

Montgomery Planning Winter Speaker Series Session #2 Transcript
February 13, 2019

[00:03:17] >> GOOD EVENING, EVERYONE. WE ARE GOING
[00:03:18] TO GO AHEAD AND GET
[00:03:22] STARTED. IF YOU WOULDN'T MIND TAKING
[00:03:23] YOUR SEATS. WELCOME. MY
[00:03:35] NAME IS TONYA STERN. THE DEPUTY DIRECTOR
[00:03:36] AT THE MONTGOMERY COUNTY
[00:03:41] PLANNING DEPARTMENT. I'M SO HAPPY TO
[00:03:42] HAVE YOU HERE WITH US THIS
[00:03:44] EVENING WITH THE SECOND OF OUR SERIES OF
[00:03:45] THREE EVENTS FOR OUR 2019
[00:03:49] WINTER SPEAKER SERIES. THE FOCUS FOR OUR
[00:03:50] SPEAKER SERIES THIS YEAR
[00:03:53] IS TO LOOK AT REGIONAL ISSUES THAT
[00:03:54] MONTGOMERY COUNTY SHOULD
[00:03:57] CONSIDER AS WE WILL BE EMBARKING ON OUR
[00:03:58] GENERAL PLAN UPDATE WHICH
[00:04:03] YOU WILL HEAR ABOUT SHORTLY. JUST A
[00:04:04] COUPLE OF QUICK NOTES, ONE IS
[00:04:08] THAT THIS SESSION WILL BE LIVESTREAMED
[00:04:09] AND IF ANY OF YOU WOULD
[00:04:15] LIKE TO GET CREDITS, WE HAVE SIGN IN
[00:04:16] SHEETS UP FRONT. MAKE SURE
[00:04:24] YOU SIGN THAT.
[00:04:26] BEFORE I GIVE YOU TO OUR SPEAKER HARRIET
[00:04:27] TREGONING, I WILL GIVE
[00:04:37] YOU A LITTLE INFORMATION. THIS IS OUR
[00:04:38] IMAGE FROM THE 1964 PLAN
[00:04:45] ALSO CALLED THE CORRIDOR PLAN. THIS IS
[00:04:46] AN IMAGE 50 YEARS AGO OF
[00:04:53] WHAT PLANNERS THOUGHT MONTGOMERY COUNTY
[00:04:54] WOULD LIKE LIKE IN 2000.
[00:04:57] THE IMAGE IS REALLY ABOUT A MODERN AND
[00:04:58] EFFICIENT COUNTY. AND IT'S
[00:05:04] ALSO KIND OF PROVIDES A GREAT VISUAL FOR
[00:05:05] OUR PLAN, THE WEDGES AND
[00:05:16] CORRIDORS PLAN REALLY CREATED THE
[00:05:17] FOUNDATION FOR A LOT OF WHAT YOU
[00:05:20] SEE TODAY IN MONTGOMERY COUNTY. THE
[00:05:21] IMAGE ON THE LEFT IS OF THE
[00:05:25] COVER OF OUR 64 GENERAL PLAN. THE IMAGE
[00:05:26] ON THE RIGHT IS THE REGION
[00:05:30] WIDE CONCEPT OF WEDGES AND CORRIDORS
[00:05:31] THAT WAS ADOPTED FROM THE
[00:05:35] 1961 DOCUMENT FOR THE CAPITAL REGION
[00:05:36] PREPARED BY THE NATIONAL
[00:05:40] PLANNING COMMISSION. HERE YOU SEE THE
[00:05:41] CORRIDORS RADIATING OUT
[00:05:46] FROM WASHINGTON D.C. AND WEDGES IN OPEN
[00:05:47] SPACE AND CORRIDORS.
[00:05:55] MONTGOMERY COUNTY AND PRINCE GEORGE'S

[00:05:56] COUNTY IS THE ONLY ONES THAT
[00:06:01] CONSIDERED THIS IN ADOPTING THE GENERAL
[00:06:02] PLAN.
[00:06:05] SO FOLLOWING THE 64 GENERAL PLAN, THE
[00:06:06] COUNTY COUNCIL UPDATED THE
[00:06:11] PLAN IN 1969. THIS 69 PLAN WAS MUCH MORE
[00:06:12] OF A POLICY DOCUMENT
[00:06:15] COMPARED TO THE 64 PLAN WHICH WAS MUCH
[00:06:16] MORE ASPIRATIONAL AND
[00:06:22] CONCEPTUAL. ONE PARTICULAR TO NOTE FROM
[00:06:23] THE 1969 GENERAL PLAN IS
[00:06:27] THAT IT INCLUDED THREE KEY
[00:06:28] RECOMMENDATIONS THAT HAS LED TO LE
[00:06:31] MAJOR PLANNING INITIATIVES THAT ARE
[00:06:32] STILL IN EFFECT TODAY. THE
[00:06:36] GOAL OF INCREASING AFFORDABLE HOUSING
[00:06:37] WAS RECOGNIZED THROUGH THE
[00:06:43] MODERATELY PRICED PROGRAM AND THE GOAL
[00:06:44] FOR OPEN SPACE WAS
[00:06:47] ADDRESSED THROUGH CLUSTERING OPTIONS AND
[00:06:48] THE PURCHASE AND TRANSFER
[00:06:54] OF DEVELOPMENT RIGHTS. AND LASTLY THE
[00:06:55] DEVELOPMENT WITH PUBLIC
[00:06:59] INFRASTRUCTURE WAS ADDRESSED THROUGH THE
[00:07:00] ADEQUATE PUBLIC
[00:07:02] FACILITIES ORDINANCE WHICH IS PART OF
[00:07:03] THE COUNTY CODE TODAY.
[00:07:12] >>
[00:07:18] >> THIS IS VERY SENSITIVE.
[00:07:20] ALL RIGHT. WHY ARE WE UPDATING THE
[00:07:23] GENERAL PLAN?
[00:07:24] >> AGAIN, THE LAST COMPREHENSIVE
[00:07:26] UPDATE OF OUR GENERAL PLAN WAS IN 1969
[00:07:29] WHICH WAS BASICALLY 50 YEARS AGO. AND
[00:07:31] AS YOU ALL KNOW, SINCE THEN,
[00:07:33] MONTGOMERY COUNTY HAS REALLY CHANGED
[00:07:39] QUITE SIGNIFICANTLY FROM AN A
[00:07:46] COMMUNITY TO ABOUT OVER 1 MILLION
[00:07:48] RESIDENTS AND WE ARE ALSO CHANGING
[00:07:53] INTO TECHNOLOGY AND CULTURAL SHIFTS.
[00:07:55] THIS IS THE TIME TO LOOK AT THE VISION
[00:07:59] PLAN FOR MONTGOMERY COUNTY'S NEXT 50
[00:08:05] YEARS.
[00:08:06] SO IN THINKING ABOUT THE FUTURE OF
[00:08:08] MONTGOMERY COUNTY THERE ARE A LOT OF
[00:08:12] NEW FEATURES UNDERWAY THAT WE ARE
[00:08:16] THINKING ABOUT AND ABOUT TO EMBARK ON
[00:08:18] THESE PROJECTS. AS YOU KNOW MONTGOMERY
[00:08:21] COUNTY HAS UNDER TAKEN A FEW
[00:08:25] DEMOGRAPHIC SHIFTS AND A STUDY A FEW
[00:08:27] WEEKS AGO HAS A LOT OF DATA OF HOUSING
[00:08:34] AND EMPLOYMENT FOR THE PAST 5 YEARS
[00:08:36] AND THOSE CHANGES AND WE KNOW THAT

[00:08:39] IT'S AFFECTING A LOT OF OUR
[00:08:41] COMMUNITIES. CLIMATE CHANGE IS
[00:08:42] OBVIOUSLY A SIGNIFICANT CONCERN AND
[00:08:44] WE'LL BE HEARING MORE ABOUT THAT
[00:08:46] TONIGHT. THERE IS ALSO A GROWING
[00:08:50] PREFERENCE FOR WALKABLE SPACES AS WELL
[00:08:52] AS USING OR LEVERAGEING THE BENEFITS
[00:08:55] OF THE SHARING ECONOMY AND THINKING
[00:08:59] ABOUT HOW THAT HAS TRANSFORMED NOT
[00:09:01] ONLY JOBS BUT WHAT PEOPLE HAVE ON LAND
[00:09:04] USE AND ALSO THINKING ABOUT AUTONOMOUS
[00:09:07] VEHICLES.

[00:09:08] >> SO, LASTLY, I JUST WANTED TO
[00:09:13] HIGHLIGHT THE TIMELINE FOR THIS
[00:09:16] PROJECT. WE ARE CURRENTLY IN WHAT WE
[00:09:18] CALL OUR PREPLANNING PHASE. WE ARE
[00:09:20] PLANNING ON DOING OUR OFFICIAL LAUNCH
[00:09:22] OF THE PROJECT LATER THIS SPRING,
[00:09:25] EARLY SUMMER. AND THEN OVER THE REST
[00:09:26] OF THIS YEAR, WE WILL BE EMBARKING ON
[00:09:30] A SERIES OF VISIONING CONVERSATIONS
[00:09:31] WITH THE COMMUNITY AS WELL AS DOING
[00:09:33] ANALYSIS ON A NUMBER OF MAJOR ISSUES
[00:09:37] AND TRIALS AFFECTING THE COUNTY INTO
[00:09:39] NEXT YEAR. AND WE ARE LOOKING FORWARD
[00:09:41] TO BRINGING A WORKING DRAFT BY NEXT
[00:09:46] SPRING, AND ALSO HAVING SOME WORK
[00:09:48] SESSIONS WITH OUR PLANNING BOARD AND
[00:09:50] OUR COUNTY COUNCIL WITH THE GOAL OF
[00:09:54] TRANSMITTING THE NEW GENERAL PLAN BY
[00:09:57] JULY 2021.

[00:09:58] WITH THAT, I WANT TO INTRODUCE OUR
[00:10:04] SPEAKER HARRIET TREGONING TO TALK
[00:10:08] ABOUT TONIGHT'S TOPIC. WHAT IS
[00:10:18] RESILIENCE AND SHE WORKS IN HOUSING
[00:10:21] ISSUES AND SERVED IN THE OBAMA
[00:10:24] ADMINISTRATION AND THE OFFICE OF
[00:10:27] HOUSING AND PLANNING DEVELOPMENT IN
[00:10:31] PLANNING AND URBAN DEVELOPMENT. HER
[00:10:34] WORK HELPS STATES, REGIONS ACROSS THE
[00:10:36] COUNTRY TO BUILD A STRONG FOUNDATION
[00:10:39] OF RESILIENCE IN A CHANGING CLIMATE
[00:10:43] AND FOR A PROSPEROUS ECONOMY FOR A
[00:10:46] COMMUNITY AND QUALITY IN PLACE,
[00:10:48] ECONOMIC OPPORTUNITY, FISCAL
[00:10:50] STABILITY, TRANSPORTATION CHOICE AND
[00:10:55] AFFORDABILITY.

[00:10:56] TREGONING WAS PREVIOUSLY DIRECTOR OF
[00:10:57] THE COLUMBIA OFFICE OF PLANNING WHERE
[00:11:00] I HAD THE PLEASURE OF WORKING WITH HER
[00:11:02] AT THE TIME. WHERE SHE MADE DC A
[00:11:09] GLOBALLY COMPETITIVE AND WALKABLE AND
[00:11:12] THRIVING CITY. SHE ALSO SERVICE IN

[00:11:16] PLANNING OF MARYLAND AND IS A GRADUATE
[00:11:24] OF MARYLAND ON DESIGN AND NOW WORKING
[00:11:27] ACROSS THE COUNTRY TO HELP STATES AND
[00:11:29] LOCALITIES TO PREPARE FOR FUTURE
[00:11:31] CHALLENGES INCLUDING SMART MOBILITY,
[00:11:33] CLIMATE CHANGE, DISASTER RECOVERY AND
[00:11:37] RESILIENCE, HOUSING AFFORDABILITY AND
[00:11:40] COMMUNITY DEVELOPMENT. HARRIET IS
[00:11:41] CURRENTLY THE DIRECTOR OF THE YOU
[00:11:43] URBAN MOBILITY ALLIANCE. AN OUT
[00:11:45] GROWTH OF THE SHARED MOBILITY
[00:11:48] PRINCIPALS FOR LIVABLE CITIES WHICH
[00:11:50] MORE THAN 170 COMPANIES AND GOVERNANCE
[00:11:52] HAVE SIGNED ON TO AS A GUIDING VISION
[00:11:56] FOR MORE SUSTAINABLE, INCLUSIVE, AND
[00:11:59] PROSPEROUS RESILIENT CITIES. WITH
[00:12:01] THAT, LET'S WE CAN HARRIET TREGONING.
[00:12:03] [APPLAUSE]
[00:12:04] >>
[00:12:08] >> GOOD EVENING, EVERYONE. I'M REALLY
[00:12:10] HAPPY TO BE HERE AND HAPPY TO SEE ALL
[00:12:13] OF YOU COMING OUT TO PREPARE FOR THE
[00:12:16] NEXT GENERAL PLAN THAT YOU ARE GOING
[00:12:18] TO BE DOING. I DEFINITELY THINK EVERY
[00:12:21] 50 YEARS WHETHER YOU NEED ONE OR NOT,
[00:12:23] YOU SHOULD IS DO ANOTHER GENERAL PLAN.
[00:12:26] I'M GLAD MONTGOMERY COUNTY IS
[00:12:31] DEFINITELY DOING THAT.
[00:12:33] HOW MANY HAVE LOOKED AT THE TREND
[00:12:36] REPORT PUT OUT A COUPLE WEEKS AGO? I
[00:12:41] THOUGHT IT WAS REALLY FASCINATING. I'M
[00:12:43] GOING TO USE A COUPLE SLIDES FROM THAT
[00:12:45] PRESENTATION, BUT MOST OF WHAT I'M
[00:12:47] GOING TO TALK ABOUT TONIGHT IS CHANGE.
[00:12:50] HOW MANY OF YOU LOVE CHANGE? REALLY
[00:12:53] LOVE IT? OKAY, WELL, THAT'S MORE THAN
[00:12:55] I EVER SEE IN A PLANNING MEETING. SO,
[00:13:00] MORE POWER TO YOU. BUT CHANGE IS HARD.
[00:13:05] HARDLY ANYONE LOVES IT FOR ITS OWN
[00:13:10] SAKE. SOME PEOPLE GET BETTER, SOME
[00:13:14] PEOPLE GET WORSE OFF. IT'S DISRUPTIVE
[00:13:16] BY IT'S NATURE BUT WE HAVE A LOT OF
[00:13:20] CHANGE COMING OUR WAY. MORE IN WHAT'S
[00:13:23] GOING TO HAPPEN, I COULDN'T TELL YOU
[00:13:26] OR ELSE I WOULD BE MAKING A LOT OF
[00:13:28] MONEY. BUT I'M GOING TO INSTEAD TALK
[00:13:31] ABOUT WHAT WE NEED TO KNOW TO BE ABLE
[00:13:35] TO THRIVE, WHATEVER THOSE FUTURES
[00:13:39] MIGHT BE, WHAT NEEDS TO BE ADAPTABLE
[00:13:41] AND CHANGEABLE AND WHAT NEEDS TO BE
[00:13:46] MUTABLE, MAYBE VERY LITTLE AND WE NEED
[00:13:48] TO USE DATA AND INFORMATION TO WHERE
[00:13:51] WE ARE. THAT'S WHY I LOVE TO SEE

[00:13:54] TRENDS REPORT. PLANNERS DO A GREAT JOB
[00:13:56] AND THEY GET TO THINK ALL THE TIME
[00:13:58] ABOUT THE FUTURE. A LOT OF US SWIM
[00:14:00] EVERYDAY IN THE TIDE OF CHANGE AND WE
[00:14:03] MAY NOT EVEN KNOW IT. IF WE ARE NOT
[00:14:07] DOING THINGS DIFFERENTLY OURSELVES 15
[00:14:13] YEARS AGO, OTHER REGIONS ARE
[00:14:18] UP-TO-THE-MINUTE WITH EVERYTHING NEW
[00:14:19] THAT THEY CAN POSSIBLY TRY. IT'S
[00:14:22] HELPFUL TO SHOW INFORMATION FROM
[00:14:23] DAY-TO-DAY TO SHOW HERE IS WHAT IS
[00:14:29] CHANGING AND HERE IS WHAT IS HERE TO
[00:14:32] STAY. AND HOW CAN WE PREPARE FOR IT.
[00:14:33] THAT'S MY MESSAGE FOR YOU TODAY.
[00:14:36] >> ALL RIGHT. I'M A BIG GAME OF
[00:14:44] THRONES FAN. SO WINNERS ARE ACTUALLY
[00:14:47] ALREADY HERE BUT IT'S CHANGE THAT'S
[00:14:49] COMING AND THERE ARE THINGS WE NEED TO
[00:14:52] BE CONCERNED ABOUT. TONYA HAS ALREADY
[00:14:54] MENTIONED CLIMATE CHANGE. I HAVE HAD A
[00:14:56] COUPLE PEOPLE COME UP BEFORE WE
[00:14:59] STARTED TONIGHT'S PRESENTATION AND
[00:15:00] EXPRESSED SOME CONCERNS ABOUT THAT AS
[00:15:02] WE SHOULD BE, AND I WILL TALK A LITTLE
[00:15:05] BIT ABOUT CLIMATE CHANGE, BUT I'M
[00:15:06] GOING TO TALK MOSTLY ABOUT ALL OF
[00:15:09] THESE THINGS THAT ARE COMING. I CAN
[00:15:15] TALK ABOUT 3 OR 4 TIMES AS MANY OF
[00:15:18] THESE THINGS BUT THESE ARE BUCKETS AND
[00:15:20] ALSO REFLECTED A LITTLE BIT IN THE
[00:15:22] TRENDS REPORT THAT THE COUNTY PUT OUT.
[00:15:26] TRANSPORTATION AND MOBILITY.
[00:15:27] AND I WILL TALK QUITE A BIT ABOUT
[00:15:28] THAT. THAT'S A LOT OF WHAT MY NEW JOB
[00:15:31] IS. BUT WHAT'S CHANGING ABOUT THAT,
[00:15:33] WHAT'S DIFFERENT ABOUT THAT AND WHAT
[00:15:35] WE MIGHT NEED TO PREPARE FOR WHEN IT
[00:15:39] COMES TO THOSE CHANGES. CLIMATE AND
[00:15:43] RESILIENCE, YOU KNOW, IT'S NOT JUST
[00:15:45] GOING TO BE ABOUT HOW HIGH CAN WE
[00:15:48] BUILD A WALL, RIGHT?
[00:15:49] IT'S REALLY GOING TO BE ABOUT THE
[00:15:52] THINGS THAT THE QUALITIES THAT MAKE
[00:15:56] PLACES RESILIENT.
[00:15:57] YOU KNOW, ONE OF THE THINGS THAT
[00:16:00] REALLY AFFECTS RESILIENCE IS WEALTH,
[00:16:01] YOU KNOW? IT'S A LOT EASIER TO
[00:16:04] SURVIVE AND DISASTER AND CATASTROPHE
[00:16:07] IF YOU'VE GOT A FAT BANK ACCOUNT AND A
[00:16:10] SALARY JOB. IT'S REALLY A LOT HARDER
[00:16:12] IF YOU ARE A RENTER AND LIVING
[00:16:20] PAYCHECK TO PAYCHECK. SO THOSE WILL
[00:16:24] HELP THE COUNTY BE MORE RESILIENT AND

[00:16:27] HAVING A LOT OF CONNECTIONS TO PEOPLE.
[00:16:31] THROUGH ORGANIZATIONS LIKE CHURCHES,
[00:16:34] OR CIVIC ASSOCIATIONS OR CLUBS OR
[00:16:36] OTHER THINGS, BUT HAVING THOSE
[00:16:39] CONNECTIONS, RIGHT? YOU KNOW, THEY
[00:16:40] HAVE A WHOLE PHENOMENON. MY MOTHER IS
[00:16:46] JAPANESE AND I FOLLOW A LOT OF THE
[00:16:54] GEOGRAPHIC CHANGES IN JAPAN AND THEY
[00:16:56] HAVE THIS VERY LOW BIRTHRATE AND THEY
[00:16:59] HAVE THIS PHENOMENON WHERE PEOPLE PASS
[00:17:02] AWAY AND IT'S DAYS, WEEKS, MONTHS
[00:17:04] BEFORE PEOPLE KNOW BECAUSE SO MANY
[00:17:06] PARTS OF JAPAN, NOT THE BIG CITIES,
[00:17:09] BUT THEY HAVE BECOME DEPOPULATED AND
[00:17:11] THEY DON'T HAVE SO MANY PEOPLE AROUND.
[00:17:13] SO HAVING THOSE NETWORKS AS WE GET
[00:17:16] OLDER IS PARTICULARLY IMPORTANT. AND
[00:17:18] THE ECONOMY IS CHANGING ALMOST BEFORE
[00:17:20] OUR EYES AND WHAT KINDS OF JOBS ARE
[00:17:30] BEING PRODUCED ARE DIFFERENT. IN
[00:17:33] SOMEWAY MONTGOMERY COUNTY IS CHANGING
[00:17:36] WITH THAT ECONOMY, MORE ECONOMY
[00:17:39] WORKERS AND HIGHLY DEGREEED IN THE
[00:17:40] COUNTY, BUT THAT'S NOT EVERYBODY. WHEN
[00:17:42] YOU USED TO BE ABLE TO GET A JOB AND
[00:17:45] SUPPORT A FAMILY WITHOUT A COLLEGE
[00:17:47] DEGREE, SOMETIMES WITHOUT A HIGH
[00:17:51] SCHOOL DIPLOMA. THOSE OPPORTUNITIES
[00:17:53] ARE INCREASINGLY RARE AND THEY ARE NOT
[00:17:55] SECURE. WHEN YOU CAN FIND A JOB LIKE
[00:17:58] THAT, IT'S OFTEN VERY INSECURE. THOSE
[00:18:01] CIRCUMSTANCES ARE GOING TO LEAD TO
[00:18:04] INCREASING DISPARITIES IN OUR REGION.
[00:18:06] SO LET'S START WITH TRANSPORTATION AND
[00:18:08] TALK A LITTLE BIT ABOUT THIS.
[00:18:11] SO, WHAT'S INTERESTING TO ME ABOUT
[00:18:15] TRANSPORTATION IS THAT IT'S HOW VERY
[00:18:18] RIGHT FOR DISRUPTION IT'S BEEN FOR A
[00:18:21] WHILE. OKAY. IT'S A REALLY STRANGE
[00:18:22] SYSTEM THAT WE HAVE IN THE U.S. IF
[00:18:26] YOU TRAVEL OTHER PLACES, OTHER
[00:18:28] COUNTRIES DO NOT RELY AS MUCH AS WE DO
[00:18:31] ON PRIVATE OWNERSHIP OF AUTOMOBILES.
[00:18:33] LIKE, WE HAVE ESSENTIALLY PRIVATIZED
[00:18:36] MUCH OF OUR TRANSPORTATION AND IN
[00:18:41] AMERICA, AUTOMOBILE OWNERS, RIGHT,
[00:18:46] THEY DRIVE THE AUTOMOBILES THEY OWN 5%
[00:18:50] OF THE TIME, THEY PARK THEM 95% OF THE
[00:18:54] TIME. IF ANY OF THOSE WERE OWNERS
[00:18:58] THROUGH AN ASSET LOCATION, WHY DO THEY
[00:19:01] BUILD THIS ASSET. OH MY GOODNESS.
[00:19:04] IT'S HAVING AN EFFECT ON OTHER THINGS.
[00:19:05] DID YOU KNOW THAT THE LARGEST CATEGORY

[00:19:09] OF CONSUMER OF DEBT IN THIS COUNTRY OF
[00:19:12] INDIVIDUALLY HELD DEBT IS STUDENT
[00:19:16] LOANS?
[00:19:17] OKAY, CREDIT CARDS ARE BEHIND STUDENT
[00:19:20] LOANS, SO MORTGAGES ARE STILL BIGGER,
[00:19:23] THAT'S A BIGGER CATEGORY, BUT THAT
[00:19:25] STUDENT LOAN DEBT IS REALLY CRUSHING
[00:19:27] AND TONS OF COLLEGE STUDENTS COMING
[00:19:29] OUT OF SCHOOL WITH DEBT ARE MAKING
[00:19:31] CHOICES ABOUT WHERE TO LIVE BASED ON
[00:19:33] HOW QUICKLY THEY CAN PAYOFF THEIR
[00:19:35] LOANS IN THE PLACES THEY GET. I FIND
[00:19:38] IT ALMOST A BADGE OF HONOR IN DC THAT
[00:19:41] WE HAVE THE HIGHEST COLLEGE
[00:19:46] INDEBTEDNESS IN AMERICA AND THAT'S
[00:19:48] BECAUSE PEOPLE CAN LIVE IN DC AND
[00:19:53] PARTS OF OUR REGION WITHOUT AN
[00:19:57] AUTOMOBILE. IT'S ENORMOUSLY
[00:19:58] DIVERSIFIED OUR ECONOMY IN THE
[00:20:01] DISTRICT AND THE REGION. THAT'S GOING
[00:20:04] TO BE INCREASINGLY IMPORTANT IN THE
[00:20:09] FUTURE. LET ME TALK ABOUT ANOTHER
[00:20:15] THING. EVERYONE HAS TAKEN A LYFT OR
[00:20:25] UBER. HOW MANY. MY MOTHER HAS TAKEN
[00:20:29] AN UBER AND SHE DOESN'T LIKE TO DRIVE
[00:20:30] AT NIGHT AND SHE CAN NOW CALL AN UBER
[00:20:33] AND IT MAKES A DEFERENCE ABOUT WHAT
[00:20:37] SHE'S WILLING TO DO IN THE EVENING.
[00:20:41] ANOTHER THING ABOUT THE DISRUPTION FOR
[00:20:43] TRANSPORTATION SYSTEM IS WE TEND TO
[00:20:46] SWAT A FLY WITH A BAZOOKA. ALMOST
[00:20:50] HALF THE TRIPS ARE 3 MILES OR LESS.
[00:20:53] THE COMMUTE TRIPS ARE OFTEN LONGER BUT
[00:20:56] WE TAKE ON AVERAGE 11-CAR TRIPS, 11
[00:21:01] TRIPS PER HOUSEHOLD PER DAY, 11 TOTAL
[00:21:08] TRIPS AND THE OTHERS ARE COMMUTE
[00:21:16] TRIPS. 75% ARE TAKEN BY AUTOMOBILE. A
[00:21:19] LOT OF THEM CAN BE TAKEN IN OTHER
[00:21:22] WAYS. 3 MILES MIGHT BE A BIT TO WALK.
[00:21:26] BUT GUESS WHAT? TRIPS THAT ARE A MILE
[00:21:29] OR LESS, 60% OF THOSE TRIPS ARE TAKEN
[00:21:32] BY CAR. THIS SHOWS WHAT MIGHT BE
[00:21:34] ANOTHER OPTION DEPENDING ON THE LENGTH
[00:21:36] OF THE TRIP. AND WHAT'S SO INTERESTING
[00:21:40] IS THAT THOSE TNC COMPANIES, THE
[00:21:46] UBERS, THE LYFTS, THEY ARE NOT SEEING
[00:21:49] THEMSELVES ANYMORE AS JUST PROVIDING A
[00:21:51] PARTICULAR PRODUCT OR SERVICE, THEY
[00:21:53] ARE WANTING TO OWN A PIECE OF THE
[00:21:55] TRANSPORTATION ECOSYSTEM BECAUSE THEY
[00:21:56] KNOW THAT MOST OF US DON'T DO ANY ONE
[00:22:01] THING. ALL OF US ARE PEDESTRIANS
[00:22:03] SOMETIME OR ANOTHER. MANY OF US TAKE

[00:22:07] EVERY SINGLE MODE THAT'S AVAILABLE AT
[00:22:10] SOME POINT OR ANOTHER, I BIKE, I
[00:22:13] DRIVE, I WALK, I TAKE UBER OR LYFT.
[00:22:17] YES, I DO ALL OF THOSE THINGS AND I
[00:22:20] WANT TO HAVE SERVICES AS SEAMLESS AS
[00:22:24] POSSIBLE SO I CAN MATCH MY
[00:22:27] PREFERENCES, SAFETY, COST, SPEED TO MY
[00:22:28] NEEDS AT THE TIME AND HAVING MORE
[00:22:30] CHOICES IS A WONDERFUL THING. SO UBER
[00:22:33] HAS BOUGHT A COMPANY CALLED JUMP.
[00:22:37] ANYONE SEEN THESE RED ELECTRIC BIKES
[00:22:40] AROUND TOWN? THRILLING TO RIDE.
[00:22:43] THRILLING. I WOULD PAY MUCH MORE THAN
[00:22:49] \$2 TO RIDE THOSE BIKES. THEY ARE FAST.
[00:22:51] IT CAN BE A HOT DAY AND IT'S KIND OF
[00:22:54] BREEZY TO BE ON A JUMP BIKE, IT'S
[00:23:04] REALLY MOTIVATIONAL. LYFT BOUGHT
[00:23:05] MOTIVATE. DO YOU SEE WHAT THEY ARE
[00:23:06] THINKING ABOUT? ONE OF THE THINGS
[00:23:09] THAT MOTIVATED UBER IS THAT THEY FOUND
[00:23:11] OUT THAT THE UBER TRIPS THAT PEOPLE
[00:23:16] WERE TAKING IN THE CITIES WERE EXACTLY
[00:23:19] THE SAME AS THE JUMP THAT PEOPLE WERE
[00:23:26] TAKING. SO THEY SAID, LET'S USE PRICE
[00:23:29] AND OTHER THINGS TO SEND SIGNALS FOR
[00:23:32] PEOPLE TO THINK ABOUT WHAT THEY MIGHT
[00:23:35] WANT TO TAKE. IF YOU DON'T KNOW ALL
[00:23:37] OF THESE THINGS, I DON'T BLAME YOU.
[00:23:41] IT'S CHANGING SO FAST. IF YOU CAN SEE
[00:23:44] THE CHANGE OF THE CURB. REMEMBER WHEN
[00:23:47] CAR SHARING WAS NEW AND CAR SHARING
[00:23:50] CAME TO MONTGOMERY COUNTY AND IT TOOK
[00:23:53] A LONG TIME TO RAMP UP AND WE WERE UP
[00:23:57] IN ARMS IN DC ABOUT WHETHER OR NOT WE
[00:24:01] SHOULD LET THEM PARK ON THE STREET.
[00:24:04] AND RIDE SHARE BECAME VERY QUICK AND
[00:24:07] UBER AND LYFT AND THE SCOOTERS, SOME
[00:24:10] OF THOSE ARE NOW LONG GONE. THEY ARE
[00:24:12] NOT JUST COMING FAST AND IN SOME CASES
[00:24:17] THEIR GOING FAST BECAUSE THEIR
[00:24:19] FINANCIAL MODEL DIDN'T WORK. BUT
[00:24:20] BASICALLY YOU ARE GOING TO SEE A LOT
[00:24:22] OF THIS ENTRANCE IN THE MOBILITY
[00:24:24] PHASE. IT'S NOT A GREAT VALUE
[00:24:25] PROPOSITION AND YOU DON'T HAVE TO BE A
[00:24:28] MILLENNIAL TO KNOW THAT. ALTHOUGH,
[00:24:32] THANKFULLY, BABY BOOMERS AND
[00:24:36] MILLENNIALS ARE SO UNNATURALLY CLOSE.
[00:24:40] ADMIT IT. YOU BOOMERS, YOU LIVE AND
[00:24:42] DIE ABOUT WHAT YOUR KIDS SAY ABOUT
[00:24:45] WHAT'S COOL, WHAT TO DO, BLAH, BLAH,
[00:24:48] BLAH. IT'S REALLY CHANGING SO QUICKLY
[00:24:51] ABOUT HOW SOME OF THIS TECHNOLOGY IS

[00:24:57] ADOPTED. WHERE HEY, THIS PRIVATE CAR
[00:25:00] OWNERSHIP AS A PREREQUISITE TO THE
[00:25:04] ECONOMY, THAT SUCKS. WE WANT TO HAVE A
[00:25:06] BETTER WAY TO DO THIS. IT'S NOT THAT
[00:25:11] THINGS ARE HAPPENING SO QUICKLY BUT
[00:25:12] SOME OF THESE IMPACTS ARE GOING TO BE
[00:25:18] FAR REACHING. YOU KNOW, I DON'T WANT
[00:25:21] TO TELL YOU HOW MUCH REVENUE THE CITY
[00:25:28] GETS FROM SPEED CAMERAS. IT'S MORE
[00:25:32] THAN 7 FIGURES, MAYBE 8 FIGURES, IT'S
[00:25:34] A LOT. AND IN A FUTURE, WHERE WE WOULD
[00:25:38] HAVE AUTONOMOUS VEHICLES THAT WE ARE
[00:25:39] CONNECTED TO EACH OTHER, YOU KNOW,
[00:25:41] THERE WOULDN'T BE SPEEDING, THERE
[00:25:44] WOULDN'T BE RED LIGHT RUNNING. THERE
[00:25:45] WOULD BE A LOT MORE SAFETY. WE
[00:25:50] TOLERATE 40,000 TRAFFIC DEATHS IN THIS
[00:25:55] YEAR WITHOUT BLINKING AN EYE, BUT IT
[00:25:58] ALSO MEANS THAT REVENUE GOES AWAY.
[00:26:02] IMAGINE THAT THE FUTURE AUTONOMOUS
[00:26:05] VEHICLES ARE ELECTRIC AND WHY WOULD
[00:26:06] YOU PAY A DOLLAR TO PARK IF THE
[00:26:09] VEHICLE COULD JUST CIRCLE. SO NO
[00:26:13] PARKING REVENUE, BUT BOY, MAYBE
[00:26:16] TERRIBLE CONGESTION.
[00:26:17] SO THESE ARE THE KINDS OF IMPLICATIONS
[00:26:19] PEOPLE NEED TO BE THINKING ABOUT.
[00:26:21] JOBS, ONE OF THE LARGEST CATEGORIES OF
[00:26:24] MALE EMPLOYMENT IN THE UNITED STATES
[00:26:26] IS DRIVING AND DELIVERY. RIGHT? IT'S
[00:26:29] NOT JUST MEN, BUT A LOT OF MEN ARE
[00:26:31] EMPLOYED IN THIS AND THERE IS A FUTURE
[00:26:34] WHERE THERE IS MUCH LESS OF THAT
[00:26:36] EMPLOYMENT. AND WHERE ARE THE JOBS
[00:26:37] THAT ARE GOING TO REPLACE THOSE JOBS?
[00:26:41] ENTIRELY UNCLEAR. SO THESE ARE THINGS
[00:26:45] THAT ARE KNOWABLE. IT IS POSSIBLE TO
[00:26:47] PLAN FOR THEM. IN OUR REGION, WE'VE
[00:26:52] KIND OF BLINDLY AUTOMATED FOR DECADES.
[00:26:56] WE'VE AUTOMATED THINGS INSTEAD OF
[00:26:59] HAVING PEOPLE. A LOT OF METRO SYSTEMS
[00:27:07] HAVE TICKET TAKERS. SO MANY IN THE
[00:27:12] PAST ARE AUTOMATED. SOMEONE DECIDED
[00:27:13] THAT OUR MINIMUM WAGE SHOULD BE
[00:27:16] HIGHER. IT WAS BECAUSE WE WERE
[00:27:18] FINDING OUT THAT WE CONTINUED TO HAVE
[00:27:22] TO SUPPORT PEOPLE WITH JOBS AND VERY
[00:27:24] LOW WAGES WITH HEALTHCARE SUPPORTS AND
[00:27:26] OTHER THINGS. WE HAD TO SUBSIDIZE
[00:27:30] THEIR LIVINGS AND NOT EVEN GIVING THEM
[00:27:33] THEIR DIGNITY AND INDEPENDENCE WHEN
[00:27:36] THEY WORK FULL TIME AND THAT'S BECAUSE
[00:27:38] THEY WERE LEAVING THEIR REGION AND

[00:27:40] GOING INTO THEIR SHAREHOLDERS POCKETS.
[00:27:45] THIS IS A QUESTION WE SHOULD BE ASKING
[00:27:47] OURSELVES. MIGHT WE RATHER TOGGLE
[00:27:50] TOWARDS MORE EMPLOYMENT IN SOME CASES
[00:27:53] UNLESS AUTOMATION AND MEANS PEOPLE
[00:27:55] COULD BE WORKING AND EMPLOYED AND
[00:27:56] HAVING THAT SECURITY AND MIGHT MEAN WE
[00:28:01] DON'T HAVE TO PAY FOR OTHERS SUPPORT.
[00:28:03] THAT'S SOMETHING WE MAY HAVE TO THINK
[00:28:04] ABOUT IN THE FUTURE BECAUSE, IT IS
[00:28:09] POSSIBLE THAT EVERYTHING THAT'S WRONG
[00:28:11] WITH OUR SOCIETY WHETHER IT'S, YOU
[00:28:13] KNOW, WHETHER IT'S EMPLOYMENT, WHETHER
[00:28:16] IT'S FAIRNESS, WHETHER IT'S ACCESS TO
[00:28:19] THE ECONOMY THROUGH TRANSPORTATION,
[00:28:20] YOU KNOW, WHETHER IT'S CLIMATE CHANGE.
[00:28:23] YOU KNOW, WHETHER IT'S THE
[00:28:26] COST-OF-LIVING. ALL OF THOSE THINGS
[00:28:28] COULD BE BETTER IN THE FUTURE, BUT
[00:28:30] THEY COULD ALSO BE MUCH WORSE. RIGHT?
[00:28:34] AND BASICALLY, THE FREE MARKET IS NOT
[00:28:36] GOING TO DELIVER THE BETTER OUTCOMES
[00:28:38] ON THEIR OWN. IT'S NOT GOING TO BE
[00:28:40] JUST THAT OPERATION OF PROFIT MAKING
[00:28:43] COMPANIES DELIVERING US THE BETTER
[00:28:45] FUTURE. WE ARE GOING TO HAVE TO
[00:28:47] ACTUALLY ARTICULATE WHAT WE WANT IN
[00:28:48] TERMS OF VALUES IN OUR COMMUNITY AND
[00:28:50] THEN WE ARE GOING TO HAVE TO SET THE
[00:28:52] RULES SO THAT WE GET THOSE THINGS, AND
[00:28:56] THE STAKES ARE HIGH. YOU KNOW, THE
[00:28:59] STAKES ARE VERY HIGH.
[00:29:00] I'M GOING TO SAY SOMETHING ELSE ABOUT
[00:29:03] THIS.
[00:29:05] SO, WE ARE GOING TO HAVE TO KNOW
[00:29:08] ALMOST ON A CONTINUOUS BASIS. WE'VE
[00:29:10] ESTABLISHED OUR VALUES, WE'VE SAID
[00:29:12] THIS IS THE FUTURE WE WANT. WE HAVE TO
[00:29:15] KEEP ASKING OURSELVES ARE WE GETTING
[00:29:17] THERE, ARE WE GETTING CLOSER TO THAT
[00:29:20] FUTURE OR FURTHER AWAY FROM IT AND WE
[00:29:26] HAVE TO BENCHMARK OURSELVES. I WILL
[00:29:27] TALK ABOUT THIS A COUPLE TIMES. WE ARE
[00:29:32] IN A FIGHT, EVERY JURISDICTION IS
[00:29:34] COMPETING FOR RESOURCES AND FOR PEOPLE
[00:29:35] WHO CHOOSE TO BE IN OUR JURISDICTION,
[00:29:38] FOR BUSINESSES AND INDUSTRIES TO
[00:29:39] INVEST IN OUR REGION, FOR PROPERTY
[00:29:42] OWNERS TO CHOOSE TO BUY, YOU KNOW, IN
[00:29:45] OUR COMMUNITIES, AND OTHER PEOPLE ARE
[00:29:47] COMPETING FIERCELY FOR THAT TOO. WE
[00:29:48] HAVE TO GIVE THEM A BETTER
[00:29:52] PROPOSITION, RIGHT? AND MONTGOMERY

[00:29:54] COUNTY HAS AN INTERNATIONAL REPUTATION
[00:29:56] FOR DOING THAT. SOME OF THE THINGS
[00:29:59] THAT TONYA TALKED ABOUT, THOSE WERE
[00:30:01] SOME OF THE FIRST THINGS I EVER KNEW
[00:30:03] ABOUT PLANNING, BUT YOU CAN'T REST ON
[00:30:06] YOUR LAURELS, YOU HAVE A GREAT
[00:30:08] TRADITION OF BEING PROGRESSIVE AND
[00:30:16] BEING PIONEERS AND LEADERS AND WE NEED
[00:30:18] THAT GOING FORWARD BECAUSE WE ARE IN
[00:30:23] THIS COMPETITION. DC AND MONTGOMERY
[00:30:27] COUNTY WE ARE TIGHT AND WE DO THINGS
[00:30:30] TOGETHER BUT MAYBE WE ARE A LITTLE BIT
[00:30:36] COMPETITIVE. JUST PUTTING IT UP HERE.
[00:30:38] THIS IS A FACT SHEET FOR HOUSING AND
[00:30:42] TRANSPORTATION COST FOR MONTGOMERY
[00:30:45] COUNTY AND DISTRICT OF COLUMBIA. THE
[00:30:49] COUNTY IS VAST, YOU HAVE AG PRESERVE
[00:30:54] AND THIS GREEN SPACE, AND DC, FOR THE
[00:31:04] SAKE OF ARGUMENT, WE HAVE OUR VOTERS
[00:31:06] AND BASED ON A LOT OF LAND AND OTHER
[00:31:10] THINGS AND CHARACTERISTICS ABOUT OUR
[00:31:12] LAND USE, THERE ARE SOME REALLY BIG
[00:31:16] DIFFERENCES IN HOW OUR JURISDICTIONS
[00:31:20] PERFORM. YOU CAN BARELY READ IT BUT
[00:31:23] 60% IS LOCATION AND PLACES. PLACES
[00:31:26] THAT ARE WALKABLE, THINK ABOUT IT AS A
[00:31:30] HIGH WALK SCORE. PLACES IN MONTGOMERY
[00:31:31] COUNTY ARE LOCATION EFFICIENT AND THEY
[00:31:34] SAY 100% ARE LOCATION EFFICIENT IN DC
[00:31:38] WHERE THERE ARE CHOICES AND YOU CAN
[00:31:39] WALK TO A LOT OF YOUR DESTINATIONS.
[00:31:42] WELL, WHO CARES ABOUT THAT? WELL, YOU
[00:31:46] MIGHT CARE ABOUT WHAT IT COSTS YOU.
[00:31:50] YOUR TRANSPORTATION COSTS ARE HIGHER
[00:31:53] IN MONTGOMERY COUNTY. \$13,000 A YEAR
[00:31:57] ON AN AVERAGE AND IN THE DISTRICT.
[00:32:04] \$8700. IF YOU PUT THE HOUSING AND
[00:32:08] TRANSPORTATION COST TOGETHER, THEY ARE
[00:32:10] STILL QUITE A DIFFERENCE. IN
[00:32:12] MONTGOMERY COUNTY THAT IS 47% OF
[00:32:14] HOUSING AND TRANSPORTATION, IN THE
[00:32:16] DISTRICT IT'S ONLY 32% OF AVERAGE
[00:32:18] HOUSEHOLD INCOME. THAT MEANS IN THE
[00:32:21] DISTRICT YOU HAVE 68% OF YOUR INCOME
[00:32:23] LEFT TO SPEND ON OTHER THINGS. IN
[00:32:27] MONTGOMERY COUNTY IT'S ON THE 56%.
[00:32:30] THAT'S A BIG DIFFERENCE. THAT MAY
[00:32:33] MEAN A DIFFERENCE FOR A COLLEGE
[00:32:36] GRADUATE WHERE THEY WANTING TO BECAUSE
[00:32:38] THEY NEED THOSE COSTS TO BE LOWER SO
[00:32:41] THEY CAN PAYOFF THEIR DEBT. THAT'S
[00:32:43] BENCHMARKING WHAT YOU NEED TO DO AND
[00:32:44] THE PLACES THAT YOU ARE COMPETING WITH

[00:32:46] AND BENCHMARK THE THINGS THAT YOU CARE
[00:32:49] ABOUT. AFFORDABILITY IS ONE OF THEM.
[00:32:51] MAYBE YOU DO NOT CARE SO MUCH ABOUT
[00:32:56] TRANSPORTATION COST. ANOTHER FAVORITE
[00:32:57] FOR ME IS CAR FREE HOUSEHOLDS BECAUSE
[00:32:59] FOR ME THAT IMPLIES A LOT OF THINGS.
[00:33:03] WHEN YOU GET THIS DATA FROM THE
[00:33:09] INFORMATION, IT'S A BIT OF A PROXY FOR
[00:33:12] LAND USE AND WALK ABILITY AND ALSO
[00:33:16] SUGGEST AFFORDABILITY IF THAT RATE IS
[00:33:18] GOING UP AND THE RATE OF THE VEHICLE
[00:33:20] IS GOING UP, THAT'S A NEGATIVE.
[00:33:23] SORRY, THE OTHER WAY AROUND. IF THE
[00:33:25] COST OF HOUSEHOLDS IS GOING UP AND THE
[00:33:29] CARS GOING UP THAT'S BAD. FOR OUR
[00:33:31] COUNTRY AS A WHOLE, BOTH OF THOSE
[00:33:35] THINGS ARE GETTING WORSE AND THE
[00:33:37] PLACES THAT ARE DOING BETTER, ARE
[00:33:41] HONESTLY DOING BETTER COMPETENTIVELY
[00:33:42] AND THEY ARE TRACKING THE ECONOMY AND
[00:33:46] THE WORKERS.
[00:33:47] ENOUGH ABOUT THAT, THERE IS A LOT TO
[00:33:49] PAY ATTENTION TO THERE AND ONE OF THE
[00:33:51] THINGS THAT ARE IMPORTANT TO KNOW IS
[00:33:55] THAT IN THE URBANIZED AREAS THERE IS
[00:33:59] 30% DEVOTED TO LAND FOR PARKING, IT'S
[00:34:05] CAR STORAGE MOST OF THE TIME AND TO
[00:34:07] STREETS. THE STREETS ARE PUBLICALLY
[00:34:10] OWNED. THAT'S LAND THAT COULD BE ON
[00:34:12] THE TAX ROLLS OR PROVIDING HOUSING OR
[00:34:16] MANAGING STORMWATER.
[00:34:17] SO WE'VE GIVEN OVER A LOT. WE HAVE
[00:34:21] 7-9 PARKING SPACES FOR EVERY CAR IN
[00:34:25] AMERICA. WE HAVE GIVEN A LOT TO
[00:34:28] MOBILITY. IF WE HAVE CHANGES, THAT
[00:34:30] MEANS WE CAN GET SOME OF THAT SPACE
[00:34:32] BACK FOR OTHER PURPOSES. PEOPLE LIKE
[00:34:33] TO SAY THEY ARE NOT INVENTING MORE
[00:34:37] LAND, BUT THIS IS A CASE WHERE YOU
[00:34:40] MIGHT BE INVENTING MORE LAND TO USE IT
[00:34:43] FOR SOMETHING ELSE. I WILL TELL YOU
[00:34:45] WHAT YOU CAN USE IT FOR IN A MINUTE.
[00:34:50] TALK ABOUT A FREIGHT TRAIN. I HEAR
[00:34:58] THIS EVERYWHERE. THIS IS WHEN IT WAS
[00:35:01] MY FOCUS AT HUD, I HAD NO IDEA THAT
[00:35:04] HUD WAS RESPONSIBLE FOR DISASTER
[00:35:06] RECOVERY. I HEARD THIS EVERYWHERE WHEN
[00:35:09] I WAS ADD HUD THAT THIS IS THE WORSE
[00:35:11] EVER. THEY WOULD SAY IT EVER YEAR, BUT
[00:35:13] THE BOTTOM LINE IS IT'S THE WORSE EVER
[00:35:16] SO FAR BECAUSE IT'S GOING TO GET WORSE
[00:35:18] AND YOU FEEL WE DON'T SEEM TO BE DOING
[00:35:21] MUCH AS A NATION TO REALLY STOP THESE

[00:35:25] CHANGES.

[00:35:26] A LOT OF WHAT WE'VE DONE SINCE THE
[00:35:29] LAST GENERAL PLAN, IF YOU LOOK ACROSS
[00:35:33] THE ENTIRE COUNTRY HAS REALLY
[00:35:36] EXACERBATED THE RISK. IT'S NOT JUST
[00:35:38] THAT THE SEA LEVEL IS RISING AND RAIN,
[00:35:42] EXTREME WEATHER EVENTS ARE GETTING
[00:35:44] MORE FREQUENT, IS THAT WE HAVE VERY
[00:35:54] ACIDOUSLY MOVED TO PLACES AND WE'VE
[00:35:59] DOUBLED THE HOUSING ON THE COAST. THE
[00:36:01] VALUE OF THAT PROPERTY FOR NOW IS
[00:36:03] HIGH. IT'S SIX TIMES THE DENSITY OF
[00:36:07] INLAND COMMUNITIES. SO WE KIND OF
[00:36:09] DELIBERATELY PUT OURSELVES IN THIS
[00:36:10] POSITION AND WE ARE REALLY SEEING THE
[00:36:14] IMPACTS OF IT WITH UNBELIEVABLE LOSSES
[00:36:19] IN TERMS OF PROPERTY AND THE VALUE OF
[00:36:22] THE DISASTER MITIGATION THAT THE
[00:36:24] FEDERAL GOVERNMENT IS HAVING TO PAY
[00:36:26] FOR.

[00:36:31] AND IT'S NOT JUST SEA LEVEL RISE AND
[00:36:39] FLOODING. DID YOU KNOW THAT'S THE
[00:36:41] BIGGEST KILLER AND THE BIGGEST RISK.
[00:36:44] WE TALK ABOUT ISOLATION, NOT HAVING A
[00:36:46] DENSE WORK OF CONNECTIONS. A LOT OF
[00:36:48] VERY YOUNG AND VERY OLD PEOPLE END UP
[00:36:52] DYING WHEN THERE IS EXTREME HEAT.
[00:36:54] THERE WAS A HORRIBLE EPISODE IN
[00:37:00] CHICAGO WHERE HUNDREDS OF PEOPLE WERE
[00:37:02] KILLED BECAUSE THEY JUST WEREN'T
[00:37:05] PREPARED. THAT IS A PLACE THAT WASN'T
[00:37:07] USED TO HEAT WAVES AND THERE ARE A LOT
[00:37:08] OF OTHER PLACES IN THE COUNTRY WHERE
[00:37:10] IT'S NOT CUSTOMARY TO HAVE
[00:37:13] AIR-CONDITIONING AND THE PLACES THAT
[00:37:14] PEOPLE HAVE MOVED TO BECAUSE IT'S SO
[00:37:16] NICE AND WARM IN THE WINTER, I MEAN,
[00:37:19] ARIZONA CAN BE 120 DEGREES IN THE
[00:37:22] SUMMER NOW. RIGHT?
[00:37:26] THINK ABOUT THINGS LIKE PUBLIC WORKS.
[00:37:28] WHEN COULD YOU DO ANY WORK IN THE
[00:37:33] SUMMER IN ARIZONA? AT NIGHT? MAYBE
[00:37:36] NOT AT ALL. SO THOSE KINDS OF THINGS
[00:37:38] ARE ALSO GOING TO BE HAPPENING
[00:37:47] BECAUSE OF THE TEMPERATURES RISING.
[00:37:50] AND WHEN THEY GET RAIN, THEY GET AN
[00:37:53] INCREDIBLE AMOUNT OF RAIN. WE'VE HAD
[00:37:55] MANY OF THOSE EXPERIENCES LAST YEAR.
[00:37:57] WETTEST YEAR ON RECORD, RIGHT?
[00:37:59] I MEAN, WHAT GIVES?
[00:38:03] SO, THESE THINGS ARE HAPPENING. YOU
[00:38:07] MAY NOT BE LIVING IN A COASTAL
[00:38:10] COMMUNITY, BUT THAT HEAVY RAIN, WE

[00:38:12] HAVE RIVERS, WE HAVE LAKES, WE HAVE
[00:38:14] WATER. RIGHT? AND WE ARE NOT USED TO
[00:38:19] SO MUCH RAINFALL AND SO MUCH OF THE
[00:38:21] LAND THAT WE DO HAVE IN PARTS OF OUR
[00:38:24] REGION IS FILLED. IT'S LAND THAT WAS
[00:38:28] SWAMPY. WE ARE IN THE CHESAPEAKE BAY
[00:38:36] ESTUARY. A LOT OF IT WAS SWAMPY.
[00:38:43] THAT WATER WAS REALLY SCARY. I'M NOT
[00:38:45] GOING TO SCARE YOU WITH NUMBERS, I'M
[00:38:48] GOING TO SAY TO YOU, YOU NEED TO KNOW
[00:38:50] THESE NUMBERS. I HAVE DONE A LOT OF
[00:38:54] WORK WITH A LOT OF THESE PLACES ABOUT
[00:38:57] KNOWING THE RISKS.
[00:38:58] HOW MANY OF YOU ARE FAMILIAR WITH FEMA
[00:39:02] FLOOD MAPS TO KNOW WHAT YOUR FLOODING
[00:39:05] RISK IS? HOW MANY EVEN KNOW WHAT A
[00:39:09] FEMA FLOOD MAP IS?
[00:39:12] I LOVE FEMA. THE FLOOD MAPS ARE A
[00:39:18] TOTAL NEW LOOK IN THE REAR VIEW
[00:39:28] MIRROR.
[00:39:29] I DID SOME WORK IN TEXAS WHERE I MET
[00:39:31] SO MANY PEOPLE IN HOUSTON WHO LIVED 1
[00:39:34] BLOCK FROM THE MAPPED FEMA FLOODPLAIN
[00:39:40] AND THEY SAID THANK GOD I DIDN'T HAVE
[00:39:42] TO GET FLOOD INSURANCE. THAT FLOOD
[00:39:45] MAP WAS DRAWN 30 YEARS AGO BEFORE
[00:39:47] THERE WAS ANY DEVELOPMENT WHATSOEVER,
[00:39:50] BEFORE ANYTHING HAD BEEN PAVED OVER SO
[00:39:52] THE WATER HAD NO WHERE TO GO. THE
[00:39:56] FLOODING WAS CATASTROPHIC AND 80% OF
[00:39:58] THE DAMAGE WAS OUTSIDE OF THE FEMA
[00:40:05] FLOODPLAIN. I'M TELLING YOU, BUY FLOOD
[00:40:07] INSURANCE. I LIVE IN COLUMBIA HEIGHTS.
[00:40:09] I LIVE AT THE TOP OF THE HILL, BUT I
[00:40:14] STILL GET VERY HEAVY RAIN. THINGS BACK
[00:40:19] UP. BUY FLOOD INSURANCE. BUT THE
[00:40:21] BIGGEST THING IS KNOW YOUR RISK. NO
[00:40:24] ONE SHOULD BE RELYING ON FEMA FOR
[00:40:27] INFORMATION ABOUT RISK. DC IS EVEN
[00:40:29] SAYING, WE ARE GOING TO USE THE
[00:40:33] 500-YEAR FLOOD MAP. NO, IT'S STILL NOT
[00:40:39] WITH SEA LEVEL RISE. WE ARE COASTAL.
[00:40:48] SO, KNOW THE RISK. SHARE THE KNOWLEDGE
[00:40:50] ABOUT RISK. MOST PEOPLE DON'T KNOW
[00:40:54] ABOUT THE RISK DUE TO FLOODING. THAT'S
[00:40:56] WHERE MOST OF THE DAMAGE COMES FROM
[00:40:59] THIS STUFF. THE OTHER THING I WILL SAY
[00:41:01] IS THE THINGS THAT MAKE YOU VULNERABLE
[00:41:03] ARE NOT NECESSARILY OF WHERE YOU ARE
[00:41:05] ON THE FLOODPLAIN, BUT ALSO OTHER
[00:41:07] THINGS. ARE YOU JOB INSECURE? ARE YOU
[00:41:10] IN A PLACE WHERE YOU HAVE NO
[00:41:13] TRANSPORTATION CHOICES? RIGHT? THE

[00:41:16] MOST VULNERABLE. WHERE IS THE CHEAPEST
[00:41:19] LAND IN THE COUNTY? THE CHEAPEST LAND
[00:41:21] IS IN THE LAND THAT OTHER PEOPLE DON'T
[00:41:27] WANT, SOMETIMES BECAUSE IT FLOODS A
[00:41:30] LOT. EVEN AT HUD, A LOT OF WHAT
[00:41:35] EXISTED PREFORMATION OF HUD WAS ON
[00:41:47] FLOODED LAND. IF I WANTED TO SAY
[00:41:50] SOMETHING TO REUP THE CONTRACT, THEY
[00:41:54] WOULD SAY DON'T DO THAT. I WOULD
[00:41:58] RATHER HAVE A 50% CHANCE OF FLOODING
[00:42:01] NEXT YEAR THAN 100% CHANCE OF BEING
[00:42:03] HOMELESS THIS YEAR.
[00:42:04] SO LOOK AT THE VULNERABLE, LOOK AT
[00:42:08] WHERE THAT HOUSING IS, AND THINK
[00:42:10] ABOUT, YOU KNOW, WHERE IT NEEDS TO BE
[00:42:12] AND WHAT OPPORTUNITIES YOU MIGHT HAVE
[00:42:15] TO REPLACE IT BECAUSE THAT IS GOING TO
[00:42:16] BE A PROBLEM. A LOT OF THE HOUSING
[00:42:18] STOCK THAT WE HAVE OUR COMMUNITIES
[00:42:21] HAVE GROWN AROUND THAT HOUSING STOCK
[00:42:23] EVEN THOUGH IT MIGHT BE IN A
[00:42:26] VULNERABLE LOCATION AND WE DON'T HAVE
[00:42:29] LARGE SPOTS OF LAND OPEN TO SHIFT IT
[00:42:31] INTO. THAT'S GOING TO REQUIRE A LOT
[00:42:32] OF WORK AND A LOT OF THOUGHTFULNESS.
[00:42:36] IF YOU DO GET A DISASTER AND I HOPE
[00:42:39] YOU DON'T, REMEMBER WHEN THAT HAPPENS
[00:42:42] THAT YOU NEED TO DO MORE THAN WHAT WAS
[00:42:46] THERE. WHAT WAS SHOCKING TO ME AT HUD
[00:42:50] WAS THE BILLIONS AND BILLIONS OF
[00:42:52] DOLLARS THAT HUD SPENT WAS TO LOVINGLY
[00:42:56] REPLACE THINGS EXACTLY THE WAY THEY
[00:42:58] WERE. THAT'S THE IMPULSE. PEOPLE WANT
[00:43:01] TO RETURN TO NORMALCY. YOU HAVE TO
[00:43:04] FIGHT THAT IMPULSE AND YOU HAVE TO ASK
[00:43:07] YOURSELF, MY VISIONARY, 2021, GENERAL
[00:43:08] PLAN HAS ME GOING IN THIS DIRECTION.
[00:43:10] IF I HAVE A CATASTROPHE, HOW CAN I USE
[00:43:13] THE MONEY ASSOCIATED WITH THAT TO
[00:43:16] PROPEL ME IN THAT DIRECTION? I DON'T
[00:43:19] WANT A RETURN TO WHAT WAS HERE BEFORE
[00:43:21] AS LOVELY AS IT MIGHT HAVE BEEN. I
[00:43:25] NEED TO PREPARE FOR THAT FUTURE. THINK
[00:43:29] ABOUT WHAT THOSE ASPIRATIONS ARE AND
[00:43:30] HOW YOU ARE GOING TO ACHIEVE THEM. I
[00:43:32] WOULD ALSO JUST SAY WHEN IT COMES TO
[00:43:34] THIS KIND OF RESILIENCE, THERE IS NOT
[00:43:39] A CLEAR AND DEFINITIVE ANSWER ABOUT
[00:43:41] WHAT TO DO, AND PLANNERS KIND OF LIKE
[00:43:44] THAT. THE CONSTRUCTION COMMUNITY KIND
[00:43:47] OF LIKES THAT. WE'VE ALWAYS BUILT A
[00:43:53] QUICK STINT POINT. IMAGINE SAYING
[00:43:55] THIS AREA IS GOING TO BE LOVELY FOR

[00:43:57] THE NEXT 30 YEARS AND THEN IT'S NOT,
[00:43:59] IT'S NOT GOING TO BE HABITABLE AND
[00:44:02] IT'S NOT WORTH IT TO MAKE IT HABITABLE
[00:44:07] BECAUSE THE WALL THAT I RAISE IS
[00:44:17] GOING TO BE DIFFICULT ON THAT SIDE OF
[00:44:20] THE WALL AND MAYBE YOU WILL NOT PASS
[00:44:22] YOUR HOME TO YOUR CHILDREN OR
[00:44:25] GRANDCHILDREN. BUT MAYBE YOU WILL
[00:44:28] LEAVE THEM A DIFFERENT LEGACY. THAT'S
[00:44:31] OUR FUTURE. AND OUR FUTURE TODAY TO
[00:44:39] STOP OUR EMISSIONS.
[00:44:42] SO DESIGN TO CHANGE, THAT ADAPTATION.
[00:44:47] FOR THE HOUSING, MAYBE WHAT YOU PUT
[00:44:50] THAT LAND USE TO MORE OPEN
[00:44:55] CONNECTIVITY SO INSTEAD OF IT LASTING
[00:44:58] FOR 20 YEARS, IT MIGHT LAST FOR 50
[00:45:01] YEARS. THAT'S THE FUTURE WE ARE IN.
[00:45:05] THAT'S NOT HOW WE ARE USED TO THINKING
[00:45:07] ABOUT IT, BUT THAT'S WHAT WE HAVE TO
[00:45:09] THINK ABOUT.
[00:45:10] I'M GOING TO GIVE YOU AN EXAMPLE WHEN
[00:45:11] I SAID NO ONE IS LOOKING AT THE REAL
[00:45:15] RISK, THAT IS NOT TRUE. THE STATE OF
[00:45:18] LOUISIANA IS LOOKING AT THE REAL RISK
[00:45:20] AND I DID SOME WORK IN BOSTON. THIS
[00:45:30] IS THE CURRENT AND HISTORIC SHORELINE
[00:45:33] AND THAT IS WHERE THE FEMA FLOOD MAP
[00:45:40] IS, RIGHT? WHEN WE MODELED THE STORM
[00:45:55] EVENTS, OTHER AREAS ARE HIGHER AND
[00:45:57] SOMEWHAT PROTECTED THAT WITH JUST ONE
[00:45:59] KEY INTERVENTION IN THE CHANNEL, ALL
[00:46:01] OF THAT LAND WHICH IS WHERE SOME OF
[00:46:03] THE POOREST PEOPLE IN THE AREA LIVE IS
[00:46:07] PROTECTED, BUT ALL OF THIS IS
[00:46:12] UNDERWATER. AND THEY HAVE A 2030
[00:46:21] NUMBER AND 2070 NUMBER. IN 2070, THEY
[00:46:24] WILL BE WALKING AWAY FROM THE SEAPORT.
[00:46:27] WE ARE HAVING CONVERSATION NOW ABOUT
[00:46:29] WHAT TO DO BETWEEN NOW AND 2030.
[00:46:32] BECAUSE IN REAL ESTATE, AFTER 7 YEARS,
[00:46:35] IT DOESN'T MATTER. THEIR BALANCE
[00:46:37] SHEET, HOW THEY MAKE INVESTMENT
[00:46:39] DECISIONS, TO SAY THAT IT'S GOOD TO
[00:46:42] 2070 MIGHT BE SAYING IT'S GOOD FOREVER
[00:46:45] FOR THE PURPOSES OF THEIR
[00:46:48] CALCULATIONS.
[00:46:50] THAT MIGHT WORK FOR CITIES TOO, RIGHT,
[00:46:51] THAT WE ARE GOING TO PUT
[00:46:53] INFRASTRUCTURE IN AND COLLECT TAXES
[00:46:55] AND HAVE ACTIVITY AND THEN WE ARE
[00:46:56] GOING TO RETREAT FROM THIS AND WE ARE
[00:46:59] GOING TO INVEST SOMEWHERE ELSE. HOW WE
[00:47:01] DO IT MIGHT BE DIFFERENT, BUT THIS IS

[00:47:03] OUR FUTURE BECAUSE WE CAN'T AFFORD TO
[00:47:06] PROTECT THIS IN PERPETUITY WITH SEA
[00:47:12] LEVEL RISE AND STORM SURGE.
[00:47:16] THIS IS THROUGH THE END OF THE CENTURY
[00:47:18] IN TERMS OF STORM INTENSITY,
[00:47:24] POPULATION, SEA LEVEL RISE, IT'S GOING
[00:47:25] TO GET A LOT WORSE. FOR MOST THINGS,
[00:47:30] OUR LIVES AREN'T GOING TO BE
[00:47:32] DIFFERENT, IT'S GOING TO BE HOTTER AND
[00:47:37] STICKIER IN THE SUMMER, AND COLDER IN
[00:47:41] THE WINTER. FOR SOME OF US IT'S GOING
[00:47:43] TO BE VERY ROUGH. OUR WATER FRONT IS
[00:47:51] GOING TO BE OUR FAVORITE THINGS, THE
[00:47:55] THING IS THERE IS ALWAYS GOING TO BE A
[00:47:57] WATER FRONT BUT NOT WHERE IT IS RIGHT
[00:48:04] NOW.
[00:48:05] RIGHT NOW, ALMOST NO ONE IS GETTING A
[00:48:06] SIGNAL ABOUT THEIR RISK. THE FLOOD
[00:48:12] INSURANCE PROGRAM, FEMA FLOOD
[00:48:13] INSURANCE PROGRAM, IS NOT MARKET BASED
[00:48:16] AND WHEN CONGRESS TRIED TO ASSESS AN
[00:48:20] ACTUAL RISK OF ADJUSTED PREMIUM,
[00:48:22] MEMBERS OF CONGRESS WENT, OTHER
[00:48:25] MEMBERS OF CONGRESS WENT NUTS FOR
[00:48:30] THEIR RISKY AREAS. RIGHT NOW MOST
[00:48:36] STATE COMMISSIONS AVERAGE THE PREMIUM
[00:48:37] FOR THE STATE. THE LOW RISK PLACES
[00:48:44] SUBSIDIZE THE HIGH RISK PLACES JUST
[00:48:47] LIKE THE DRIVERS FOR CAR INSURANCE.
[00:48:49] THAT MEANS PEOPLE AREN'T GETTING THAT
[00:48:52] SIGNAL.
[00:48:54] HOME BUILDERS YOU CAN'T RELY ON THEM
[00:48:56] TO BUILD ON A PLACE THAT'S GOING TO
[00:48:59] FLOOD. THEY CALL THEIR OWN INDUSTRY
[00:49:01] BLOW AND GO. THEY HAVE NO LONG-TERM.
[00:49:04] THAT'S JUST THEIR BUSINESS MODEL. I'M
[00:49:06] NOT EVEN SAYING THAT PEJORATIVELY.
[00:49:10] THEY ARE GOING TO BE BANKRUPT IN 10
[00:49:15] YEARS AND THEY CERTAINLY DON'T CARE
[00:49:21] WHAT -- IT'S LIKE IN 30 YEARS. THEY
[00:49:25] ARE BUYING THE CHEAP LAND WHEN THEY
[00:49:28] CAN HAVE THE BIGGEST MARGIN. PEOPLE
[00:49:30] NEED TO BE INFORMED ABOUT THEIR RISK.
[00:49:34] THE BOND RATINGS ARE GOING TO CHANGE
[00:49:37] IN COUNTIES, IN CITIES. THEY ARE
[00:49:38] STARTING TO CHANGE NOW. THERE IS BOND
[00:49:42] RATING AGENCIES STARTING TO ASK PLACES
[00:49:46] LIKE MIAMI AND NEW ORLEANS, WHAT ARE
[00:49:49] YOU DOING. IT'S NOT QUANTITATIVE YET.
[00:49:52] THEY HAVE NOT DECLINED AN ISSUE TO A
[00:49:56] 30-YEAR BOND. BUT THERE ARE SOME
[00:49:59] PLACES. I WOULDN'T BUY ANYTHING ON
[00:50:02] THE GROUND IN MIAMI. RIGHT? THEY ARE

[00:50:05] ALREADY SEEING IN SOUTH FLORIDA A
[00:50:11] DECLINE IN PROPERTY VALUES. MAYBE NOT
[00:50:15] IN MIAMI BEACH, BUT IN VENEZUELA,
[00:50:24] WHERE PLACES IS TO STASH IN 5 YEARS
[00:50:29] THAT WILL BE GREAT. THAT ISN'T
[00:50:35] SOMETHING TO SAY THAT IT SHOULDN'T BE
[00:50:39] SOMETHING WE SHOULD WORRY ABOUT. AND
[00:50:40] CONGRESS IS SEEING THAT WE ARE PAYING
[00:50:42] OVER AND OVER IN THE SAME PLACES. FOR
[00:50:45] THE FIRST TIME EVER IN JANUARY 2018,
[00:50:50] CONGRESS APPROPRIATED MONEY TO HUD FOR
[00:50:59] MITIGATION. THEY ALLOCATED \$15 BILLION
[00:51:03] TO ONLY GO TO A DOZEN PLACES THAT HAVE
[00:51:06] BEEN HARD HIT OVER THE LAST 3 YEARS.
[00:51:09] IT'S SOMETHING, IT'S A START. THE
[00:51:11] RULES AREN'T YET OUT ON HOW THAT MONEY
[00:51:14] IS TO BE SPENT, BUT SOME PLACES, I
[00:51:19] THINK PUERTO RICO GOT \$8 BILLION OF
[00:51:21] THAT MONEY. SO THERE IS A LOT OF MONEY
[00:51:23] TO DO SOMETHING DIFFERENT BECAUSE WHAT
[00:51:24] WE ARE DOING NOW AT EVERY LEVEL IS
[00:51:31] JUST NOT WORKING. IT'S PLACES LIKE
[00:51:36] HOUSTON HAVE WORKED THEIR WAY OUT FOR
[00:51:37] A NUMBER OF YEARS, THAT'S NOT GOING TO
[00:51:40] WORK FOR EVERYBODY. SAME IN LOUISIANA,
[00:51:43] WE'LL JUST BUILD A BIGGER LEVY. NO. IN
[00:51:48] MIAMI, THE SUBSURFACE IS LIMESTONE,
[00:51:59] POROUS. ENDANGERING THE EVERGLADES.
[00:52:01] THE BEST THING ANYBODY COULD DO IS TO
[00:52:04] NOT ALLOW BUILDINGS TO GO IN THE WRONG
[00:52:05] PLACES. SO YOU HAVE TO KNOW YOUR RISK
[00:52:08] TO KNOW WHERE THE WRONG PLACES ARE,
[00:52:11] RIGHT? AND YOU NEED TO INFORM PEOPLE
[00:52:14] WHO ARE GETTING BUILDING PERMITS OR
[00:52:16] EVEN BEFORE THAT, BUYING LAND, WHAT
[00:52:18] THAT RISK IS BECAUSE THERE IS NOTHING
[00:52:20] WE CAN DO THAT IS BETTER THAN
[00:52:22] PREVENTING THAT BUILDING FROM
[00:52:24] HAPPENING IN THE WRONG PLACE.
[00:52:26] OKAY, I'M GOING TO SAY A LITTLE BIT
[00:52:29] MORE. I DID SOME WORK, I WAS ON A
[00:52:32] TASK FORCE FOR THE GOVERNOR ON THE
[00:52:36] VIRGINIA ISLANDS AFTER IRMA AND MARIA.
[00:52:37] HE WANTED TO HAVE A RESILIENT
[00:52:40] RECOVERY. WE DID A BUNCH OF WORKSHOPS
[00:52:43] ON THE THREE ISLANDS, THE VIRGINIA
[00:52:44] ISLANDS. I HAVE DONE THIS WORKSHOP
[00:52:47] MANY TIMES IN MANY PLACES AND IT'S
[00:52:49] ALWAYS INTERESTING TO ME BUT SHOCKING
[00:52:51] TO THE PARTICIPANTS. WE HAVE THEM GO
[00:52:53] THROUGH AN EXERCISE WHERE THEY LOOK AT
[00:52:56] CONSEQUENCE AND FREQUENCY OF EVENTS
[00:52:58] AND WE ASKED THEM TO CONSIDER THEIR

[00:53:00] SHOCKS AND STRESSES. SHOCKS MIGHT BE A
[00:53:05] HURRICANE, RIGHT? GOSH, IT MIGHT BE A
[00:53:08] FINANCIAL COLLAPSE, A GLOBAL
[00:53:09] RECESSION. A STRESS IS CHRONIC
[00:53:11] POVERTY. A STRESS IS UNEMPLOYMENT OR
[00:53:14] UNDER EMPLOYMENT. A STRESS MIGHT BE
[00:53:18] CIVIL UNREST OR DISEASE, RIGHT? A
[00:53:21] LACK OF CLEAN WATER. SO WHEN PEOPLE
[00:53:24] END UP ANALYZING THE HIGH CONSEQUENCE,
[00:53:27] HIGH FREQUENCY THINGS, THEY ARE ALMOST
[00:53:33] ALWAYS THOSE CHRONIC THINGS. IT SAYS A
[00:53:35] LOT ABOUT IF YOU ARE GOING TO BE
[00:53:39] MAKING INVESTMENTS IN RESILIENCE, WHAT
[00:53:41] YOU SHOULD BE PLANNING FOR AND FOR
[00:53:44] THOSE CONDITIONS THAT ARE SO STRESSFUL
[00:53:46] TO LIVE EVERYDAY, BUT ALSO TO RECOVER,
[00:53:52] TO BE RESILIENT IN THE FACE OF A
[00:53:55] DISASTER. AS YOU GO THROUGH YOUR OWN
[00:53:58] PLANNING PROCESS, IT MIGHT BE EASY TO
[00:54:02] HAVE A FACILITATED DISCUSSION AND
[00:54:03] PRIORITIES ON THOSE STRESSES AND
[00:54:05] SHOCKS THAT YOU THINK ARE GOING TO
[00:54:07] HAPPEN AND THEN FIGURE OUT, WHAT ARE
[00:54:10] COMMON SIDE OF VALUES THAT MIGHT BE
[00:54:14] AROUND MONTGOMERY COUNTY AND PRINCE
[00:54:15] GEORGE'S COUNTY. A LOT OF TIMES IT'S
[00:54:16] NOT THE WHAT, BUT THE HOW THAT GIVES
[00:54:20] YOU A MORE RESILIENT OUTCOME AND HOW
[00:54:25] YOU ENGAGE AND HOW BROADLY YOU ENGAGE.
[00:54:29] WHAT WE HAVE THOUGHT IS TAKING THOSE
[00:54:35] SHOCKED STRESSES AND ADD A VALUE, A
[00:54:37] LOT OF THOSE CAN BE PLANNED FOR
[00:54:43] DISASTER RECOVERY AND INVESTMENTS THEY
[00:54:44] MIGHT TAKE OUT OF THEIR CAPITAL PLAN.
[00:54:47] BECAUSE WE AS A COUNTRY, AS A COUNTY,
[00:54:50] AS A PEOPLE, WE USED TO HAVE ENOUGH
[00:54:52] MONEY THAT WE COULD AFFORD TO PAY FOR
[00:54:55] ONE THING AT A TIME, HAVE A SINGLE
[00:54:59] PURPOSE, A CIVIL WORKS PROJECT. A
[00:55:03] SINGLE PURPOSE ENTITY, PAY A DOLLAR,
[00:55:07] GET A DOLLAR'S WORTH FOR THE VALUE.
[00:55:09] WE CAN'T DO THAT RIGHT NOW. WE REALLY
[00:55:12] CAN'T. AND SO MUCH OF WHAT WE COULD
[00:55:14] BE DOING IS SERVE MULTIPLE PURPOSES.
[00:55:17] WE NEED TO GET 4, 5, OUT OF \$10 OF
[00:55:21] EXPENDITURE AND A LOT OF THAT IS
[00:55:24] CHANGING THE HOW OF WHAT WE DO. I
[00:55:26] WOULD START MINING YOUR CAPITAL BUDGET
[00:55:29] AND GETTING YOUR AGENCIES TOGETHER AND
[00:55:30] IF THEY SHARE SOME OF THESE VALUES,
[00:55:32] THEY MIGHT BE ABLE TO WORK TOGETHER ON
[00:55:35] PROJECTS WHERE THE COMBINED COSTS OF
[00:55:39] DOING SOMETHING IS ACTUALLY LESS WHEN

[00:55:41] THEY WORK TOGETHER THAN IF THEY WORK
[00:55:44] SEPARATELY. THAT'S WHAT WE FIND IN
[00:55:46] ALMOST EVERY CASE. IT'S NOT JUST THE
[00:55:49] WHAT, IT'S THE HOW.
[00:55:50] I WILL SAY AND THIS IS AN EXAMPLE FROM
[00:55:52] THE VIRGINIA ISLANDS THAT IF THEIR
[00:55:54] VALUES WERE INVESTING IN PEOPLE,
[00:55:57] REDUCING RISK, INCREASING THEIR OWN
[00:56:00] COMPETITIVENESS, BECAUSE IT'S
[00:56:01] EXPENSIVE TO LIVE THERE AND SERVING
[00:56:05] IMPORTED ESPECIALLY ENERGY AND THEIR
[00:56:07] ELECTRIC GRADE WAS REALLY UNRELIABLE.
[00:56:09] IF THOSE ARE VALUES AND THE THINGS
[00:56:11] THAT YOU ARE INVESTING IN ARE
[00:56:15] DIFFERENT THAN IF YOU HAD A DIFFERENT
[00:56:17] SET OF VALUES. YOU ARE FOCUSING MORE
[00:56:19] ON USING THE MONEY TO ACTUALLY TRAIN
[00:56:21] THE LOCAL WORKFORCE. YOU DON'T WANT
[00:56:25] CONTRACTORS DOING THE WORK IF IT TAKES
[00:56:27] LONGER TO RECOVER. YOU WANT YOUR
[00:56:29] PEOPLE DOING THAT WORK AND YOU WANT TO
[00:56:31] BE ABLE TO TRANSITION THEM TO MAIN
[00:56:33] ATTAINING THAT INFRASTRUCTURE THAT HAS
[00:56:35] BEEN BUILT. WHY WOULD YOU SUFFER HIGH
[00:56:38] RATES OF UNEMPLOYMENT WHEN YOU HAVE
[00:56:41] ALL OF THIS FUNDING COMING IN. IN
[00:56:45] PUERTO RICO IF YOU HAVE \$8 BILLION,
[00:56:49] YOU BETTER HAVE FUNDING FOR THAT. SO
[00:56:53] HELPING THESE GUIDES ON WHAT TO DO CAN
[00:56:56] MAKE THINGS BETTER.
[00:56:57] I HEARD SOME TALK OF, YOU KNOW, MAYBE
[00:57:01] IT'S TOO SOON BUT A CAPITAL BUDGET AND
[00:57:06] REDUCTION IN FEES. WINSTON CHURCHILL
[00:57:10] SAID IT RIGHT, GENTLEMEN, WE ARE OUT
[00:57:11] OF FUNDS AND NOW WE HAVE TO THINK
[00:57:15] DURING WORLD WAR II AND THAT'S WHERE
[00:57:17] YOU ARE. IT'S NOT NECESSARILY THAT
[00:57:22] BAD.
[00:57:23] OKAY, WE ARE NOT RECOVERING FROM
[00:57:28] DISASTER, BUT WE ARE DOING ANYTHING
[00:57:35] TO WIN THE ECONOMY. WE HAVE TO THINK
[00:57:38] BETTER, SMARTER, THINKING ABOUT THE
[00:57:39] FUTURE, WE ARE GOING TO WIN.
[00:57:42] OKAY, SO, JUST TO GIVE YOU A QUICK
[00:57:43] EXAMPLE OF SOME OTHER WORK THAT WE DID
[00:57:48] AT HUD THAT'S RELEVANT. THIS IS AN
[00:57:50] EXAMPLE OF A POST SANDY MANHATTAN.
[00:57:55] AND WHAT YOU WOULD DO IF YOU HAD A
[00:57:59] STORM SURGE AND A HURRICANE. ISN'T IT
[00:58:01] OBVIOUS THAT YOU WOULD BUILD A
[00:58:07] SEAWALL. THAT'S ENGINEERING 101. AND
[00:58:11] IN FACT THERE WERE SEAWALL PLANS IN
[00:58:15] NEW YORK AND MONTGOMERY COUNTY THAT

[00:58:19] ARE DECADES OLD. SOMEONE WOULD SURE
[00:58:22] DRAG OUT ONE OF THOSE PLANS AND SAY,
[00:58:25] GREAT, WE CAN NOW FINALLY FUND THIS
[00:58:28] WITHOUT LOOKING AT HOW THAT 40-YEAR
[00:58:32] PLAN MEETS OUR NEEDS. NO 40-YEAR-OLD
[00:58:35] PLANS, NO 20-YEAR-OLD PLANS. I
[00:58:37] GUARANTEE YOU SOMETHING THAT YOU PLAN
[00:58:39] 10 YEARS AGO DIDN'T LOOK AT CLIMATE
[00:58:41] CHANGE. SO YOU HAVE TO RELOOK AT ALL
[00:58:43] OF THOSE THINGS. YES, YOU COULD BUILD
[00:58:46] THE EQUIVALENT OF A SEAWALL, BUT WHY
[00:58:48] WOULD YOU DO THAT IF YOU CAN INSTEAD
[00:58:51] HAVE A SERIES OF WATER FRONT PARKS
[00:58:54] THAT HAVE A DIFFERENT CHARACTER IN
[00:58:56] EVERY NEIGHBORHOOD, RIGHT? THAT ALSO
[00:58:57] PROVIDE THE SAME LEVEL OF PROTECTION
[00:59:00] AS A SEAWALL. SO, THAT GETS MULTIPLE
[00:59:03] BENEFITS ON A DAY WHEN THERE IS NOT A
[00:59:09] STORM SURGE, NOT A HIDEOUS EYESORE
[00:59:13] THAT MAKES IT MORE BEAUTIFUL AND
[00:59:15] PEOPLE USE IT ALL THE TIME. SO THAT'S
[00:59:16] THE KIND OF THING WE ARE LOOKING TO
[00:59:19] TRY TO DO. I WOULD FURTHER SAY THAT ON
[00:59:21] ALL OF THESE THINGS WHETHER IT'S
[00:59:25] TRANSPORTATION OR RESILIENCE, THERE IS
[00:59:29] NOT A SILVER BULLET. I'M NOT HERE TO
[00:59:31] TELL YOU THIS IS WHAT TO DO, HERE IS
[00:59:34] THE ANSWER, DO THE ANSWER. NO, YOU ARE
[00:59:37] GOING TO HAVE TO DO WHAT YOU DID WITH
[00:59:43] YOUR LAST GENERAL PLAN. YOU ARE GOING
[00:59:45] TO HAVE TO INNOVATE. OH GOSH, I DON'T
[00:59:47] KNOW WHAT HAPPENED THERE. SOMETHING
[00:59:49] BAD. YOU ARE GOING TO HAVE TO
[00:59:53] INNOVATE. INNOVATING ACTUALLY MEANS
[00:59:55] BEING TOLERANT OF FAILURE. BELIEVE
[00:59:57] ME, IF YOU NEVER FAIL HERE, THEN YOU
[01:00:00] ARE NOT TRYING TO ACTUALLY DO ANYTHING
[01:00:04] DIFFERENT. I KNOW, GOVERNMENTS HATE TO
[01:00:07] FAIL, YOU HATE TO BE ON THE FRONT PAGE
[01:00:09] OF THE POST WITH SOMETHING YOU DID. I
[01:00:13] ALWAYS HATED THAT. BUT, SORRY, YOU
[01:00:14] HAVE TO DO IT. IN SOME CASES, IT'S
[01:00:16] REALLY A BADGE OF HONOR, RIGHT? BUT
[01:00:19] YOU ARE NOT GOING TO GET TO NEW
[01:00:23] INNOVATIVE SOLUTIONS WITHOUT TOLERANCE
[01:00:24] AND A LOT OF YOU IN THE SMART PLANNING
[01:00:26] DEPARTMENT KNOW HOW TO DO THIS. YOU
[01:00:31] HELP MANAGE PEOPLE'S EXPECTATIONS. WE
[01:00:33] TALKED ABOUT THE BICYCLE SHARE
[01:00:35] PROGRAM, WE NEVER TALKED ABOUT THAT
[01:00:39] CLUNKER. THAT BIKE SHARE PROGRAM WAS
[01:00:42] THE WORSE. IT'S CALLED SMART BIKE. WE
[01:00:45] MADE SOME POOR ADVERTISING COMPANY PAY

[01:00:48] US IN BIKE SHARE SERVICES RATHER THAN
[01:00:51] MONEY. THEY WANTED TO ADVERTISE ON OUR
[01:00:54] BUS STOP AND WE SAID SURE, GIVE US
[01:00:57] BIKE SHARE SERVICES. THEY SAID WHAT?
[01:01:02] WHAT IS THAT? WE SAID FIGURE IT OUT.
[01:01:05] IT WAS 100 BIKES, TEN STATIONS, IT
[01:01:10] WASN'T REGIONAL, TERRIBLE. BUT CAPITAL
[01:01:13] BIKE SHARE, AWESOME. EVERYTHING WE
[01:01:17] HAVE LEARNED THAT WE HATED ABOUT A
[01:01:20] SMART BIKE WE FIXED IN CAPITAL BIKE
[01:01:22] SHARE AND IT WAS REGIONAL, IT WAS
[01:01:25] SOLAR POWERED, IT WAS BIG. THE BIKE
[01:01:35] COMPANIES WERE GETTING BIGGER. HERE IS
[01:01:38] A BIKE COMPANY ON PENNSYLVANIA AVENUE.
[01:01:51] WE SAID, WE NOT GOING TO DO THAT. WE
[01:01:53] ARE GOING TO DO SOMETHING TEMPORARY.
[01:01:55] WE ARE GOING TO GET OUT SOME PAINT AND
[01:02:00] PAINT SOME BIKE LANES AND TAKE
[01:02:02] FEEDBACK. SO HE RESTRIPE THIS FIVE
[01:02:05] TIMES IN 3 MONTHS. WHEN THE SCREAMING
[01:02:07] GOT TO A DULL ROAR, THE DIFFERENT
[01:02:15] FACTIONS, THE BIKERS, PEDESTRIANS,
[01:02:16] MOTORIST AND THE COMMUTERS, WHEN THEY
[01:02:18] WERE ABOUT SCREAMING AT THE SAME
[01:02:24] LEVEL, WE SAID, AHH, DONE. IT'S STILL
[01:02:29] THERE. IT'S TEMPORARY AND ALSO HELPS
[01:02:33] TO MANAGE PEOPLE'S EXPECTATIONS. WE
[01:02:34] ARE GOING TO CHANGE IT. WE ARE JUST
[01:02:36] DOING THIS TO GET YOUR FEEDBACK AND
[01:02:41] YOU HAVE TO. FAILING IS A BADGE OF
[01:02:43] HONOR BECAUSE IT SHOWS YOU ARE
[01:02:46] INNOVATING AND THAT'S A MARKETABLE
[01:02:50] THING FOR SOMETHING YOU WANT TO
[01:02:53] ATTRACT. BIKE SHARE IS THE LARGEST IN
[01:02:56] NORTH AMERICA FOR SEVERAL YEARS AND
[01:02:58] DID ALSO SOMETHING WE COLLECTIVELY
[01:03:02] WANT TO DO AND CHANGED THINGS IN THE
[01:03:07] COUNTRY FOR ADOPTING THIS BIKE SHARE
[01:03:09] PROGRAM.
[01:03:10] IN THE ECONOMY, THINGS ARE CHANGING IN
[01:03:12] THE COUNTY. IT LOOKS LIKE YOUR MEDIAN
[01:03:16] GROWTH IS STAGNANT INCOME GROWTH, BUT
[01:03:18] IT'S NOT. THE WEALTH ARE GETTING
[01:03:23] WEALTHIER AND THE NON-WEALTHY ARE
[01:03:28] GETTING MORE NON-WEALTHY. THIS IS THE
[01:03:30] DISTRICT BY HOUSEHOLD INCOME AND YOU
[01:03:32] CAN SEE, THIS IS 2014, THAT ORANGE
[01:03:35] SPIKE AT THE TOP AT THE FAR RIGHT,
[01:03:38] THAT'S HOUSEHOLDS OF OVER \$150,000 OF
[01:03:42] INCOME. WE ARE TRACKING THOSE ECONOMY
[01:03:47] WORKERS OF ANY AGE AND THEY ARE
[01:03:49] GETTING MORE MONEY AND IT'S CHANGING A
[01:03:51] LOT ABOUT THE HOUSING STOCK, ABOUT THE

[01:03:53] TYPES OF RESTAURANTS THAT OPEN, BUT
[01:03:57] THE DISPARITIES ARE JARRING. AND THEY
[01:03:59] ARE JARRING IN A LOT OF NEIGHBORHOODS.
[01:04:02] ANOTHER THING THAT'S TRUE IN DC IS
[01:04:06] THAT POVERTY IS REALLY CONCENTRATED.
[01:04:08] ONE OF THE THINGS THAT I WAS
[01:04:10] RESPONSIBLE FOR WAS FAIR HOUSING. WE
[01:04:14] HAVE SEVERAL RACIAL AND ETHNICALLY
[01:04:20] SIGNIFICANTLY CONCENTRATIONS OF
[01:04:21] POVERTY IN THE DISTRICT. THAT IN
[01:04:24] ANOTHER YEAR WOULD HAVE PROBABLY
[01:04:25] RESULTED IN SOME VERY SERIOUS
[01:04:28] SANCTIONS BECAUSE ALMOST ALL OF THE
[01:04:30] POVERTY IS CONCENTRATED TO THE EAST
[01:04:33] AND NOTHING IS HAPPENING IN THE WEST.
[01:04:36] AND THE CITY'S OWN REPORT TO HUD FOR
[01:04:38] THE LAST 10 YEARS HAVE SAID THE VERY
[01:04:40] SAME THING BUT NOT A LOT OF ACTION
[01:04:42] ABOUT IT. IT'S NOT SO MUCH THAT WE
[01:04:46] DON'T LIKE CONCENTRATION. WE DON'T
[01:04:48] LIKE WHAT CONCENTRATED POVERTY DOES TO
[01:04:50] SCHOOL PERFORMANCE. WHAT IT DOES TO
[01:04:53] ACCESS TO OPPORTUNITY, RIGHT? YOU
[01:04:54] KNOW, YOU MIGHT THINK OF THE AMERICAN
[01:04:57] DREAM, MANY PEOPLE DO AS THE SINGLE
[01:05:00] FAMILY DETACHED HOUSE WITH THE PICKET
[01:05:03] FENCE, BUT HONESTLY FOR MOST PEOPLE IS
[01:05:05] THIS IS THE LAND OF OPPORTUNITY,
[01:05:09] MOBILITY, ECONOMIC MOBILITY. I'M A
[01:05:13] FIRST GENERATION AMERICAN, MANY PEOPLE
[01:05:16] IN THIS ROOM PROBABLY ARE, BUT
[01:05:19] MONTGOMERY COUNTY DOES WONDERFULLY
[01:05:23] WELL IN ATTRACTING IMMIGRANTS. FOR 30
[01:05:26] YEARS, COMMUNITIES IN THE U.S. WERE
[01:05:28] GROWING MOSTLY THROUGH NET FOREIGN
[01:05:35] IMMIGRATION. BALTIMORE WERE TERRIBLE
[01:05:38] AT ATTRACTING IMMIGRANTS AND THEIR
[01:05:41] POPULATIONS HAVE REALLY CRATERED. BUT
[01:05:43] OPPORTUNITY, THEY COME FOR
[01:05:45] OPPORTUNITY, OUR PARENTS CAME FOR
[01:05:47] OPPORTUNITY AND FOR GENERATIONS THEY
[01:05:49] HAD THAT OPPORTUNITY. THE NEXT
[01:05:51] GENERATION DID BETTER THAN THE
[01:05:52] PREVIOUS ONE BUT THAT'S NOT THE CASE.
[01:05:57] OUR ECONOMY HAS CONCENTRATED SO MUCH
[01:05:59] OF THE NATION'S GDP IN A FEW PLACES
[01:06:13] AND HOUSING AND YOU ARE ABLE TO GET TO
[01:06:20] THOSE CONCENTRATED AREAS. WE HAVE TO
[01:06:24] DECONCENTRATE POVERTY AND IT'S NOT
[01:06:27] JUST HOUSING BUT ACCESS. OUR OTHER
[01:06:29] INVESTMENTS MIRROR THIS. I MENTIONED
[01:06:30] THE CAR BEING FOR MANY PEOPLE THE
[01:06:33] TICKET, THE PRICE OF ENTRY INTO THE

[01:06:35] ECONOMY. IF YOU DON'T HAVE A CAR YOU
[01:06:37] CAN'T GET TO A JOB IN MANY PARTS OF
[01:06:40] OUR REGION, RIGHT?
[01:06:42] THIS SHOWS THAT THE LONGEST COMMUTES
[01:06:45] ARE IN THAT SAME EASTERN PARTS OF THE
[01:06:46] REGION. ONE OF THE THINGS THAT'S MOST
[01:06:49] IMPORTANT TO UNDERSTAND IS THAT
[01:06:50] ACCESS. AND IF I WERE TO LOOK FOR A
[01:06:53] SINGLE MEASURE OF EQUITY, FOR ME THAT
[01:06:56] WOULD BE THE MEASURE, EQUITY OF
[01:07:00] ACCESS. PROXIMITY TO JOBS. HOW LONG
[01:07:01] DOES IT TAKE TO GET THERE AND IS THAT
[01:07:03] COST TO THAT TRANSPORTATION, IS IT
[01:07:05] AFFORDABLE FOR THE PEOPLE WHO ARE
[01:07:09] TRYING TO SERVE.
[01:07:10] HERE, I MENTIONED THAT YOUR INCOMES
[01:07:15] ARE STAGNANT, BUT GROWING, BUT HERE
[01:07:16] YOU SEE THAT THE LIGHT YELLOW PLACES
[01:07:19] ARE WHERE POVERTY IS INCREASING OR
[01:07:22] INCOMES ARE DECLINING, THE DARKER THE
[01:07:24] AREAS ARE WHERE INCOMES ARE GROWING.
[01:07:27] YOU KNOW, YOU HAVE SOME VERY WEALTHY
[01:07:33] PLACES, WITH SOME NOT VERY WEALTH
[01:07:36] PLACES, AND IN THE DISTRICT ONE OF THE
[01:07:38] THINGS WE HAVE EXPERIENCED WHAT LOOKS
[01:07:44] ALMOST LIKE ECONOMIC IMMIGRATION IN
[01:07:46] THE NEIGHBORHOOD, THAT WITHOUT MORE
[01:07:50] HELP FROM THIRD PARTIES, THERE IS NOT
[01:07:55] MUCH ACTUAL MIXING OF PEOPLE. PEOPLE
[01:07:57] STICK TO THEIR OWN TRIBE AND IT'S
[01:07:59] NEVER BEEN EASIER TO LOOK AT YOUR
[01:08:02] PHONE AND NEVER HAVE AN INTERACTION
[01:08:05] WITH SOMEBODY LIKE YOU.
[01:08:06] OTHER WAYS TO THINK ABOUT IS WHAT ARE
[01:08:07] THE WAYS THAT WE CAN INCREASE THE
[01:08:10] CASUAL INTERACTION OF THE PEOPLE
[01:08:11] LIVING IN OUR NEIGHBORHOODS? WHAT CAN
[01:08:14] WE DO THAT BRING PEOPLE TOGETHER AND
[01:08:16] HOW CAN WE THINK ABOUT DOING THAT ON
[01:08:20] AN ON GOING BASIS. PLANNING AND PLANS
[01:08:28] OF THE FUTURE, IS SOMETHING TO DO TO
[01:08:30] TALK ABOUT THE FUTURE AND THAT'S
[01:08:34] SOMETHING GOVERNMENT ALWAYS DOESN'T DO
[01:08:37] WELL BUT IS IMPORTANT.
[01:08:38] I WANT TO TALK ABOUT THE LAST DISASTER
[01:08:41] IN OUR REGION WHICH IS THE RECESSION
[01:08:43] AND I WANT TO POINT OUT HOW DIFFERENT
[01:08:49] REGIONS FAIRED. LOOK AT MONTGOMERY
[01:08:51] COUNTY WHICH WAS THE RED LINE. IT
[01:08:53] DIDN'T HAVE THE HIGHEST PRICED MEDIAN
[01:08:56] HOUSING BUT IT WAS FOURTH IN 2007,
[01:09:00] FOURTH HIGHEST AND EVERYONE HAD THAT
[01:09:03] BIG BUMP UP.

[01:09:07] IN 2016, IT'S NOW 5TH, BUT MOST
[01:09:10] IMPORTANTLY IS THAT OVERALL IT HADN'T
[01:09:14] REGAINED THE PRERECESSION HOUSING
[01:09:18] VALUES. RIGHT? SO SOME OF THE OTHER
[01:09:25] JURISDICTIONS, ALEXANDRIA AND
[01:09:27] ARLINGTON WERE DISTRICTS THAT
[01:09:31] EXPERIENCED THE RECESSION DIFFERENTLY.
[01:09:32] I WAS PLANNING DIRECTOR IN DC
[01:09:36] AT THE TIME AND I GOT SCARED BECAUSE I
[01:09:42] SAW CARS DISAPPEARING AND I THOUGHT
[01:09:45] PEOPLE WERE FLEEING THE DISTRICT AND
[01:09:47] IT WAS TERRIBLE BUT IT TURNS OUT THEY
[01:09:52] WERE DIALLING DOWN THEIR CARS AND
[01:10:00] 2-CAR HOUSEHOLDS BECAME ONE AND SOME
[01:10:02] GAVE UP THEIR CARS AND WHILE VALUES
[01:10:06] DIPPED, THEY DIDN'T PLUMMET. AND WE
[01:10:09] GAINED ON OUR REGIONAL CHAIR OF BOTH
[01:10:13] POPULATIONS AND JOBS POST RECESSION.
[01:10:20] TRANSPORTATION CHOICE WAS
[01:10:22] RESILIENCE. AND STARTED
[01:10:31] TO SEE WHAT OTHER JURISDICTIONS WERE
[01:10:34] LOOKING FOR BECAUSE IN THE JOB MARKET,
[01:10:36] THERE WAS A LOT OF STIMULUS, OUR
[01:10:42] DISTRICTS FAIRED SO DIFFERENTLY AND
[01:10:43] WHAT WERE THOSE DIFFERENCES AND HOW
[01:10:45] CAN WE MAKE SURE THAT WE INVEST FOR
[01:10:50] THOSE GOOD SHOCKS AND MOVE AWAY FROM
[01:10:52] THE THINGS THAT CONTINUE TO HURT US.
[01:10:54] I'M ALSO GOING TO SHOW YOU COMMUTING
[01:10:57] BY LOCALITY EVEN THOUGH THESE ARE HARD
[01:11:00] TO SEE. I'M GOING TO POINT OUT. LOOK
[01:11:02] AT THE WORK AT HOME, LOOK AT PUBLIC
[01:11:06] TRANSIT, THE WALK, 1990, IN 2000, WORK
[01:11:16] AT HOME IS GOOD, TRANSIT AND WALKING
[01:11:19] IS SOME. THAT DRIVE ALONE IS GOING TO
[01:11:23] BE DISRUPTED. IF YOU'VE INVESTED IN
[01:11:27] ANYWAY IN THAT SCENARIO, THE
[01:11:28] TRANSITION IS GOING TO BE ROUGH,
[01:11:31] RIGHT? SO PARKING STANDARDS.
[01:11:34] INVESTING IN STRUCTURED PARKING
[01:11:35] WITHOUT THINKING ABOUT WHAT IT COULD
[01:11:37] BE WHEN WE ARE NOT WHEN WE DON'T HAVE
[01:11:39] SO MANY CARS. BECAUSE THE PREDICTIONS
[01:11:41] ARE IF WE GO TO SHARED MOBILITY, THAT
[01:11:44] SOME PREDICTIONS ARE WE ARE GOING TO
[01:11:47] HAVE 90% FEWER VEHICLES WHICH IS
[01:11:48] CRAZY, BUT AT LEAST 50%, RIGHT? SO
[01:11:51] THAT'S A LOT OF PARKING SPACES THAT WE
[01:11:53] ARE NOT GOING TO NEED. SO THOSE ARE
[01:11:55] SOME THINGS TO THINK ABOUT, BUT ALSO,
[01:12:00] THESE ARE MOVEABLE. WE CAN DO THINGS
[01:12:03] TO GET MORE WALKING. WHAT THE CURRENT
[01:12:07] ECONOMY MEANS IS THAT EVERY

[01:12:09] RESIDENTIAL NEIGHBORHOOD NOW HAS LIKE
[01:12:13] AN OFFICE BUILDING'S WORTH OF WORKERS
[01:12:16] IN IT EVERYDAY BECAUSE PEOPLE WORK
[01:12:19] FROM HOME. THOSE PEOPLE WOULD SUPPORT
[01:12:22] AMENITIES IN THEIR NEIGHBORHOODS IF
[01:12:24] THE ZONING ALLOWED IT. LET ME TALK
[01:12:28] ABOUT ZONING FOR A SECOND. JUST SAY
[01:12:30] EVERY CITY, EVERY JURISDICTION IN
[01:12:36] AMERICA THE LARGEST CATEGORY IN
[01:12:40] RESIDENTIAL IS SINGLE FAMILY. YOU SAW
[01:12:42] FROM THE REPORT HOW MUCH THE
[01:12:45] DEMOGRAPHICS HAVE CHANGED. I THINK
[01:12:46] ALMOST 40% OF THE COUNTY OF RESIDENTS
[01:12:49] ARE ONE OR 2-PERSON HOUSEHOLDS AND
[01:12:52] THAT'S GOING TO GET EVEN MORE THE CASE
[01:12:55] AS PEOPLE LIVE LONGER AND AGE, RIGHT?
[01:12:59] AND THAT HOUSING STOCK IS NOT
[01:13:01] NECESSARILY SO EASY TO AGE IN PLACE
[01:13:03] IN. IT'S NOT EASY TO ACCOMMODATE THE
[01:13:06] CHANGE IN DEMOGRAPHICS. WHAT YOU ARE
[01:13:08] DOING FOR YOUR RESIDENTS IS MAYBE
[01:13:10] STICKING THEM WITH AN ASSET THAT THEY
[01:13:12] COUNTED ON BEING ABLE TO SELL BUT
[01:13:14] MAYBE THE MARKET ISN'T GOING TO BE
[01:13:16] THERE. SO WHAT CAN YOU DO TO MAKE THAT
[01:13:19] STOCK MORE MUTABLE, RIGHT? ONE OF THE
[01:13:21] THINGS WE DID IN DC WAS WHEN WE
[01:13:31] UPDATED OUR ZONING CODE WAS ALMOST
[01:13:34] EVERY RESIDENTIAL BY RIGHT. AND WE
[01:13:36] DISTRACTED PEOPLE WITH OUR PARKING
[01:13:39] REGULATIONS BUT IT'S ALSO EASY FOR US
[01:13:41] BECAUSE WE HAVE A TYPE OF ADU, AND
[01:13:49] THAT'S NOT JUST FLAT ZONE, WE'VE
[01:13:52] ALWAYS ALLOWED IT BY RIGHT AND PEOPLE
[01:13:55] CAN HAVE 2 UNITS AND PEOPLE WERE
[01:13:58] FAMILIAR WITH THAT NOTION THAT YOU
[01:13:59] HAVE SOMEBODY ELSE LIVING IN YOUR
[01:14:02] SINGLE FAMILY DWELLING BUT NOW YOU CAN
[01:14:05] HAVE IT DETACHED AND SEMI DETACHED IN
[01:14:08] ALMOST EVERY ZONE AND THAT MEANS A LOT
[01:14:10] OF DIFFERENT THINGS. IT MEANS
[01:14:13] INVISIBLE DENSITY AND INVISIBLE
[01:14:17] AFFORDABILITY IN NEIGHBORHOODS THAT
[01:14:19] HAVE CHANGED. ALMOST EVERY
[01:14:21] NEIGHBORHOOD IS LESS DENSE. I
[01:14:23] SHOULDN'T SAY THAT ABOUT MONTGOMERY
[01:14:25] COUNTY. SOME NEIGHBORHOODS ARE
[01:14:28] DEFINITELY LESS DENSE BECAUSE YOU HAVE
[01:14:30] SO MANY IMMIGRANTS, YOUR HOUSEHOLD
[01:14:33] SIZE IS GOING UP. IN THE DISTRICT
[01:14:37] IT'S KIND OF GOING DOWN AND WE HAVE
[01:14:41] ALMOST AS MUCH AS HALF IN THE HOUSES
[01:14:45] IN 1950 THAN 2010. THAT MEANS FEWER

[01:14:51] CUSTOMERS FOR TRANSIT AND RETAIL AND
[01:14:54] BECAUSE THE STOCK HASN'T CHANGED,
[01:14:55] THERE WAS NOT MUCH WE COULD HAVE DONE
[01:14:57] FOR DENSITY AND RESTORE THE DENSITY
[01:14:59] THAT HAD BEEN THERE WHEN THOSE
[01:15:02] NEIGHBORHOODS WERE BUILT. IT'S A
[01:15:03] GREAT THING TO LOOK AT. I'M LOOKING AT
[01:15:07] HAN'S BECAUSE I KNOW HE HAS A BILL
[01:15:10] THAT WOULD MAKE THINGS EASIER TO HAVE
[01:15:16] THIS IN THE DISTRICT AND IT MAKES
[01:15:19] SENSE FOR SO MANY FOR SO MANY REASONS.
[01:15:23] EVEN WITH AFFORDABILITY IN THE
[01:15:27] DISTRICT, IT'S NATURALLY MORE
[01:15:30] AFFORDABLE WITH THAT ACCESSORY UNIT
[01:15:32] BECAUSE IT'S SMALLER AND YOU HAVE THAT
[01:15:38] AFFORDABILITY AND THAT SECURITY TO
[01:15:43] RETIRE BECAUSE YOU HAVE THIS INCOME
[01:15:48] AND BECAUSE YOU ARE GOING TO AGE AND
[01:15:52] HOW ABOUT THOSE PESKY TEENAGERS WHEN
[01:15:54] THEY COME BACK FROM COLLEGE. WOULDN'T
[01:15:57] IT BE GREAT IF THEY HAD A PLACE WHEN
[01:15:59] THEY COME BACK.
[01:16:02] A LOT OF PEOPLE BUILDING ADU'S IN THE
[01:16:09] DISTRICT AND THEY ARE MOVING TO AN ADA
[01:16:13] ACCESSIBLE UNIT AND THEY ARE GOING TO
[01:16:15] TRAVEL AND HAVE THAT INCOME TO TRAVEL
[01:16:17] ON. THEY ARE VERY EXCITED ABOUT IT.
[01:16:20] IT'S A GREAT OPPORTUNITY, SOMETHING
[01:16:22] PERFECT TO THINK ABOUT AS YOU LOOK AT
[01:16:24] THE FUTURE AND A LOT OF PLACES ARE
[01:16:27] GETTING INTO IT. CALIFORNIA IS HAVING
[01:16:29] A HUGE BOOM AND PART BECAUSE THE STATE
[01:16:33] PREEMPTED LOCALITIES WHO HAD OVERLY
[01:16:39] STRICT REQUIREMENTS.
[01:16:40] WE ARE TALKING ABOUT WHERE PEOPLE ARE
[01:16:42] GOING TO LIVE AND ARE WE EDUCATING THE
[01:16:45] WORKFORCE OF TOMORROW.
[01:16:46] AS YOU PROBABLY HAVE HEARD, THIS IS MY
[01:16:50] FAVORITE QUOTE, THE FUTURE IS ALREADY
[01:16:53] HERE, IT'S JUST NOT EVENLY
[01:16:55] DISTRIBUTED. SO WE HAVE POCKETS OF IT
[01:16:57] EVERYWHERE. THANK YOU VERY MUCH FOR
[01:17:00] YOUR TIME. I WOULD BE HAPPY TO TAKE
[01:17:08] QUESTIONS.
[01:17:09] [APPLAUSE]
[01:17:16] >> SO WE HAVE A COUPLE OF MIC'S GOING
[01:17:22] AROUND THE ROOM. I WILL START WITH
[01:17:26] YOU, SIR.
[01:17:28] PUBLIC SPEAKER: WE SEE CLIMATE CHANGE
[01:17:33] OCCURRING AND WE SAW IN THE LAST 2
[01:17:35] WEEKS THAT THE NATIVE IS PUTTING A
[01:17:39] 15-FOOT FLOODWALL IN WASHINGTON. MOST
[01:17:43] OF SOUTH OF PENNSYLVANIA WILL BE

[01:17:45] UNDERWATER IN 50 YEARS. WE WILL HAVE
[01:17:50] NO MONORAIL SERVICE, MOST WON'T
[01:17:52] WANTING TO INTO THE DISTRICT AND MOST
[01:17:54] AGENCIES WILL HAVE TO RELOCATE TO
[01:17:56] MONTGOMERY COUNTY OR PRINCE GEORGE'S
[01:17:58] COUNTY WHICH IS MOST OF ALEXANDRIA AND
[01:18:02] ARLINGTON WILL BE UNDERWATER ALSO. ARE
[01:18:04] WE PLANNING FOR THIS OR JUST ASSUMING
[01:18:06] IT'S NOT GOING TO HAPPEN?
[01:18:09] >> I CAN'T REALLY SPEAK TO WHAT DC IS
[01:18:22] DOING NOW, BUT I THINK THEY ARE
[01:18:24] PLANNING FOR THIS. I HAVE ALWAYS SAID
[01:18:30] THE MONUMENT WOULD BE GREAT TO SEE BY
[01:18:33] GONDOLA. AND IF YOU HAVE BEEN TO
[01:18:39] VENICE. I'M BEING FACETIOUS. BUT PART
[01:18:41] OF THAT MIGHT BE HOW WE ACCESS THINGS
[01:18:45] DIFFERENTLY. IN MIAMI THEY ARE TALKING
[01:18:47] ABOUT HOW THE SEA RISES, THEY ARE
[01:18:50] GOING TO HAVE REQUIREMENT COMMUNITIES
[01:18:52] THAT YOU CAN REACH BY BOAT FOR THAT
[01:18:56] PARTICULAR SPECIAL PURPOSE. I THINK WE
[01:18:57] ARE GOING TO SEE A LOT OF THOSE KINDS
[01:19:00] OF CHANGES. SOME OF IT FOR A NUMBER
[01:19:02] OF DECADES IS GOING TO MEAN PUTTING THE
[01:19:14] UTILITIES SOMEWHERE HIGH WHERE THEY
[01:19:19] CAN'T GET DAMAGED. WE HAD ONE ON THE
[01:19:22] MALL WHERE THERE WAS FLOODING. THERE
[01:19:24] ARE SOME THINGS THAT PEOPLE CAN DO IN
[01:19:27] THE INTERIM THAT WILL ALLOW LOWER
[01:19:29] FLOORS TO GET WET. THAT'S POSSIBLE
[01:19:30] AND MOST OF THE TIME, SEA LEVEL RISE
[01:19:36] IS A DIFFERENT THING BUT A LOT OF IT
[01:19:41] IS WEATHER RELATED BY FLOODING THAT
[01:19:46] CAN BE ACCOMMODATED BY CERTAIN
[01:19:49] ADAPTATIONS. WE MIGHT HAVE TO MOVE
[01:19:53] THE BUILDINGS BACK AND ACCOMMODATING
[01:19:59] AT A DIFFERENT DENSITY AND PUBLIC LAND
[01:20:02] ON THE NEW WATER FRONT. THERE ARE
[01:20:06] LOTS OF CONCENTRATIONS THAT WE NEED TO
[01:20:10] THINK ABOUT AND BETTER TO DO IT NOW
[01:20:13] THAN TO WAIT FOR THOSE EVENTUALITIES
[01:20:19] TO HAPPEN.
[01:20:20] >>
[01:20:21] PUBLIC SPEAKER: I WAS AT A
[01:20:22] CORRESPONDENCE AND THERE WAS A
[01:20:25] PRESENTATION FROM THE AARP WHO HAS
[01:20:33] BEEN STUDYING ADU'S AND SOME OF THE
[01:20:37] GREATEST OPPOSITION WERE FROM THOSE
[01:20:39] WHO MAY AS WELL BE AARP MEMBERS. AARP
[01:20:44] HAD NOT BEEN ADVOCATING FOR THIS AND I
[01:20:46] LOOK AROUND THIS ROOM AND INCLUDING
[01:20:48] MYSELF THERE IS A FAIR NUMBER OF US
[01:20:51] WHO COULD QUALIFY AS AARP MEMBERS AND

[01:20:53] IF YOU CAN GET THESE KIND OF
[01:20:56] ORGANIZATIONS BEHIND IT, THEY HAVE
[01:21:00] SIGNIFICANT LOBBYING ABILITY. THEY
[01:21:01] ARE JUST NOT USING IT AND IT'S HOW TO
[01:21:06] KIND OF UNLOCK THAT FOR THESE PURPOSES
[01:21:10] WHICH ONE OF THEM KNOWS IS VALUABLE.
[01:21:13] >> I COULDN'T AGREE WITH YOU MORE. I
[01:21:15] HAVE BEEN TO A CONVENING RECENTLY THAT
[01:21:19] AARP IS DOING AND THEY ARE ALSO
[01:21:24] REVAMPING SOME REGULATORY GUIDELINES
[01:21:28] TO HELP ADOPT ADU'S, THE REGULATIONS
[01:21:30] THEMSELVES. SO AT LEAST PART OF THE
[01:21:34] AARP IS INTERESTED IN DOING IT. BUT I
[01:21:36] DO THINK THAT THERE IS NOTHING THAT
[01:21:38] KIND OF BEATS ON THE GROUND LOCAL
[01:21:43] ORGANIZATION TO HELP TALK ABOUT THE
[01:21:47] BENEFITS. THE MULTIPLE BENEFITS OF
[01:21:48] HAVING MORE OF THAT KIND OF HOUSING
[01:21:51] CHOICE. SO, YEAH, I THINK YOUR POINT
[01:21:53] IS A GOOD ONE. I WILL SHARE IT WITH
[01:21:59] THEM.

[01:22:00] >>

[01:22:04] PUBLIC SPEAKER: I WOULD LIKE TO KNOW
[01:22:06] A LITTLE BIT ABOUT HOW YOU WORK WITH
[01:22:09] OTHER COMPETING AGENCIES TO GET WHAT
[01:22:12] YOU WANT. FOR INSTANCE, I HAVE SEEN A
[01:22:15] COUPLE PROJECTS COME IN WHERE
[01:22:19] DEVELOPERS ARE REALLY PROGRESSIVE AND
[01:22:20] THEY ARE GOING TO LOWER THE AMOUNT OF
[01:22:24] PARKING SPACES AND OTHER DEVELOPERS
[01:22:28] WANT TO MAXIMIZE IT AND YOU HAVE TO
[01:22:29] REASON WITH THEM AND SAY YOU DON'T
[01:22:31] NEED SO MANY PARKING SPACES, AND WITH
[01:22:34] ROADS, WE ARE PUTTING OUT MORE ROADS
[01:22:39] AND WIDENING WHEN IT DOESN'T MAKE
[01:22:42] SENSE WHEN THEY ARE PREDICTING THERE
[01:22:44] ARE GOING TO BE FEWER CARS. WE ARE
[01:22:47] KIND OF CONTRADICTING OURSELVES. I'M
[01:22:48] WONDERING HOW DO YOU WORK WITH THOSE
[01:22:55] CONTRADICTIONS?

[01:22:56] >> I THINK IT STARTS WITH TRYING TO
[01:22:59] FIND A SHARED VALUE OR SET OF VALUES
[01:23:01] THAT YOU HAVE WITH SOMEONE. YOU MIGHT
[01:23:05] END UP DISAGREEING ON APPROACHES OR
[01:23:08] TACTICS, BUT IF YOU BOTH BELIEVE THAT
[01:23:11] THE GOVERNMENT MAYBE SHOULDN'T WASTE
[01:23:14] ITS RESOURCES, RIGHT? IF YOU BOTH
[01:23:17] BELIEVE THAT YOU WOULD LIKE THE
[01:23:22] DEVELOPER'S PROJECTS TO BE SUCCESSFUL
[01:23:23] AND WHY THAT IS AND HOW THAT COULD BE.
[01:23:29] YOU KNOW, SOMETIMES PEOPLE DON'T
[01:23:30] BELIEVE WHAT YOU ARE SAYING IS RIGHT.
[01:23:33] THEY DON'T BELIEVE YOU ARE CORRECT. A

[01:23:34] LOT OF TIMES FOR DEVELOPERS, IF THEIR
[01:23:39] DEVELOPMENT WAS PHASED, I WOULD
[01:23:41] BASICALLY REQUIRE THEM TO MONITOR
[01:23:47] THEIR PARKING UTILIZATION. THERE WAS
[01:23:53] ONE THAT COULDN'T TELL ME ABOUT THEIR
[01:23:57] RATE FOR THEIR DEVELOPMENT AND IS THAT
[01:23:59] GOING TO DOUBLE WITH THEIR SINGLE
[01:24:01] DEVELOPMENT? I DON'T THINK SO. WHY
[01:24:03] DO THEY HAVE SUCH A HIGH PARKING
[01:24:07] NUMBER? THEY COULD NEVER TELL ME AND
[01:24:10] NOT A SINGLE ONE KNEW WHAT THE CAR
[01:24:14] RATE WAS. SO LET'S SEE HOW MANY PEOPLE
[01:24:17] PARK. YOU BUILD THE PARKING YOU WANT
[01:24:19] TO BUILD FOR YOUR FIRST PHASE AND YOU
[01:24:22] EAT THAT PARKING OFF YOUR SECOND PHASE
[01:24:24] EVEN THOUGH IT'S NOT GOING TO BE VERY
[01:24:27] CONVENIENT FOR THE SECOND DEVELOPMENT
[01:24:28] IF YOU DON'T GET THE UTILIZATION THAT
[01:24:30] YOU SAY YOU ARE GOING TO GET THAT YOU
[01:24:33] DON'T GET MORE PARKING. IN SOME CASES
[01:24:34] THEY WILL JUST DO THE PARKING AND THE
[01:24:39] OTHERS WOULD TAKE THE OTHER ROUTE AND
[01:24:42] GET BIG PARKING AND IT WASN'T THE CASE
[01:24:45] THAT MORE PEOPLE PARKED THAN THEY
[01:24:46] THOUGHT AND WE COULD HAVE BEEN MORE
[01:24:50] AGGRESSIVE. BUT, YOU KNOW, I DON'T
[01:24:51] THINK IT'S UNFAIR TO ASK PEOPLE TO BE
[01:24:54] SHOWN. SOMETIMES THERE IS A SOLUTION.
[01:24:56] YOU KNOW, 1 CASE MIGHT BE DON'T BILL
[01:25:02] THE PARKING PERMANENTLY BECAUSE OUR
[01:25:03] OWN DEVELOPMENT
[01:25:06] COMMUNITY IN THE REGION HAS DONE SOME
[01:25:08] ANALYSIS. THE HIGHER THE WALK SCORE,
[01:25:16] THE HIGHER THE SPACE. SO YOU CAN'T
[01:25:22] BUILD THAT UP. WHY NOT SAY MEET HALF
[01:25:25] OF THE PARKING REQUIREMENT AND FIND
[01:25:27] THE REST OF IT IN OTHER PLACES BECAUSE
[01:25:31] THOSE BUILDINGS HAVE OFTEN PARKING
[01:25:37] DISCREPANCIES. THE PARKING MANAGER IS
[01:25:40] NOT LEASING THE PARKING, HE'S LEASING
[01:25:42] OFFICES. HE DOESN'T PAY ANY ATTENTION
[01:25:44] TO THAT OR HAVE ANY KNOWLEDGE. THIS IS
[01:25:48] ANOTHER PLACE WHERE TECHNOLOGY AND THE
[01:25:51] ABILITY TO DO A TRANSACTION
[01:25:56] ELECTRONICALLY CAN BE MAGICAL BECAUSE
[01:25:57] WE HAVE TOO MUCH PARKING. WHAT WAS
[01:26:03] YOUR OTHER QUESTION?
[01:26:07] >> THE EXPANDING ROADS.
[01:26:08] >> I WILL SAY SOMETHING ABOUT ROADS.
[01:26:10] DO WE BELIEVE IN ECONOMICS, DO WE
[01:26:12] BELIEVE IN SUPPLY AND DEMAND? YES OR
[01:26:18] NO, YES? WE DON'T APPLY IT TO ROADS.
[01:26:22] RIGHT? INSTEAD OF DOLLARS ON THE

[01:26:24] SUPPLY AND DEMAND CURVE, RIGHT? WE
[01:26:27] USE TIME. TIME IS THE SUBSTITUTE FOR
[01:26:29] DOLLARS. SO WE MODULATE HOW FAR AWAY
[01:26:37] WE ARE WILLING TO LIVE AND THAT NUMBER
[01:26:40] ENDS UP BEING PRETTY CONSTANT AND THE
[01:26:44] THING ABOUT BUILDING NEW ROADS IS THAT
[01:26:45] IT MAKES IT FASTER TO DRIVE
[01:26:47] TEMPORARILY WHICH MAKES MORE PEOPLE
[01:26:48] GET IN A CAR AND DRIVE OR MOVE TO A
[01:26:51] PLACE WHERE THEY ALWAYS HAVE TO BE IN
[01:26:53] A CAR BECAUSE AT LEAST FOR, YOU KNOW,
[01:26:56] A HOT MINUTE, IT'S ACTUALLY FASTER TO
[01:26:58] DO THIS THING, BUT THEN THE ROAD FILLS
[01:27:01] UP AGAIN. YOU KNOW, WE ARE NOT
[01:27:04] CHARGING PEOPLE, WE ARE NOT USING
[01:27:06] THOSE RULES OF ECONOMICS TO FIGURE
[01:27:08] THIS PROBLEM OUT. SO, YEAH, IT'S ONE
[01:27:13] OF THE STUPIDEST THINGS WE DO IN
[01:27:16] AMERICA AND THERE IS A LOT OF
[01:27:17] COMPETITION FOR THAT PRIZE.
[01:27:18] >> I THINK WE HAVE TIME FOR ONE MORE
[01:27:23] QUESTION.
[01:27:28] PUBLIC SPEAKER: HI, I KNOW YOU CAN'T
[01:27:32] COVER EVERYTHING FOR DISRUPTION.
[01:27:33] >> I DID.
[01:27:35] >>
[01:27:36] [LAUGHTER]
[01:27:38] >> BUT FOOD IS AN AREA THAT WE ARE
[01:27:41] GOING TO BE EXPERIENCING. WE ARE GOING
[01:27:43] TO SEE RISING COST AND THERE WAS A
[01:27:45] STUDY THAT CAME OUT THAT WAS LOOKING
[01:27:47] AT THE CALIFORNIA FOOD SYSTEM AND HOW
[01:27:50] ITS PROJECTED TO BE DISRUPTED IN
[01:27:58] CALIFORNIA WHICH PRODUCES TWO-THIRDS
[01:27:59] OF OUR FRUITS AND NUTS AND OUR
[01:28:02] VEGETABLES. WE ARE GOING TO FEEL THOSE
[01:28:07] EFFECTS. HOW DO YOU ADDRESS THAT ON
[01:28:11] MAKING US MORE RESILIENT?
[01:28:15] >> MAYBE I'M LAZY. I OFTEN LOOK FOR
[01:28:20] AND NO PUN INTENDED, THE LOW HANGING
[01:28:23] FRUIT. ONE OF THE THINGS THAT'S BROKEN
[01:28:26] IN AMERICA IS FOOD WASTE. WE HAVE
[01:28:31] ENORMOUS AMOUNTS OF FOOD WASTE.
[01:28:33] WITHOUT GROWING MORE FOOD, WE COULD DO
[01:28:35] A BETTER JOB. I HAVE A CSA THAT'S
[01:28:40] CALLED THE HUNGRY HARVEST. DON'T YOU
[01:28:43] LOVE IT? IT'S REALLY CHEAP. YOU GET
[01:28:47] BIZARRE THINGS. I GOT A PINEAPPLE THIS
[01:28:52] BIG AND A SQUASH THIS BIG. IT'S STUFF
[01:28:56] THAT THEY DON'T THINK THEY CAN SELL
[01:29:01] LIKE TWO CARROTS STUCK TOGETHER AND
[01:29:03] THEY CAN'T SELL THAT. THAT WOULD BE
[01:29:05] FOOD WASTE AND THIS IS A COMPANY

[01:29:07] THAT'S BEEN CREATED TO TAKE THINGS OUT
[01:29:09] OF A SUPPLY AND FIND A MARKET FOR THEM
[01:29:12] SO THAT FOOD DOESN'T GET THROWN
[01:29:15] DIRECTLY AWAY. THAT'S NOT THE TOTAL
[01:29:16] ANSWER TO YOUR QUESTION, BUT I THINK
[01:29:19] WE COULD BE DOING THINGS A LOT SMARTER
[01:29:23] WITH HOW WE DISTRIBUTE FOOD AND HOW WE
[01:29:28] ACTUALLY GET IT USED AND HOW SOME
[01:29:32] PEOPLE MIGHT NEED IT.
[01:29:34] FOR CALIFORNIA, FOR BETTER OR WORSE,
[01:29:36] THERE ARE OTHER PARTS OF THE COUNTRY
[01:29:37] THAT ARE GOING TO HAVE MORE OF A
[01:29:41] CLIMATE LIKE CALIFORNIA. PLACES IN
[01:29:44] AMERICA WILL HAVE A LONGER GROWING
[01:29:47] SEASON. WHETHER YOU ARE A WINE GROWER
[01:29:49] OR YOU ARE A FARMER, WHETHER YOU ARE A
[01:29:52] FISHERMAN BECAUSE THOSE THE FISHERIES
[01:29:55] ARE CHANGING BECAUSE OF THE WATER
[01:29:57] TEMPERATURE AND WHAT KIND OF FISH ARE
[01:30:01] THERE AND EVERY IS CHANGING ABOUT THE
[01:30:04] BUSINESS AND FOR YOU BEING ABLE TO DO
[01:30:08] IT. FOR MONTGOMERY COUNTY WHAT TREES
[01:30:12] CAN THRIVE WITH MORE RAIN AND HIGHER
[01:30:13] HEAT. WE ARE IN A DIFFERENT PLANT
[01:30:16] ZONE. SO I DON'T HAVE A COMPLETE
[01:30:18] ANSWER TO YOU, BUT IF THE MESSAGE OUT
[01:30:21] OF THIS CONVERSATION IS BE PREPARED,
[01:30:26] LOOK TO WHAT'S CHANGING, REACT TO
[01:30:29] WHAT'S CHANGING, DON'T KEEP DOING WHAT
[01:30:31] YOU ARE DOING. I THINK THAT APPLIES TO
[01:30:33] FOOD AS MUCH AS ANYTHING ELSE.
[01:30:41] >> THANK YOU ALL SO MUCH. LET'S GIVE A
[01:30:46] BIG HAND TO HARRIET FOR THE WONDERFUL
[01:30:49] PRESENTATION.
[01:30:50] [APPLAUSE] WE REALLY APPRECIATE YOU
[01:30:52] ALL COMING OUT FOR THIS THOUGHT
[01:30:54] PROVOKING CONVERSATION. ON YOUR WAY
[01:30:56] OUT, IF YOU HAVE NOT ALREADY DONE SO,
[01:30:58] THERE IS A POSTER BY THE BOARD SO IF
[01:31:00] YOU WOULD LIKE TO SHARE HOW WE CAN
[01:31:07] PROVIDE A BETTER PLAN UPDATE, PLEASE
[01:31:09] DO THAT ON YOUR WAY OUT. WITH THAT,
[01:31:13] GOOD NIGHT.