

**Sustainable Communities Strategy
Regional Advisory Working Group
Meeting Notes
June 5, 2012**

Topic	Comment/Question	Response
<p>Panel Discussion on Implementing Proposed regional Policies</p>	<p>It's not just a matter of anti-displacement. It is also a matter of whether the transit system runs well or not. Studies have shown that when you displace residents, transit system ridership goes down.</p> <p>Regional distribution of affordable housing is important. Incentives for affordable housing for people of all communities are needed to influence development.</p> <p>Given that the Regional Housing Need Allocation (RHNA) adoption is coming, how can we make sure that the challenges are handled appropriately?</p> <p>What are some of the factors that are part of where affordable housing is built?</p> <p>In terms of occupancy that can affect low income housing -- displacement can be a killer for housing. Fees can be prohibitive to having affordable units built in a project because developers may not want to pay fees.</p> <p>I think that the Rural Community Investment Areas are a good idea and I am glad to see the expansion. Are these like place types?</p> <p>There is no density mentioned for Rural Community Investment Areas and that would be an important component to consider. There is density included in the placetypes.</p>	<p>The loss of redevelopment is a challenge. We are exploring creation of a regional housing trust fund. We want to make sure the final RHNA methodology assures affordable housing and has a funding mechanism to provide resources.</p>

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	<p>Rural Community Investment Areas should be considered for village place communities of 10,000 and under that might benefit from this type of planning as well, so I suggest the word village and expanding Rural Community Investment Areas.</p> <p>Maybe it is not a place type, but rather than treat them as a different type of PDA, a designation for a particular type of investments such as sidewalks should be made, whether than a geographic designation.</p> <p>Have you explored One Bay Area Grant funding eligibility preferences going toward housing, even if some of these new areas are not currently in the eligibility pool? I am concerned about funding going toward areas that won't be carrying their share of housing.</p> <p>I like to idea of adding these two new placetypes. Rural Community Investment Areas are basically auto access, but there are opportunities to improve walkability and livability.</p> <p>Is there going to be monitoring and are you going to track whether 80 percent of housing and 60 percent of jobs are going into PDAs.</p>	<p>Investment areas are part of the overall growth strategy framework, like Priority Development Areas (PDAs), but they play a different role.</p> <p>Rural Community Investment Areas are driven by the concerns of unincorporated Sonoma County. They have a number of centers that were submitted as PDAs, but they were rejected because they didn't meet the transit criteria. They are communities were there is an intent to increase walkability.</p> <p>Those are things that will be done on a broader level. We are trying to address office parks to make those areas accessible to all types of workers and reduce the amount of driving required. We have a moratorium on PDAs and Investment Areas for the next four years. We will treat these as a pilot and reassess as we move toward the update of the plan in three years.</p> <p>This is a county level discussion.</p>
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	<p>Employment investment areas could be included as criteria in the Transportation Demand Model.</p> <p>I am wondering if there might be an additional category with regard to employment for particular types of investment that would focus on more than a specific geographic designation.</p>	<p>These areas have decent transit service with bus service or rail that is every 20 minutes or more frequent.</p> <p>Yes, this planning strategy is going to be defined in a state of the region report in 2014 to inform both the analysis for the plan update and some of the recommendations when we look at doing this again.</p> <p>Those issues will be something that we will be explored on a broader level. There will be a moratorium on PDAs. We are trying to evaluate what types of strategies are successful.</p>
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