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**MTC PLANNING COMMITTEE/ABAG ADMINISTRATIVE
COMMITTEE
March 9, 2012
MINUTES**

ATTENDANCE

Chair Spering called the MTC Planning Committee meeting to order at 9:02 a.m. Planning Committee members in attendance were: Commissioners Azumbrado, Giacopini, Green, Haggerty, Liccardo, and Mullin. Other Commissioners present as ad hoc non-voting members of the Committee were Bates, Cortese, Dodd, and Wiener.

ABAG Administrative Committee members in attendance were: Avalos, Cortese, Gioia, Green, Gingles, Haggerty, Liccardo, Luce, Pierce and Spering.

CONSENT CALENDAR: a) Minutes of February 17, 2012

Commissioner Liccardo moved approval of the Consent Calendar, Commissioner Mullin seconded. Motion passed unanimously.

Plan Bay Area: WINTER 2012 PUBLIC OUTREACH AND INVOLVEMENT

Ms. Ellen Griffin stated that over the last two months staff held 9 public workshops in every Bay Area county that drew some 1,100 participants, along with a companion “virtual workshop” on OneBayArea.org with 1,300 participants. Staff also conducted 10 focus groups with community-based organizations to assist with public involvement in low-income communities and communities of color. A telephone poll of 1,600 residents was conducted that commenced in late November 2011 and wrapped up in January 2012; and, a set of four focus groups were held with participants recruited from the telephone poll, with two sessions held in San Francisco and one each in Walnut Creek and Novato.

Ms. Griffin introduced Mr. Jon Canapary with Corey, Canapary, and Galanis, who presented the key findings from the telephone poll and focus groups. He noted that the intent of the poll was to survey a representative sample of Bay Area residents and get their perceptions of Plan Bay Area. He also stated that the objective of the four focus groups was to provide additional depth to the data from the poll.

Ms. Griffin summarized the results from the Community-based Organizations Focus Groups. In closing, she stated that outreach to local elected officials will continue through May 2012. There will be web-based comment opportunities and meetings with local officials during Summer 2012, and staff will release the Draft Plan Bay Area for comment in late 2012. MTC and ABAG are scheduled to adopt the Plan Bay Area in

Spring 2013.

Public Comment:

- Beverly Lane, East Bay Regional Park District, urged the committee to set aside 5% of the total Plan Bay Area funding for natural resource protection.
- Ana Ruiz, Midpeninsula Regional Open Space District, also asked for a set aside of 5% of the funding for open space conservation.
- Janet Maiorana expressed her opposition of Plan Bay Area, and requested the committee to put the Plan on the ballot for an advisory vote.
- Charles Steiner expressed his opposition to Plan Bay Area. He agrees that this Plan should be on the ballot for a vote.
- Don Ball, Home Builder, suggested that staff start using the term “subsidized” housing instead of “affordable” housing.
- Marilyn Singleton stated that the telephone poll sample size seems very small to make decisions for 7 million people.
- David Miller expressed his opposition of the Plan.
- Judy Galletti commented that the survey process is flawed and compromised.
- Suzanne commented on the survey and stated that the questions asked were skewed to get the results staff wanted.
- Phil Ginsburg, San Francisco Recreation and Park Dept., urged the committee to set aside 5% of the total Plan Bay Area funding for natural resource protection.
- Jim Bennett expressed his opposition to the Plan.
- Doug Buckwald expressed his opposition to the Plan.
- Rob Heagy expressed his opposition to the Plan.
- Leslie Tozzini expressed her disagreement with the survey results. She would also like to see the Plan put on the ballot.
- Charles Cagnon stated that the Plan Bay Area planning process is flawed.
- Vince Maiorana requested staff to re-do the public workshops.
- Robert E. Doyle, East Bay Regional Park District, urged the committee to set aside 5% of the total Plan Bay Area funding for natural resource protection.
- Katherine Jones, Marin County Parks, urged the committee to set aside 5% of the total Plan Bay Area funding for natural resource protection.
- Dan Brown expressed his disagreement with staff’s survey process, requested evening committee meetings, and expressed his opposition to the Plan.
- Peter Cohen, Council of Community Housing Organizations, suggested everyone do their best to try to shape what comes out of the Sustainable Communities Strategy (SCS) process.
- M.L. Mellander expressed her opposition to the Plan.
- Richard Willis stated that the cornerstones on the Plan are based on fraud.
- Pat Ferguson expressed her disagreement with staff’s survey process.

Committee comments:

- Commissioner Green stated that people need to realize is that the Commission considers a combination of input when making a decision on staff’s recommendations – it isn’t just one stream of information that they consider. He stated that the survey was very

clarifying. The most important component was improving the local economy. New developments in cities and towns near transit are resonating with other people around the region as a way to reduce greenhouse gas emissions. He also pointed out that that most people gave low marks to the region on availability of affordable housing, and noted that the State Legislature's elimination of redevelopment funding will only make it harder to have adequate affordable housing. He agreed with the need for better schools.

- Commissioner Weiner asked to what extent people were asked to talk about trade-offs. And for those who do not want to accept any new housing — no increase in density in their community — were they asked if that meant that they didn't receive as much transportation funding? Mr. Canapary stated that no, that question was not asked directly, but they did ask a number of questions about the tradeoffs people might be willing to make to accept more dense development if it came with a range of potential benefits.
- Commissioner Spring stated that he believes staff needs to articulate how the plan will preserve the uniqueness of the Bay Area and preserve mobility.

RELEASE OF DRAFT PREFERRED LAND USE SCENARIO

Mr. Ken Kirkey, ABAG, presented the draft Preferred Land Use Scenario for Plan Bay Area, which includes 2040 forecasts of jobs, population, and housing distribution for the region.

In closing, he stated that staff will present the Scenario to the ABAG Executive Board on March 15, 2012. He indicated that staff would present the companion preferred transportation scenario and performance target results at a joint meeting of the MTC Planning and ABAG Administrative Committees on April 13, 2012.

Committee Comment:

- Commissioner Green asked if staff is assuming that the current housing vacancy rate is going to be mostly eliminated between now and 2020? Mr. Kirkey answered yes. Commissioner Green asked why over half of the employment growth staff is projected in 2010 to 2020 and then a huge fall in the next two decades? Mr. Kirkey stated that many jobs have been eliminated during the recession that is expected to return during the early period. He noted that the outer years look lower due to job retirements.
- Commissioner Liccardo commented on the housing production challenges, and stated that there may be a convening role for ABAG and MTC to ensure housing finance lenders are well educated about how parking needs can differ for various types of developments.
- Commissioner Cortese asked if the lower housing job forecasts constrain job forecasts? Mr. Ezra Rapport stated that there is a very strong relationship between the region's ability to produce jobs and ability to produce housing for workers in the proper places. This Plan focuses on the region's ability to produce housing in the PDAs that local governments are ready to approve that will create an environment where new jobs can be created and kept in the Bay Area.
- Commissioner Spring asked how more workforce housing can be constructed? Mr. Kirkey noted that many of the jurisdictions in the region have an inclusionary zoning ordinance where a development needs to include a certain percentage of lower income housing units. Many communities relied upon redevelopment funds to build workforce housing. With that source going away, there is going to be a significant gap. Mr. Rapport

also stated that there needs to be a change in the governmental approval process both with respect to the how entitlements are offered as well as the fee structures that are required. Commissioner Spering stated that at some point staff is going to have to articulate this challenge because it is absent in everything that is being looked at.

- Commissioner Bates noted that critics of the Plan need to understand that this is just a Plan. He also expressed his concern that the future of the Bay Area is going to be knowledge driven jobs for the well educated; the average person who does not seek education in these fields will have difficulty finding meaningful employment opportunities.
- Commissioner Azumbrado suggested that staff produce a report that addresses how we can meet affordable housing goals.

Public Comment:

- Sam Tepperman-Gelfant, Public Advocates, stated that he likes the idea of connecting jobs and housing. He stated that housing growth should be maximized around transit stops and job-rich areas.
- Scott Peterson, East Bay Economic Development Alliance, reminded the committee that goods movement infrastructure needs improvement.
- M.L. Mellander stated that there is an attempt to bring about a new bill that establishes infrastructure financing districts that would replace redevelopment law. She also stated that the entire science behind SB 375 is false.
- Dave Campbell, East Bay Bicycle Coalition, thanked staff for putting forth strong complete streets policies.
- Stephanie Reyes, Greenbelt Alliance, thanked Commissioner Cortese on asking about how the housing production links to the future of job creation in the region.
- Charles Cagnon stated that the Bay Area has been the combination of high tech industry combined with a low rise housing units that are private, self-directed, close to the earth, and very much in harmony with nature. This Plan calls an end that type of lifestyle.
- Vince Maiorana stated that staff needs to assess the failure of multiple housing and high-rises fail.
- Tim Frank, Center for Sustainable Neighborhoods, stated that neighborhoods need to be walkable and have good transit access.

Committee comment:

- Commissioner Green commented on the 44% of Bay Area jobs that are within a ½ mile of regional transit stations, and 75% of Bay Area jobs that are within a ½ mile of highway off-ramps. He suggested adding a third picture that shows the overlap that shows how many of the jobs are actually within both ½ mile of a highway, and ½ mile of the regional transit stations. He also commented on the increase in the multi family development throughout the Bay Area where it went from 25% in 1990 to 44% in 2000 to 65% of the permits in 2010, and asked if staff projected what the percentage will go up to by 2040. Mr. Kirkey stated that they are expecting that to be a big part of the housing growth going forward. He will provide the specifics later.
- Councilmember Pierce stated that if we are going to accommodate our natural growth, we need to get more creative, especially if open space is important to us. She noted that Plan Bay Area is about planning for the future, planning for choices that serve our incredibly

diverse communities. She also stated that we need to preserve unique communities where people can have a choice of how they want to live, what kind of housing they want to live in, and how they want to commute.

Supervisor Luce asked the ABAG Administrative Committee for a motion to refer the release of the draft Preferred Land Use Scenario to the ABAG Executive Board for approval. Councilmember Pierce moved approval. Commissioner Spering seconded. Motion passed unanimously.

OTHER BUSINESS/PUBLIC COMMENT

Parisa Fatehi-Weeks, Public Advocates, noted that at its January 2012 meeting the Planning Committee directed staff to revise the One Bay Area Grant (OBAG) program to reward local jurisdictions that promote affordable housing and have anti-displacement policies. The revised draft was to be reviewed by the Advisory Groups and brought back to this committee in March 2012. She asked about OBAG's status. Mr. Heminger stated that there was the release of OBAG last year and a Committee review of an initial revision in January 2012. The Committee will review another revised version for a third time in May 2012.

There being no other business, the meeting adjourned at 11:56 a.m. The Committee's next meeting is scheduled for Friday, April 13, 2012 at 9:30 a.m. in the Lawrence D. Dahms Auditorium, Joseph P. Bort MetroCenter, Oakland, CA.