



JPB Board of Directors  
Meeting of January 9, 2020

Correspondence as of December 18, 2019

#	<u>Subject</u>	<u>No. emails</u>
1	TOD (Transit Oriented Development)	10

## Seamans, Dora

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**From:** Nina Rizzo <nrizzo@transformca.org>  
**Sent:** Wednesday, December 18, 2019 4:23 PM  
**To:** Board (@caltrain.com)  
**Cc:** Leora Tanjuatco Ross; akhondayamamoto@greenbelt.org; Chris Lepe; Ann Cheng  
**Subject:** TransForm comment letter re Caltrain TOD Policy  
**Attachments:** Email to Caltrain Board re\_ TOD Policy.pdf

Dear Caltrain Board of Directors,

Please read our attached letter, which is relevant for the meeting tomorrow morning.

Thank you,  
Nina

--

Nina Rizzo, GreenTRIP Certifications Program Manager

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**560 14th Street, Suite 400, Oakland, CA 94612**

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December 18, 2019

Dear Caltrain Board of Directors,

TransForm is a non-profit organization based in Oakland, with offices in San Jose and Sacramento. TransForm promotes walkable communities with excellent transportation choices to connect people of all incomes to opportunity, keep California affordable and help solve our climate crisis. With diverse partners, we engage communities in planning, run innovative programs, and win policy change at the local, regional, and state levels.

**We support adopting a Transit-Oriented Development Policy that prioritizes affordable homes on Caltrain land and that provides at least a 20% affordable requirement.**

Another regional transit agency has already passed a similar policy. In 2016, the BART Board of Directors adopted a new transit-oriented development policy for projects on BART-owned land. It includes a cumulative 20% goal of affordable housing units per station. More information about their program can be found at <https://www.bart.gov/about/business/tod>.

In the current environment of high land prices and limited supply, it is expensive to build affordable homes. As the region's housing affordability crisis continues to worsen, it affects the well-being and financial security of everyone, but especially low- and moderate-income residents. In addition, jobs in the region have continued to increase far faster than housing supply — particularly in the areas Caltrain serves. The lack of affordable homes has led to ever-lengthening commutes, with resultant increases in traffic congestion, air pollution, and greenhouse gas emissions. These interrelated challenges call for bold, innovative solutions.

By developing its land with as many affordable homes as possible, Caltrain has an incredible opportunity to create compact, walkable, affordable communities that can help sustain Caltrain's service for the years to come.

In addition to helping address our region's housing affordability challenges, new homes near Caltrain stations hold economic benefits for both Caltrain and the cities it serves, spurring economic growth and supporting local commercial development in nearby neighborhoods. New homes will help support long-term transit ridership as residents are five times more likely to use transit if they live within a half-mile of a major transit stop. Affordable homes can especially benefit Caltrain, as low-income residents are four times as likely to ride transit as their wealthier counterparts.

To address our region's affordability challenge, build a diverse base of regular riders, and support the creation of more economically diverse and inclusive communities, Caltrain should adopt an inclusionary housing policy that ensures that at least 20% of new homes developed on land controlled by the agency are affordable to low-income residents.

Please consider a TOD policy that helps keep low-income people in their communities, enables affordable housing near more transit options, and reduces traffic.

Sincerely,

Nina Rizzo  
GreenTRIP Certifications Program Manager  
560 14th Street, Suite 400  
Oakland, CA 94612

## Seamans, Dora

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**From:** Rosanne Foust <rfoust@samceda.org>  
**Sent:** Wednesday, December 18, 2019 4:18 PM  
**To:** Seamans, Dora  
**Cc:** Murphy, Seamus; Hartnett, Jim; Larisa Ocanada  
**Subject:** Letter for JPB Sub-Committee  
**Attachments:** Caltrain TOD Support Letter 12-18-19.pdf

Dear Dora,

If you would please share the attached letter with the JPB Work Program – Legislative – Planning Sub-Committee that means tomorrow morning we would appreciate it.

All the best, Rosanne

Rosanne Foust  
President and CEO  
**San Mateo County Economic Development Association (SAMCEDA)**  
1900 O'Farrell Street, Suite 380  
San Mateo, CA 94403  
650-413-5600  
[rfoust@samceda.org](mailto:rfoust@samceda.org)  
[www.samceda.org](http://www.samceda.org)





December 18, 2019

Honorable Chair Stone  
Members of the JPB Work Program - Legislative – Planning Committee Meeting  
Caltrain Joint Powers Board  
1250 San Carlos Avenue  
San Carlos CA 94070

Dear Chair Stone and Committee Members:

The year 2019 will most certainly be remembered for the bold, visionary, and comprehensive planning which has been completed by the Board and staff at Caltrain and SamTrans to set the foundation for an exciting and essential Caltrain service vision for the next 20 years.

As if Electrification, the Business Plan and Service Vision, and the beginning of the governance analysis were not enough, Caltrain also undertook a thoughtful approach to developing a Rail Corridor Use Policy (RCUP) and Transit-Oriented Development Policy (TOD) to address the connection between the need for expanded transportation and more housing at all affordability levels. The two issues top the list of priorities for the region and the communities along the Caltrain corridor.

Though Board members have been under pressure for some time to adopt a policy, making the important decisions about the Business Plan and doing the essential work of identifying properties first through the RCUP was the right approach. As a result of the RCUP analysis, the Board now has a clear understanding of what property is available for development, what needs further study, and what must be reserved for known and potential future rail needs. Data-driven decisions make for better public policy.

We respect the urgency and advocacy from housing stakeholders, and we share their desire to use surplus public lands across all agencies to create more affordable housing, but Caltrain is a commuter rail agency first. Adopting a TOD policy without the Business Plan and RCUP information could have had significant unintended consequences and tied the agency’s hands unnecessarily. We believe that staff is now proposing a thoughtful TOD policy that specifically deals with the unique nature of Caltrain’s property holdings.

Caltrain must put transit first. This system is a cornerstone of public transit through San Francisco, San Mateo, and Santa Clara Counties – and hopefully one day all the way to Monterey County. We believe the staff recommendations strike the right balance of taking a transit first approach, while acknowledging and working to alleviate the regional housing crisis. We urge this Committee to support the staff recommendations and advance them to the full Board.

Sincerely,

Gwen Litvak  
Senior Vice President  
Bay Area Council

Rosanne Foust  
President & CEO  
San Mateo County Economic  
Development Association

Jason Baker  
Vice President - Transportation, Housing  
& Community Development  
Silicon Valley Leadership Group

**From:** Marina Yu  
**To:** [Board \(@caltrain.com\)](mailto:Board (@caltrain.com))  
**Cc:** [kcamacho@hlscsmc.org](mailto:kcamacho@hlscsmc.org); [khodayamaoto@greenbelt.org](mailto:khodayamaoto@greenbelt.org)  
**Subject:** Support TOD Policy that Prioritizes Affordable Homes  
**Date:** Wednesday, December 18, 2019 11:26:25 AM  
**Attachments:** [LB Support Ltr TOD-Affordable Homes.pdf](#)

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Hello,

Please see attached support letter from Luisa Buada, CEO, Ravenswood Family Health Center, in East Palo Alto. Any question, refer to my contact info below.

Marina Yu  
Contracts Manager  
South County Community Health Center, Inc.  
dba Ravenswood Family Health Center  
1885 Bay Road  
East Palo Alto, CA 94303  
Phone: 650 289-7602  
Fax: 650 321-4552  
Email: [myu@ravenswoodfhc.org](mailto:myu@ravenswoodfhc.org)



South County Community Health Center, Inc.  
dba Ravenswood Family Health Center

**Ravenswood Family Health Center  
Board of Directors**

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*Dr. Fred St. Goar, Cardiologist, Director, Fogarty Institute for Innovation*  
*Jane Williams, CEO, Sand Hill Advisors*  
*Gordon Russell, Partner, Sequoia Capital (ret.)*

**Executive Team**

*Luisa Buada, RN, MPH, Chief Executive Officer*  
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*Christy Silva, MBA, Quality & Project Management Officer*  
*Terri Thomas, Director of the Billing Cycle*  
*Jessica Yee, MURP, MPH, Development, Planning & Evaluation Director*

December 17, 2019

**To:** [board@caltrain.com](mailto:board@caltrain.com)

**Cc:** [kcamacho@hlcsmc.org](mailto:kcamacho@hlcsmc.org), [khundayamamoto@greenbelt.org](mailto:khundayamamoto@greenbelt.org)

**Subject:** Support a TOD Policy that Prioritizes Affordable Homes

Dear Caltrain Board of Directors,

My name is Luisa Buada, CEO, of the Ravenswood Family Health Clinic. Located in East Palo Alto, we provide culturally sensitive healthcare to primarily low-income residents regardless of immigration status. Our residents encompass residents of East Palo Alto and the surrounding areas, including Menlo Park. Our presence will soon be felt greater in the cities of Palo Alto, Mountain View, and Sunnyvale next year when we acquire May View Community Health Center.

**I am writing in support of a system-wide Transit-Oriented Development Policy that prioritizes affordable homes on Caltrain land and that outlines a 20% requirement for affordable homes.**

East Palo Alto, once an enclave of affordable homes encircled by Silicon Valley prosperity, is now under siege. More and more of our patients are being displaced by the resultant high rents and home prices. At the nexus of Silicon Valley, East Palo Alto neighborhoods are being bisected, intersected, and dissected during commute hours by heavy bumper to bumper traffic.

We fully understand the relationship between high land prices, limited supply of land, and expensive housing. Our patients and East Palo Alto residents, many aspiring to participate in the area economic prosperity, yet have also become reluctant heirs to this legacy of limited land and high home prices. Every day our patients and City residents directly experience, in one way or another, the consequences of traffic congestion, air pollution, green-house gas emissions, and even long commutes.

While Caltrain does not have a station in East Palo Alto, Caltrain has an amazing opportunity to create compact, walkable, and affordable communities that can be beneficial to East Palo Alto residents, including offering affordable housing opportunities and helping to mitigate some of the traffic plaguing our city. New homes near Caltrain stations will help address our region's overall affordability challenges.

1885 Bay Road  
East Palo Alto, CA 94303  
Tel: 650.330.7400 Fax: 650.321.4552



New homes will help support long-term transit ridership, as it has been shown residents are five times more likely to use transit if they are able to live within a half mile of a major transit stop; and low-income residents are four times as likely to ride transit as their wealthier counterparts. Local commercial development in neighborhoods near or adjacent to the stations will also be enhanced.

To achieve the three objectives of addressing our region's affordability challenge, building a diverse base of regular riders, and supporting the creation of more economically diverse and inclusive communities, we urge Caltrain to adopt an inclusionary housing policy that ensures that at least 20% of new homes developed on land controlled by the agency are affordable to low-income residents.

Today's challenges call for bold, innovative solutions. Please consider a TOD policy that benefits our community!

Sincerely,



Luisa Buada, RN, MPH  
Chief Executive Officer

**From:** Nikita Sirohi  
**To:** [Board \(@caltrain.com\)](mailto:Board@caltrain.com)  
**Cc:** [Karen Camacho; khodayamamoto@greenbelt.org](mailto:Karen_Camacho_khodayamamoto@greenbelt.org)  
**Subject:** I support a TOD Policy that prioritizes affordable homes  
**Date:** Tuesday, December 17, 2019 5:47:15 PM

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Dear Caltrain Board of Directors,

My name is Nikita Sirohi I am a resident of Mountain View.

**I support a system-wide Transit-Oriented Development Policy that prioritizes affordable homes on Caltrain land and that outlines a 20% requirement for affordable homes.**

In the current environment of high land prices and limited supply of land, it is expensive to build affordable homes. As the region's housing affordability crisis continues to worsen, it affects the well-being and financial security of low- and moderate-income residents. In addition, jobs in the region have continued to increase far faster than housing supply. The lack of affordable homes has led to ever-lengthening commutes, with resultant increases in traffic congestion, air pollution, and greenhouse gas emissions. These interrelated challenges call for bold, innovative solutions.

Caltrain has an incredible opportunity to create compact, walkable, affordable communities that can help sustain Caltrain's service for the years to come.

In addition to helping address our region's housing affordability challenges, new homes near Caltrain stations hold economic benefits for both Caltrain and the cities it serves, spurring economic growth and supporting local commercial development in nearby neighborhoods. New homes will help support long-term transit ridership as residents are five times more likely to use transit if they are able to live within a half mile of a major transit stop. Affordable homes can especially benefit Caltrain, as low-income residents are four times as likely to ride transit as their wealthier counterparts.

To address our region's affordability challenge, build a diverse base of regular riders, and support the creation of more economically diverse and inclusive communities, Caltrain should adopt an inclusionary housing policy that ensures that at least 20% of new homes developed on land controlled by the agency are affordable to low-income residents.

Please consider a TOD policy that benefits our community!

Sincerely,

Nikita Sirohi  
456A Del Medio Ave, Mountain View

## Seamans, Dora

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**From:** Pete Weldy <pweldy@siliconvalleycf.org>  
**Sent:** Monday, December 16, 2019 2:07 PM  
**To:** Board (@caltrain.com)  
**Cc:** Gina D. Dalma  
**Subject:** SVCF Letter to Caltrain Board of Directors  
**Attachments:** SVCF Letter to Caltrain Board of Directors.PDF

Caltrain Board of Directors,

My name is Pete Weldy, and on behalf of Silicon Valley Community Foundation, I'd like to submit the attached letter for your consideration.

Thank you,

**Pete Weldy**

Director of Public Policy

Silicon Valley Community Foundation

Direct: 650.450.5427 | Mobile: 765.337.6583 | pweldy@siliconvalleycf.org

[siliconvalleycf.org](http://siliconvalleycf.org) | [twitter](#) | [facebook](#)

Pronouns: he/him/his

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December 13, 2019

Caltrain Board of Directors  
1250 San Carlos Avenue  
San Carlos, CA 94070

**RE: Support TOD Policy that prioritizes affordable homes**

Dear Caltrain Board of Directors:

On behalf of Silicon Valley Community Foundation (SVCF), I write to urge members of the Caltrain Board of Directors to support a system-wide Transit-Oriented Development Policy that prioritizes affordable homes on Caltrain land and that outlines a 20% requirement for affordable homes.

As you know, Silicon Valley has some of the highest economic growth in the country, topping the list of high-wage, high-growth jobs, and the largest percentage of venture capital investments. However, our economic prosperity is not widely shared in our communities, and, because of an extremely limited housing supply, it is increasingly difficult for residents to live where they work.

Caltrain has an incredible opportunity to address these challenges by creating compact, walkable, affordable communities that will sustain and enhance Caltrain service for the years to come. To address our region's affordability challenge, build a diverse base of regular riders, and support the creation of more economically diverse and inclusive communities, Caltrain should adopt an inclusionary housing policy that ensures that at least 20% of new homes developed on land controlled by the agency are affordable to low-income residents.

SVCF has made increasing the supply of affordable housing one of our highest institutional priorities. We believe having a place to call home is a human right and our goal is to invest in strategies that create communities in which everyone has a place to live. Additionally in 2018, SVCF made \$494 million in grants to charities in the nine counties that comprise the San Francisco Bay Area, making SVCF the single largest funder of important social issues in the region. SVCF made an additional \$795 million in grants to charities across our nation.

I sincerely appreciate your consideration of SVCF's request. Please do not hesitate to contact me at any time at 650.450.5400 to discuss our support further.

Sincerely,

A handwritten signature in blue ink that reads "Nicole Taylor".

Nicole Taylor  
President and CEO

**From:** Josh Romoff  
**To:** [Board \(@caltrain.com\)](mailto:Board@caltrain.com)  
**Cc:** [kcamacho@hlcsmc.org](mailto:kcamacho@hlcsmc.org); [khodayamamoto@greenbelt.org](mailto:khodayamamoto@greenbelt.org)  
**Subject:** Support Affordable Housing  
**Date:** Monday, December 16, 2019 9:59:31 AM  
**Attachments:** [image001.png](#)  
[Caltrain Board re TOD Policy.pdf](#)

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Please read the letter of support attached.



**Josh Romoff**  
**Director of New Business REM**

Direct/ Fax/ SMS: CA (415) 689-9402

[josh.romoff@eahhousing.org](mailto:josh.romoff@eahhousing.org)

[www.eahhousing.org](http://www.eahhousing.org) | [Twitter](#) | [Facebook](#) | [Youtube](#)

22 Pelican Way, San Rafael, CA 94901

EAH Housing | CA Lic. 853495 | HI Lic. RB-16985

**“The mission of EAH Housing is to expand the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities.”**

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To: [board@caltrain.com](mailto:board@caltrain.com)

Cc: [kcamacho@hlcsmc.org](mailto:kcamacho@hlcsmc.org), [khodayamamoto@greenbelt.org](mailto:khodayamamoto@greenbelt.org)

Subject line: I support a TOD Policy that prioritizes affordable homes

**Email body:**

Dear Caltrain Board of Directors,

My name is Josh Romoff and I am a resident of San Jose.

**I support a system-wide Transit-Oriented Development Policy that prioritizes affordable homes on Caltrain land and that outlines a 20% requirement for affordable homes.**

In the current environment of high land prices and limited supply of land, it is expensive to build affordable homes. As the region's housing affordability crisis continues to worsen, it affects the well-being and financial security of low- and moderate-income residents. In addition, jobs in the region have continued to increase far faster than housing supply. The lack of affordable homes has led to ever-lengthening commutes, with resultant increases in traffic congestion, air pollution, and greenhouse gas emissions.

Caltrain has an incredible opportunity to create compact, walkable, affordable communities that can help sustain Caltrain's service for the years to come. As an employee of EAH Housing, a builder and manager of approximately 7000 affordable apartments in the Bay Area, I see the value in transit-oriented affordable housing every day.

In addition to helping address our region's housing affordability challenges, new homes near Caltrain stations hold economic benefits for both Caltrain and the cities it serves, spurring economic growth and supporting local commercial development in nearby neighborhoods. New homes will help support long-term transit ridership as residents are five times more likely to use transit if they are able to live within a half mile of a major transit stop. Affordable homes can especially benefit Caltrain, as low-income residents are four times as likely to ride transit as their wealthier counterparts.

To address our region's growing challenges, Caltrain should adopt an inclusionary housing policy that ensures that at least 20% of new homes developed on land controlled by the agency are affordable to low-income residents.

Please consider a TOD policy that benefits our community.

Sincerely,

Josh Romoff  
3097 Dovela Way  
San Jose, CA 95118

**From:** Eric Chamberlain  
**To:** [Board \(@caltrain.com\)](mailto:Board@caltrain.com)  
**Cc:** [kcamacho@hlcsmc.org](mailto:kcamacho@hlcsmc.org); [khodayamamoto@greenbelt.org](mailto:khodayamamoto@greenbelt.org); Jessica Chamberlain  
**Subject:** I support a TOD Policy that prioritizes affordable homes  
**Date:** Sunday, December 15, 2019 5:50:13 PM

---

Dear Caltrain Board of Directors,

My name is Eric Chamberlain and I am a resident of Mountain View, and a daily Caltrain commuter.

**My wife Jessica (copied) and I support a system-wide Transit-Oriented Development Policy that prioritizes affordable homes on Caltrain land and that outlines a 20% requirement for affordable homes.**

In the current environment of high land prices and limited supply of land, it is expensive to build affordable homes. As the region's housing affordability crisis continues to worsen, it affects the well-being and financial security of low- and moderate-income residents. In addition, jobs in the region have continued to increase far faster than housing supply. The lack of affordable homes has led to ever-lengthening commutes, with resultant increases in traffic congestion, air pollution, and greenhouse gas emissions. These interrelated challenges call for bold, innovative solutions.

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To address our region's affordability challenge, build a diverse base of regular riders, and support the creation of more economically diverse and inclusive communities, Caltrain should adopt an inclusionary housing policy that ensures that at least 20% of new homes developed on land controlled by the agency are affordable to low-income residents.

Please consider a TOD policy that benefits our community!

Sincerely,  
Eric and Jessica Chamberlain  
373 Pettis Ave., Apt. 4  
Mountain View, CA 94041

**From:** Julia Liu  
**To:** [Board \(@caltrain.com\)](mailto:Board@caltrain.com)  
**Cc:** [kcamacho@hlcsmc.org](mailto:kcamacho@hlcsmc.org); [Kiyomi Honda Yamamoto](#)  
**Subject:** I support a TOD Policy that prioritizes affordable homes  
**Date:** Saturday, December 14, 2019 7:35:26 PM

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Dear Caltrain Board of Directors,

My name is Julia Liu and I am a resident of Sunnyvale.

**I support a system-wide Transit-Oriented Development Policy that prioritizes affordable homes on Caltrain land and that outlines a 20% requirement for affordable homes.**

In the current environment of high land prices and limited supply of land, it is expensive to build affordable homes. As the region's housing affordability crisis continues to worsen, it affects the well-being and financial security of low- and moderate-income residents. In addition, jobs in the region have continued to increase far faster than housing supply. The lack of affordable homes has led to ever-lengthening commutes, with resultant increases in traffic congestion, air pollution, and greenhouse gas emissions. These interrelated challenges call for bold, innovative solutions.

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To address our region's affordability challenge, build a diverse base of regular riders, and support the creation of more economically diverse and inclusive communities, Caltrain should adopt an inclusionary housing policy that ensures that at least 20% of new homes developed on land controlled by the agency are affordable to low-income residents.

Please consider a TOD policy that benefits our community!

Sincerely,

Julia Liu  
798 Trenton Dr. Sunnyvale, CA 94087



**From:** Shirley C Liu  
**To:** [Board \(@caltrain.com\)](mailto:Board@caltrain.com)  
**Subject:** I support a TOD Policy that prioritizes affordable homes  
**Date:** Saturday, December 14, 2019 2:13:15 AM

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Dear Caltrain Board of Directors,

My name is Shirley Liu and I am a resident of South San Francisco.

**I support a system-wide Transit-Oriented Development Policy that prioritizes affordable homes on Caltrain land and that outlines a 20% requirement for affordable homes.**

In the current environment of high land prices and limited supply of land, it is expensive to build affordable homes. As the region's housing affordability crisis continues to worsen, it affects the well-being and financial security of low- and moderate-income residents. In addition, jobs in the region have continued to increase far faster than housing supply. The lack of affordable homes has led to ever-lengthening commutes, with resultant increases in traffic congestion, air pollution, and greenhouse gas emissions. These interrelated challenges call for bold, innovative solutions.

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To address our region's affordability challenge, build a diverse base of regular riders, and support the creation of more economically diverse and inclusive communities, Caltrain should adopt an inclusionary housing policy that ensures that at least 20% of new homes developed on land controlled by the agency are affordable to low-income residents.

Please consider a TOD policy that benefits our community!

Sincerely,

Shirley Liu  
321 commercial Ave #15  
South San Francisco

**From:** Sean Voss  
**To:** [Board \(@caltrain.com\)](mailto:Board@caltrain.com)  
**Subject:** Completely unacceptable service December 2019  
**Date:** Friday, December 13, 2019 4:50:54 PM

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Can you please provide the on-time report for the current month of December? Please report the unaggregated performance as in one row per train for analysis.

In retrieving this data, you will likely find an interesting trend if you care to look at it yourselves.

Thanks,

Sean

Sent from my iPhone