



TO: Joint MTC Planning Committee with the  
ABAG Administrative Committee

DATE: June 2, 2017

FR: Brad Paul, ABAG Acting Executive Director  
Steve Heminger, MTC Executive Director

RE: Draft Plan Bay Area 2040: Summary of Public Input

### **Background**

MTC and ABAG released Draft Plan Bay Area 2040 (Draft Plan) on March 31, 2017, followed by the Draft Environmental Impact Report (DEIR) on April 17, 2017. The formal public comment period for both documents closed on June 1, 2017.

The public comment period caps off more than three years of dialogue and consultation on this planning effort. Attachment 1 summarizes the various ways that ABAG and MTC reached out to Bay Area residents during the Plan Bay Area 2040 process. The remaining attachments summarize the comments received from all open houses and other public engagement activities on Plan Bay Area 2040 during our last round of outreach this spring. All of the comments are available for review online: <http://www.planbayarea.org/get-involved/your-comments/draft-plan-bay-area-2040-spring-2017>. Please note we are currently logging the mail, email and online comments on the Draft Plan; we received approximately 235 pieces of correspondence and online comments.

### **Outreach Overview**

Since April 2017, we have held 28 outreach events aimed at educating and engaging the public on the Draft Plan and DEIR:

- Nine open houses on the Draft Plan, one in each county. Each open house included five educational or interactive stations, divided by topic area. We solicited input at two of the stations: one dedicated to the Action Plan, and one “activity station” that provided prompts on housing, transportation and economic development, among other topics. Partner agencies also participated in each open house to provide information on local issues.
- Three public hearings on the Draft Plan and Draft EIR. A court reporter was present to transcribe comments from the public.
- Five focus groups with community-based organizations (CBOs). Each CBO invited constituents to discuss the Draft Plan, and requested participants take a survey on transportation and housing priorities.
- Nine briefings with elected officials. At recent congestion management agency board meetings, staff provided an overview of the Draft Plan and answered questions.
- One tribal summit. MTC and ABAG staff provided an overview of the Draft Plan to tribal representatives and answered questions.
- One media briefing, where staff provided an overview of the Draft Plan and answered questions.

### **What We Heard: Key Themes from Comments**

In all, we received some 700 public comments (excluding letters, emails and online comments). Following are the main themes from our spring 2017 public outreach, divided into five main topics:

### **Housing**

- Housing affordability is the overwhelming concern.
- Many would like to preserve current affordable housing stock and also support stronger tenant protections to reduce displacement.
- Others would like to see businesses/employers contribute to affordable housing funds, and not allow developers to be able to buy their way out of building required affordable housing.
- Many called for building new housing on public or city-owned lands, encouraging land trusts for affordable housing, initiating inclusionary zoning and increasing the facilitation of home sharing.
- Transit-Oriented housing near job centers was the most popular type of housing, as most favor more density (a minority oppose any new housing).

### **Transportation**

- Support alternative transportation modes, and make it easier to bicycle, walk and take transit.
- Many mentioned transportation innovations (e.g., autonomous vehicles, electric vehicles, car sharing, etc.) when planning for our future transportation system.
- Many want more transit, especially light rail, express bus service and local bus service, and also improved transit connections and transit access to open space.
- Some were interested in extending free transit to youth.

### **Economic Development**

- Overall, outreach participants would like to see wages increase in the Bay Area.
- They want more middle-wage jobs, and workforce development programs for existing residents.
- They support policies to require local hiring and encourage support of local small businesses.
- They also want investments in transportation infrastructure and programs to relieve congestion (including charging businesses a mitigation fee).

### **Resiliency/Climate Change**

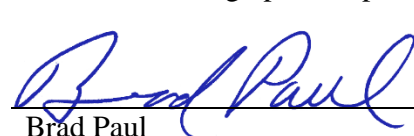
- Participants support alternative energy sources to address climate change and improve air quality, and want bold action to meet our greenhouse gas reduction targets.
- Some participants stated land use planning should be tied to water resources.
- Participants also want to see education and involvement of local communities on climate change and sea level rise, and more focus on emergency preparation.
- Finally, many want to protect Bay Area open space to serve as a buffer for sea-level rise.

### **Funding**

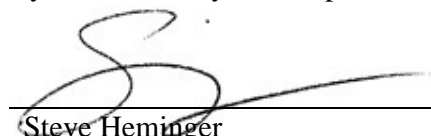
- Participants would like to use transportation funds to incentivize more housing.
- They support raising the gas tax to motivate transit use and using Express Lane revenues to bolster transit service.

### **Summary**

Plan Bay Area 2040 outreach yielded a productive conversation about the state of the Bay Area's housing market and transportation system. We hope that the comments will inform the discussion and debate leading up to adoption of the Plan, currently slated for July 26 at 7 p.m.



Brad Paul



Steve Heminger

### **Attachments**

SH/BP:uv

J:\COMMITTEE\Planning Committee\2017\06\_PLNG\_June 2017\6a\_PublicCommentsSummary\_eg.docx

## Plan Bay Area 2040 Public Meetings: Three-Plus Years of Dialogue and Consultation

Event	Date(s)	Attendance/ Participants
<b>Spring 2015 Open Houses:</b> Nine open houses around the region	April 29, 2015 through May 28, 2015	600
<b>Scenario Concepts Special Workshops:</b> Regional Advisory Working Group and Regional Planning Committee	October 6 and October 7, 2015	130
<b>Spring 2016 Open Houses:</b> Nine open houses around the region	May 26, 2016 through June 14, 2016	455
<b>Housing Forum:</b> <i>Calling the Bay Area Home: Tackling the Affordable Housing and Displacement Challenge</i>	Saturday, February 20, 2016	300
<b>Telephone Survey:</b> Conducted in English, Spanish & Chinese by phoning registered voters in all nine counties	March/April 2016	2,048
<b>Build a Better Bay Area Online Quiz:</b> Online survey on three alternative scenarios; includes 204 responses from surveys conducted by community-based organizations	Data collected between May 26, 2016 and September 16, 2016	921
<b>Scoping Meetings</b> on Draft Environmental Impact Report (DEIR): Oakland, San Jose, Santa Rosa	Three scoping meetings: May 26, May 31 and June 2, 2016	60
<b>Spring 2017 Open Houses:</b> Nine open houses around the region	May 4, 2017 through May 22, 2017	410
<b>Public Hearings</b> on Draft Plan Bay Area 2040 and Draft Environmental Impact Report (DEIR): San Francisco, San Jose and Vallejo	Three public hearings: May 12, May 16 and May 18, 2017	55
<b>Community-hosted Focus Groups:</b> Five focus groups in Alameda, Contra Costa, Santa Clara and Solano Counties	Five focus groups: May 2, 2017 through May 18, 2017	70
	<b>TOTAL ATTENDANCE/ PARTICIPANTS</b>	<b>5,049</b>

# Spring 2017 Public Outreach Report



Joint MTC Planning Committee with the  
ABAG Administrative Committee  
June 9, 2017



# 3+ Years of Dialogue: 2015-2017

#	Type of Engagement	Participants
27	<b>Open Houses:</b> Three in each county, focused on goals and targets, scenarios, and the Draft Plan	1,465
5	<b>Special Workshops:</b> Housing Forum, Scenario Concept Workshops and Tribal Consultations	446
1	<b>Telephone Poll:</b> Conducted in English, Spanish and Chinese by phoning registered voters in all nine counties	2,048
1	<b>Online Quiz:</b> Online survey -- <i>Build a Better Bay Area</i> -- on three alternative scenarios	921
6	<b>Public Hearings:</b> On the Draft Plan and its environmental impact report	115
5	<b>Focus Groups:</b> Hosted by community organizations to discuss the Draft Plan	70
9	<b>Briefings:</b> With elected officials on the Draft Plan, one in each county	123

9

Open Houses,  
One in Each County

3

Public Hearings on the Draft  
Plan and Draft EIR

5

Focus Groups with Community  
Based Organizations

9

Briefings with Elected Officials

1

Media Briefing

1

Tribal Summit





# COMMENT OPPORTUNITIES

Additionally, we collected comments through June 1. We received approximately 235 pieces of correspondence and online comments on the Draft Plan.



Online: [2040.PlanBayArea.org](https://2040.PlanBayArea.org)



Email: [info@PlanBayArea.org](mailto:info@PlanBayArea.org)

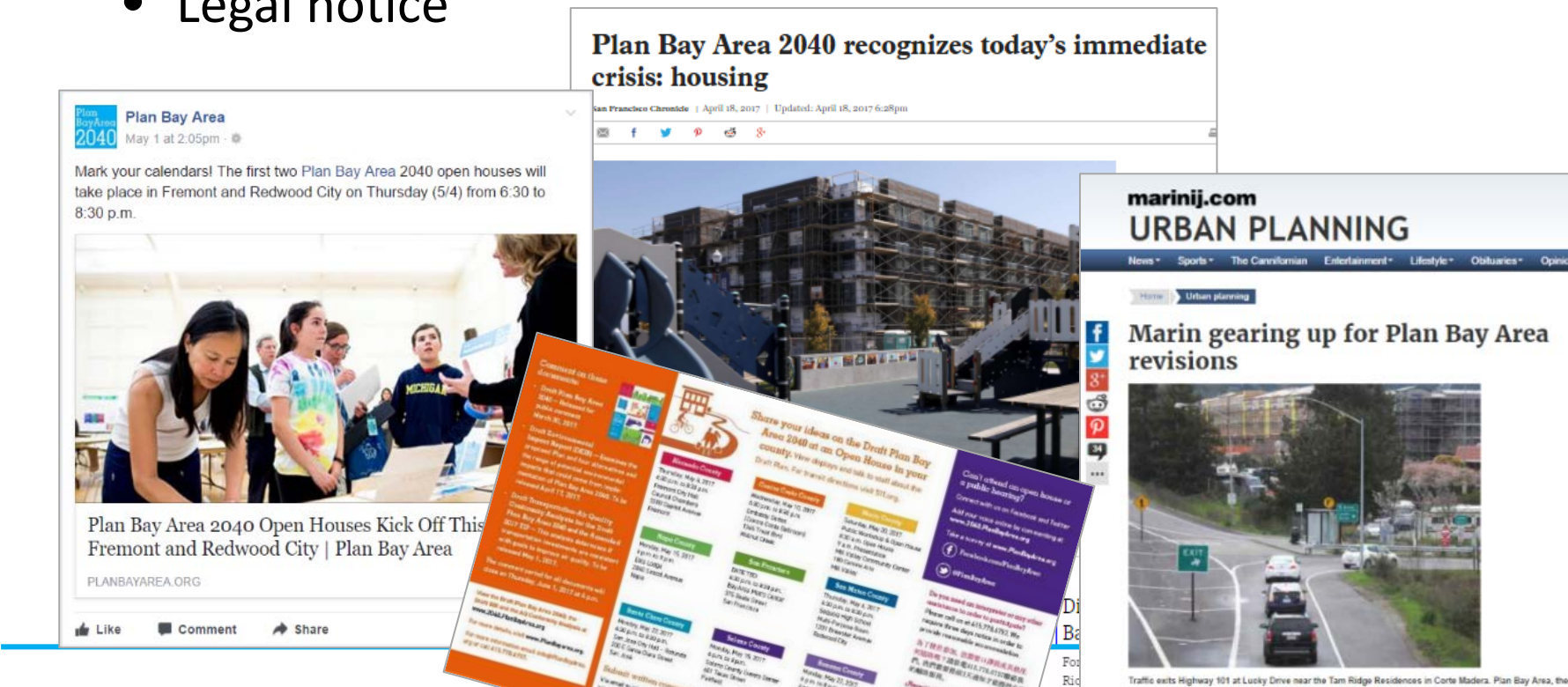


Mail: MTC-ABAG  
Plan Bay Area 2040 Public Comment  
Bay Area Metro Center  
375 Beale Street, Suite 800  
San Francisco, CA 94105

# OUTREACH & ADVERTISING

Plan  
BayArea  
2040

- Direct mail
- Robust social media campaign
- Multiple press releases
- Newspaper ads (in multiple languages)
- Email blasts to general public by MTC and partner agencies
- Legal notice





# OPEN HOUSE APPROACH

Open House format selected to:

- **Update** residents on progress of Plan Bay Area 2040
- **Engage** participants on the Draft Plan, through one-on-one conversations
- **Collect** as many comments as possible, especially on the Action Plan



# OPEN HOUSES: STATIONS

Plan  
BayArea  
2040



# ACTION PLAN STATION

We shared information about the Action Plan and asked attendees to tell us: “**What ideas are missing?**”



Housing



Economic Development



Resiliency



# ACTIVITY STATION

Plan  
BayArea  
2040

To keep the region's **economy** growing, we should...

We need a **transportation system** that...

We can create a more **resilient** Bay Area by...





Participants were invited to comment and share feedback on:

- ✓ Draft Plan Bay Area
- ✓ Draft Environmental Impact Report

1. **San Francisco**, May 12
2. **San Jose**, May 16
3. **Vallejo**, May 18





# CBO FOCUS GROUPS

Plan  
Bay Area  
2040

## **South Hayward Parish**

Hayward, May 2

## **Sound of Hope Radio**

Sunnyvale, May 5

## **Richmond Main Street**

Richmond, May 8

## **Sela Learning**

Vallejo, May 11

## **Rose Foundation**

Oakland, May 18

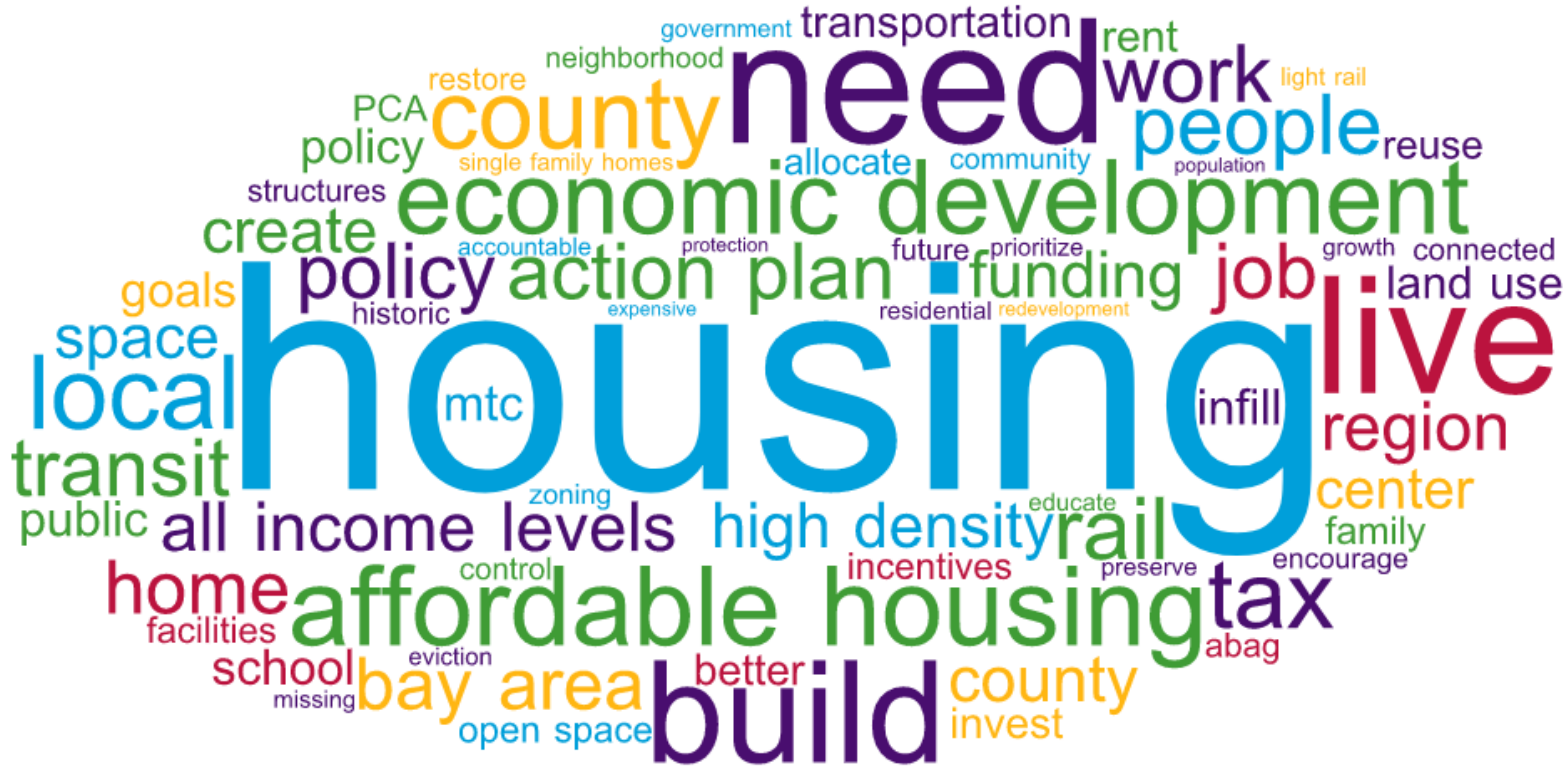


By the Numbers:

- 70 total attendees; nearly 100 total survey respondents
- Interpretation in **Spanish** and **Mandarin**
- **Over three fourths** of survey respondents have lived in the Bay Area for more than 15 years
- **Near unanimous** support for developing a regional plan



**We asked: “What ideas do you have to improve the Bay Area’s housing crisis?”**



- The Bay Area needs affordable housing now. “If you don’t have a place to live, nothing else matters.”
- Preserve current affordable housing stock and also support stronger tenant protections to reduce displacement
- Require businesses/employers to contribute to affordable housing funds
- Don’t allow developers to buy their way out of required affordable housing
- Support new or innovative ideas to improve the housing situation:
  - build new housing on public or city-owned lands
  - encourage housing land trusts for affordable housing
  - initiate inclusionary zoning
  - facilitate home sharing
- Transit Oriented Development housing near job centers
- Most favor more density, a minority oppose any new housing

**We asked: “What ideas do you have to improve economic development in the Bay Area?”**





- Support higher wages, more middle-wage jobs
- Increase and improve workforce development programs, especially for existing residents
- Support policies to require local hiring
- Encourage support of local small businesses
- Invest in transportation infrastructure and programs to relieve congestion to mitigate increased traffic (including charging businesses a mitigation fee)

# WHAT WE HEARD—RESILIENCY

Plan  
Bay Area  
2040

We asked: “What ideas do you have to promote resiliency in the Bay Area?”



- Encourage alternative energy to address climate change and improve air quality
- Need bold action to meet greenhouse gas reduction targets
- Tie land use planning to water resources
- Educate communities on climate change and sea-level rise
- Provide better preparation for disasters
- Protect Bay Area open space

[illegible]

- Overwhelming support for alternative transportation modes:
  - make it more difficult and costly to drive
  - make it easier to bicycle, walk and take transit.
- Want transportation innovations when planning for our future transportation system:
  - autonomous vehicles
  - electric vehicles
  - car sharing
- Participants want:
  - more transit, especially light rail, express bus service and local bus service
  - improved transit connections
  - transit access to open space.
  - free transit to youth.



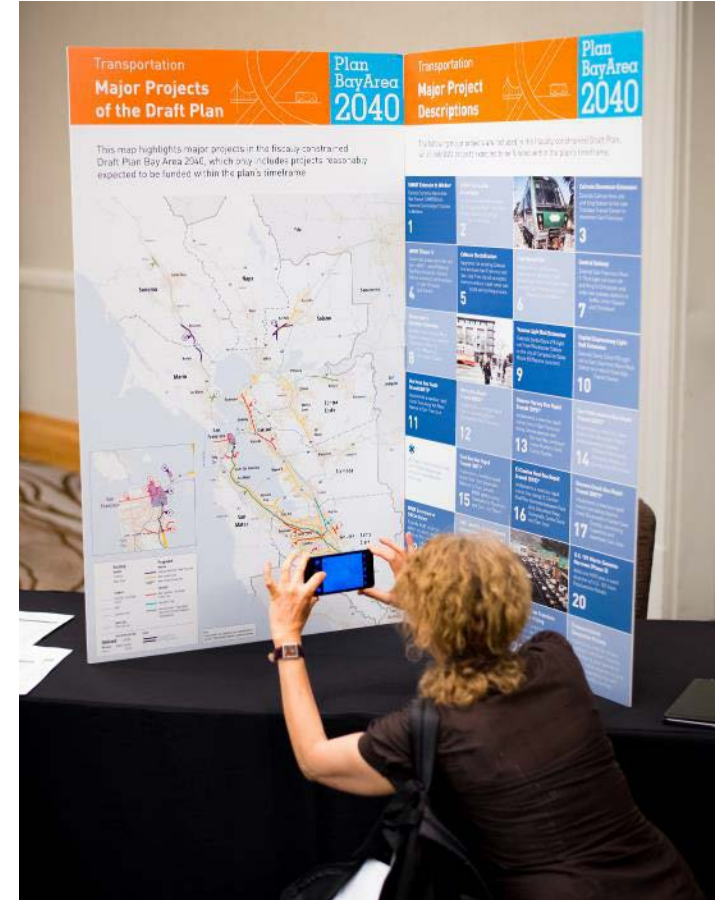
# WHAT WE HEARD—FUNDING

- Tie transportation funding to housing construction
- Raise the gas tax to motivate transit use
- Use revenues from Express Lanes to bolster transit service



A small number of participants ...

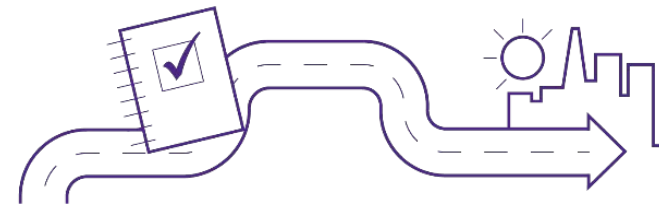
- Question the plan's assumptions and goals
- Oppose infill development
- Prefer a hands-off approach to housing and the economy
- Prefer more emphasis on the needs of drivers





**Stay up to date at  
PlanBayArea.org**

**Thank You!**





# Spring 2017 Public Engagement Report

## Summary of What We Heard by County

**Joint Meeting of ABAG Administrative &  
MTC Planning Committees  
June 9, 2017**

# Alameda County

Spring 2017  
Open House Summary

Plan  
BayArea  
2040

Focus on Alameda County



Thursday,  
May 4, 2017  
6:30 p.m. to 8:30 p.m.




Fremont City Hall – Council Chambers  
3300 Capitol Avenue  
Fremont

Approximate  
Attendance  
45



## Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• Make inclusionary housing data available for unincorporated areas.</li><li>• School development in conjunction with growth.</li><li>• Incentivize density/ inclusionary housing bonuses for developers.</li><li>• Run express trains from Stockton to San Jose. There is plenty of room around Stockton station for TOD cheap housing.</li><li>• Light rail from Pleasanton, San Ramon, Dublin to Santa Clara, Sunnyvale.</li></ul>	<ul style="list-style-type: none"><li>• BART should run 24 hours to service people that work in the evenings.</li><li>• Connect ACE and BART transfer only station at Shinn Road in Fremont.</li><li>• Extend ACE across Dumbarton then south to Santa Clara and from Santa Clara to Redwood City out to Livermore.</li><li>• Increase pressure for CRA (Community Reinvestment Act) officers to maximize banking investment in region.</li></ul>	<ul style="list-style-type: none"><li>• Address water consumption and availability with possible drought years ahead.</li><li>• Unify everyone toward one achievable goal instead of several expensive, hard-to-achieve achievable goals.</li></ul>







## Activity Station – What We Heard

Alameda County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the Alameda County open house.

### The best way to create more housing in the Bay Area is...



- Build more housing!
- Rezone for higher density (and more) housing around transportation; less parking in new developments.

### We can create a more resilient Bay Area by...



- Engaging and teaching the community.
- Strengthening community connections.
- Coordinating school development/infrastructure to expected population growth.

### To solve the Bay Area housing crisis, I recommend that we...



- Prioritize and increase peoples' rights as renters.
- Have inclusionary housing data available for unincorporated areas.
- Require all big developments to include affordable housing.

### We need a transportation system that...



- Is accessible to all!
- Is affordable and reliable.
- Is equitable!
- Has a light rail from Pleasanton to Palo Alto/Santa Clara area.
- Is a comprehensive system so that I can leave my car at home.
- Makes the trip on a bus shorter (in time) than the trip by car.
- Considers the drivers' ability to get around as well as other modes of transportation.
- Won't come to a screeching halt upon the appearance of a sinkhole.

Visit **PlanBayArea.org** to view the complete list, including general comment cards.

# Contra Costa County

Spring 2017  
Open House Summary

Plan  
BayArea  
2040

Focus on Contra Costa County



Wednesday,  
May 10, 2017  
6:30 p.m. to 8:30 p.m.




Embassy Suites – Contra Costa Ballroom  
1345 Treat Boulevard  
Walnut Creek

Approximate  
Attendance  
30



## Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• Strong incentives for sustainable, equitable development near transit.</li><li>• Make sure to have diverse representation on CASA.</li><li>• Ensure a housing gap funding analysis is incorporated into the Action Plan. This will help prioritize the most impactful strategies and tools and give benchmarks for success.</li></ul>	<ul style="list-style-type: none"><li>• Congestion pricing. Index gas tax to go along with increases in costs.</li><li>• More "blue collar" jobs. We need grocery stores and places for entertainment.</li><li>• Support/assistance for unique and individual businesses that make the Bay Area interesting.</li><li>• Commercial rent control to preserve small businesses.</li></ul>	<ul style="list-style-type: none"><li>• Agricultural mitigation must remain as a central strategy to protect the region's greenbelt. Agricultural lands are at risk, particularly in Contra Costa and they need targeted conservation to ensure we have fresh, local foods.</li><li>• Contra Costa's Measure X had agricultural protection policies, and it would be unfortunate to have a regional plan without a framework to guide protections of land.</li></ul>





## Activity Station – What We Heard

Contra Costa County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the Contra Costa County open house.

### We can create a more resilient Bay Area by...



- Listening to people of color and addressing institutional racism.

### To prevent displacement, I recommend that we....



- Provide stronger tenant protections and protect and preserve affordable housing.

### We need a transportation system that...



- Runs frequently and has comfortable, sheltered places to wait out of the rain and sun.
- Includes safe, clean and desirable infrastructure for active transportation.

### To solve the Bay Area's housing crisis, I recommend that we...



- Build up where possible, not out.
- Close the affordable housing funding gap and incentivize sustainable, equitable development near transit.

# Marin County

## Spring 2017 Public Workshop and Open House Summary

Plan  
BayArea  
2040

Focus on Marin County

**Saturday,  
May 20, 2017**  
8:30 a.m.- 1 p.m.




**Mill Valley Community Center**  
180 Camino Alto  
Mill Valley

**Approximate  
Attendance**  
80



### Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• Use inclusionary housing rewards. Do not isolate affordable communities or high rises with no amenities (elderly and young people) and nearby care-afterschool programs.</li><li>• Help municipalities and the county to do what it takes (zoning, regulations, incentives) to put housing at our six shopping centers (Strawberry, Village, Town Center, Northgate, Rowland, Bon Air).</li></ul>	<ul style="list-style-type: none"><li>• Provide guidance, manpower and funding. Assist counties in attracting "clusters" of employers - healthcare, biotech, software, renewable energy, etc.</li><li>• Organize core community/neighborhood "tech centers" for advocated work at home businesses, independent and branch corporate part-time home plus "office complex" structures to relieve worker's commutes and foster independent creativity.</li></ul>	<ul style="list-style-type: none"><li>• Disallow any further building in projected flood zones.</li><li>• Do not encourage or permit affordable housing on already identified flood plains.</li><li>• Gather data on homes/buildings destined to be flooded. Municipalities and counties purchase these in priority order and lease back to tenants until it becomes untenable, then moves or tears down the buildings.</li></ul>





## Activity Station – What We Heard

Marin County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the Marin County open house.

### To prevent displacement, I recommend that we...



- Provide housing options at all income levels.
- Allow communities to do planning, not central planning that rewards political insiders.

### To keep the region's economy growing, I recommend that we...



- Stop trying to manage it - central planning does not work. Learn from Venezuela and other centrally planned economies.
- Leave it alone.

### The best way to create more housing in the Bay Area is...



- Build more transit-oriented development!
- Eliminate building code restrictions, i.e. "x" number of parking places for junior, second units. Allow the people to build housing of their own choice and free will.

### We need a transportation system that...



- Is reliable, frequent and cheap.
- Gives people a viable alternative to driving.
- Takes BART from Richmond to San Rafael.
- Prioritizes bus rapid transit on highways with bike lanes connecting neighborhoods.
- Acknowledges the needs of workers that serve local clients - not just commuters.
- Doesn't penalize mobility costs for small business and labor.
- Does not kill wildlife.

Visit **PlanBayArea.org** to view the complete list, including general comment cards.



# Napa County

Spring 2017  
Open House Summary

Plan  
BayArea  
2040

Focus on Napa County



**Monday,**  
**May 15, 2017**  
6 p.m. to 8 p.m.




**Elks Lodge**  
2840 Soscol Avenue  
Napa

**Approximate  
Attendance**  
35



## Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• Pro-active city and county planners that let developers know what is wanted instead of the other way around.</li><li>• Build up in the downtowns of compact cities.</li><li>• Develop the Mare Island shipyard! Live-work housing!</li><li>• Provide funding to encourage more proximity housing - people can buy homes if they live/work nearby.</li><li>• Adaptive reuse of historic structures that preserve neighborhood character while adding density/infill housing.</li></ul>	<ul style="list-style-type: none"><li>• Emphasize productivity through public transportation with ferries or trains.</li><li>• Focus major employers at transportation hubs.</li><li>• Reuse train tracks in Napa for commuter traffic!</li><li>• Encourage home-based businesses and business incubator programs that lead to a better jobs/housing balance.</li></ul>	<ul style="list-style-type: none"><li>• Raise awareness of the ecological services provided by open space.</li><li>• Provide more regional funding for river restoration as part of PCA program.</li><li>• Preserve and expand wildlife corridors for all proposed developments to maintain/increase habitat and biodiversity.</li><li>• Add more electric vehicle recharging stations throughout the city/county.</li></ul>



METROPOLITAN  
TRANSPORTATION  
COMMISSION



Association of  
Bay Area Governments



## Activity Station – What We Heard

Napa County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the Napa County open house.

### We can create a more resilient Bay Area by...



- Recognizing ecological services provided by open space - the Bay Area has lots of critical open space!

### To solve the Bay Area housing crisis, I recommend that we...



- Create more incentives at a local level for developers to create more affordable housing.
- Tax hotels, restaurants and resorts a low-income housing fee.

### The best way to create more housing in the Bay Area is...



- In Napa, convert downtown houses (from turn of last century) back into dwellings. Put offices in office buildings. Put families in houses. Restore historic properties.
- All departments come together to meet with developers in planning stage to solve problems together and more efficiently.

### We need a transportation system that...



- Facilitates non-motorized transportation - bikes and pedestrians!
- Is seamless.
- Connects Napa to the rest of the world.
- Includes trains - Napa to San Francisco.
- Has more frequent ferry service from Vallejo to San Francisco.
- Is easy to use, reliable and efficient. We had such a system in the 1930s - the light rail from Calistoga to Vallejo ferry. Let's bring it back instead of expanding lanes on highway and adding cars!

Visit **PlanBayArea.org** to view the complete list, including general comment cards.

# San Francisco County

Spring 2017  
Open House Summary

Plan  
BayArea  
2040

Focus on San Francisco



**Wednesday,  
May 17, 2017**  
6:30 p.m. to 8:30 p.m.




**Bay Area Metro Center**  
375 Beale Street  
San Francisco

**Approximate  
Attendance**  
50



## Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• More "affordable housing" centers near rail transit hubs or all transit.</li><li>• Create "areas of protection" from development as a proactive measure to curb or prevent gentrification.</li><li>• Make the forum on affordable housing an annual or bi-annual event.</li><li>• Just Cause eviction protection.</li><li>• Invest more in affordable, low-income housing instead of luxury apartment complexes.</li></ul>	<ul style="list-style-type: none"><li>• Incentivize employment growth in locations that have high transit accessibility and existing/planned capacity like Oakland, Fremont, Walnut Creek.</li><li>• Transportation access. There is no public transit access (buses) to new Warm Springs BART night and weekends.</li><li>• Real job hiring programs for older/mature workers, as a lot of companies seem to hire only younger workers.</li></ul>	<ul style="list-style-type: none"><li>• Address water sustainability, quality and availability with future growth, e.g., climate change, drought, flooding, repair of existing antiquated infrastructure.</li><li>• Connect to youth programs around the region that are talking about climate change and resiliency and elevate their ideas.</li><li>• Work with water districts to create cohesiveness and cooperation.</li></ul>



METROPOLITAN  
TRANSPORTATION  
COMMISSION



Association of  
Bay Area Governments



## Activity Station – What We Heard

San Francisco County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the San Francisco County open house.

### To keep the region's economy growing, we should...



- Invest in infrastructure, because if you can't effectively move around, everything stops.

### To solve the Bay Area housing crisis, I recommend that we...



- Think of housing as a right, not a privilege.

### The best way to create more housing in the Bay Area is...



- Affordable homes near jobs and transit!
- To incentivize innovation and efficiency in the construction industry to find more affordable ways to build.

### We need a transportation system that...



- Is the solution, not the problem.
- Is safe with zero deaths and criminal activities.
- Can actually reduce vehicle miles travelled by providing a faster, more convenient alternative to driving.
- Provides European-style transit and train mobility and high speed rail soon.
- Funds the transit system more than the highway system.
- Build the original 600-mile, 9-county BART system (be it BART or other rail system).

Visit **[PlanBayArea.org](http://PlanBayArea.org)** to view the complete list, including general comment cards.

# San Mateo County

Spring 2017  
Open House Summary

Plan  
BayArea  
2040

Focus on San Mateo County



Thursday,  
May 4, 2017

6:30 p.m. to 8:30 p.m.

Sequoia High School Multi-Purpose Room

1201 Brewster Avenue

Redwood City

Approximate




Attendance

35



## Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• Need all housing types: micro units, high density.</li><li>• Need to make entry level housing profitable for developers.</li><li>• Help fund affordable housing near work for teachers, school staff.</li><li>• Create tax incentives for people to sell and buy/rent houses closer to work.</li><li>• Need more direct investment in housing.</li><li>• Save Docktown! Yes!</li></ul>	<ul style="list-style-type: none"><li>• Need to promote transportation access from growing Urban Centers to open space (PCAs).</li><li>• Better bus transportation to high schools (e.g., Woodside).</li><li>• Ferry transportation around the Bay and link to public transportation.</li><li>• Focus now on bold/big improvements like second BART tube.</li><li>• Add housing near job centers.</li></ul>	<ul style="list-style-type: none"><li>• Take into account climate change when planning, especially building near the Bay.</li><li>• Incorporate green infrastructure in road projects and funding.</li><li>• Determine if water resources are sufficient for the proposed growth.</li><li>• In strengthening open space protections – include recreational trails to public space – continue to promote SF Bay Trail.</li></ul>



METROPOLITAN  
TRANSPORTATION  
COMMISSION



Association of  
Bay Area Governments





## Activity Station – What We Heard

San Mateo County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the San Mateo County open house.

### To keep the region's economy growing, we should...



- Invest in public higher education (grow our own local job base).
- Think long-term – 2085? Think hard about real restrictions and caps in place.
- Create more middle-wage jobs; and develop a regional economic development strategy.

### We can create a more resilient Bay Area by....



- Helping teachers, school staff, healthcare professionals (nurses, doctors), police and fire, and others live near where they work.
- Not over-building work/office space before we... [provide] adequate housing!
- Focus on the Bay and sea-level rise.

### We need a transportation system that...



- Is regional in its approach and implementation.
- Provides seamless access around the Bay – coordinated fares and schedules.
- Allows me to not need a car.
- Provides affordable access to parks, trails and open space areas.

### The best way to create more housing in the Bay Area is...



- Add housing near job centers and create neighborhoods.
- Build higher density, transit oriented housing – higher density near public transportation, downtowns, jobs. Redwood City is a great example!
- In San Mateo County, need to build more to create more density. Start with affordable available sites, share info, partner. Big shortage of homes means build more. Need money.
- Allow more single family homes.
- Condition local funding on housing production, not just zoning.
- To speed up the approval process for smart infill development.
- Redistribute water allocation in a fair manner across Bay Area cities that really need/want it, e.g., East Palo Alto.

Visit **PlanBayArea.org** to view the complete list, including general comment cards.

# Santa Clara County

Spring 2017  
Open House Summary

Plan  
BayArea  
2040

Focus on Santa Clara County



**Monday,  
May 22, 2017**  
6:30 p.m. to 8:30 p.m.




**Marriott Hotel – San Jose Ballroom**  
301 South Market  
San Jose

**Approximate  
Attendance**  
45



## Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• Tax vacant lands to generate revenue for affordable housing and transit, while encouraging investment.</li><li>• Prefer affordable housing in regular developments so nobody has to live in or next door to a "housing project."</li><li>• We need more dense development!</li><li>• Do more public outreach. Come and talk at the local level. We need to educate citizens.</li></ul>	<ul style="list-style-type: none"><li>• Affordable housing co-ops.</li><li>• Tax credit for people who work within five miles from home or bike to work or walk to work. Reward them for helping to relieve traffic congestion.</li></ul>	<ul style="list-style-type: none"><li>• Each development has more sustainability features!</li><li>• Important to emphasize "ecological services" to mitigate problems of climate change, especially for disadvantaged communities.</li><li>• Continue to connect with local government, water providers, water districts, and ABAG for data assistance.</li><li>• Regarding expanding natural infrastructure, preserve Coyote Valley as open space agriculture.</li></ul>



METROPOLITAN  
TRANSPORTATION  
COMMISSION



Association of  
Bay Area Governments



## Activity Station – What We Heard

Santa Clara County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the Santa Clara County open house.

### We can create a more resilient Bay Area by...



- Creating public transit that I'm comfortable putting my 12-year-old on by himself.
- Getting minority groups more involved with community issues.
- Informing residents of the changes occurring.

### To keep the region's economy growing, we should...



- Create a central infrastructure bank for transit improvements/infill and bike-pedestrian projects.
- Question the assumption that the economy must grow.
- Institute a universal income.

### To resolve the Bay Area housing crisis, I recommend that we...



- Enforce housing growth commitments at the regional or state level.
- Enforce existing development rules/laws to make developers include a certain percentage of affordable housing units and not allow them to "buy out" that requirement.

### We need a transportation system that...



- Treats car owners and non-car owners safely and equitably.
- Serves first and last mile needs - perhaps by cities partnering and taking more responsibility by bringing partnerships with businesses, especially high-tech, to make it happen.
- Uses successful, efficient systems used in other countries (Europe, as an example) as a model - with more frequency of travel and connected systems.
- Has 10-minute headways from Diridon to DeAnza College. All day long.
- Has connected (and safe!) bicycle routes.
- Is designed for people, not cars; safe passage by foot and bicycle; efficient travel by transit.

Visit **PlanBayArea.org** to view the complete list, including general comment cards.

# Solano County

Spring 2017  
Open House Summary

Plan  
BayArea  
2040

Focus on Solano County



**Monday,  
May 15, 2017**  
6 p.m. to 8 p.m.




**Solano County Events Center**  
601 Texas Street  
Fairfield

**Approximate  
Attendance**  
45



## Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• Build up, not out.</li><li>• Need more middle housing for healthier neighborhoods.</li><li>• Mixed-use developments should adhere to strict guidelines: near transportation, creates walkable communities, considers height of buildings appropriate for neighborhood, downtown area.</li><li>• Get developers for new housing to be accountable for building affordable housing; do not let them pay a fee to release them of accountability.</li></ul>	<ul style="list-style-type: none"><li>• Reward mixed-used, higher density locations to promote higher economic impact.</li><li>• Tax benefits for employers who hire local residents. And/or the reciprocal - tax benefits for employees who work where they live.</li><li>• Focus economic development on poorer areas (e.g., Vallejo, Antioch, Richmond, Oakland).</li><li>• Support early childhood development so that future employers have a pool of potential employees.</li></ul>	<ul style="list-style-type: none"><li>• Solano County needs jobs and more sales tax revenues (no bedroom communities).</li><li>• Mobilize individual communities through comprehensive community organizing to educate and prepare.</li><li>• Going to need lots more levees if sea level rise happens. Prevention is usually cheaper than cleaning up afterward.</li><li>• Unified transit system. Make it worth it to ride transit for cyclists.</li></ul>



METROPOLITAN  
TRANSPORTATION  
COMMISSION



Association of  
Bay Area Governments



## Activity Station – What We Heard

Solano County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the Solano County open house.

### To solve the Bay Area's housing crisis, I recommend that we...



- Close the affordable housing funding gap and incentivize sustainable, equitable development near transit.

### To keep the region's economy growing, we should...



- Great, not just good, education will draw jobs.
- Keep the families who use childcare in mind. Those childcare providers are supporting the local economy.

### The best way to create more housing in the Bay Area is...



- Provide development that follows strict rules to integrate mixed-use housing into existing neighborhoods, preserving the personality of the area as much as possible.
- Increase density. More infill prioritized over new projects on the periphery.
- Acknowledge we may not be able to build our way out of a housing crisis.

### We need a transportation system that...



- Is easier to navigate between cities and counties.
- Is accessible for all.
- Puts maintenance at a higher priority level.
- Makes better use of rail infrastructure.
- Provides integrated linkage from Solano County to SF/Oakland, San Jose and ultimately Sacramento Metropolitan Area.
- Is in line with the needs of the area. For instance, if there is a plan in place to build high-density or mixed-use housing, there needs to be a sufficient transportation "hub" in place to take the traffic off I-80 and into mass transit.

Visit **PlanBayArea.org** to view the complete list, including general comment cards.



# Sonoma County

Spring 2017  
Open House Summary

Plan  
BayArea  
2040

Focus on Sonoma County



**Monday,  
May 22, 2017**  
6 p.m. to 8 p.m.




**Finley Community Center**  
2060 West College Avenue  
Santa Rosa

**Approximate  
Attendance**  
45



## Action Plan Station – What We Heard

The **Action Plan Station** focused on describing proposed and recent actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below is a sampling of the comments that were submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

HOUSING 	ECONOMIC DEVELOPMENT 	RESILIENCY 
<b>What ideas do you have to improve the Bay Area housing crisis?</b>	<b>What ideas do you have to improve economic development for the Bay Area?</b>	<b>What ideas do you have to promote resiliency within the Bay Area?</b>
<ul style="list-style-type: none"><li>• Spend money on housing instead of wider roads.</li><li>• Support farmworkers' housing in job centers, not agricultural lands.</li><li>• Mix of market rate and affordable housing.</li><li>• More mixed-income housing.</li><li>• Need multi-family homes with sound-proof walls.</li><li>• Just Cause eviction policies.</li><li>• Single room occupancy friendly policies.</li></ul>	<ul style="list-style-type: none"><li>• More affordable housing near transit hubs!</li><li>• Fareless transit for students.</li><li>• Create middle-wage jobs and reduce costs for returning college and community college students.</li><li>• Retail and services near SMART stations.</li><li>• One-planet communities. Example: Sonoma Village - less car-dependent, smart planning/development, better transit, more walkable communities.</li></ul>	<ul style="list-style-type: none"><li>• Raise gas prices to European levels so that the population is motivated to use transit.</li><li>• Market or advertise transit as a health opportunity due to the walking involved.</li><li>• Frequent, convenient, affordable public transit.</li><li>• Make all parking spaces cost money. Funnel the funds into transportation and land use.</li><li>• Make our transit systems efficient. Sonoma County transit is far too inefficient.</li></ul>



METROPOLITAN  
TRANSPORTATION  
COMMISSION



Association of  
Bay Area Governments



## Activity Station – What We Heard

Sonoma County – Page 2

The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below is a sampling of feedback and comments received at the Sonoma County open house.

### The best way to create more housing in the Bay Area is...



- Provide home sharing.
- Create a PDA on the north side of Hoen Avenue (in Santa Rosa) between Farmers and Summerfield.
- Eliminate CEQA - actually abide by requirements and plan and build well.

### To prevent displacement, I recommend that we...



- Build a lot more housing - for all income levels.
- Introduce stronger rent control.
- Pursue vigorous infill development.

### To solve the Bay Area housing crisis, I recommend that we...



- Put housing at company campuses, shopping malls, transit centers, city/county/state land.
- Add housing where carports are.
- Implement housing, impact fees, and restore Redevelopment Agency fees.

### We need a transportation system that...



- Makes it easier and cheaper to use transit than drive a single-occupancy vehicle.
- Prepares us for a future free of fossil fuels.
- Connects the nine Bay Area counties.
- Is affordable or free, convenient, and runs frequently.
- Is fast, connected, and customer focused.
- Is fully-funded.
- Integrates with best practices in land use.
- Is so "cool" that all people want to ride!

Visit **PlanBayArea.org** to view the complete list, including general comment cards.



# Plan BayArea 2040

## A Summary of Five Community Focus Groups, Spring 2017

As part of the spring 2017 outreach for Plan Bay Area 2040, MTC and ABAG conducted five focus groups with community-based organizations in May 2017. The goal of each focus group was to get feedback on Draft Plan Bay Area 2040 from underrepresented groups around the Bay Area.

At each focus group, an MTC or ABAG staffer provided a brief presentation to familiarize attendees with Draft Plan Bay Area 2040 and introduce specific components of the Action Plan. A facilitated discussion gathered feedback from attendees on the Action Plan, including recommendations for improving the Draft Plan's performance on housing, economic development and resilience issues. At the end of each focus group, attendees filled out a paper survey.

### Focus Group Details

**South Hayward Parish** | Hayward  
May 2, 2017  
Homeless Population in Hayward

**Sound of Hope Radio** | Sunnyvale  
May 5, 2017  
South Bay Chinese American Residents

**Richmond Main Street** | Richmond  
May 8, 2017  
Workers and Residents of Richmond

**Sela Learning** | Vallejo  
May 11, 2017  
Workers and Residents of Vallejo

**Rose Foundation** | Oakland  
May 18, 2017  
Students of Oakland and San Francisco

### Survey Results

**97%** think it's important to develop a regional plan focusing on improving the local economy, reducing driving and greenhouse gases, and providing access to housing and transportation for everyone who needs it.

**82%** have lived in the Bay Area for more than 15 years.

**Survey respondents ranked the elements of the Action Plan as follows** (with 1 being most important):

1. Housing
2. Economic Development
3. Resilience

### Feedback from participants of the South Hayward Parish focus group includes...



- More services for the homeless, including a way to create potential roommate matches, and more meetings to connect planners with homeless issues.
- Fund or build transitional housing for people who need a stable place to live to encourage employment.
- Need to locate jobs within the community to be more transit accessible.
- Expand the region's natural infrastructure.

### Feedback from participants of the Sound of Hope Radio focus group includes...



- Expanding transit services is important to addressing housing problems. Cities and counties should collaborate to benefit the whole region.
- Housing needs to be near jobs.
- Regulations for companies that provide jobs to also provide housing.
- Preserve infrastructure and increase transportation access.

### Feedback from participants of the Richmond Main Street focus group includes...



- Policies should require local hires, but also require training to make sure local residents are qualified for the jobs.
- Need for affordable housing across all income levels. Reduce barriers for cities trying to build housing.
- Protect existing residents from displacement.
- Need for education to raise awareness about the importance of climate change.

### Feedback from participants of the Sela Learning focus group includes...



- Create a regional pool of funds for housing and transportation, so poorer cities can access funds to build affordable housing.
- Support small businesses in smaller cities; incentivize job creation in smaller cities.
- Tie transportation funding to workforce development.
- Form a regional working group on inner city revitalization including information sharing between local communities.

### Feedback from participants of the Rose Foundation focus group includes...



- Foster economic development through the development of green infrastructure.
- Make transportation more efficient and affordable, including free transit for students through college.
- Job training is key to obtaining incomes that allow people to stay in the Bay Area.
- Transit should be more reliable so people will be more likely to use public transportation and drive less often.



# Plan Bay Area 2040

## South Hayward Parish

*Plan Bay Area 2040 Spring 2017 Community Based Outreach*

**Tuesday,  
May 2, 2017**

11:30 a.m. – 2:00 p.m.

**South Hayward  
Parish**

Hayward, CA

**Languages**

Spanish

Interpretation

**Approximate  
Attendance**

14



### Focus Group Overview

As part of the spring 2017 outreach for Draft Plan Bay Area 2040, MTC and ABAG conducted five focus groups with community based organizations like South Hayward Parish. At the focus group, an MTC staffer provided a brief presentation to familiarize attendees with Draft Plan Bay Area 2040 and introduce specific components of the Action Plan. Discussion was geared toward gathering feedback from attendees on the Action Plan, including recommendations for improving the Draft Plan's performance on housing, economic development and resilience issues.

### About This Focus Group

South Hayward Parish is an interfaith organization that provides a range of services to the area's homeless population.

### Biggest Takeaways From Our Conversation

Focus group attendees were facing homelessness or were previously homeless, and expressed concern for affordable, stable housing and tenant protections.



Housing that is affordable to very low-income residents and the ability to stay in the affordable housing (e.g. protect residents against evictions) was identified as the most pressing issue.



Organize additional meetings that connect planners with homeless issues to develop services for the homeless and change the image of homeless people.



There could be a regional approach to relieving homelessness in programs that help connect the homeless populations from different cities for potential roommate matches and in establishing clean, stable transitional housing as people pursue employment.









METROPOLITAN  
TRANSPORTATION  
COMMISSION



Association of  
Bay Area Governments



More About What We Heard

<div>HOUSING</div> <div></div>	<div>ECONOMIC DEVELOPMENT</div> <div></div>	<div>RESILIENCY</div> <div></div>
<ul style="list-style-type: none"><li>• Protect housing for disabled renters.</li><li>• Protect renters who are subleasing and develop policies around leasing and subleasing.</li><li>• Support transitional housing and shared housing.</li><li>• Building more won't necessarily lower costs.</li><li>• Eliminate the option available to developers to pay fees in place of building affordable housing.</li><li>• Stronger renters' rights against evictions.</li><li>• Protecting against displacement, producing housing, and preserving existing affordable housing were identified as top priorities.</li></ul>	<ul style="list-style-type: none"><li>• Need to locate jobs within the community and have them be transit accessible.</li><li>• Create more jobs at the lower and minimum-wage levels.</li><li>• Develop policies to address the growing senior population within society and the economy.</li></ul>	<ul style="list-style-type: none"><li>• Need a regional strategy because it affects everyone.</li><li>• Expand the region's natural infrastructure.</li><li>• Provide technical assistance that will allow communities to better respond jointly.</li></ul>
<div></div>	<div></div>	<div></div>



# Plan Bay Area 2040

## Sound of Hope Radio

*Plan Bay Area 2040 Spring 2017 Community Based Outreach*

**Friday,  
May 5, 2017**

11:30 a.m. - 1:30 p.m. Sunnyvale, CA

**Sound of Hope  
Radio**

**Languages**  
Mandarin  
Interpretation

**Approximate  
Attendance**  
20



### Focus Group Overview

As part of the spring 2017 outreach for Draft Plan Bay Area 2040, MTC and ABAG conducted five focus groups with community based organizations like Sound of Hope Radio. At the focus group, an MTC staffer provided a brief presentation to familiarize attendees with Draft Plan Bay Area 2040 and introduce specific components of the Action Plan. Discussion was geared toward gathering feedback from attendees on the Action Plan, including recommendations for improving the Draft Plan's performance on housing, economic development and resilience issues.

### About This Focus Group

Sound of Hope Radio is a Chinese-American radio station that serves the San Francisco Bay Area. Focus group attendees represented the Chinese-American community of the South Bay.

### Biggest Takeaways From Our Conversation

Throughout our conversation, focus group attendees expressed concern with traffic, lack of viable public transit options within cities and significant jobs/housing mismatch in Silicon Valley. They suggested increasing public transportation access to job centers and reducing barriers to housing development in jobs-rich areas.



Traffic and lack of housing near jobs are the biggest concern for Sound of Hope Radio Focus Group attendees.









Attendees discussed how important expanding transit service is to address housing problems, and shared their hope that cities collaborate to benefit the whole region.



Attendees also emphasized that housing needs to be near jobs, and the need to develop local mass transportation systems within each city.



More About What We Heard

<div>HOUSING</div> <div></div>	<div>ECONOMIC DEVELOPMENT</div> <div></div>	<div>RESILIENCY</div> <div></div>
<ul style="list-style-type: none"><li>• Add regulations for companies that provide jobs to also fund housing - Stanford Campus is a good example.</li><li>• Provide economic incentives to local jurisdictions to provide more housing – potentially use state and federal funding to change behavior.</li><li>• Need to be more efficient and agile in the city permitting process so we can quickly respond to changes in the economy.</li><li>• Tie transportation funding to housing development.</li><li>• Housing production was the top priority, followed by preserving existing affordable housing.</li></ul>	<ul style="list-style-type: none"><li>• It's difficult to forcibly grow middle wage jobs.</li><li>• Preserving infrastructure and increasing transportation access are the most important.</li><li>• Fund transit discounts to low-income individuals.</li><li>• Better define what is affordability — define a percentage of how much people have to spend on housing and transportation</li><li>• Increasing affordable transportation access to job centers was the top priority.</li></ul>	<ul style="list-style-type: none"><li>• Concern for earthquakes is higher than concern for sea level rise or flooding.</li><li>• That earthquakes can happen at any moment is understood; sea level rise seems more abstract and long-term.</li><li>• Education on the importance of resiliency to sea level rise and climate change is important.</li><li>• Protecting communities against natural hazards was the top priority followed by preparing the region for effects of climate change.</li></ul>
<div></div>	<div></div>	<div></div>



# Plan Bay Area 2040

## Richmond Main Street Initiative

*Plan Bay Area 2040 Spring 2017 Community Based Outreach*

**Monday,  
May 8, 2017**

5:00 p.m. - 7:00 p.m.

**East Bay Center for  
Performing Arts**

Richmond, CA

**Languages**  
English

**Approximate  
Attendance**

5



### Focus Group Overview

As part of the spring 2017 outreach for Draft Plan Bay Area 2040, MTC and ABAG conducted five focus groups with community based organizations like Richmond Main Street Initiative. At the focus group, an MTC and an ABAG staffer provided a brief presentation to familiarize attendees with Draft Plan Bay Area 2040 and introduce specific components of the Action Plan. Discussion was geared toward gathering feedback from attendees on the Action Plan, including recommendations for improving the Draft Plan's performance on housing, economic development and resilience issues.

### About This Focus Group

Richmond Main Street Initiative sponsors community events and programs designed to develop a safe, vibrant, thriving downtown.

### Biggest Takeaways From Our Conversation

Throughout our conversation, focus group attendees expressed concern with economic development, affordable housing and displacement. They suggested increasing a variety of affordable housing solutions, protecting public housing and improving access to healthy food.



Affordable housing and displacement were the biggest issues for focus group attendees.



Attendees discussed increasing funding for affordable housing, developing workforce housing, and local hiring for people of all skill levels.









Attendees suggested prioritizing public investment to correct some of the overtly racist and inequitable policies of the past.



Improving transit access to job centers was also a priority for focus group attendees.

# More About What We Heard

<div>HOUSING</div> <div></div>	<div>ECONOMIC DEVELOPMENT</div> <div></div>	<div>RESILIENCY</div> <div></div>
<ul style="list-style-type: none"><li>• Strategies need to include both affordable housing and workforce housing.</li><li>• Access to healthy, local food is an important piece of an affordable neighborhood.</li><li>• If you can't implement a regional policy, work with sub-regions within the entire region or work within a corridor to establish sub-regional policies.</li><li>• One-size-fits-all policies aren't enough to maintain affordable neighborhoods and prevent displacement.</li><li>• Policies to encourage property owners to upgrade housing to bring down costs.</li><li>• Producing housing and protecting existing residents from displacement were the top priorities.</li></ul>	<ul style="list-style-type: none"><li>• Work with other regions to establish connections to job-rich areas.</li><li>• Connect with high speed rail for access to other regions.</li><li>• Express lanes are not economically equitable.</li><li>• Public outreach could help change perceptions.</li><li>• Increasing affordable transportation access to job centers was the top priority.</li></ul>	<ul style="list-style-type: none"><li>• There is opportunity for education on sea level rise and earthquakes.</li><li>• We can prepare for climate change and protect existing infrastructure.</li><li>• Smaller-scale issues, like drain flooding, should be included.</li><li>• We can raise awareness of the importance of climate change to set the stage for planning.</li><li>• Protecting communities from natural hazards was the higher priority.</li></ul>







# Plan Bay Area 2040

## Sela Learning

*Plan Bay Area 2040 Spring 2017 Community Based Outreach*

**Thursday,  
May 11, 2017**  
11 a.m. - 1 p.m.

**Sela Learning**  
Vallejo, CA

**Languages**  
Spanish  
Interpretation

**Approximate  
Attendance**  
16



### Focus Group Overview

As part of the spring 2017 outreach for Draft Plan Bay Area 2040, MTC and ABAG conducted five focus groups with community based organizations like Sela Learning. At the focus group, an MTC staffer provided a brief presentation to familiarize attendees with Draft Plan Bay Area 2040 and introduce specific components of the Action Plan. Discussion was geared toward gathering feedback from attendees on the Action Plan, including recommendations for improving the Draft Plan's performance on housing, economic development and resilience issues.

### About This Focus Group

Sela Learning is dedicated to help build, connect and empower communities. Its mission is to improve the economic outlook of children, youth and families.

### Biggest Takeaways From Our Conversation

Attendees were Vallejo residents, most of whom are active in downtown Vallejo. They discussed the job growth occurring in other parts of the region and the difficulty for many Vallejo residents in accessing these jobs. They would like to see more jobs created in Vallejo and a greater development of the city's downtown neighborhood as an economic center.



Vallejo as a bedroom community with jobs located outside the city was identified as the biggest issue for the community.









Expansion of the transportation network means that investment also extends further out to develop new areas, leaving less funding available to encourage growth in cities like Vallejo.



Attendees also expressed interest in partnerships with regional agencies able to assist cities like Vallejo looking to build to their downtown areas but having trouble attracting private investment.

## More About What We Heard

 <b>HOUSING</b>	 <b>ECONOMIC DEVELOPMENT</b>	 <b>RESILIENCY</b>
<ul style="list-style-type: none"> <li>• Create regional funding to support the building of affordable housing for cities like Vallejo that have traditionally provided the workforce for larger cities nearby.</li> <li>• Provide definitions within the plan for “affordable housing” and “middle-wage jobs.”</li> <li>• Preserve existing affordable housing and housing that protects residents against displacement are top priorities.</li> <li>• Identify a clear funding source or sources before further developing a plan.</li> <li>• Invest in development to make Vallejo a city where people want to live.</li> </ul>	<ul style="list-style-type: none"> <li>• It is important to support small business in small cities.</li> <li>• Consider the connection between transit and economic development and how transportation funding can support job creation.</li> <li>• Promote information sharing between other communities in the region that have succeeded in revitalizing their downtowns.</li> <li>• Include educational institutions in the discussion of economic development and work with them on ways to provide a better prepared workforce.</li> <li>• Increasing access to middle-wage jobs and increasing affordable transportation to jobs center was ranked as a top priority.</li> </ul>	<ul style="list-style-type: none"> <li>• Need to address potential changes in food and water supplies as a result of climate change.</li> <li>• Increase efforts to educate communities around the impacts of sea level rise.</li> <li>• Preparing the region for the effects of climate change and protecting communities against natural hazards were ranked as top priorities.</li> <li>• Provide funding for scientific-based responses that help describe and explain climate change.</li> <li>• Promote actions that will help slow the effects of climate change.</li> </ul>
		



# Plan Bay Area 2040

## Rose Foundation for Communities and the Environment

### *Plan Bay Area 2040 Spring 2017 Community Based Outreach*

**Monday,  
May 18, 2017**

3:30 p.m. - 5:30 p.m.

**Rose  
Foundation**  
Oakland, CA

**Languages**  
English

**Approximate  
Attendance**  
15



## Focus Group Overview

As part of the spring 2017 outreach for Draft Plan Bay Area 2040, MTC and ABAG conducted five focus groups with community based organizations like the Rose Foundation. At the focus group, an MTC staffer provided a brief presentation to familiarize attendees with Draft Plan Bay Area 2040 and introduce specific components of the Action Plan. Discussion was geared toward gathering feedback from attendees on the Action Plan, including recommendations for improving the Draft Plan's performance on housing, economic development and resilience issues.

## About This Focus Group

The Rose Foundation supports grassroots initiatives regarding the environment, consumers and public health. Attendees were a diverse group of youth from the East Bay.

## Biggest Takeaways From Our Conversation

Throughout our conversation, focus group attendees expressed concern with the displacement of residents and local businesses, the need for economic development for the benefit of current residents, and preserving a diverse city they can stay in.



Attendees spoke of a vision for a diverse, affordable Oakland they can continue to live in.



Gentrification, small business displacement, and economic development for current residents were top concerns for participants.









Attendees expressed concern that the pace of displacement and gentrification is too great to overcome.



Providing free transit to students was also a priority for attendees.

## More About What We Heard

 <b>HOUSING</b>	 <b>ECONOMIC DEVELOPMENT</b>	 <b>RESILIENCY</b>
<ul style="list-style-type: none"> <li>• Subsidized housing could help resolve the housing crisis faster than building new affordable housing.</li> <li>• Displacement isn't new and the region should have acted much sooner to prevent displacement.</li> <li>• Realistic paths to home ownership should be included when considering affordable housing policies.</li> <li>• Eased paths to development should not come at the cost of lower safety standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Job training is a key to obtaining incomes that allow people to stay.</li> <li>• Policies should encourage small businesses to stay.</li> <li>• Transportation infrastructure shouldn't come at the expense of the environment.</li> <li>• Foster economic development through the development of green infrastructure.</li> <li>• Make transportation more efficient and affordable, including free transit for college students.</li> <li>• Increases to the minimum wage, better access to education, and criminal justice reform all matter.</li> </ul>	<ul style="list-style-type: none"> <li>• Create high-paying, green jobs.</li> <li>• Don't develop where flooding is likely to happen or is inevitable.</li> <li>• Keep private institutions, like schools, to the same standards of public institutions.</li> <li>• Make transit more reliable so less people drive.</li> <li>• Build self-sustaining buildings that use little or no carbon energy.</li> </ul>
		



## SPRING 2017 PUBLIC OUTREACH Native American Tribal Government Outreach

*Monday, May 8, 2017  
10:00 a.m. – 12:00 p.m.*

### Location

National Indian Justice Center  
5250 Aero Drive  
Santa Rosa, CA 95403

### Participants

- Cloverdale Rancheria
- Graton Rancheria
- National Indian Justice Center

### Background

On Monday, May 8, ABAG and MTC hosted a meeting with representatives from the Bay Area's Native American tribes at the National Indian Justice Center in Santa Rosa. MTC staff sent invitation letters on April 17, 2017 to the region's Native American tribes, as well as tribes whose ancestral lands are located within the nine Bay Area counties. Representatives from two tribes attended the meeting as well as staff from our partner agencies, including Caltrans, the Transportation Authority of Marin and the Sonoma County Transportation Authority. Staff from the National Indian Justice Center also participated.

After opening remarks delivered by ABAG's Vice President David Rabbitt and MTC's Chair Jake Mackenzie, Matt Maloney, MTC's principal for major projects, presented on Draft Plan Bay Area 2040, its accompanying Environmental Impact Report, the Action Plan and the 2017 Transportation Improvement Program. After the presentation, participants discussed local and regional topics related to housing and transportation and provided feedback on draft Plan Bay Area 2040 documents. Below are some key takeaways from the discussion groups.

### Key Takeaways

- In the future, this forum would be a good opportunity for tribes to share their transportation plans and present them to staff so that the plans can feed into the regional planning process.
- There is a complicated maze the tribes have to go through to access federal funding — need more opportunities to access local funding.
- Need communications to be clear and specific about when the tribes' input is needed and when it is appropriate to provide feedback.
- The tribes need more collaboration with all levels of government to access data in order to access state and local funding.
- There are many people commuting from Mendocino County into Sonoma County due to the affordability crisis.
- Affordable housing is getting lost for middle-income folks.
- SMART must reach Cloverdale.
- The tribes need toolboxes and technical assistance to help address the issues of housing, economic development and resiliency, as well as technical assistance to help identify local transportation projects.
- Focus job-training efforts on training youth for trades.
- Tribes have access to federal training funds for emergency management, which may help address resiliency efforts.