

DRAFT -- Provide Your Input by ASAP to amichael@bayareacouncil.org -- DRAFT

To: Bay Area State Legislative Delegation and
Governor's Office of Planning and Research
From: The Undersigned Bay Area Alliance for Sustainable Communities Members
[Your Organization]
RE: ***Land Use/Planning Policy and Infrastructure Support to
Re-enforce Smart Growth in the Bay Area***
Date: TBD

Overview

Better land use policy is the key to stopping in-efficient use of land and resources and encouraging a different pattern of development that supports more sustainable communities. A current and planned for deficit of housing for people living and working in the Bay Area is a pivotal issue that must be addressed to achieve smart growth. The Bay Area must significantly increase production of housing over current levels within each of the nine-counties to generate a better jobs-housing balance and more affordability for people living and working in the Bay Area. The Bay Area Alliance smart growth vision described as a "Network of Neighborhoods" in the Smart Growth Strategy/Regional Livability Footprint Project seeks to provide housing for those living and working in the Bay Area linked to transit options and transit corridors thereby reducing the in-commute from outside of the region. Without an increase in housing nearer to job-centers within the Bay Area, quality of life and of the environment will be reduced, traffic congestion increased to un-acceptable levels, affordability and the economic viability of the region jeopardized.

Bay Area Alliance Smart Growth Policy supports legislative and regulatory changes that seek to provide better state guidance, criteria, and oversight in those land use policy arenas where the state does have a currently defined interest or legal role. Moreover, funding local infrastructure projects within existing urbanized areas. These aim in different ways to make it easier to fund the transportation, housing, open space, and environmental mitigation improvements that will promote infill development and revitalization actions in existing communities. We support proposals for bond measures and proposals to change the voting requirements for sales tax or bond measures at the local level that empower local jurisdictions with necessary financial capability to develop in a smart growth manner compatible with our vision. While offering different approaches and funding mechanisms, together they could provide much needed tools for use by local governments to improve overall livability.

Policy Areas

The undersigned Bay Area Alliance members have developed consensus of several policy approaches for the following policy areas:

- 1. Lower Voter Threshold for infrastructure, transportation and housing funds;**
- 2. Fiscal changes that reward housing production in the appropriate places;**
- 3. Policies to encourage housing in proportion to housing needs;**
- 4. Other promising policy areas include Brownfields, Transit Oriented Development Tax Increment Financing, and Smart Schools.**