

2.24.2003

Stakeholder Dialogue Notes

Overview of process & topics – M. Perrault

Request to add to topic list:

- Social equity
- Open space preservation

Note that many representatives of larger groups will need to check legislative positions with their groups before signing on.

AB 857 Report – N. Bollman

Similar stakeholder dialogues now taking place around CA

Objective: inform state policymakers as they consider legislative proposals

New opportunity: Davis is examining budget reforms via new Commission on Tax & Fiscal Policy. S. McPeak is appointed member; S. Cohen and other Bay Area experts will be invited to testify.

AB 857: Environmental Goals & Policy

- Legislation aims to improve planning and investment of state funds
- Would trump all other policy and spending plans
- Office of Planning & Research needs help understanding regional nuances as it moves to implement
- Thus: offers opportunity for Alliance stakeholder input.
- Recommend: Alliance should lead from accomplishments in smart growth and footprint process to inform its legislative agenda
- Recommend: Alliance should stay in touch with other regions, and with policymakers to keep information flow active

Policy Conversation – facilitated by M. Perrault

Economic E comments – primary spokesperson: S. McPeak

(position also stated on handout)

- Fundamental: Adequate housing is key to smart growth and sustainability, meaning housing supply that meets projected needs and matches the full spectrum of incomes.
- Therefore, key questions that face stakeholders are:
 1. What are agreed-upon regional population and job projections?
 2. Will we meet that demand?
 - Result of ABAG base case and smart growth vision show at current or smart growth rates of housing development that we will not meet projected demand

Thus, Economic E representatives urge Stakeholder Dialogue to advocate for adequate housing supply within the implementation of AB 857.

Q: What then is the Economic E's policy agenda?

A: Open to other Stakeholders pointing out flaws in logic, and interested in a realistic policy agenda.

Comment: We will be on a treadmill of housing and jobs creation unless we have a serious conversation about employers funding new housing as they create new jobs. Add topic to Stakeholder Dialogue?

Comment: Natural increase is also driving growth; will create housing need regardless of job creation levels. (population growth data requested)

General agreement: Within Stakeholder Dialogue, avoid debate over numbers.

Comment: Linkage fees are being used by more local governments to fund infrastructure improvements necessitated by growth; multi-jurisdictional fee programs are leading to new collaborations among cities.

Comment: Increase in housing and density will require major public education in order to get people to accept it.

Q: Is it the policy of Stakeholder participants not to plan for or accept projected growth?

Process comment: Will be important to clarify Stakeholder positions and separate from activity of individual organizations. For example, all Stakeholders currently seem to agree with the following:

1. Need for committed housing target
2. Need for reduced jobs target
3. Need for clear and realistic infill goal
4. Need for clear & realistic edge goal
5. Need for affordable housing strategy

Can Stakeholders work from these basic agreements to establish joint positions and policy ideas that will inform AB 857?

Equity E comments – primary spokesperson: J. Ellis

(final policy agenda of Equity Caucus still in formation – April summit will cover additional ground)

Themes emerging from Equity Caucus discussions thus far:

1. Grapple with displacement that continues in low-income neighborhoods
2. Strategies to link low-income communities to dispersed jobs, esp via MTC's allocation of resources.
3. Address the density issue – individuals not fully supportive because the common image of high-density low-income housing in past experience is undesirable. Support for higher density that is fundamental to smart growth will require education and outreach in order to build support.

Q: What is Equity Caucus' view of housing supply issue?

A: Equity Caucus is interested in all permutations of affordable housing issue – ready to engage in increasing affordable supply via any strategies. Idea: Use downturn in economy to undertake strategies that will prepare cities for the next upturn, e.g., landbanking and revamping of local regulations.

Comment: Atlanta business community has been model in promoting mixed-income housing.

Comment: Examine housing element reform for ways to address affordable housing supply.

Environmental E comments - primary spokesperson: T. Steinbach

There is a clear overlap in interest among Stakeholders, but is there also an issue of trust? We should find common interests but also be honest about differences.

Refer back to 5 suggested areas of discussion:

<u>Issue</u>	<u>Agreement level</u>
Committed housing target	Strong
Reduced jobs target	??
Infill agenda	Disagreement over realistic level
Affordability	Shared principles but scarce land could cause rifts

Suggest pursuing low-hanging fruit in Sacramento in order to establish joint positions on some topics. E.g., current legislation to reduce voter thresholds.

Comment: Gap exists between smart growth rhetoric and neighborhood views of density. So we need public education on parking policies, density, [obtain complete list of policies from S.Lewis]

Comment: Infill and density issues, especially opposition, not always an educational issue – also a core values and class conflict.

Summary & Next Steps

Agenda topic for next meeting:

Joint infill agenda – but establish order of magnitude under discussion. [topic unresolved]

Recommendation: Work to influence Sacto policymakers early on – e.g., establish a "contact committee" to communicate with them and influence their direction.

Comment: Undertake process design for Stakeholder Dialogue in order to ensure success

-Notes submitted by Rachel Peterson
2/26/03