



Metropolitan Transportation Commission

Meeting Minutes - Draft

Policy Advisory Council

Agenda Item 4a

Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Carina Lieu, Chair

Gabriela Orantes, Vice Chair

Tuesday, September 23, 2025

10:00 AM

Board Room - 1st Floor

Roster

Carline Au, Michael Baldini, Diana Benitez, Huascar Castro,
Zack Deutsch-Gross, Anne Olivia Eldred, Christine (Chris) Fitzgerald,
Gerry Glaser, William Goodwin, Pradeep Gupta, Dwayne Hankerson,
Wendi Kallins, Randi Kinman, Charley Lavery, Adina Levin, Carina Lieu (Chair),
Gabriela Orantes (Vice Chair), Johnny Parker, Phillip Pierce, Vinay Pimple,
Jeffrey Rhoads (Jeff), Terry Scott, Jaime Viloria, Howard Wong, and Roland Wong

Chair Carina Lieu called the meeting to order at 10:05 a.m.

1. Call Meeting to Order / Roll Call / Confirm Quorum

Present: 20 - Chair Carina Lieu, Vice Chair Gabriela Orantes, Council Member Carline Au, Council Member Michael Baldini, Council Member Diana Benitez, Council Member Huascar Castro, Council Member Chris Fitzgerald, Council Member Gerry Glaser, Council Member William Goodwin, Council Member Pradeep Gupta, Council Member Dwayne Hankerson, Council Member Wendi Kallins, Council Member Randi Kinman, Council Member Johnny Parker, Council Member Vinay Pimple, Council Member Jeffrey Rhoads, Council Member Terry Scott, Council Member Jaime Viloria, Council Member Howard Wong and Council Member Roland Wong

Excused: 5 - Council Member Zack Deutsch-Gross, Council Member Anne Olivia Eldred, Council Member Charley Lavery, Council Member Adina Levin and Council Member Phillip Pierce

Council Members Christine (Chris) Fitzgerald, William Goodwin, and Roland Wong invoked AB 2449.

The following noticed remote locations were open to the public: Napa Valley Transportation Authority, 625 Burnell Street, Napa, CA 94559

The following individual participated from a noticed remote location: Michael Baldini.

2. Compensation Announcement (Clerk)

3. Welcome and Chair's Report

- 3a. [25-1047](#) Chair's Report
(5 minutes)

Action: Information

Presenter: Carina Lieu, MTC Council Chair

4. Approval

- 4a. [25-1048](#) Approval of the July 22, 2025 Meeting Minutes
(5 minutes)

Action: Approval

Presenter: Carina Lieu, MTC Council Chair

Attachments: [4a 25-1048 2025-07-22 Policy Advisory Council Draft Minutes.pdf](#)

Upon the motion by Council Member Baldini and second by Council Member Rhoads, the July 22, 2025 Meeting Minutes were unanimously approved. The motion carried by the following vote:

Aye: 19 - Chair Carina Lieu, Council Member Carline Au, Council Member Michael Baldini, Council Member Diana Benitez, Council Member Huascar Castro, Council Member Chris Fitzgerald, Council Member Gerry Glaser, Council Member William Goodwin, Council Member Pradeep Gupta, Council Member Dwayne Hankerson, Council Member Wendi Kallins, Council Member Randi Kinman, Council Member Johnny Parker, Council Member Vinay Pimple, Council Member Jeffrey Rhoads, Council Member Terry Scott, Council Member Jaime Vilorio, Council Member Howard Wong and Council Member Roland Wong

Absent: 6 - Vice Chair Gabriela Orantes, Council Member Zack Deutsch-Gross, Council Member Anne Olivia Eldred, Council Member Charley Lavery, Council Member Adina Levin and Council Member Phillip Pierce

Vice Chair Gabriela Orantes arrived after the approval of the July 22, 2025 Meeting Minutes.

5. Public Comments / Other Business

6. Legislative Update

- 6a. [25-1049](#) State Legislative Update
(30 minutes)

Status update of MTC-ABAG's priority bills.

Action: Information

Presenter: Rebecca Long

Attachments: [6ai 25-1049 Cover Summary Sheet State Legislative Update.pdf](#)
[6aii 25-1049 3ai 25-1019 Summary Sheet 2025 Legislative Update.pdf](#)
[6aiii 25-1049 3aii 25-1019 Attach A Status MTC-ABAG Bills Positions and Other Key Leg.pdf](#)
[6aiv Handout SB 63 Overview.pdf](#)

7. Information

- 7a. [25-1127](#) MTC's Community Action Resource and Empowerment (CARE) Program:
Power-Building and Engagement
(30 minutes)

MTC's CARE Program: Power-building and Engagement (Pb+E) Update
and Call for Projects Process.

Action: Information

Presenter: Judis Santos

Attachments: [7ai 25-1127 Summary Sheet CARE Powerbuilding Update.pdf](#)
[7aii 25-1127 PowerPoint Attachment A CARE Power-building and Engagement Update.pdf](#)

- 7b. [25-1154](#) Proposed Updates to Regional Network Management Customer Advisory
Group Structure
(30 minutes)

Proposed updates to the Regional Network Management Customer
Advisory Group Structure to have greater representation from local transit
operators' own public advisory boards for the new term beginning in
January 2026.

Action: Information

Presenter: Josie Ahrens

Attachments: [7bi 25-1154 Summary Sheet RNM Customer Advisory Group Structure Update.pdf](#)
[7bii 25-1154 PowerPoint RNM Customer Advisory Group Structure Update.pdf](#)

7c. [25-1050](#) Staff Liaison Report
(3 minutes)

Overview of recent MTC policy decisions and other activities.

Action: Information

Presenter: Kỳ-Nam Miller, Staff Liaison

Attachments: [7c_25-1050_Summary_Sheet_September_2025_Staff_Liaison_Report.pdf](#)

7d. [25-1051](#) Council Member Reports
(5 minutes)

Members of the Council may report on locally relevant issues or events.

Action: Information

Presenter: Carina Lieu, MTC Council Chair

7e. [25-1052](#) New Business
(5 minutes)

Members of the Council may bring up new business for discussion or addition to a future agenda.

Action: Discussion

Presenter: Carina Lieu, MTC Council Chair

Member Kinman asked whether the Council will allocate time to create a list of priorities for the incoming group, noting this has been done in the past during transitions.

Director Long responded that it is a good point and worth considering.

While the incoming group is a brand-new body, it seems reasonable for the current Council to share recommendations. She suggested adding this to the agenda before the end of the year.

Member Hankerson requested more information about naturally occurring affordable housing, expressing concern that policies such as rent freezes could disproportionately harm small landlords (with 1 to 10 units) compared to large landlords (with 100 or more units). He emphasized that small property owners often operate on limited resources, and restrictive policies could lead to foreclosures, business closures, and ultimately more homelessness.

Director Long clarified that "naturally occurring affordable housing" refers to market-rate housing that is currently affordable without the need for subsidy. Nonprofit developers or public agencies may acquire such housing on the open market and convert it into deed-restricted affordable housing, ensuring long-term affordability. This process does not involve imposing rent restrictions on private landlords.

Member Hankerson acknowledged the clarification but reiterated the importance of discussing broader policy approaches. He suggested exploring models where subsidies are distributed directly to landlords rather than through housing authorities, noting that vacancy rates in the Bay Area present an opportunity to address a significant portion of the housing shortage.

Member Glaser suggested scheduling an educational session where staff could present different techniques and strategies for addressing housing needs. He emphasized the value of informational briefings to broaden the Council's understanding of affordable housing options before engaging in policy discussions.

8. Adjournment / Next Meeting

The next meeting of the MTC Policy Advisory Council will be held on Tuesday, October 28, 2025, at 10:00 a.m. at the Bay Area Metro Center, 375 Beale Street, San Francisco, CA. Any changes to the schedule will be duly noticed to the public.

Chair Carina Lieu adjourned the meeting at 12:27 p.m.