

# Alameda County

## Plan Bay Area Spring 2016 Open House Summary



**Thursday,  
June 2, 2016**  
6:30 pm – 8:30 pm

**MetroCenter Auditorium**  
101 8th Street, Oakland

**Approximate Attendance**  
75



### Scenarios Station Feedback

The Scenarios Station included displays that allowed residents to review the scenarios in detail, with a focus on their county. On accompanying boards, participants were asked to post feedback. Below is a sampling of the comments submitted at the Alameda County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

**Are there aspects of each scenario that, if combined, will help to meet today's challenges while laying the groundwork for future success? If so, which ones?**



- Consider growth boundaries for medium to large cities in the region, to protect agriculture and open space
- Test and use strategies from the 6 Wins Environment, Equity and Jobs (EEJ) scenario
- Main Streets would not work; maybe Connected Neighborhoods and Big Cities combined
- Increase funding for transit. Decrease the desire and need for single-use vehicles by investing heavily in public transit

**What is the toughest challenge our region will need to address for the next generation?**



- Clean air, clean water, quality of life
- Affordability
- Equity and displacement
- Transit crowding

**What ideas do you have for helping to address this challenge?**

- Congestion – we need public transportation accessible to suburban areas
- Density/ land use mixes
- Affordable housing; design more urban cores

## How can we help prevent displacement of long-time residents and best address the lack of affordable housing in the Bay Area?



- Regionwide rent control and eviction protections, plus working to get rid of state law (Costa-Hawkins) that prevents local jurisdiction from enacting real reforms
- Condition OBAG for anti-displacement policies
- Build developments similar to Park Merced’s high density; high number of floors
- Identify sites to build, because without building, prices will grow in this beautiful area
- Rent control on both housing and businesses – businesses help create community

## Which present-day transportation investments do you see providing the most benefits for existing and future Bay Area residents?

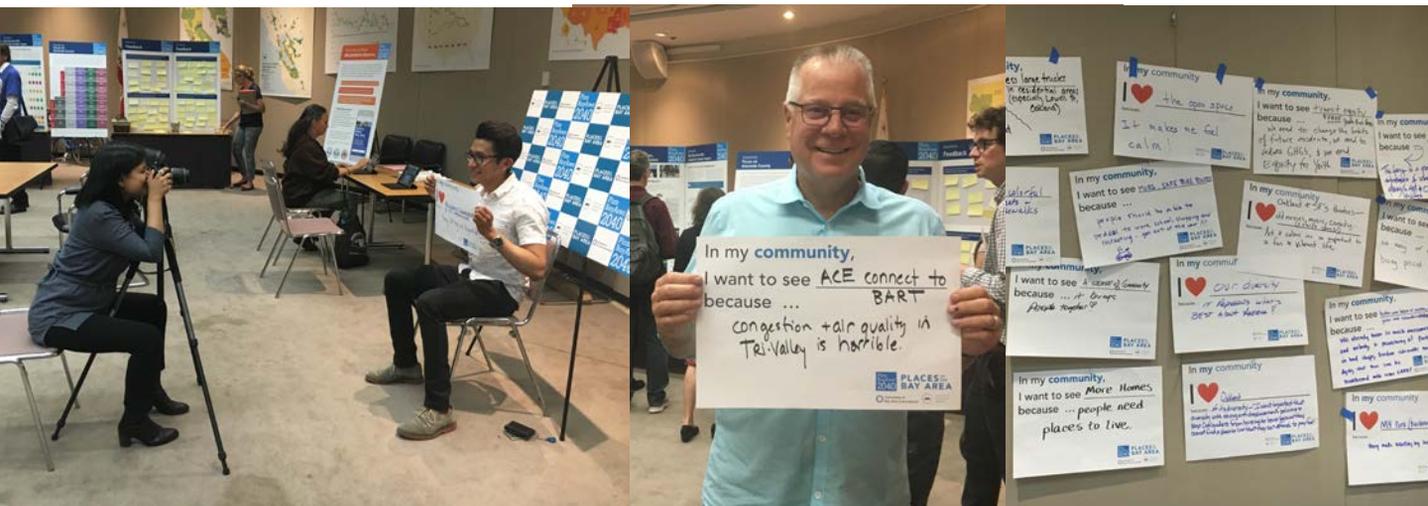


- Support more buses; expand transbay bus capacity
- Expand ferry network and regional trains (i.e., ACE)
- Rail systems – from high-speed rail to BART to street cars
- More BART – more cars – better train control = more capacity



## Places of the Bay Area Station

The Places of the Bay Area Station offered the opportunity to participate in a Bay Area-wide initiative to inspire residents in creating and sharing stories about the various places in our lives. Below is a sampling of photos taken at this station at the Alameda County open house.





## Plan Bay Area 2040 -- Spring 2016 Public Engagement

### Alameda County Open House

June 2, 2016

Joseph P. Bort MetroCenter, 101 8<sup>th</sup> Street, Oakland

6:30 p.m. to 8:30 p.m.

### *Comments Received at the Scenarios Station on the Feedback Display Boards*

After reviewing several display boards describing Plan Bay Area 2040 and the alternative scenarios for what the Bay Area could look like in 2040, as well as talking with MTC and ABAG staff stationed at the display boards, Open House participants responded to the four questions below.

	<b>Are there aspects of each scenario that, if combined, you feel will help to meet today's challenges while laying the groundwork for future success? If so, which ones?</b>	<b>County/Source of Comment</b>
1	Build all the homes in the Main Street and Big City scenario. Get to 250,000 units.	Alameda
2	Meet the anti-displacement goal.	Alameda
3	More affordable housing near transit. Market rate homes do not meet the needs of most these days.	Alameda
4	Consider growth boundaries for medium to large cities in the region, to protect agriculture and open space.	Alameda
5	No. Test and use strategies from the 6 Wins Environment, Equity and Jobs (EEJ) scenario.	Alameda
6	Plan for Connected Neighborhoods scenario, but prepare if Main Street scenario takes place organically.	Alameda
7	The Big Cities plan combined with serious plans/policies to prevent displacement from communities would be the ideal plan across the board. The Big Cities plan appears to be weak on the displacement issue, but it doesn't have to be if development is planned accordingly.	Alameda
8	Walkscore combined with open space combined with growth boundaries.	Alameda
9	Main streets would not work. Maybe Connected Neighborhoods & Big Cities combined.	Alameda
10	Connected Neighborhoods and/or Big Cities because open, green space is what makes the Bay Area, and beautiful places are essential.	Alameda
11	Concern for housing for mentally ill, homeless, low-income, elderly. They are part of society.	Alameda
12	Increase funding for transit. Decrease the desire and need for single use vehicles by investing (increase) heavily in public transit.	Alameda
13	Housing near ferries.	Alameda
14	Start with Big Cities scenario, but add transit-oriented development at existing stations and add Rapid Bus corridors on appropriate roadways. In an ideal future: - Everyone can afford to shorten their commute by living near work, working near home or using high-speed transit - Different housing types are available, from urban high-rise to small houses on quiet streets, without sprawling so far as to depend on cars.	Alameda

	<b>What is the toughest challenge our region will need to address for the next generation? What ideas do you have for helping to address this challenge?</b>	<b>County/Source of Comment</b>
1	Clear air, clean water, quality of life. Less overall development of open space and limit population growth.	Alameda
2	Dispossession of black and brown communities being forced to move out of the Bay Area.	Alameda
3	Congestion. We need public transportation accessible to suburban areas.	Alameda
4	I support more growth in big cities, as long as it doesn't displace current residents. I live in West Oakland. I just almost got evicted. I want to stay. Robert W.	Alameda
5	Displacement and the re-segregation of the Bay Area. Need anti-displacement policies!	Alameda
6	Please keep ocean rise in plans. 20 years = 8 feet, so where does that leave our trains and roads?	Alameda
7	Get used to the insanity that we have: millions of people, that we are a big city.	Alameda
8	Expand transit access.	Alameda
9	Equity.	Alameda
10	Affordability.	Alameda
11	Affordability.	Alameda
12	Equity and displacement.	Alameda
13	Hollowing out of the middle class.	Alameda
14	Equity.	Alameda
15	Housing supply and costs.	Alameda
16	Transit crowding.	Alameda
17	Affordable housing. Design more urban cores.	Alameda
18	Affordable housing for people who already live here.	Alameda
19	Density/land use mixes.	Alameda

	<b>How can we help prevent displacement of long-time residents and best address the lack of affordable housing in the Bay Area?</b>	<b>County/Source of Comment</b>
1	Regionwide rent control and eviction protections, plus working to get rid of state law (Costa-Hawkins) that prevents local jurisdictions from enacting real reforms. Also, support for smart development projects that increase housing stock in hot real-estate markets without displacing current tenants and ensuring affordable housing.	Alameda
2	Condition OBAG for anti-displacement policies. Only award these funds to cities that implement policies like rent control, just cause, affordable housing production, etc.	Alameda
3	1) Build developments similar to Park Merced's high density; high number of floors. 2) Make rent control <u>means-tested</u> , like in NYC.	Alameda
4	Work with the growing number of people who are experiencing displacement. Require and enforce all municipalities to provide affordable housing.	Alameda

5	More affordable housing for low and moderate income people who provide vital community services and are long-time residents.	Alameda
6	Rent control. Overturn Costa-Hawkins. Protect existing residents. Prevent displacement. Enforce tenant rights.	Alameda
7	Use the OBAG money to reward jurisdictions that have affordable housing and anti-displacement policies.	Alameda
8	We need a couple more Big Cities. Palo Alto, Mountain View, I'm looking at you.	Alameda
9	Rent control for the low and lower middle income families who would be at risk if prices rose even further.	Alameda
10	Rent control and just cause eviction policies.	Alameda
11	Ask how the market can accommodate diversity of all people and finance accordingly.	Alameda
12	Identify sites to build because without building, prices will grow in this beautiful Bay Area.	Alameda
13	Stop real estate prospecting and hoarding single family homes. Multi-family is okay, but leave the single family homes for single families!	Alameda
14	Rent control on both housing and businesses! If small business owners get pushed out of the communities they help to create, then everyone loses and character is drained. Commercial rent control.	Alameda
15	We need inclusionary zoning, rent control and eviction protection. Those measures should be modeled in the scenario analysis so voters and decision makers at all levels can understand the impacts of those measures.	Alameda
16	Lower projected population increase.	Alameda
17	Community housing trusts.	Alameda
18	Build low-income housing in areas of current displacement.	Alameda

	<b>Which present-day transportation investments do you see providing the most benefits for existing and future Bay Area residents?</b>	<b>County/Source of Comment</b>
1	Emphasizing market rate housing for wealthy is not the solution. Trickle down is a Reagan myth.	Alameda
2	Support more buses. Buses are the vehicles that bring people from the neighborhoods to BART and ferries. They are used in emergencies. Buses are more flexible. BART breaks down too much. Buses helped us during the big earthquake.	Alameda
3	Ferries.	Alameda
4	Rail systems; from high-speed rail to BART to street cars.	Alameda
5	Ferry network with land-based systems, primarily rail and air (airports).	Alameda
6	Expand ferry and regional trains (i.e., ACE). Expand transbay bus capacity.	Alameda
7	More BART – more cars, better train control = more capacity.	Alameda
8	Light rail (in SF). BART everywhere else.	Alameda
9	Mass transit of all types. No more major investments in roads.	Alameda
10	BART and high-speed dedicated lane bus corridors.	Alameda
11	Public transportation.	Alameda

12	More frequent service!	Alameda
13	BART.	Alameda
14	BART!	Alameda
15	Bus!	Alameda

*Comment Forms Submitted at the Open House*

	<b>Comment – Alameda County</b>	<b>County/Source of Comment</b>
1	Use the 6 Wins EEJ Scenario to ensure equity in the future growth of the Bay Area. Our strategies are listed in the 6 Wins Interim Report Card (handed out at the meeting).	Alameda
2	None of the scenarios solve our #1 problem - insufficient housing. Where is the "More Cities" option where suburbs are allowed to develop into places like downtown SF/SJ/Oakland?	Alameda
3	Water use - connecting land use decisions to water availability - where does this show up in the scenarios? What scenario is more resilient to drought?	Alameda
4	Analyze the Equity, Environment and Jobs scenario.	Alameda
5	Incorporate elements of EEJ into the preferred scenario.	Alameda
6	Fund and expand transit services.	Alameda
7	Use OBAG funds to reward adoption of anti-displacement policies.	Alameda
8	Social equity should be prioritized in any scenario that advances for PBA 2040. That means that every strategy for housing, transportation, etc., should benefit underserved communities first and foremost.	Alameda
9	Urban footprint should be confined as much as possible. We need to think about water when making land use decisions.	Alameda
10	We want there to be a scenario that considers weaving together the region so that transit is heavily invested in, and displacement can be avoided.	Alameda
11	Out of all your preferred scenarios, I have to say that I don't feel educated enough to recommend just one. How can you produce a summary that is easier to understand?	Alameda
12	EEJ scenario was "environmentally superior" in the last round - include it this round.	Alameda
13	The three scenarios fail on key targets, including housing and transportation costs, affordable housing, displacement and health. EEJ addresses all of these.	Alameda
14	The best elements of EEJ should be incorporated into the preferred alternative.	Alameda
15	Key strategies: a) use OBAG to reward cities that are producing affordable housing and have anti-displacement policies; b) shift \$3 Billion to increase transit operations for local transit service; c) create regional youth bus pass.	Alameda
16	I think it is important to keep further expansion into undeveloped land to a minimum. We need to keep our valuable green space. Density is key, and I believe in filling in places like over-sized parking lots and vacant lots with dense mixed-use projects helps alleviate many of our problems, while fostering a stronger, happier community.	Alameda

17	Secondly, transit expansion is important. But not at the cost of neglect to our current roads. A slow but steady increase in our road capacity is necessary, but an expansion of transit that does not take up road space would allow for more room on the roads while simultaneously taking strain off the roads. It's a two-fold way to relieve the roads and highways.	Alameda
18	I think that all these agencies should also be focusing on housing prices. If they're planning to be building more housing and transportation options, they should be making it more affordable to all.	Alameda
19	Connected Neighborhoods! People will naturally spread out for more space (to other cities, not open areas), so it's important to account for that. One only needs to look at congested Highway 24 for evidence.	Alameda
20	I like both Big Cities and Connected Neighborhoods. I'd like to learn more about how the East Bay's medium-sized cities would develop under the Big Cities scenario.	Alameda

### *Places of the Bay Area Station*

Places of the Bay Area is a Bay Area-wide initiative to inspire residents in creating and sharing stories about various places in our lives. Open House participants were asked to complete two statements about their community: "In my community I love \_\_\_\_ because \_\_\_\_" and "In my community I want to see \_\_\_\_ because \_\_\_\_."

	Statements
1	<b>In my community, I want to see</b> better schools because my son would move back to Oakland with my grandchildren.
2	<b>In my community, I want to see</b> more ferry service around the Bay because the ferry is a perfect antidote to the stresses of urban life. And, the places in SF & Oakland are excellent landings.
3	<b>In my community, I want to see</b> more affordable housing because so many of my friends are being priced out!
4	<b>In my community, I want to see</b> better taken care of existing amenities, parks and sidewalks because we already have so much awesomeness and nobody is maintaining it! Parks in bad shape, broken sidewalks and dying street trees can be transformed with some care!
5	<b>In my community, I want to see</b> ferries from Emeryville to SF and Marin! And pave & repaint North Oakland streets around the Emeryville border's neighborhoods, please! It would make those neighborhoods around there as pretty as Emeryville or Temescal! And make MacArthur Bart safer to walk around. Put a big food truck court in that empty space on MLK and 40 <sup>th</sup> .
6	<b>In my community, I want to see</b> a bike path across the Bay Bridge because fewer cars less crowded BART fun to ride!
7	<b>In my community, I want to see</b> less Semi Trucks because they worsen the air quality around my home.
8	<b>In my community, I want to see</b> investment without displacement because current low-income residents of color should benefit from new resources & not be force out by gentrification.
9	<b>In my community, I want to see</b> more farmers markets because it helps people make healthy economical food choices.
10	<b>In my community, I want to see</b> more homes because people need places to live.

11	<b>In my community, I want to see</b> more affordable housing for low & moderate income residents & families because I don't want to leave Oakland because it's too expensive to live here. I don't want to see my friends & neighbors leave for the same reason.
12	<b>In my community, I want to see</b> community gardens because it heals, nourishes, educates and entertains.
13	<b>In my community, I want to see</b> transit equity & <u>FREE</u> Youth Bus Pass because we need to change the habits of future residents, we need to reduce GHG's & we need equity for youth.
14	<b>In my community, I want to see</b> less large trucks in residential areas (especially Lowell St., Oakland) because we want better air quality & friendly streets in our neighborhood.
15	<b>In my community, I want to see</b> clean, colorful streets & sidewalks. That makes me happy!
16	<b>In my community, I want to see</b> more frequent <u>BART</u> because we all depend on BART for *air quality *less congestion *preserve open space from <u>car</u> activities (roads, parking, garages)
17	<b>In my community, I want to see</b> a sense of community because it brings people together.
18	<b>In my community, I want to see</b> ACE connect to BART because congestion & air quality in tri-valley is horrible.
19	<b>In my community, I want to see</b> more, safe bike routes because people should be able to pedal to work, school, shopping and recreating – get out of the car!!!
20	<b>In my community, I love</b> the open space because it makes me feel calm!
21	<b>In my community, I love</b> our diversity because it represents what's best about America!
22	<b>In my community, I love</b> Lake Chabot trails because I need some wild places!
23	<b>In my community, I love</b> my park (Bushrod) and tree lined streets because they make traveling by foot so pleasant!
24	<b>In my community, I love</b> walkability because it promotes community and is better for the environment.
25	<b>In my community, I love</b> Oakland because it's diverse, vibrant, cool, involved, artistic.
26	<b>In my community, I love</b> Albany because it's as quiet and friendly as the suburb where I grew up, <u>but</u> now I can walk or bike to shopping, transit, bigger cities, or secluded parklands.
27	<b>In my community, I love</b> transit, shops, parks because it is convenient.
28	<b>In my community, I love</b> Oakland & SF's theaters – old movies, music, comedy (& thrift stores!) because art & culture are so important to a fun & vibrant life.
29	<b>In my community, I love</b> Oakland because of its diversity – I want to protect that diversity with strong anti-displacement policies & keep Oaklanders from having to leave because they cannot find a place to live that they can afford to pay for.
30	<b>In my community, I love</b> S. Berkeley Tuesday farmers' market because it "connects" the urban & rural parts of the Bay Area, it's colorful & fresh and it's right by the best bakery in the Bay Area!
31	<b>In my community, I love</b> the lake because it's sunny, grassy, there is music and community!
32	<b>In my community, I love</b> Lakeshore Ave. because it has everything I could ever need & want within walking distance from my house including a farmers market.