

***Community Development
Department***

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November 17, 2016

Executive Board of the Association of Bay Area Governments and
Metropolitan Transportation Commission
Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

VIA EMAIL

RE: Final Preferred Scenario for Plan Bay Area 2040

Dear Honorable Chair Cortese and Executive Board President Pierce, Executive Board and
Commission Members,

The City of Redwood City has reviewed the Final Preferred Scenario released on October 28, 2016. We appreciate the difficulty of the task at hand, and the complexities involved with the methodology and working with dozens of jurisdictions on this process. MTC and ABAG staff made themselves available during the extensive Draft Scenario review period and allowed time for review and comment, which was appreciated. After our review of the Draft Scenario, we had no comments or concerns.

Considering we had no comments, we were surprised to find that the Final Preferred Scenario differed substantially from the Draft Scenario we reviewed for our jurisdiction – an increase of almost 2,000 units, or a 25% increase from the Draft Scenario. It assumes a growth of 8,000 housing units in our PDA areas alone. This increase is well above even the highest projection given in the three preliminary scenarios we reviewed earlier this year. The City was given two weeks to review the new numbers, while months had been dedicated to review of the previous scenarios. We were not consulted on this change, and it appears that the numbers are intended to balance out reduced household forecasts for other jurisdictions in the region. Most importantly, it is infeasible that this amount of growth will realistically occur within the PDAs in the prescribed timeframe.

Redwood City requests that the Board and Commission continue this item to give us

adequate time to understand the increase in units and the allocation process between jurisdictions. Redwood City is a leader within the region for the production of housing, and we are carefully planning for additional housing in the future. However, we believe this responsibility should be shared fairly between jurisdictions. We also believe that the methodology that explains the substantial change between the Draft and Final Preferred Scenario should have been more clearly communicated and additional time granted for a thorough review and comment.

Thank you for your consideration, and we look forward to working with MTC and ABAG staff further on Plan Bay Area 2040.

Sincerely,



Aaron J. Akin
Assistant City Manager and Director of Community Development
City of Redwood City

CC: John Seybert, City of Redwood City Mayor
Alicia Aguirre, MTC Commissioner & City of Redwood City Council Member
Melissa Stevenson-Diaz, City Manager, City of Redwood City
Brad Paul, Deputy Executive Director of ABAG
Steve Heminger, Executive Director of MTC
Ken Kirkey, MTC Planning Director