FROM BOTH BODIES TODAY, BOTH FROM THE MTC PLANNING COMMITTEE AND THE ABAG ADMINISTRATIVE COMMITTEE. SO I'LL PASS IT TO DO MARK WHO WILL GIVE THE PRESENTATION.

MARK SHORETT: THANKS MATT. AND HELLO COMMITTEE MEMBERS. THANKS FOR THE OPPORTUNITY TO BE HERE AND SPEAK WITH YOU TODAY. IF MY COLLEAGUES IN THE BACK BOOTH E TECHNICAL STAFF COULD PLEASE PULL UP THE POWERPOINT PRESENTATION? GREAT. THANK YOU. SO, LET'S GO TO THE NEXT SLIDE. MATT TALKED ABOUT THE WAY IN WHICH, WHAT WE'RE GOING TO DISCUSS TODAY IS ROOTED IN PLANNED BAY AREA 2050. TO ADD, I THINK, ONE MORE ELEMENT TO THAT, PART OF THE PLAN WAS AN IMPLEMENTATION PLAN. IT WAS THE LAST SECTION. AND THAT REALLY CALLED ON STAFF TO ENGAGE A VARIETY OF PARTNERS AND TOPIC AREA EXPERTS TO BEGIN TO IDENTIFY THE POLICIES AND INVESTMENTS NEEDED TO ADVANCE EQUITABLE REUSE ON THE LARGE-SCALE, MALL AND OFFICE PARK, AS WELL AS PUBLIC LAND

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SITES THAT WERE CRITICAL TO HELPING A PLAN MEET ITS HOUSING NEEDS AS WELL AS REDUCE GREENHOUSE GAS EMISSIONS. SO IT WAS ALSO CRITICAL, AS WE DID THIS, TO GROUND THE EFFORT IN THE WORK OF LOCAL GOVERNMENTS AS THEY EMBARK ON THEIR MOST CHALLENGING HOUSING ELEMENTS TO DATE. SO THAT WAS A BIG PART OF WHAT WE DID IN THE YEAR THAT FOLLOWED PLANNED BAY AREA 2050, WHICH INCLUDED RESEARCH, CONSULTATION, AND COLLABORATIVE CONCEPT DEVELOPMENT. IN 2022, WE CAME BACK AND INTRODUCED THE PRIORITY SITES PROGRAM FOR FURTHER REGIONAL DISCUSSION AND REFINEMENT INCLUDED A CONCEPT PAPER, WEBINARS, MEETINGS WITH LOCAL STAFF, COMMUNITY-BASED ORGANIZATIONS AND DEVELOPERS AS WELL AS PRESENTATIONS TO THIS COMMITTEE AND A HOST OF OTHER BARRING BAG AND MTC AND BAHFA COMMUNITIES. THE FOLLOWING IS THE OUTCOME OF THIS COLLABORATIVE EFFORT. NEXT SLIDE PLEASE. THE PRIORITY SITES PROGRAM HAS FIVE COMPONENTS WHICH WILL BE CARRIED OUT BY ABAG, MTCS AND BAHFA IN COLLABORATION WITH LOCAL GOVERNMENTS COMMUNITY STAKEHOLDERS IN THE COMMUNITY AND IT'S GOING TO COMPLEMENT THE LONG-STANDING INITIATIVES THAT WE HAVE IN PLACE SUCH AS THE PRIORITY DEVELOPMENT AREA PROGRAM AND OUR REGIONAL HOUSING TECHNICAL ASSISTANCE PROGRAM. THE FIRST COMPONENT OF THIS WHICH HAS A STAR NEXT TO IT BECAUSE WE'RE GOING TO ASK YOU FOR AN ACTION ON IT IS TO ESTABLISH PRIORITY SITES. SO FOLLOWING COMMISSION AND ABAG EXECUTIVE BOARD APPROVAL OF THE ELIGIBILITY CRITERIA THAT ARE BEFORE YOU TODAY, WHICH WE'LL DIVE INTO SHORTLY, STAFF WILL SOLICIT LOCAL

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NOMINATIONS FOR PRIORITY SITES ONCE ESTABLISHED, PART OF A PIPELINE OF SITES INTEGRATED INTO THE REGIONAL PLANNING ACTIVITIES AND ALSO INFORMS OUR FUNDING STRATEGIES. THE SECOND COMPONENT IS FUNDING PILOT PROJECTS AND MATT ALLUDED TO THIS EARLIER. IN DECEMBER 2022, THE PROGRAM COMMISSIONED $28 MILLION INTO THE EARLY ACTION PLANNING GRANT PROGRAM, REAP TWO TO ENABLE A SET OF TRANSFORMATIVE AFFORDABLE AND MIXED INCOME HOUSING PROJECTS TO BREAK GROUND ON A HANDFUL OF PRIORITY SITES AND AGAIN EARLIER THIS WE'RE SOME OF YOU TOOK ACTION TO GRANT THIS FUNDING. THE THIRD COMPONENT IS TO DELIVER TECHNICAL ASSISTANCE. FOR EARLY STAGE PRIORITY SITES THAT ARE NOT POSITIONED TO APPLY FOR PILOT FUNDING THE PROGRAM ANTICIPATES PROVIDING TARGETED TECHNICAL ASSISTANCE, COMPLEMENTED BY REGIONALLY APPLICABLE TOOLS TO ENABLE LOCAL GOVERNMENTS AND EMERGING DEVELOPERS TO CONDUCT WORK NECESSARY TO ENVISION AND ENTITLE PROJECTS ON THESE SITES. FOR PROJECTS FURTHER ALONG THE PROGRAM IS GOING TO OFFER RESOURCES FOR IDENTIFYING AND PURSUING ADDITIONAL FINANCING WITH OTHER PUBLIC AGENCIES AND UTILITIES. FOURTH COMPONENT IS INTEGRATING SITES INTO PLANNED BAY AREA 2050 PLUS, THE UPDATE TO PLANNED BAY AREA 2050. ALL OF THE ELIGIBLE SITES ARE GOING TO BE INCORPORATED INTO THE PLAN WHICH WILL REALLY SHARPEN THE PROJECTED GROWTH PATTERN AND STRENGTHEN ITS CONNECTION TO THE ON THE GROUND KNOWLEDGE AND PRIORITIES, PARTICULARLY RELEVANT IN THE CONTEXT OF THE HOUSING ELEMENTS. FIFTH, SET UP SITES

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FOR FUTURE SUCCESS. SO, IN ADDITION TO PROVIDING THE PILOT FUNDING THAT WE DISCUSSED, AS WELL AS TECHNICAL ASSISTANCE, THE PROGRAM IS INTENDED TO EXPAND THE PIPELINE OF EQUITABLE HOUSING PROJECTS IN THE BAY AREA THAT ARE POSITIONED TO UTILIZE EXISTING AS WELL AS FUTURE FUNDING, INCLUDING A POTENTIAL 2024 REGIONAL HOUSING INITIATIVE. NEXT SLIDE. MATT TALKED ABOUT THE BIN DIAGRAM RELATED TO THE WAYS IN WHICH MTC AND ABAG AND BAHFA ARE GOING TO COLLABORATIVELY DELIVER ON THIS WORK DRAWING ON THE FULL EXPERTISE OF STAFF. MTC AND ABAG AS A REGIONAL PLANNING AGENCY ARE GOING TO ORCHESTRATE THE SITE NOMINATION PROCESS IN CONCERT WITH LOCAL PARTNERS AND INTEGRATE THE SITES INTO THE PRIMARY 2050 PLAN AND ADMINISTER THE CAPITAL FUNDING THAT SOME OF YOU ACTED UPON EARLIER THIS WEEK INCLUDING FIRST SET FUNDED BY PROJECTS LASTLY GOING TO WORK COLLABORATIVELY TO DELIVER TECHNICAL ASSISTANCE AND WORK TO SET UP SITES FOR FUTURE SUCCESS WHICH IS NUMBER 3 AND 5 AT THE BOTTOM YOU CAN SEE ALL OF THE CIRCLES COMING TOGETHER. NEXT SLIDE PLEASE. TO LAUNCH THE PROGRAM, WE'RE REQUESTING APPROVAL OF ELIGIBILITY CRITERIA FOR PRIORITY SITES. THE NOMINATION CRITERIA ARE INTENDED TO BE SIMPLE AND TO ACCOMMODATE A VARIETY OF SITES THAT REFLECT THE DIVERSITY OF THE REGION'S COMMUNITIES. THESE CAN BE THOUGHT OF AS KIND OF A FLOOR. FIRST, ELIGIBLE APPLICANTS, THESE INCLUDE A LOCAL GOVERNMENT OR THE DEVELOPER OF A PROJECT THAT'S ALREADY ENTITLED BY A LOCAL GOVERNMENT. LOCATION TO SUPPORT FRAMEWORK

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FOR FUTURE GROWTH ESTABLISHED THROUGH 2050, SITES WOULD BE WITHIN ONE OF THE PLANS GROWTH GEOGRAPHIES OR WITHIN A A TRANSIT PRIORITY AREA INCLUDING ALL OF THE AREAS SUBJECT TO THE TRANSIT COMMUNITIES POLICY THIRD COMMITMENT TO MAXIMIZE SHARE OF AFFORDABLE UNITS BUILT ON THE SITE INCLUDING GOAL OF EXCEEDING ANY APPLICABLE INCLUSIONARY REQUIREMENTS AND THE FINAL CRITERIA IS SITE CAPACITY. IF WE CAN GO TO THE NEXT SLIDE WE'LL GET INTO THAT. SO TO CAST A WIDE ENOUGH NET TO ENABLE PARTICIPATION REGION-WIDE, WITHOUT LOSING THE OVERALL GOAL OF LIFTING UP THE BAY AREA'S HIGHEST IMPACT PROJECTS, THE CRITERIA FOR SITE CAPACITY, IN THIS CASE, THE NUMBER OF HOMES THAT CAN BE BUILT ON THE SITE IS BROKEN INTO THREE CATEGORIES THAT WERE REALLY INFORMED BY DISCUSSIONS WITH LOCAL STAFF, AND I'LL PROVIDE AN EXAMPLE ON THE NEXT SLIDE OF EACH OF THESE. FIRST REGIONALLY SIGNIFICANT SITES. THESE ARE SITES WITH CAPACITY FOR GREATER THAN 500 HOMES IN A LOCALLY ADOPTED PLAN ZONING CODE OR ENTITLED PROJECT. SECOND COMMUNITY ANCHORS SITE WITH CAPACITY FOR AT LEAST 100 HOMES AS WELL AS 10,000 SQUARE FEET OF COMMUNITY SPACE. AND ONE OF THE THINGS WE HEARD IN TALKING WITH SOME OF THE SMALLER CITIES IN THE REGION, WHO ARE KIND OF HARD PRESSED TO HAVE THESE LARGER SCALE PROJECTS IS THAT THERE MIGHT BE A PROJECT OF 75 UNITS OR 60 UNITS THAT MAKES UP A REALLY LARGE SHARE OF THEIR VERY LOW RHNA, AND IF THAT'S THE CASE, WE WANT TO MAKE SURE THAT'S ALSO ELIGIBLE THAT'S THE STANDARD USE YOU SEE IN THE INSTANCE OF AT LEAST

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25% OF THE JURISDICTION IS VERY LOW OR LOW-INCOME RHNA IS ACCOMMODATED ON-SITE. AND THEN LASTLY, PUBLIC SITES PORTFOLIO, THIS CATEGORY ENABLES NOMINATIONS FOR MULTIPLE PUBLICLY OWNED SITES INTENDED TO BE DEVELOPED IN CONCERT WITH THE TOTAL CAPACITY FOR AT LEAST 200 HOMES. NEXT SLIDE, PLEASE. SO, HERE'S SOME EXAMPLES OF EACH OF THESE SITE TYPES, JUST TO, SORT OF, ILLUSTRATE IT FOR YOU IN THE PICTURE. FOR THE REGIONALLY SIGNIFICANT CATEGORY EXAMPLES MIGHT INCLUDE AIRPORT FOR PLANNED REUSE OR AGING SHOPPING CENTER, NEXT SITE COMMUNITY ANCHOR MIGHT BE MIXED USE PROJECT INCLUDES CULTURAL CENTER AND AFFORDABLE HOMES. FOR PUBLIC SITES PORTFOLIO AN EXAMPLE THAT WE ENCOUNTERED IN MEETINGS WITH LOCAL STAFF WERE A SET OF DOWNTOWN CITY OWNED PARKING LOTS THAT WERE IDENTIFIED IN THE HOUSING ELEMENT AND COULD BE MOVED FORWARD COLLABORATIVELY TO ACHIEVE ECONOMIES OF SCALE AND MAKE DEEPER LEVELS OF AFFORDABLE. NEXT SLIDE. SO THAT'S THE CRITERIA AND THIS DIAGRAM TRIES TO TIE TOGETHER ALL THE PROGRAM'S COMPONENTS STARTING ON THE LEFT, WITH THE APPROVAL THIS MONTH WE'LL BE ABLE TO ESTABLISH A PIPELINE OF REGIONAL PRIORITY SITES AND AMONG THOSE UNIVERSAL SITES THOSE PROJECTS DEMONSTRATING READINESS AND HOST EVER AFFORDABILITY, EQUITY AND MOBILITY BENEFITS WILL BE ABLE TO APPLY FOR THE PILOT FUNDING ADMINISTERED BY BAHFA THAT WE DISCUSSED. THOSE IN EARLIER STAGE WITH SPECIFIC TECHNICAL NEEDS AND THE NEED TO AUGMENT LOCAL CAPACITY WILL BE ELIGIBLE FOR TARGETED TECHNICAL

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ASSISTANCE. AND LOOK ALL THE WAY TO THE RIGHT IN THIS DIAGRAM, ALL THESE SITES WILL BE INTEGRATED INTO PLANNED BAY AREA 2050 AND RECEIVE REGION WIDE SUPPORT TO SET THEM UP FOR FUTURE SUCCESS. NEXT SLIDE PLEASE. BEFORE TURNING TO NEXT STEPS, LET'S ZOOM IN FOR A MOMENT INTO THE SECOND COMPONENT OF THE PROGRAM, THE PILOT FUNDING. AND I THINK THIS IS HOPEFULLY HELPFUL FOR THOSE OF YOU THAT WEREN'T PRESENT AT SOME OF THE COMMITTEE MEETINGS EARLIER THIS WEEK, WHERE ACTION TOOK PLACE. THE PROGRAM IS GOING TO PROVIDE $28 MILLION TO ACCELERATE A SELECT NUMBER OF PROJECTS ON ELIGIBLE PRIORITY SITES TOWARD GROUNDBREAKING BY FUNDING PREDEVELOPMENT ACTIVITIES THAT, SORT OF, GET THEM OVER THE FINISH LINE. BAHFA ADMINISTRATION OF THESE FUNDS WAS ADVANCED THROUGH COMMITTEE APPROVALS EARLIER THIS WEEK AND WAITS COMMISSION AND BAHFA BOARD APPROVAL AT THE OF THE MONTH. THE INTENDED OUTCOME OF THE PILOT OR SET OF PRECEDENT SETTING PROJECTS THAT LEVERAGE BAHFA'S EXPERTISE TO IMPLEMENT PLANNED BAY AREA 2050 LOCAL HOUSING ELEMENTS AND DELIVER PROOF OF CONCEPT FOR POTENTIAL 2024 REGIONAL HOUSING MEASURE. AND YOU CAN SEE THOSE RELATED APPROVALS AT THE BOTTOM THAT ARE ALLOWING THIS TO MOVE FORWARD. NEXT SLIDE, PLEASE. MOVING INTO NEXT STEPS, FOLLOWING ABAG AND COMMISSION APPROVAL OF THE ELIGIBILITY CRITERIA, WE'RE PLANNING TO RELEASE A CALL FOR PRIORITY SITE NOMINATIONS IN APRIL WITH THE FIRST SET OF SITES EXPECTED TO COME FOR APPROVAL MID-SUMMER AND A LARGER SET COMING IN SEPTEMBER. AFTER LAUNCHING THE PILOT PROJECTS,

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AND PREPARING TO DELIVER TECHNICAL ASSISTANCE IN LATE 2023, AND EARLY 2024, WE'RE GOING TO CONTINUE TO EVALUATE OUTCOMES AND BRING UPDATES BACK TO YOU. THIS MAY INCLUDE ADDITIONAL INFORMATION ABOUT NOMINATION WINDOWS, BROADER FUNDING OPPORTUNITIES AND ANY REQUESTED FUNDING REQUIREMENTS BASED ON WHAT WE LEARNED. NEXT SLIDE PLEASE. WITH THAT, WE'RE REQUESTING THE ABAG ADMINISTRATIVE COMMITTEE TO REFER ABAG RESOLUTION 10-2023, PRIORITY SITES CRITERIA TO THE EXECUTIVE BOARD FOR APPROVAL THIS MONTH. AND THEN THE PLANNING COMMITTEE, THE MTC PLANNING COMMITTEE TO REFER MTC RESOLUTION 4567, PRIORITY SITES CRITERIA, TO THE COMMISSION FOR APPROVAL. AND THAT CONCLUDES MY PRESENTATION. AND I'M HAPPY TO TAKE QUESTIONS THROUGH THE CHAIR.

SPEAKER: COMMISSIONER MOULTON PETERS.

STEPHANIE MOULTON-PETERS: I'M CURIOUS ABOUT THE CONNECTION TO TRANSPORTATION DOLLARS TO SUPPORT THE GROWTH DEVELOPMENT CONTEMPLATED HERE. HOW IS THAT HAPPENING?

MATT MALONEY: MATT MALONEY, PLANNING DIRECTOR. IT'S IMPORTANT TO POINT OUT WE'RE STICKING WITH OUR GROWTH GEOGRAPHY FRAMEWORK HERE IN PLANNED BAY AREA 2050. SO THESE ARE PDAS AND TRANSIT-RICH AREAS. SO THESE ARE STATION AREAS. YOU KNOW, FOR TRANSIT. SO THAT IS, SORT OF, THE MOST DIRECT CONNECTION TO

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TRANSPORTATION, SO THAT'S WHERE WE'RE KIND OF TRYING TO MASS THESE DEVELOPMENTS AND, SORT OF, BUILD A PIPELINE. ALSO IMPORTANT TO MENTION THE PROGRAM, REAP 2.0 PROGRAM FOR THE $28 MILLION THE CAPITAL MONEY THAT'S EVENTUALLY GOING TO FLOW, THAT'S A PROGRAM ADMINISTRATED BY THE HCD AT THE STATE LEVEL AND ALSO AT THE AIR RESOURCES BOARD AND TRANSPORTATION AGENCIES AT THE STATE OF CALIFORNIA THEY HAVE A LOT TO DO WITH HOW THOSE GUIDELINES WERE SET UP SO THOSE GUIDELINES INCLUDE CRITERIA SUCH AS LOWER VEHICLE MILES TRAVELED AREAS AND THEY'RE GOING TO BE SCRUTINIZING THAT CONNECTION TO LOW VMT AND INFILL AND TRANSIT STATION AREAS AS WE BUILD THIS PROGRAM. SO I THINK THAT'S THE MOST DIRECT CONNECTION.

STEPHANIE MOULTON-PETERS: THANK YOU.

ALIX BOCKELMAN: ALEX BOCKELMAN, DEPUTY EXECUTIVE DIRECTOR, POLICY. WITH THAT WHEN WE TALKED ABOUT OUR ONE BAY AREA GRANT PROGRAM WHICH DOES PROVIDE 375 MILLION TO COUNTIES INTO LOCAL PROJECTS TO REALLY SUPPORT THE TRANSPORTATION ASPECT AROUND OUR GROWTH GEOGRAPHIES SO I WANTED TO PUT IN CONTEXT THAT WE'RE TRYING TO MAKE SURE THE FUNDING, $750 MILLION OVERALL HALF OF THAT GOES SPECIFICALLY TO PROJECTS THAT LOCALS IDENTIFY AS HELPING SUPPORT THE TRANSPORTATION AND KNITTING THOSE PIECES TOGETHER THEY'RE SUPPORTING ONE ANOTHER.

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SPEAKER: COMMISSIONER DUTRA-VERNACI?

CAROL DUTRA-VERNACI: I WANTED TO COMMENT THAT YOU APPRECIATED YOUR PRESENTATION BECAUSE AS I READ THE STAFF REPORT I HAD SEVERAL QUESTIONS ABOUT THE TYPES OF PROJECTS BUT YOUR VERBAL REPORTS GIVING MORE DESCRIPTION WAS VERY HELPFUL SO I'M EXCITED ABOUT GETTING THIS GOING.

V. CHAIR, EDDIE AHN: COMMISSIONER ROMERO?

CARLOS ROMERO: YES. I WANTED TO CONFIRM THAT ELIGIBLE SITES WOULD NOT NECESSARILY HAVE TO BE PUBLIC LAND. BECAUSE YOU MENTIONED PUBLIC LAND AND AGING COMMERCIAL SITES. SO, IT COULD BE AGING COMMERCIAL SITES THAT THEN WOULD MEET THIS CRITERIA. CORRECT? SO YOU COULD HAVE A PRIVATE DEVELOPER THAT POTENTIALLY HAD SEVERAL SITES, ONE SITES FOR THE AFFORDABLE HOURS PIECE, AND THEN IT COULD -- OKAY. THANK YOU. THAT'S -- I THINK IT'S ESSENTIAL SINCE THE FAST MAJORITY OF OUR LAND IN THESE PDAS IS NOT PUBLICLY OWNED. THANKS.

V. CHAIR, EDDIE AHN: SEEING NO OTHER COMMENTS OR QUESTIONS FROM COMMISSIONERS. HAVE WE --

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PAT ECKLUND: EXCUSE ME. PAT EKLUND, COUNCIL MEMBER, AND MEMBER OF THE COMMITTEE. I HAD A COUPLE OF QUESTIONS. I HAD MY HAND RAISED.

V. CHAIR, EDDIE AHN: YES. PLEASE GO AHEAD, PAT.

PAT ECKLUND: THANK YOU. SO, THIS, SORT OF, THINKING IN A LITTLE BIT MORE FROM THE DISCUSSION A LITTLE BIT YESTERDAY. SO, NOVATO DOES HAVE A SITE THAT IS RIGHT ACROSS THE STREET FROM THE SMART STATION, AND THAT'S WHERE FIRE MAN'S FUND, THE MISSION OF FIREMEN'S FUND WENT OUT OF BUSINESS. SO THAT SITE IS 63 ACRES, AND IT'S BEING PROPOSED FOR HOUSING, BUT WE'RE HAVING A DIFFICULT TIME GETTING MORE AFFORDABLE UNITS. WE HAVE A 20% INCLUSIONARY ZONING REQUIREMENT, BUT WE WOULD LIKE TO DO MORE. IS IT POSSIBLE FOR NOVATO TO APPLY FOR A DESIGNATION OF THIS AS A PDA AND THEN THE FUNDS AM WOULD COME TO THE CITY SO WE COULD BUY DOWN THE SOME OF THE UNITS SO THAT WE CAN MAKE A HIGHER AFFORDABLE HOUSING COMMITMENT THERE?

MATT MALONEY: BOARD MEMBER EKLUND EVEN THE FACT IT'S A TRANSIT-RICH AREA THE AREA ITSELF THAT SITE YOU'RE REFERRING TO WOULD BE ELIGIBLE YOU COULD SUBMIT THAT TO BE ELIGIBLE TO BE A PRIORITY SITE. IN TERMS OF INCLUSIONARY REQUIREMENT WE'RE LOOKING FOR PROJECTS WITH DEEP AFFORDABILITY SO WE'RE HOPING

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THAT JURISDICTIONS WOULD COME ABOVE THE INCLUSIONARY REQUIREMENT THAT'S ALREADY ON THE BOOKS.

PAT ECKLUND: BUT IN ORDER TO DO THAT, YOU WOULD HAVE TO BUY DOWN -- WE WOULD HAVE TO BUY DOWN SOME OF THE UNITS AND WE HAVE ABSOLUTELY HARDLY ANY AFFORDABLE HOUSING MONEY IN OUR AFFORDABLE HOUSING FUND. BUT CAN THIS MONEY BE USED TO DO THAT? IF WE GOT A COMMITMENT FROM THE DEVELOPER TO --

MARK SHORETT: I'M GOING TO LET MY COLLEAGUE KATE HARTLEY COME UP FROM BAHFA.

KATE HARTLEY: KATE HARTLEY DIRECTOR OF BAHFA. CURRENTLY NO THE ELIGIBILITY CRITERIA WOULD NOT REWARD A DEVELOPMENT THAT HAS A MINIMUM, MEETS THE MINIMUM INCLUSIONARY REQUIREMENT OF THE LOCALITY. AND, SO, WHAT WE'RE REALLY TRYING TO DO IS PUT ADDITIONAL RESOURCES IN FOR PROJECTS THAT ARE STRIVING TO INCREASE THE AFFORDABLE UNIT COUNT.

PAT ECKLUND: OKAY. THANK YOU.

DANIEL SAVER: THROUGH THE CHAIR, IF I MAY, TO CHECK MY UNDERSTANDING, BOARD MEMBER EKLUND IF THIS IS POTENTIALLY WHAT YOU'RE REFERRING TO, IF, FOR EXAMPLE, IF THAT SITE QUALIFIED AS A SITE AND THERE IS A DESIRE TO APPLY SPECIFICALLY FOR THE

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PILOT FUNDING IF THE DEVELOPER WAS ABLE TO COMMIT THROUGH A PARTNERSHIP WITH THE CITY TO EXCEED THE INCLUSIONARY REQUIREMENTS, SO NOT JUST MEET THE 20% THAT YOU HAVE IN NOVATO INCREASE THAT TO 25, 30%, THEN I BELIEVE THAT WOULD BE ELIGIBLE. TO MEET THE BASELINE THEN THE FUNDING SIDE WOULD NOT BE ELIGIBLE BUT IF YOU CAN GO FARTHER I BELIEVE WILL BE THROUGHOUT PARTNERSHIP WITH A DEVELOPER.

PAT ECKLUND: THAT'S EXACTLY WHAT I WAS TALKING ABOUT SUGGESTING IF WE COULD TALK OFFLINE IF YOU COULD GIVE ME A CALL MAYBE THIS AFTERNOON I WOULD LOVE THE CHANCE TO TALK A LITTLE BIT MORE POSSIBLY BRING UP BEFORE APRIL IS A PRETTY SHORT TIME FRAME.

KATE HARTLEY: I WOULD BE HAPPY TO CALL YOU. AND I WOULD SAY IF THE DEVELOPER PRESENTS A PROJECT THAT HAS A MINIMUM 25% AFFORDABILITY AND OTHERWISE MEETS ALL THE CRITERIA THEN YES THAT WOULD DEFINITELY BE ELIGIBLE.

PAT ECKLUND: THANK YOU.

V. CHAIR, EDDIE AHN: THANKS BOARD MEMBER EKLUND. ANY OTHER COMMENTS OR QUESTIONS? YES COMMISSIONER PEDROZA?

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ALFREDO PEDROZA: FOLLOW UP QUESTION, ON THE CRITERIA WHERE IT TALKS ABOUT SETTING CAPACITY IN REGIONAL SIGNIFICANT, WE'RE REQUIRING AT LEAST 500 HOMES?

SPEAKER: FOR THAT PARTICULAR CATEGORY. NOTE THERE'S A COUPLE OF OTHER CATEGORIES AS WELL, BUT FOR THAT PARTICULAR CATEGORY THAT'S CORRECT CAPACITY PROVIDER IF YOU WERE TO LOOK AT THE ZONING CODE FIGURE ODD WHAT THE MAXIMUM WAS OR WILL BE REZONING PURSUANT TO SAY THE HOUSING ELEMENT THAT WOULD BE THE BASIS FOR THAT IN PARTICULAR.

ALFREDO PEDROZA: I WAS WONDERING, FOR PROJECTS OF 50 TO 100 HOW DO WE CALCULATE FOR THOSE TYPES OF SITES?

MATT MALONEY: DIRECTOR OF REGIONAL PLANNING I GUESS THAT'S WHERE WE WOULD LOOK AT COMMUNITY ANCHOR AT-GORE AS WELL AS ALLOWS FOR CAPACITY OF 100 HOMES AS MARK MENTIONED AT LEAST 25% OF REGION'S JURISDICTIONS RHNA. SO IT'S KIND OF HOW WE'RE TRYING TO MAKE SURE THAT THE SMALLER JURISDICTIONS GET THE INTO THE MIX ON THIS.

ALFREDO PEDROZA: I APPRECIATE THAT'S GOOD INFORMATION FOR US TO HAVE ON THE COMMISSION. THAT'S SOMETHING I'M LOOKING FORWARD TO.

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CARLOS ROMERO: QUESTION ABOUT THE SIZE OF THE GRANTS. ANY SENSE? IT'S $28 MILLION ON COUNTY BAY AREA HOW LARGE DO YOU THINK THESE THINGS COULD BE FOR PREDEVELOPMENT.

MARK SHORETT: MAXIMUM IS PRESENTED IN THE TERM SHEET TO BAHFA'S $3 MILLION. THERE WOULD BE A CONSIDERATION OF LARGER AMOUNTS, DEPENDING ON WHAT THE PROJECT PRESENTS BENEFITS. BUT $3 MILLION IS ESTABLISHED.

V. CHAIR, EDDIE AHN: I'M CHECKING THE ZOOM. I DON'T SEE ANYONE WITH HANDS RAISED.

CLERK OF THE BOARD: THAT'S CORRECT. THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. AND THERE IS NO ONE IN THE BOARDROOM TO SPEAK ON THIS ITEM.

V. CHAIR, EDDIE AHN: WITH THAT MAYBE I'LL TRANSFER TO CHAIR ARREGUIN TO DO THE ABAG RESOLUTION FIRST.

JESSE ARREGUIN, ABAG CHAIR: THANK YOU. I WOULD LIKE TO ENTERTAIN A MOTION AND SECOND TO REFER ABAG RESOLUTION 10-2023 TO THE ABAG EXECUTIVE BOARD.

CARLOS ROMERO: SO MOVED ROMERO.

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DAVID RABBIT, MTC V. CHAIR: SECOND, RABBITT.

JESSE ARREGUIN, ABAG CHAIR: OKAY. THANK YOU. ANY DISCUSSION FROM MEMBERS OF THE COMMITTEE ON THE MOTION? OKAY SEEING NONE. AND SEEING THAT WE COMPLETED PUBLIC COMMENT. I WOULD LIKE TO ASK THE CLERK TO PLEASE CALL THE ROLL

CLERK OF THE BOARD: YES ON THE MOTION. ARREGUIN?

JESSE ARREGUIN, ABAG CHAIR: YES. RABBITT?

DAVID RABBIT, MTC V. CHAIR: AYE.

CLERK OF THE BOARD: FLIGOR? IS ABSENT. EKLUND?

PAT ECKLUND: AYE.

CLERK OF THE BOARD: LEE IS ABSENT.

CLERK OF THE BOARD: RAMOS?

BELIA RAMOS, ABAG V. CHAIR: YES.

CLERK OF THE BOARD: SILVA?

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SPEAKER: YES.

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

V. CHAIR, EDDIE AHN: ALL RIGHT. MTC SIDE. DO I HAVE A MOTION AND SECOND TO REFER MTC RESOLUTION 4567 TO THE COMMISSION.

CAROL DUTRA-VERNACI: DUTRA-VERNACI MOTION.

V. CHAIR, EDDIE AHN: THANK YOU. DO WE HAVE A SECOND.

SPEAKER: SECOND.

V. CHAIR, EDDIE AHN: SECOND BY NOACK. ROLL CALL.

CLERK OF THE BOARD: AHN?

V. CHAIR, EDDIE AHN: YES.

CLERK OF THE BOARD: CANEPA IS ABSENT. DUTRA-VERNACI?

CAROL DUTRA-VERNACI: AYE.

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CLERK OF THE BOARD: FLEMING IS ABSENT. MAHAN IS ABSENT. THAO IS ABSENT. DEPUTIZE COMMISSION CHAIR PEDROZA?

ALFREDO PEDROZA: YES.

CLERK OF THE BOARD: THANK YOU. AND DEPUTIZE COMMISSIONER NOACK.

SPEAKER: YES.

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

V. CHAIR, EDDIE AHN: GREAT. SO NOW THAT BRINGS US TO AGENDA ITEM EIGHT, PUBLIC COMMENT. OTHER BUSINESS. I'LL ASK THE CLERK TO LIST ITEMS RECEIVED UNDER PUBLIC COMMENT INTO THE RECORD.

CLERK OF THE BOARD: THERE ARE NO MEMBERS OF THE PUBLIC WITH THEIR HAND RAISED, AND THERE WAS NO PUBLIC COMMENT SUBMITTED ON THIS ITEM. AND THERE IS NO ONE IN THE BOARDROOM WISHING TO SPEAK ON THIS ITEM.

V. CHAIR, EDDIE AHN: THAT BRINGS US TO ADJOURNMENT OF THE JOINT MTC PLANNING COMMITTEE WITH THE ABAG ADMINISTRATIVE COMMITTEE THE NEXT MEETING WILL BE HELD FRIDAY APRIL 14TH,

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2022 AT 9:40 A.M. AT THE BAY AREA METRO CENTER AT 375 BEALE STREET SAN FRANCISCO CALIFORNIA ANY CHANGES TO THE SCHEDULE WILL BE DULY NOTICED TO THE PUBLIC. THE MEETING OF THE JOINT MTC PLANNING COMMITTEE WITH THE ABAG ADMINISTRATIVE COMMITTEE IS ADJOURNED. [ADJOURNED]

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