

**Sustainable Communities Strategy  
Regional Advisory Working Group  
Meeting Notes  
July 5, 2011**

Topic	Comment/Question	Response
<b>One Bay Area Grant Proposal</b>	Will the reporting be in the form of a report card?	Yes, based on what we know today, we have 10 performance targets, which will serve as the backbone of the monitoring system that we ultimately develop.
	The block grant is Priority Development Area (PDA) focused growth? How will Safe Routes to Schools play into this process?	Will Safe Routes to School projects be eligible for block grants under the One Bay Area program? The congestion management agency will have discretion over how the funds are allocated. Over 70 percent of the money needs to be spent in PDAs, but those are all items for discussion.  There are some screening guidelines and the idea is that in order to be eligible for the funds, you have to be in compliance with at least two of the criteria. One of the criteria is that the project be in compliance with complete streets policy. The complete streets policy is currently in place and can be revised to accommodate projects.
	There is a \$550 million block grant over the next three years and \$240 million is for counties. How is the rest of the money going to be allocated?	The lion share of it goes to local streets and roads for capital rehab. There is the regional planning program, the freeway performance initiative, and there is also the climate initiative and some component of the transit oriented development program. We would like to add another affordable TOD program and a regional station area planning program to the funding.
	What other revenue sources are under consideration for this grant program? What regional funds will be available in this program?	This is already programmed funds covering the years 2012 – 2013. Beyond the pilot program, it is going to be up to what we collectively decide.

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	Can you provide information on how the funding was spent in PDAs? Will more be spent on PDAs than is currently being spent?	Yes, we can provide that information.
<b>Equity Analysis</b>	Will this group talk about anti-displacement measures? Will we be able to offer guidance on anti-displacement?	Yes, between now and December of this year, there will be opportunities to discuss this as we further define this proposal. There will be a meeting on Friday.
	When will the breakdown for the local streets and roads be available for the regional portion?  How will this be split up between the regions?	That is up for discussion between now and December.
	We encourage the focus to continue to be on transportation performance measures.	
	How flexible is funding for safe routes to schools?	70 percent of the funds would be spent in PDAs. We have been pretty flexible in the past, as long as it supports the basic tenet of focused growth.
	I don't see safe routes to schools as a major impact in Solano County.	
	Kudos to the equity working group. Which of the equity issues have been determined to be most urgent or acute?	There are tradeoffs. All of the metrics are related to each other. Healthy communities are related to affordability and other metrics.  The idea is to look at how the region overall will perform.

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	<p>I am concerned about jobs/housing fit. I am not sure a measure that has jobs/housing fit would work for Blackhawk and San Pablo.</p> <p>I would love to get rid of the word forecasted and just use forecast.</p> <p>Some of the scenarios do not take into consideration, meeting all of the housing the region needs. Is it possible to make meeting the regions housing needs part of the equity analysis.</p> <p>The process has raised a lot of questions and some are concerned about finalizing something on the July 13<sup>th</sup> deadline when there are still a lot of unanswered questions.</p> <p>If we are doing an analysis and it doesn't inform the preferred scenario, we haven't really gotten anywhere.</p>	<p>The equity analysis will shed some light on how the scenarios that do meet the equity measures perform as compared to those who don't. We will see how not meeting the housing targets impacts equity.</p>
<p><b>Regional Housing Needs Allocation</b></p>	<p>If the PDAs can accommodate more than 70 percent growth, why are you limiting the amount of growth that a PDA can accommodate?</p> <p>At what point will the housing number be released? Will the housing number be used in evaluating the 70/30 split number?</p>	<p>If a PDA can accommodate more than 70 percent growth, there is no cap. In general 70 percent is the amount of growth that will go to a PDA, but if a PDA is willing to take more, they can. We are trying to ensure that every jurisdiction provides some housing to maximize housing choices. The total housing number will come from the State Department of Housing and Community Development and that will be the number that we have to deal with when doing housing allocation.</p>

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	<p>Can you elaborate on what it means for the Regional Housing Methodology (RHNA) to be consistent with the Sustainable Communities Strategy (SCS)? How do you see the RHNA methodology and SCS?</p> <p>What work needs to be done on this as we move forward?</p> <p>Why would we adopt a scenario that does not meet the housing needs?</p>	<p>The RHNA has to have the same land use pattern as shown in the SCS.</p> <p>We are going to bring this to our board and we will bring back any comments that we have heard from the executive board.</p> <p>Miriam will cover that when we discuss the alternative scenarios.</p>
<p><b>Alternative Scenarios</b></p>	<p>I really think the Housing Methodology Committee (HMC) has been effective with details and spreadsheets.</p> <p>We want more definition and detail on the housing numbers on the land use scenarios. I would like to request this detail.</p> <p>More detail about housing and job numbers and more detail on a map to help us understand what we are trying to accomplish are needed.</p> <p>Information is needed on inputs and the definitions of the scenarios.</p> <p>Will all of the land use scenarios use a 40 percent minimum household growth factor?</p>	<p>What are being presented currently are the broader concepts. Focused growth in scenario three is a corridor approach where growth is spread along the corridors. In scenario four, there is less growth along the corridor and more in the regional city centers. We are working out these details along with cities given the inputs that we receive. More detail will be presented as we start preparing them according to the schedule.</p> <p>Because it is already zoned, it is more likely that it will be built. The influence of zoning in those areas is going to have a significant impact as to how we forecast. We are still going to be considering the 70 percent in the PDAs.</p>

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	<p>Will the scenarios take the concepts of the quality of life factor from the HMC and use them to inform the household growth pattern. Will this make area less equitable?</p> <p>I would like to see a strategy that addresses incommuting.</p> <p>An interesting scenario would be one that looked at an increased concentration around transit stations rather than corridors. If you were to look at increasing jobs around transit stations outside of the inner Bay Area, I think you would end up with better scenarios.</p> <p>We should look at quality of life factors within the PDAs.</p> <p>What is the level of conflict between the core concentration pattern and the equitable distribution pattern? It is critical for us to determine the conflict policy-wise so that there is not a built in tension of the scenarios with our equity goals.</p>	<p>The price differential is what influences incommuting. We are going to try to manage incommuting by having more dialogue with other regions, so that we can come up with an interregional statewide strategy.</p> <p>It is meant to recognize some of the places that can support more transit and growth concentration and housing and jobs. This is the outer Bay Area growth scenario.</p> <p>It has been discussed and the task is to identify the constraints and the challenges for those PDAs and we will determine what that means in terms of the tasks that need to be developed.</p> <p>There are always tensions between development and sustainability and equity. The three scenarios test different concentrations of equity. The core concentration will have a strong economic development strategy with jobs to supports low income population. The Outer Bay Area Scenario explores how areas that may not have the resources will function if there are jobs and connection to</p>
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	<p>The transportation infrastructure is presented visually for the inner scenario. There is not a clear visual of the outer scenario and one is needed.</p> <p>How will the initial scenarios be written up so we can let councils and communities know what the concepts are? What is the plan related to community outreach while the analysis is going on?</p> <p>I am concerned about how circular this is becoming. Is the RHNA allocation being consistent with SCS as we were told?</p> <p>There was a recommendation that there be a 4<sup>th</sup> scenario. A lot of folks wanted a more defined role in creating the scenarios.</p> <p>There are major gaps in areas that could be PDAs. Some have not self selected a PDA that could grow. There is a problem with having the PDAs be only self selected. How do you bring other areas that could grow into this as part of the solution?</p>	<p>regional major centers.</p> <p>When we get into the specifics we will determine how those descriptions of corridors can be refined and identified more specifically.</p> <p>A more detailed report will be released on Monday. We will have consultation throughout the summer. The revision of the Initial Vision Scenario (IVS) will be addressed in the staff report.</p> <p>The key is that 70 percent of the growth remains in PDAs.</p> <p>We will have further discussion on that in the staff report. We are bringing this to the July Executive Board meeting.</p> <p>We are working to identify employment opportunity areas that are not recognized within PDAs and growth opportunity areas. Additional areas for housing and employment growth are also being identified.</p>
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