

November 16, 2016

Metropolitan Transportation Commission & Association of Bay Area
Governments
375 Beale Street
San Francisco, CA 94105

Re: Plan Bay Area 2040 Preferred Scenario

Dear members of the Joint MTC Planning Committee and ABAG Administrative Committee:

Thank you for the opportunity to comment on the draft Preferred Scenario for Plan Bay Area 2040. We appreciate that the agencies are seeking to broaden the regional planning conversation by encouraging input from a range of stakeholders, including technology and innovation companies.

We recognize that regional agencies have an important but limited role in affecting the many factors that make for a Bay Area that is prosperous, equitable and environmentally sustainable. In principle, we agree with the increasing integration of regional planning for transportation systems and local land use decisions that affect air quality, water quality, economic and physical mobility, quality of life for all Bay Area. However, we are cautious that traditional approaches to integrated regional planning may not be sufficient to address the unprecedented challenges our communities now confront with housing affordability and equity, and access to multiple transportation modes and equity.

There is much to do. Vision and focus are essential. According to MTC and ABAG's own analysis, the draft Preferred Scenario, while clearly superior to the "no project" scenario (that is, the status quo without bold innovations and policy interventions), will significantly worsen the housing and displacement crisis for low-income people, will do almost nothing to increase access to middle-wage jobs and little to reduce the health harms these communities face. In addition, we are concerned that little is being done for the peninsula and east bay to address transportation solutions that are connected, low carbon, and connect the communities of the region its job clusters.

Nor will the draft Preferred Scenario significantly improve the housing supply shortfall or the jobs-housing location mismatch that drive the commute congestion and housing inaffordability that frustrate commuters on a daily basis.

Therefore, in the spirit of focus, we offer the following, briefly:

- We strongly encourage the agencies to adopt an implementation plan related to land use and employment challenges -- housing, economic development and resilience, hazard resilience, open space -- as a companion to Plan Bay Area's detailed Transportation Investment Plan;
- We encourage the agencies to put a high-priority focus on incentivizing and enabling the building of more homes, including an adequate number of permanently affordable home options for those Bay Area residents who are essentially unable to compete effectively for market rate housing reasonably near their jobs and essential service destinations.

We encourage the MTC to take a longer time horizon so we can begin the needed public transportation projects today rather than wait a further 5 years.

- We commit ourselves to finding appropriate ways to work within the innovation community to scout paths that others may follow, to act more nimbly than regional agencies are typically able to act, in order to support conception and testing of strategies that can be scaled up and replicated.

Again, thank you for the opportunity to comment on the Plan Bay Area 2040 draft Preferred Scenario. We look forward to the opportunity to review a draft Implementation Plan, anticipated in early 2017.

Sincerely,



Michael Matthews
California Policy Director
Facebook, Inc.