



Date: January 16, 2002
To: Inter-Regional Partnership Members
From: IRP Staff
RE: IRP Status Report/Program Review

Background

The Inter-Regional Partnership (IRP) is prepared to adopt several Jobs/Housing Opportunity Zones (Zone(s)) throughout the five county IRP Pilot Project area. The selection of Zones is identified as a goal to be completed by the IRP as the end to phase one of the Pilot Project. The selection of these Zones is based upon criteria set forth in state law, Government Code Section 65891. This government code was built from the Partnership's goal statements, particularly proximity of jobs to housing, transportation-related concerns, air quality and quality of life improvement. The goal statements adopted into state law are listed below.

The overall goal of the IRP Pilot Project is to focus on improvements in inter-regional jobs/housing relationships, while considering local impacts. Additionally, equitable distribution of Zones among the five county IRP area has been defined in the State Government Code and in conversation with the Partnership. The purpose of this report is to present to the IRP the originating goals and hence legal context by which the Jobs/Housing Opportunity Zone selections should be made.

Discussion

The IRP Pilot Project law includes sections related to the goals of the IRP as well as minimum criteria for Zone selection. These sections of the law were used as guidance in the development of the Zone scoring and selection process. This guidance, along with the integrated GIS should enable the IRP to select Zones that best meet the intent of the law.

The IRP goals adopted in Government Code Section 65891 mandates that the Pilot Project Zones encourage:

- economic investment, including job creation, near available housing;
- housing to be located near major employment centers;
- development along corridors served by transit and near transit stations; and
- more sustainable and effective transportation between jobs and housing centers.

These goals, derived from earlier work by the Partnership, point towards selection of Zones that encourage the proximity of jobs and housing, as well as enhancing the transportation linkages between the two.

Several minimum Zone characteristics are written into the Government Code including:

- a size range of 50 to 500 acres;
- a significant portion of land that is vacant, underutilized and suitable for urban use;

- created for the purpose of either providing needed workforce housing if there is a surplus of jobs, or providing jobs for the area’s workers where there is a surplus of housing;
- is eligible to receive incentives, subject to negotiation with the appropriate resource agencies;
- is serviced by adequate infrastructure and transit service, or has commitments to provide adequate infrastructure and transit service, to support significant proposed development; and
- is intended to support development that will improve the jobs/housing imbalance across the five county IRP

The goals and criteria adopted in the Government Code build upon each other to guide the Partnership in the selection of Zones.

Furthermore, the Government Code states “...not less than five nor more than ten official IRP Jobs/Housing Opportunity Zones that shall be equitably distributed among the five IRP counties.” This statement suggests that the Zones will be distributed with a minimum of one and maximum of two per county.

Requested Action

1. This item is information only; no action is required of the IRP members.

IRP Pilot Project Timeline, September 2001 – September 2002

