## Plan Bay Area Comments by Theme

(includes oral and written comments submitted by individuals, public agencies and stakeholder organizations)

In reviewing the many individual comments submitted about the Draft Plan Bay Area, several themes emerge. The following summary is grouped according to subject with reference to responses as either provided in the Frequently Asked Questions (Attachment 5) or to be discussed in greater detail in agenda item 5(b) as potential revisions to the Draft Plan.

# Plan Bay Area Purpose and Process — addressed in the Frequently Asked Questions

- Comments about legitimacy of the regional planning process
- Questions about the need to reduce greenhouse gas emissions
- Protect people's ability to live in suburban and rural communities; don't want to be forced to live in high-density housing
- Concerns about diminished private property rights
- Support for Plan Bay Area's approach to cleaner air, complete streets, reducing sprawl

### **Demographics**

 Don't agree with statements in the report about preferences of different demographic groups

### Growth — addressed in the Frequently Asked Questions and agenda item 5(b)

- Assumptions on population and employment are flawed
- Need more information about the housing and job distributions
- Water supply for new development need to be addressed

# Development Feasibility — addressed in agenda item 5(b)

- Concerns about the feasibility of the growth shown in the Plan
- Request for specific actions from ABAG/MTC to ensure that development is feasible

### Land Use/Environment — addressed in the Frequently Asked Questions and agenda item 5(b)

- Concerns about the impact of growth on public services
- Concern that the Plan will supersede local land use planning
- Need to include other strategies to reduce GHGs in the Plan
- Need to better integrate planning around air quality, hazards, sea level rise
- Comments about CEQA streamlining
- Concern that local jurisdictions won't get enough assistance from regional agencies to implement EIR mitigations

# Affordable Housing — addressed in agenda item 5(b)

- Need for additional funding for affordable housing
- Feasibility of providing sufficient affordable housing
- Need for Plan to ensure minimal displacement of current low-income residents

• Questioned the location of high-density or affordable housing; concerned about local impacts of affordable housing

### Funding — addressed in agenda item 5(b)

- Concern that Plan implementation is not feasible with current resources
- Need to identify additional funding sources for successful implementation of the Plan
- Suggested changes to OBAG
- Increase funding for transit operations and maintenance needs
- Increase funding for streets and roads maintenance
- Comments about possible funding sources (bridge tolls, VMT tax, state/federal sources, Infrastructure Financing District, etc.)
- Suggestions for better ways to distribute funding
- Need for policies and funding sources to support open space and Priority Conservation Areas

## Transportation — addressed in the Frequently Asked Questions and item 5(b)

- Provide more public transit service
- Comments for and against funding for highways
- Redirect express lane revenues to public transit
- Invest in bike/pedestrian infrastructure

## Public Health — addressed in the Frequently Asked Questions

• Concern about health impacts of infill development near highways

### Social Infrastructure

- Concern about growth impacts on public services such as schools, libraries, and social services
- Desire for local hire, job training, and living wage incentives

 $\label{lem:committe} \begin{tabular}{ll} J:\COMMITTE\Planning\ Committee\2013\June\5a\_Attachment\ 4\_Plan\ Bay\ Area\ Comment\ Themes.docx \end{tabular}$