

**Sustainable Communities Strategy
Regional Advisory Working Group**

Meeting Notes
February 7, 2012

Topic	Comment/Question	Response
Regional Growth: National and Regional Employment and Demographic Trends	<p>I understand that it is unconstrained methodology, but why would we assume standard patterns of in-commuting -- what is the value of that?</p> <p>Why would a region prevent people from coming? If you can't make the targets, then what is your second option.</p> <p>Current projections predict a lot more job concentration in Priority Development Areas (PDA), but the data that you present shows otherwise. Is it reasonable to assume that there is going to be a huge shift in trends between now and 2040 in job location?</p> <p>The SCS has to be a forecast of what is going to happen from a jobs and housing perspective. If we are not modeling where things are likely to go, how are we going to determine if a scenario is reasonable.</p>	<p>We are working to do what we can to keep in-commuting down. We are trying to have a different development pattern shifting the type of development from greenfield development to infill development. The Sustainable Communities Strategy (SCS) is a plan that is going to be updated every four years. We are trying to be forward thinking, while being considerate of constraints that we are facing.</p> <p>Infill concentration is needed to decrease fuel costs and improve quality of life and reduce driving times.</p> <p>The SCS should focus on employment clusters and producing affordable housing and current job concentrations. The PDAs don't capture a significant amount of employment that is in the region.</p>

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	<p>If they are not connected to reality, they are pointless. If we are going to just follow trends, what's the point.</p> <p>Housing and land use patterns have to accommodate the baby boomers and the young adult age group.</p> <p>Have any of you looked at Mountain House and where residents work?</p> <p>My understanding is that we are only a month out from the draft preferred scenario.</p> <p>How does the public give you feedback on the preferred scenario?</p> <p>The demographic trends that were shown could be favorable for central city housing. If we want to make the plan work and come up with outcomes that are different from the trends, we are going to have to look at public policy. We need to look at what we can do to change the pattern of where employment growth goes.</p>	<p>I don't know the specifics of Mountain House, but most of the people who live in Tracy commute to somewhere in the Bay Area, especially Silicon Valley.</p> <p>We are going to be using your input to inform the draft preferred scenarios going forward. The land use scenario comes out on March 9th. We are trying to have housing and transportation and income integrated in a way that people can understand.</p> <p>We haven't developed the draft preferred scenario yet. All of this is coming together. We are looking at inputs from stakeholder organizations.</p>
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	<p>We need to put the affordable housing structure delivery system back together.</p> <p>There is a slide that you had about excess housing inventory. How does excess housing inventory influence infill development and what happens to excess housing stock?</p> <p>How does the slide that shows who pays for housing change in the future? How are we going to leverage this federal funding in the future?</p> <p>Elaborate on the manufacturing jobs.</p> <p>Getting people to understand the demographic shift is important. This information would make discussion about the preferred scenario more rational. Getting our electeds to understand this demographic shift is important.</p>	<p>About half of the foreclosed housing stock is affordable. However, a lot of the foreclosed housing is expensive units. Some of the housing stock is being converted into rentals.</p> <p>ABAG is going to help put forth the types of policy reforms that we need at the state and federal level. Help is needed to reform the state affordable housing system.</p> <p>There will be fewer jobs in manufacturing 30 years from now, but there will be more outputs and more profits. The reason is productivity. There will be more production with fewer people, so it is less important as a job sector. It is not going to be a big sector for wage growth. It is still an important part of the Bay Areas economy when you look at outputs.</p>
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	<p>About the immigration assumptions -- Europe had a low birth rate and a bubble and their population rate is based on immigration. Could you talk about immigration and jobs assumptions?</p>	<p>In the nation immigration will stay at about the one-million level that it has been at. In the Bay Area the same level of immigration will continue.</p>
<p>Next Steps</p>		<p>There is a Housing Methodology Committee meeting on March 8th. On April 13th the Transportation Scenarios and the Performance Targets Results will be released. In May the Final Preferred Scenario will be considered by the Joint Policy Committee and the Association of Bay Area Governments and the Metropolitan Transportation Commission. A process will continue after May, while we are still accepting input.</p> <p>There will be continued community input and City council comment. Once the preferred scenario is released it will be open to comment and there will be information brought to each City Council for their final comment. The comment period won't close until January 2013. The SCS won't be adopted until April 2013.</p> <p>We are asking City Councils to engage in the proper zoning of PDAs with some tie to incentives.</p>