



October 14, 2016

David Cortese
Chair
Metropolitan Transportation Commission
375 Beale Street
San Francisco, CA 94105

Julie Pierce
President
Association of Bay Area Governments
375 Beale Street
San Francisco, CA 94105

Dear Chair Cortese and President Pierce,

Thank you for the opportunity to comment on Plan Bay Area as the Mayors of Oakland, San Francisco, and San José. Each of our cities are sending in separate comment letters with city-specific comments, but we wanted to take this opportunity to provide comment on a few mutual points:

1. **Balanced Communities**: As the three largest cities in the region, we are unified on a vision of balanced, walkable, and bikeable communities with jobs and housing linked by regional transit. The Bay Area is suffering from lack of adequate housing production overall, compounded by the growth of jobs in areas not well served by transit in communities that build little housing. These land use practices have led to poor outcomes; our transportation system is over-taxed and our housing costs are high. More balanced communities are the best way to achieve our mutual goals - and our legal requirement - of reducing greenhouse gas emissions, providing mobility and access to opportunity, and lowering costs for overburdened families.
2. **Business as Usual is Unacceptable**: The Plan Bay Area Draft Preferred Scenario relies too heavily on existing trends, especially when it comes to jobs. Plan Bay Area 2040 must aim for a vision with better outcomes that more closely aligns with locally adopted plans, especially for urban areas with excellent regional transit and robust housing production. Our three cities support identifying policies, investment opportunities, and legislation at all levels of government to achieve our shared goals. More tools and resources, including meaningful incentives and disincentives are needed, especially when it comes to affordable housing production and unlocking the potential of major opportunity sites with high up-front infrastructure burdens.
3. **Affordability and Equity**: Even with its modest policy advancements, the Draft Preferred Scenario paints a grim picture of the region's ability to meet our housing needs, threatening our diversity and ability to remain an attractive beacon of opportunity and innovation. Housing and transportation costs for lower-income

households would increase by at least 13 percent, resulting in 9 percent more low-income families becoming at risk of displacement. This cannot be the “preferred” scenario for our region. It is incumbent on this Plan update process over the coming months to identify what it would take to meet our needs and ensure shared prosperity for all. Moreover, this exploration should evaluate policies or reforms to ensure that all jurisdictions must participate as appropriate in the provision of needed housing for our interconnected region.

4. **Regional Job Allocations:** The Plan needs more explicit and proactive measures to grow and protect middle-wage jobs throughout the region. The concept of establishing Priority Production/Industrial Areas (which may overlap with PDAs) is an important implementation strategy that must be further developed. Further, the reduced job allocations for both Oakland and San José compared to Plan Bay Area 2013 are not reflective of trends, nor where we want to be as a region in terms of sustainable growth near transit and housing – particularly given that both Oakland and San José function as major regional transit hubs.

5. **Connecting the Region with Transit:** Focused and expanded commitment to substantial transit investment and capacity expansion in the urban core of the region, particularly linking together the three largest cities and integrating them into a statewide rail network, is crucial for the health of the region. Critical investments include Core Capacity (especially the Transbay Corridor), Caltrain Electrification/DTX/CAHSR, and BART to Silicon Valley.

Thank you for considering our remarks. We look forward to continuing to work with you as the region develops Plan Bay Area 2040.

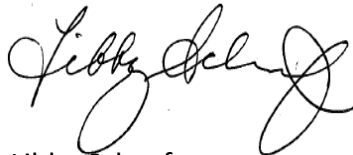
Sincerely,



Edwin M. Lee
Mayor, City and County of San Francisco



Sam Liccardo
Mayor, City of San José



Libby Schaaf
Mayor, City of Oakland