

Regional Planning Committee Summary Minutes

Joseph P. Bort MetroCenter – Auditorium

101 8th Street, Oakland, California

April 4, 2012

Members Present:

Susan Adams, Supervisor, County of Marin
Shiloh Ballard, Silicon Valley Leadership Group
Andy Barnes, Policy Chair, Urban Land Institute
Ronit Bryant, Councilmember, City of Mountain View
Paul Campos, Sr. Vice President of Government Affairs, BIA Bay Area
Linda Craig, Bay Area League of Women Voters
Diane Dillon, Supervisor, County of Napa
Pat Eklund, Mayor Pro Tem, City of Novato
Mark Green, Mayor, City of Union City/ABAG Immediate Past President
Scott Haggerty, Supervisor, County of Alameda
John Holtzclaw, Sierra Club
Jennifer Hosterman, Mayor, City of Pleasanton
Janet Kennedy, Councilmember, City of Martinez
Jeremy Madsen, Executive Director, Greenbelt Alliance
Nate Miley, Supervisor, County of Alameda
Julie Pierce, Vice Mayor, City of Clayton, ABAG Vice President
Laurel Prevetti, BAPDA
Tiffany Renee, Vice Mayor, City of Petaluma
A. Sepi Richardson, Councilmember, City of Brisbane / RPC Vice Chair
Mark Ross, Vice Mayor, City of Martinez
Pixie Hayward Schickele, California Teachers Association
Carol Severin, EBRPD Board of Directors
Allen Fernandez Smith, President & CEO, Urban Habitat
Jim Spering, Supervisor, Solano County
Egon Terplan, Regional Planning Director, SPUR
Beth Walukas, Alameda County Transportation Commission

Members Absent:

Valerie Brown, Supervisor, County of Sonoma
Dave Cortese, Supervisor, County of Santa Clara / RPC Chair
Rose Jacobs Gibson, Supervisor, County of San Mateo
Nancy Kirshner-Rodriguez, Director External Affairs, San Francisco MTA
Mark Luce, Supervisor, County of Napa, ABAG President
Andrew Michael, Bay Area Council
Nancy Nadel, Councilmember, City of Oakland
Anu Natarajan, Councilmember, City of Fremont
Harry Price, Mayor, City of Fairfield
Linda Seifert, Supervisor, County of Solano
Gayle Uilkema, Supervisor, Contra Costa County

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Staff Present:

Ken Kirkey, ABAG Planning Director
Miriam Chion, ABAG Principal Planner
Dayle Farina, ABAG Administrative Assistant

1. Call to Order/Introductions

Vice Chair Richardson called the meeting to order at 1:13 PM.

2. Public Comment

3. Approval of Minutes for March 12, 2012 Special Meeting.

Approval of the minutes was moved by Committee Member Eklund and seconded by seconded by Committee Member Dillon.

Minutes of March 12, 2012, were approved as corrected. Corrections will be posted on the website.

4. Oral Reports/Comments

A. Committee Members

B. Staff

Ken Kirkey reported an update to the SCS process relative to the last RPC meeting in March. The RPC's recommendation on newly nominated Priority Development Areas was brought to the Executive Board. The Executive Board adopted the recommendation from the RPC with the exception of approving PDA applications from the Cities of Dixon and Benicia. More information on this issue will be on the agenda for the June 6, 2012 meeting.

The Jobs-Housing Connection Strategy has been released and is now out for jurisdictional comment. Information is available for all jurisdictions on Base Camp.

On April 13 at a combined meeting of the MTC Planning Committee and ABAG Administrative Committee the Draft Transportation Investment Strategy will be released as well as a revised One Bay Area Grant proposal.

May 17 the full MTC Commission will meet with the ABAG Executive Board to consider adoption of the Draft Preferred Scenario which includes the Jobs-Housing Connection Scenario and the Draft Transportation Investment Strategy, and adoption of the One Bay Area Grant. The Draft Regional Housing Needs Allocation (RHNA)

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methodology will be released at this meeting with final adoption in July. The RHNA methodology will be on the agenda for the June RPC meeting.

Vice Chair Richardson asked for clarification on when comments are due.

Mr. Kirkey stated that comments on the draft Jobs-Housing Connection Scenario which are received by April 20 will be considered for this draft.

Committee Member Eklund thought she heard April 27 at the last RPC meeting and Novato based their schedule for submitting comments on this date.

Mr. Kirkey responded that the revised Draft Land Use Scenario and Transportation Investment Strategy will be released at a combined meeting of the MTC Planning Committee and ABAG Administrative Committee on May 11. A Staff report will be submitted prior to that date.

Committee Member Renee asked for clarification of the CEQA requirements around the SCS. She also asked if cities and counties would be de-incentivized by the inability to meet the target for or override the Greenhouse Gas emissions.

Mr. Kirkey responded that the draft Jobs-Housing Connection Scenario paired with the last Regional Transportation Plan "Transportation 2035," results in a 9% reduction in GHG emissions. The target is 15%. Looking into what can be done on the land use side to improve on the GHG target. Details about what is coming were discussed. More to come in June or August.

5. INFORMATION: Regional Growth Projections & Distribution

Ken Kirkey, ABAG Director of Planning & Research introduced Stephen Levy, Director of the Center for Continuing Study of the California Economy, who presented findings on national and regional employment and demographic trends and Dena Belzer, President of Strategic Economics, who presented findings on the spatial distribution of employment.

Committee Member Ross asked what amount of work will be done from individual's homes and wondered how this will affect office space.

Mr. Levy responded that this doesn't affect the overall level of job growth. However, it will affect housing growth in attractive areas.

Ms. Belzer added that the numbers related to telecommuting vary; therefore, it is hard to predict. She feels that non-core areas will be more impacted by the telecommute trend.

Committee Member Adams commented that there has been some criticism on the projections being so far out when some believe it isn't possible to project beyond 3 years. Ms. Adams asked for comment by Mr. Levy and Ms. Belzer. In addition, Ms. Adams asked how this projection applies to the specifics of how we're allocating resources.

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Mr. Levy responded that the growth projections for California range from 380 million to 410 million by 2040, which is relatively close range.

Ms. Belzer indicated that proposed growth is linked to national growth.

Committee Member Campos commented that Ms. Belzer recommended a change in state legislation to modify what would qualify as a PDA. He clarified that the definition of PDA is set by the region. The RPC can act on this recommendation.

Ms. Belzer responded that she was referring to SB 375, which states that all future development should be focused around transit stations.

Committee Member Kennedy asked if the loss of redevelopment will have an impact on this.

Ms. Belzer responded that the loss of redevelopment will have an impact on the recycling of development land, which is why the One Bay Area Grant piece is so important.

Mr. Kirkey added that in the Draft Jobs-Housing Connection Scenario, the housing forecast is projected by decade. There has been a high vacancy rate for employment space. This allows for more job growth without new development.

Committee Member Eklund would like to see the formula on how the jobs were broken down by county and then locally.

Mr. Kirkey responded that the last 2 decades capture the dot-com boom and then the collapse and the great recession. During 80's and 90's Marin had a huge increase in job growth. The Forecast is 17% growth for Marin and 47% for the region. New jobs for rural counties are resident-serving.

Ms. Chion added that the factors and formulas are posted on base camp. We can also send to members.

Committee Member Prevetti asked if the forecast takes into account seniors staying in the job force longer.

Mr. Levy responded that the numbers include workers up to age 75.

Ms. Prevetti commented that the maps in Dena's presentation show most workplaces near freeways. This will affect Regional Transportation Plan numbers.

Committee Member Renee commented that she works in social media industry and suggested that planners utilize anecdotal information on Twitter and Facebook to do some valuation of telecommuting. In terms of those trends the Golden Gate Bridge

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district, on which she serves, is seeing an increase of people commuting into San Francisco from the North Bay, who also telecommute 2-3 days per week.

Committee Member Fernandez Smith asked what specific jobs are available in these growth sectors. Mr. Smith also asked about supportive policies or things happening outside the region that support equitable workforce.

Mr. Levy responded that it may be helpful to think about 2040 here and everywhere future prosperity depends on access provided to the next generation. Jobs availability will grow for non-college graduates with skills due to high retirement numbers.

Ms. Belzer commented that Professor Karen Chapple was able to link jobs numbers to housing, which is available in her report.

Ms. Chion added that Professor Chapple's report will be posted soon and expanded on the housing information available in the report. Ms. Chion added that there is a summary on jobs-housing links on Page 16 of Jobs-Housing Connection Report. She also mentioned that the May release of the Jobs-Housing Connection will have a section explaining better what is meant by knowledge based sector.

Committee Member Holtclaw commented on the high tech industries use of shuttle busses and how he imagines folks are working during their commute on the shuttles. He added that this emphasizes dispersal of workplaces in more remote locations. He asked if the vision is that this type of commuting grow or fade.

Ms. Belzer responded that she thinks we'll have it all. She thinks the employment concentration will continue in San Francisco to the south bay. There has been an increase in the use of last mile shuttles. Transit providers are investigating their part in this creative solution all around the region.

Committee Member Terplan asked how some of the transportation investments will be pulled back into the SCS allocation of where jobs will go? How do we balance increasing concentration in the core of employment and increasing costs and put the right policy framework around it?

Ms. Belzer is pushing this dialogue to transit providers as well as regional MPOs. There will be much more push for investments responsive to performance and away from political basis for decisions.

Committee Member Terplan asked Mr. Levy about his comment that people wanted lower job figures to get lower housing numbers. Who are these people and how did they affect the numbers? 2040 National numbers used a low U.S. immigration rate. Does this mean we have lower Bay Area growth as a result of this lower U.S. number in 2040?

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Mr. Levy responded to Mr. Terplan's last question. These are conservative projections relative to what would have been based on populations. He is willing to address the other questions after the meeting.

Committee Member Terplan asked why we are assuming a lowering of growth after 2020.

Mr. Levy responded that the Bay Area out paces in the early part because it is recovering from the recession.

Vice Chair Richardson interjected that these questions have very involved answers and understands that Mr. Levy is willing to stay after the meeting is adjourned to discuss some of these analyses with committee members.

Committee Member Green asked a question related to Infrastructure issues and challenges. If you boil it down to one item on infrastructure – which would it be? How is the 70% increase in education and healthcare jobs split between the two? Mr. Green also asked Ms. Belzer what regional investment we need to support businesses?

Mr. Levy responded that most jobs in education and healthcare are in healthcare. We need to be a world-class place. Housing and education are key factors.

Ms. Belzer agreed. Transportation, Affordable Housing and schools.

Public Comment.

Al Dugan from Novato, California

Looking at the graph of the Bay Area's share of U.S. jobs 2000-2005 decline, there was a significant job decline in 2007. Mr. Dugan asked if there are still pending issues.

Mr. Levy responded that the disappearance of jobs created in the dot-com bubble were lost in the dot-com bust.

Mr. Dugan also asked who creates the U.S. job pool.

Mr. Levy used national projections prepared by 3 or 4 sources and made his assessment with a mix of those.

ADJOURN:

Vice Chair Richardson adjourned the meeting at 3:08 p.m. The next meeting is scheduled on June 6, 2012

Submitted by:

Dayle Farina

Administrative Assistant