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External Email

Please accept my letter here for review for item 7a and 12a.
Thank you!
-Susan Candell

This PBA 2050 has only a single hammer – build more market-rate housing. That’s the only solution being presented by staff. I know that they are a group of very smart people, so why don’t they have any other solutions when this one is controversial for trickling-down to low-income solutions? I would like to challenge them as we challenge ourselves to learn from this pandemic and aim for the sky on real new solutions! If we don’t learn a great many things from this unprecedented time, we are failing as elected officials.

Want to tackle climate change? We have the experiment running right now! Our Earth is taking a breath of very fresh air right now. Why aren’t we pushing on solutions that force businesses to require telecommuting for a substantial portion of their workforces who can be effective at home? Why can’t we try to get our local colleges and universities to require less days that students must travel to school? Work on legislation and methodologies that take workers and students off the roadways! Clearly this works great, and then cheaper housing can be built farther away and VMT will still be down per week.

Want to solve homelessness? I know the Governor and some Mayors are buying and renting hotels and motels. Many of them will go bankrupt after this shelter-in-place – we should be able to buy many at likely discounted prices since traveling will take a very long time to recover.

Want more land for building housing? Many, many retailers are likely to close, as many were on life-support before the pandemic. It’s also likely that many shopping malls and strip malls will close. Encourage local officials to start rezoning those areas if they haven’t already, especially in the West and South Bay.

We know that WIMBY’s, Wall Street In My Back Yard, and the large investment firms are actively at work preparing for massive buys in our distressed market after the pandemic. A correct Plan Bay Area 2050 would be taking this into consideration in the near-term and use it to help drive strategy.

“A growing number of property investors are preparing for what they believe could be a once-in-a-generation opportunity to acquire distressed real estate assets of bargain prices.”¹

But none of these solutions are part of this PBA 2050 since it assumes a non-pandemic economy. You must allow some time for all of us to better understand where our economy is heading in a post-pandemic environment. If you simply wait for a year to update the job projections, maybe it will be very clear how to solve our homelessness crisis and tackle climate change in our new normal.

Please add an update to the Plan projections if you pass this PBA 2050 now and have an update at least next year before final RHNA allocations. We need to be working together on solutions not further alienating our leaders and our residents. Imposing nonsense RHNA allocations next year will just further alienate and divide everyone. It’s a time to come together and build a better future.

¹ **CityWatch LA**, The WIMBY’S (Wall Street in my Backyard) are Taking Advantage of the Covid-19 Pandemic to Enrich Themselves, DICK PLATKIN Dick Platkin, April 16, 2020



