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*Scott Haggerty, Chair*  
Alameda County

**MTC PLANNING COMMITTEE**  
**NOVEMBER 12, 2010**  
**MINUTES**

*Adrienne J. Tissier, Vice Chair*  
San Mateo County

*Tom Azumbrado*  
U.S. Department of Housing  
and Urban Development

**ATTENDANCE**

*Tom Bates*  
Cities of Alameda County

*Dean J. Chu*  
Cities of Santa Clara County

Commissioner Sperring called the MTC Planning Committee meeting to order at 10:26 a.m. Planning Committee members in attendance were: Chu, Giacomini, Halsted, Lempert, Mackenzie, Rein-Worth, and Yeager. Commissioners Cortese, Daly, and Haggerty were also in attendance.

*Dave Cortese*  
Association of Bay Area Governments

**CONSENT CALENDAR: Minutes of October 8, 2010**

*Chris Daly*  
City and County of San Francisco

Commissioner Mackenzie moved approval of the Consent Calendar, Commissioner Lempert seconded. Motion passed unanimously.

*Bill Dodd*  
Napa County and Cities

**MTC PLANNING COMMITTEE/ABAG ADMINISTRATIVE**  
**COMMITTEE/JOINT POLICY COMMITTEE DISCUSSION: Final**  
**Regional Housing and Employment Forecast Methodology**

*Dorene M. Giacomini*  
U.S. Department of Transportation

*Federal D. Glover*  
Contra Costa County

Commissioner Sperring welcomed committee members, and asked for them to introduce themselves.

*Anne W. Halsted*  
San Francisco Bay Conservation  
and Development Commission

Attendees present were:

*Steve Kinsey*  
Marin County and Cities

- Susan Adams, Supervisor, County of Marin
- John Gioia, Supervisor, County of Contra Costa
- Jane Brunner, Councilmember, City of Oakland
- Mark Green, Mayor, City of Union City
- Rose Jacobs Gibson, Supervisor, County of San Mateo
- Gayle Uilkema, Supervisor, County of Contra Costa
- Sean Randolph, Bay Area Economic Forum
- Sam Liccardo, Councilmember, City of San Jose
- Julie Pierce, Councilmember, City of Clayton
- John Avalos, Supervisor, City/County of San Francisco

*Sue Lempert*  
Cities of San Mateo County

*Jake Mackenzie*  
Sonoma County and Cities

*Jon Rubin*  
San Francisco Mayor's Appointee

*Bijan Sartipi*  
State Business, Transportation  
and Housing Agency

*James P. Sperring*  
Solano County and Cities

*Amy Rein Worth*  
Cities of Contra Costa County

Mr. Paul Fassinger briefed the committee on the forecast methodology for housing and employment targets that will be used for developing growth distributions to cities and counties as part of the 2013 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS).

*Ken Yeager*  
Santa Clara County

*Steve Heminger*  
Executive Director

*Ann Flemer*  
Deputy Executive Director, Policy

He stated that ABAG is recommending that staff employ a different methodology for forecasting the region's long-term job growth – a “shift share method” instead of the

*Andrew B. Fremier*  
Deputy Executive Director, Operations

current econometric (IMPLAN) model. The shift share method for employment forecasting utilizes the following approach: 1) estimate U.S. job growth; 2) review historical data as to the share of jobs that the Bay Area captures of the national total; and 3) estimate the future Bay Area employment growth in relation to the national forecast.

He presented several reasons for selecting shift share over econometric models to estimate total future Bay Area employment. It is more consistent with the methodology of employment forecast that is used by the other large MPOs in the State. It is more practical to explain the regional economic narrative that underlies planning and the SCS projections and the results of shift share conform better to the regional perspective on the long term job forecast.

Lastly, he commented on SB375 and the Regional Housing Target. He noted that the Bay Area regional agencies, as well as the State Dept. of Housing and Community Development (HCD), interpret this requirement to mean that the region must plan for housing sufficient to meet total new demand, as generated by natural population increase, household formation and employment growth. He described the series of calculations required to calculate the number of units needed to “house all the population of the region”: 1) Demographic population growth; 2) Employment growth; 3) In-migration; 4) Total population; 5) Headship rates/Household formation; and 6) Applying headship rate to total population.

Committee comment:

- Commissioner Lempert asked if there are current projected housing vacancy rates housing in the Bay Area. Response: The vacancy rate issue needs to be accounted for, and housing growth wouldn't necessarily generate more demand for housing units given what seem to be substantial vacancy rates.
- Julie Pierce, Councilmember, City of Clayton, commented on the total housing number and how it was derived. She asked if the new methodology, which is driving down the total number of houses, comes close to off-setting the in-commute? And are we absorbing all of the in-commute and including it in the housing number? Are we going to be able to count senior housing, and how much of the upper age group two generations in a single household? Response: The actual calculation of in-commuting is a separate number. The projected housing number does not consider the estimated population that would be living in assisted group facilities.
- Susan Adams, Supervisor, County of Marin, requested staff to prepare a graph that shows projected new forecasts vs. prior forecasts, and to consider how we can encourage local agencies to protect agriculture, open space, heavy industrial areas, and the ports. She also asked how the 2010 census and demographics fit into the SCS, and if there will be an opportunity to include 2010 census data? Response: Yes. The data for the 2010 census takes a while to be processed, so that information may not be available until March – June 2011.
- Mark Green, Mayor, City of Union City, asked whether the population to bedroom ratio is considered. Response: Staff has not considered this in the past, but will be looking at it and compare some of the characteristics of the actual housing unit to the people living there.

- Sam Liccardo, Councilmember, City of San Jose, commented on the job growth rate and asked how it's compared to other MPO's nationally. Response: Staff has looked at some of the other MPO's around the country – there is a wide variation. Mr. Liccardo also expressed his concern with the labor force participation rates.
- Commissioner Worth commented on the need to compare housing demand to actual housing production. She also requested staff to look at some modeling for consolidating families in housing units.
- Jane Brunner, Councilmember, City of Oakland, expressed concerns that cities lack adequate financial resources to plan for and produce adequate housing to satisfy projected demand.
- Commissioner Cortese requested that staff provide the new jobs forecasts to the county and CMAs as quickly as possible.

Commissioner Spring called for public comment:

- Bob Planthold commented that the forecasts currently do not assess all the population cohorts that are part of the Bay Area.

### **SUSTAINABLE COMMUNITIES STRATEGY (SCS) DEVELOPMENT UPDATE**

Mr. Ken Kirkey, ABAG, presented staff's ideas for developing a vision scenario for purposes of staffing the SCS planning process. He stated that the key objectives of this planning effort are to begin to articulate the region's vision of future land-uses and transportation networks, test how the vision scenario performs relative to the greenhouse gas, housing and other performance targets, and build community support for a sustainable regional growth pattern.

The proposed vision scenario will identify areas to accommodate all of the region's future population growth as well as a distribution of future employment. It will be an unconstrained scenario that encompasses a distribution of future housing and employment at county, jurisdictional and sub-jurisdictional levels, and will meet the regional housing and greenhouse gas targets for 2020 and 2035.

Mr. Kirkey stated that in November, 2010, ABAG and MTC will provide local jurisdictions with a template staff report and related PowerPoint presentation describing the SCS and the process for local input throughout 2011. County/Corridor working groups, which include planning directors, CMA staff representatives, and other staff identified at the county level, are being established to facilitate engagement among local jurisdictions at a sub-regional level.

In closing, he stated that ABAG and MTC will also involve stakeholders and the public in the development of the various alternative scenarios throughout 2011. They will seek input on priorities and tradeoffs via a web survey, and will also hold roundtable dialogues to seek out priorities at a minimum of four meetings held around the region.

Committee comment:

- Commissioner Spring expressed his concern that when we come out of this recession, the cities/counties will do anything to improve their revenue bases, and there may be a lot of bad planning as a result. How is staff dealing with that? Response: The PDAs will play

a key role, which have identified considerable resource need for those areas. Projections 2009 forecasted that those areas will accommodate roughly 2/3 of the region's projected growth.

- Susan Adams asked staff to consider how to integrate public outreach with policymaker outreach.
- Commissioner Cortese asked that ABAG staff consider how to more quickly disseminate SCS information to local City Councils and Boards of Supervisors.
- Gayle Uilkema noted that there needs to be flexibility and local buy-in when considering which PDAs are of highest regional priority.
- Julie Pierce expressed concern with having only four public meetings to take input on the vision scenario – there needs to be more outreach to get the public informed; such as, newspaper outreach, TV spots that will publicize, etc. Response: Mr. Rapport stated that the vision scenario represents the beginning of the SCS development process; there will be many opportunities for public outreach after the vision scenario is released in February 2011 and approval of a draft SCS in January 2012. He also mentioned that the regional housing needs assessment is concurrent with this SCS. It kicks off in January and runs concurrently with the vision scenario.
- Commissioner Mackenzie stated that the efforts that staff is going to make in the month of January and February to inform all elected officials are critical. He also mentioned that all nine cities in Sonoma County now have voter-approved urban growth boundaries.

Commissioner Spring called for public comment:

- Carlie Paine, TransForm, commented that it's very important to engage the county and local level staff and officials in this regional process. She noted that the regional goals must be the foundation of this effort, and to check at the county and local levels to see if there are additional goals that need to be layered on. She also stated that there should be no reason why the vision scenario does not meet the greenhouse gas targets or the SB375 requirement where housing all people of all income levels with no in-commuting within the region. She asked the committee to consider requiring that the vision scenario meet these targets.

#### **OTHER BUSINESS/PUBLIC COMMENT**

David Schonbrunn, TRANSDEF, commented on public participation. He stated that Portland Metro conducted a process that is comparable to the SCS process when they did their 2040 Plan. He suggested that ABAG staff contact them about how they did their public participation.

TRANSDEF has proposed the development of a public alternative in which the non-profits that have been involved consistently with RTP development be invited to come together to offer an alternative for consideration.

There being no other business, the meeting adjourned at 12 noon. The Committee's next meeting is scheduled for Friday, December 10, 2010 at 10:00 a.m. in the Lawrence D. Dahms Auditorium, Joseph P. Bort MetroCenter, Oakland, CA.