

ATTACHMENT B



Agenda Item 3b

The table below summarizes the input received during the public comment period from July 19, 2019 to August 19, 2019. Copies of the comment letters are attached, including those received after the close of the official comment period. Other changes made for clarification are also described below.

Regional Growth Forecast Methodology: Comments Received, Staff Responses and Other Revisions

Date	From	Comment/Concern	Staff Response	Details
6/10/2019	Greg Schmid	<ul style="list-style-type: none"> • The commenter is concerned that the forecast is based on aggressive assumptions about job growth. He recommends, instead, that the process consider alternatives, including putting regional limitations on jobs to lead to more balanced growth between jobs and housing. • The commenter wants the analysis to address how alternative rates of growth could affect land prices, housing prices, jobs/housing balances (particularly in the West Bay), income inequality, congestion, transit operations, the impact on families, and the tax burden on residents. • The commenter also requests that the process be open to public input. 	<ul style="list-style-type: none"> • The Regional Growth Forecast is driven by moderate assumptions about national employment and population growth and regional competitiveness. Considering job growth as one factor in the forecast is appropriate for a region like ours whose growth is tied to innovation in global industries. • Alternative futures have been explored in the Horizon process. The Regional Growth Forecast for the Plan Bay Area 2050 Blueprint will also take into account possible effects of strategies on growth at the regional level. • The next step in our analysis toward the Plan Bay Area 2050 Blueprint will include evaluation of local and regional strategies, including some affecting job location. Evaluation will focus on how strategies advance the five Guiding Principles, making the Bay Area more affordable, connected, diverse, healthy and vibrant. 	<ul style="list-style-type: none"> • Figure 3 on page 4 of Attachment A indicates where small area analysis and strategies may feed back into the Regional Growth Forecast. • Added description of uncertainties in Horizon Futures on pages 6 & 7 of Attachment A and acknowledged uncertainty on page 1. • See also pages 13 and 14 of Attachment A for a description of the distribution of Forecast growth in the analysis. • Opportunities for public input are described on pages 1 and 14 of Attachment A.

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			<ul style="list-style-type: none"> The review process for both the Regional Growth Forecast and the Plan itself have included and will include many opportunities for public input, as well as for individuals to discuss their ideas and questions directly with staff. 	
8/15/2019 and 8/18/2019	Greg Schmid and 45 cosigners (as of 8/18 letter)	<ul style="list-style-type: none"> The commenter presents a summary of the data underlying the concerns of himself and other West Bay residents regarding the pace of growth, imbalance between job and housing growth, and resultant high home prices, congestion, and effects on quality of life. The commenter criticizes the existing forecasting process as discussed in his earlier letter as being too heavily oriented to job growth. The commenter recommends that the plan explore alternative levels of growth, examine strategies to shift growth away from San Mateo County job centers, understand the impact of jobs on community life, and lower the job growth number. All parties affected should participate in the process. 	<ul style="list-style-type: none"> Staff acknowledges the commenter's data-based approach to summarize the concerns affecting San Mateo County. The existing forecasting process includes jobs as one factor driving growth; refer to response to prior Schmid comment letter above. The iterative process in modeling will allow staff to analyze some of the policy ideas raised by the commenter. It will also explore how strategies may affect growth levels. The strategy suggestions included in the letter are noted. They are most relevant to crafting the Blueprint for Plan Bay Area 2050 this fall and winter, and they can be brought up during the opportunities for public input on strategies this fall. 	<ul style="list-style-type: none"> Refer to page references in response to prior Schmid comment letter.
8/6/2019	Mark Fernwood	<ul style="list-style-type: none"> The commenter is concerned that the policies discussed in the CASA Compact and Plan Bay Area will force communities to become denser, changing the character and livability of communities with the requirements for including low income housing. 	<ul style="list-style-type: none"> Staff acknowledges concerns raised relative to the CASA Compact. Staff continues to evaluate the impacts of various housing strategies on the region and on individual communities. As MTC and ABAG begin Plan Bay Area 2050, there will be opportunities to 	<ul style="list-style-type: none"> Opportunities for public input are described on page 14 of Attachment A. Page 9 of Attachment A describes how households will be estimated, based on

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		<ul style="list-style-type: none"> • The commenter also questions that there is a Bay Area housing crisis, pointing as evidence to the number of units available for rent. • He adds that the CASA plan for building will destroy neighborhoods and will not solve the homeless problem. 	<p>provide input on appropriate strategies to address our region's housing needs.</p> <ul style="list-style-type: none"> • The Regional Growth Forecast methodology for estimating housing need takes into account natural increase and change in demand from migration, as well as income characteristics of households. It makes no determination as to location. 	<p>employment growth, population forecasts and rates of formation as discussed with California Dept. of Finance.</p>
<p>8/7/2019 8/7/2019 8/10/2019 8/16/2019</p>	<p>Patricia Jones Jim Colton Nancy Madsen Peter Rosenthal</p>	<p><i>All 4 comment letters share the following concerns:</i></p> <ul style="list-style-type: none"> • The commenters do not want MTC/ABAG to use a jobs-based model for the forecast because it does not provide for balanced growth. • They are concerned that the jobs-based approach is driven by aggressive job growth in Priority Development Areas. • They ask that the agency to replace the current approach with a process that includes a range of moderate and balanced projections of jobs and housing that explore a greater geographical dispersion of jobs. • They ask for technical discussions to occur in an open public process with a clear opportunity to hear other points of view. 	<ul style="list-style-type: none"> • The geographic balance of growth will be addressed in the small area forecast, which applies strategies and local policy to the location of new development. • The Regional Growth Forecast is driven by national conditions as explained in the response to Schmid above, with job growth as one factor driving growth. • The methodology describes many opportunities for public input to the approach and comments on the results. 	<ul style="list-style-type: none"> • Pages 13 and 14 of Attachment A describe the small area forecast approach and how it may affect the Regional Growth Forecast. • Page 14 of Attachment A describes opportunities for and the role of public input into the forecasting and planning processes.
8/8/2019	Daniel Lilienstein	The commenter, from Palo Alto, opposes densification of built-out suburban towns.	<ul style="list-style-type: none"> • This is a comment related to strategies and the planning process rather than Regional Growth Forecast methodology. 	<ul style="list-style-type: none"> • See page citations above.

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			<ul style="list-style-type: none"> • There will be additional opportunities to comment on the strategies and the Plan itself in fall 2019 and beyond. 	
8/8/2019	Ann Grogan	<ul style="list-style-type: none"> • This commenter shares the recommendations provided by Patricia Jones and others with regard to the forecast and planning process. • She expresses concerns that high rises are being overbuilt around transit centers in neighborhoods with transit. • She recommends requiring high-tech businesses to build housing next to their campuses, so workers will not need to be housed in their neighborhood. • She says instead her neighborhood needs more housing for the homeless and non-tech workers. 	<ul style="list-style-type: none"> • The strategy suggestions included in the letter are noted. They are most relevant to crafting the Blueprint for Plan Bay Area 2050, the next phase of the planning process. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • See page citations above.
8/11/2019	Lee Christel	This commenter shares the view of Patricia Jones and others, specifically objecting to 50 foot high apartment buildings close to El Camino Real.	<ul style="list-style-type: none"> • See responses to Schmid and to Jones et al. above. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • See page citations above.
8/11/2019	Amy Christel	This commenter objects to dense PDA development in Palo Alto and plans to build a transit corridor along El Camino. She asks for slow growth for Palo Alto.	<ul style="list-style-type: none"> • See responses to Schmid and to Jones et al. above. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • See page citations above.

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8/15/2019	Steve Eittreim	<ul style="list-style-type: none"> • The commenter suggests incentives to use alternatives to single passenger automobiles. • He indicates support for public transit, improvements to bike and pedestrian pathways, gas taxes, and parking restrictions. 	<ul style="list-style-type: none"> • Staff acknowledge the comments related to transportation strategies, some of which are being explored through the Horizon Futures planning process in advance of the Plan Bay Area 2050 Blueprint phase. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • Page 14 of Attachment A describes opportunities for and the role of public input into the forecasting and planning processes.
8/14/2019	Lynette Lee Eng, as forwarded by Jerome Camp	<ul style="list-style-type: none"> • The Mayor of Los Altos prepared an opinion piece for the <i>Daily Post</i> and sent to ABAG/MTC. • The views expressed summarize those in the Schmid comment letter above, namely that projections assume aggressive job growth. 	<ul style="list-style-type: none"> • Please see responses to Schmid letters from 6/10, 8/15 and 8/18. These address the difference between the Plan and the Regional Growth Forecast methodology. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • See page citations above related to Schmid letters.
8/16/2019	Jennifer Landesmann	<ul style="list-style-type: none"> • This commenter commends Lynette Lee Eng's editorial in the <i>Daily Post</i>. • She is concerned with the emphasis on job growth and the jobs-housing imbalance. • She asks for full public participation in the discussion of plans. 	<ul style="list-style-type: none"> • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies, including those aiming to address job housing imbalance, for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • Page 14 of Attachment A describes opportunities for and the role of public input into the forecasting and planning processes.
8/16/2019	Mickie Winkler	<ul style="list-style-type: none"> • The commenter recommends considering aerial commute gondolas and hovercraft as ways to provide new transit options. 	<ul style="list-style-type: none"> • These suggestions have been submitted as part of the Horizon Transformative Projects Solicitation and are currently being evaluated by our staff. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • Page 14 of Attachment A describes opportunities for and the role of public input into the forecasting and planning processes.

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8/16/2019	Stuart Hansen	This commenter suggests employers should follow the example of HP, finding new locations for jobs when growth exceeds local capacity.	<ul style="list-style-type: none"> • This is a strategy suggestion that could be explored in later phases of Plan Bay Area 2050 Blueprint. It does not directly affect the Regional Forecast Methodology. • Priority Production Areas (PPAs) in jurisdictions seeking to move jobs close to housing will be studied as strategies through the UrbanSim 2.0, alongside PDA-based employment strategies. 	
8/17/2019	Rita Vrhel	This commenter is concerned that earlier regional plans have led to high costs and taxes, congestion, and inequality, and she urges an open process that acknowledges these problems.	<ul style="list-style-type: none"> • The commenter refers to “methodology” in terms of the type of plan and how it is created. The Regional Growth Forecast methodology is a technical exercise that produces information as an input to regional and local plans. • Strategies to manage an overall growth level are addressed in the planning process for creating the Blueprint. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • Pages 13 and 14 of Attachment A describe the small area forecast approach and how it may affect the Regional Growth Forecast. • Opportunities for public input are described on pages 1 and 14 of Attachment A.
8/18/19	Dennis De Champeaux	<ul style="list-style-type: none"> • The commenter is concerned that cities are giving permits to new business without considering where the employees are supposed to live. • The writer suggests tasking Google/Waymo with developing self-driving multi-person commute vehicles, among other economic and transportation ideas raised. 	<ul style="list-style-type: none"> • Discussion of this strategy would be relevant to the process of crafting the Plan Bay Area 2050 Blueprint. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • Opportunities for public input are described on pages 1 and 14 of Attachment A.
8/18/19	Jaime Cordera	The commenter states that the regional plan should be connected to reality, with transportation and housing funding being prioritized to	<ul style="list-style-type: none"> • Staff acknowledges the concerns of the commenter and would note that the Plan focuses on identifying strategies to guide future growth, 	<ul style="list-style-type: none"> • Opportunities for public input are described on pages 1

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		areas where job creation has occurred.	<p>rather than merely assuming growth occurring in specific cities.</p> <ul style="list-style-type: none"> • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	and 14 of Attachment A.
8/18/19	Beth Rosenthal	The commenter reiterates the concerns of the August 15 th Schmid letter on the effects of growth on the West Bay. She recommends implementing a model based on moderate balanced job and housing targets, in a transparent process.	<ul style="list-style-type: none"> • See responses to Schmid and to Jones and others above. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • See page citations above related to Schmid letters.
8/18/2019	Bonny Parke	The commenter is concerned that the peninsula could become a massive city similar to New York, recommending allowing cities to curb office space development.	<ul style="list-style-type: none"> • Discussion of this strategy would be relevant to the process of crafting the Plan Bay Area 2050 Blueprint. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • Pages 13 and 14 of Attachment A describe the small area forecast approach and how it may affect the Regional Growth Forecast.
8/18/2019	Paul Martin Manjun Martin	<ul style="list-style-type: none"> • The commenter believes that Plan Bay Area 2040 already predicted too much growth and that sustainable growth is less than 0.5% per year. • He would like to focus on infrastructure for current residents and quality of life, considering zero job growth as a possibility. • He underscored that there should be respect for local control. 	<ul style="list-style-type: none"> • ABAG/MTC are required to develop a reasonable Regional Growth Forecast based on actual conditions. Well over half the job growth forecast in Plan Bay Area 2040 has already happened, driven by major Bay Area firms and the global economy, not the Plan itself. The Plan is encouraging jurisdictions and companies to plan for housing to meet the actual growth that has occurred. • Assuming a zero-growth scenario is inconsistent with federal and state 	

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			<p>requirements, as it would assert zero growth rather than incorporating reasonable and realistic forecast of future conditions.</p> <ul style="list-style-type: none"> • Quality of life is a key issue in the strategies, and we encourage the commenter to engage in the Plan Bay Area 2050 process to ensure that strategies to improve quality of life are incorporated. 	
8/19/2019	Marcia Gibbs	<ul style="list-style-type: none"> • The commenter is concerned that planners have moved forward with development without sufficient infrastructure, at the expense of residents. • She has observed declining air quality and living standards and has increasing safety concerns. 	<ul style="list-style-type: none"> • Staff acknowledges the commenter's concerns, given the rapid pace of job growth in recent years. • Staff encourages commenter to participate in opportunities for public participation in the fall regarding land use and transportation strategies for the Plan Bay Area 2050 Blueprint. 	<ul style="list-style-type: none"> • Page 14 of Attachment A describes opportunities for and the role of public input into the forecasting and planning processes.
8/19/2019	Tom Feeney	<ul style="list-style-type: none"> • The commenter states that cities should be able to choose their income mix and housing supply. • He states that new jobs should be viewed on a regional basis, in terms of fiscal management; regional tax receipts should go to cities based on population or new households. • He suggests that a cap and trade system through negotiation should identify where new growth should occur by setting targets for households and jobs by city by income group. • Once housing targets are set based on managed job growth, he suggests using many different means for boosting supply. 	<ul style="list-style-type: none"> • Staff acknowledges the suite of policy ideas suggested in the letter, and we encourage him to become involved in the Plan Bay Area 2050 Blueprint process as strategies are refined. 	<ul style="list-style-type: none"> • Opportunities for public input are described on pages 1 and 14 of Attachment A.

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8/19/2019	Ronald Vinsant	<ul style="list-style-type: none"> • The writer suggests job growth should be limited since there is insufficient transportation capacity, available housing, water infrastructure, etc. • The writer suggests public comment should be made easier. 	<ul style="list-style-type: none"> • See response to Schmid above. 	<ul style="list-style-type: none"> • Opportunities for public input are described on pages 1 and 14 of Attachment A.
Comments from Jurisdictions and Organizations				
8/16/2019	Paul Campos, BIA Bay Area	<ul style="list-style-type: none"> • The commenter states that the proposed methodology is thoughtful and sound. • The commenter notes that an iterative process will help the region test the effects of increased housing production during this housing crisis. • The commenter states that ABAG/MTC should not reduce future regional job growth in order to reduce housing needs. 	<ul style="list-style-type: none"> • Staff acknowledge the concerns of the commenter about the magnitude of the region's housing crisis. • Staff recognize the need for Plan Bay Area 2050 to include a realistic Regional Growth Forecast and to consider strategies to address key regional challenges. 	
8/19/2019	Jonathan Lait, City of Palo Alto	<ul style="list-style-type: none"> • The City supports preparation of a 2050 long-range plan for the region. • The City would like a chance to review the income distribution methodology chosen and its effects on the city. • The City wants the opportunity to review BASIS data before it is included in Plan Bay Area 2050 model runs. 	<ul style="list-style-type: none"> • Staff appreciate the City's participation as we embark on Plan Bay Area 2050 this fall. • Staff has clarified the language related to the income element of the Regional Growth Forecast, which is the current focus. We will continue to work with cities on the local area aspect of the forecasting process over the coming year. • Staff encourages the City to take advantage of the opportunity to review BASIS baseline data this fall. 	<ul style="list-style-type: none"> • See page 6 and page 10 of Attachment A.
8/19/2019	Sarah Jo Szambelan, SPUR	<ul style="list-style-type: none"> • The commenter suggests testing how multiple dynamics affect employment and population projections as well as housing prices. 	<ul style="list-style-type: none"> • The feedback loop that is part of the iterative planning process will address how housing price changes affect population and employment levels. 	<ul style="list-style-type: none"> • With regards to the feedback loop, refer to page 4 of Attachment A.

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		<ul style="list-style-type: none"> • The commenter suggests soliciting transformative strategies and testing them using UrbanSim and REMI. • The commenter suggests testing automation in the REMI model. • The commenter recommends looking at demand for different types of housing units, as well as wealth instead of income in the context of headship rates. 	<ul style="list-style-type: none"> • The Horizon process included extensive dialogue with outside partners as well as the generation of transformative strategies through Perspective Papers. Some of these evolved into strategies that will be tested in the model; staff encourages SPUR's continued participation in the Plan Bay Area 2050 Blueprint process as we refine the strategies. • Some automation assumptions are being explored as the models are run, and the background for these efforts was developed as part of The Future of Jobs Perspective Paper. • UrbanSim distinguishes between single and multifamily units. We will explore the implications of looking at differential demand when interpreting the UrbanSim output. • We have included return to capital (income such as rents and dividends) in the income analysis. Further enhancements may be appropriate for future Plan cycles. 	<ul style="list-style-type: none"> • With regards to strategies, refer to Figure 3, page 4 of Attachment A. • With regards to automation, refer to Horizon Perspective Paper 4: The Future of Jobs on MTC's website. • With regards to the income distribution, refer to pages 6 and 10 of Attachment A.
Other Revisions to Attachment A based on Committee & Working Group Comments <i>(since July 2019 draft)</i>				
		Although overall commutes from outside the region appear insignificant compared to cross-area commutes within the region, we need to recognize their significant impact on specific travel corridors.	<ul style="list-style-type: none"> • Wording to this effect added. 	<ul style="list-style-type: none"> • Refer to page 12.
		Commute flow figure Bay Area subregions need to be clarified.	<ul style="list-style-type: none"> • Note added to figure defining Bay Area subregions. • Word "calibrated" added to Table 1, line on Population 	<ul style="list-style-type: none"> • Refer to page 13. • Refer to page 6.

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		References to energy and to taxes with regard to Clean and Green were unclear.	<ul style="list-style-type: none"> • Clarified that high taxes in that Future come from a carbon tax. 	<ul style="list-style-type: none"> • Refer to page 7.
		Income distribution section needed clarification.	<ul style="list-style-type: none"> • Added better description of Figure 7. • Focus method on factors affecting a household's income—age, number of workers, sector of the economy. 	<ul style="list-style-type: none"> • Refer to page 10.
Minor Editorial Changes to Attachment A (since July 2019 draft)				
		Additional clarify was needed on comment integration and the differences between the methodology and the forecast itself.	<ul style="list-style-type: none"> • Added paragraph explaining that this memo addresses some comments through clarifying language. • Added further explanations of public input opportunities and differentiates the Methodology from the Forecast, which will be presented in preliminary form later. 	<ul style="list-style-type: none"> • Refer to page 1.
		The Preferred Scenario was rebranded as the Blueprint.	<ul style="list-style-type: none"> • References updated to Blueprint throughout. 	<ul style="list-style-type: none"> • Refer to pages 1, 5, and 14.
		Additional details on meeting dates would be helpful as a reference.	<ul style="list-style-type: none"> • Dates of meetings added. 	<ul style="list-style-type: none"> • Refer to page 2.
		Diagram in Figure 3 did not cover all types of strategies.	<ul style="list-style-type: none"> • All 4 elements of Plan added to the diagram. 	<ul style="list-style-type: none"> • Refer to page 4.