

INTER-REGIONAL PARTNERSHIP MEETING

***Livermore Council Chambers
3575 Pacific Avenue
Livermore, California***

Wednesday, January 15, 2003
12:30 p.m.

MEETING-MINUTES SUMMARY

I. WELCOME, INTRODUCTIONS

Co-chair, Mayor Dan Bilbrey called the meeting to order at 12:45 p.m. and welcomed everyone to Livermore. He stated that co-chair, Supervisor Mark DeSaulnier, Contra Costa County would be attending and would be arriving shortly and asked those in attendance to make self-introductions: In attendance were:

Inter-Regional Partnership Members

Mayor Dan Bilbrey, City of Livermore
Supervisor Jack Sieglock, San Joaquin County
Councilmember Bob Wasserman, City of Fremont
Councilmember Denny Jackman, City of Modesto
Mayor Richard Dodds, City of Patterson
Councilmember Lorraine Dietrich, City of Livermore
Councilmember Millie Greenberg, Town of Danville
Linda LeZotte, City of San Jose
Mayor Brian Swisher, City of Brentwood
Supervisor Scott Haggerty, Alameda County
Supervisor Mark DeSaulnier, Contra Costa County (Co-chair)

Staff to the Inter-Regional Partnership

Alex Amoroso, Senior Regional Planner, Association of Bay Area Governments
Lark Downs, Senior Regional Planner, Stanislaus Council of Governments
Christy Riviere, Regional Planner, Association of Bay Area Governments
Michael Smith, Regional Planner, Association of Bay Area Governments
Steve VanDenburgh, Regional Planner, San Joaquin Council of Governments
Donna Gomez, Office Assistant, San Joaquin Council of Governments

Public Attendees

Joel Elekman, Tracy Gateway
Carlos Patrick, Valley Technology Accelerator
Andrew Malik, Economic Development Director, City of Tracy
Linda Maurer, Economic Development Staff, City of Tracy
Ellen Bonneville, Economic Redevelopment Director, City of Oakley
John Cadrett, San Joaquin Valley Air District
Tom Dumas, Caltrans District 10
Evelyn Tolbert, Tracy City Councilmember

II. APPROVAL OF MEETING MINUTES

It was moved/seconded (Greenberg/Dodds) to approve the minutes of November 20, 2002. Motion passed.

III. IRP STATUS REPORT/PROGRAM REVIEW

Alex Amoroso stated that before the next meeting, IRP staff plans to contact the jurisdictions that are under-represented at IRP meetings and ask them to designate an IRP member. Mr. Amoroso stated Supervisor Blum retired.

Richard Dodds, Mayor of Patterson, stated that he and Mr. Dickson, StanCOG Executive Director, went to the Supervisors and reminded them of the need to appoint a representative to the IRP, but had no decision as of June 14. He will continue to pursue this appointment.

Lark Downs, Senior Planner from StanCOG gave an update on the regional housing needs assessment in Stanislaus County. A very lengthy discussion followed regarding the process, the fact the State Department of Housing and Community Development (HCD) is requiring more housing than the jurisdictions are capable of providing employment for, the resultant pending suit by the Hispanic Task Force in Stanislaus County, the threat of loss of redevelopment money by the Governor, the failure of most jurisdictions to get their housing plans approved, the definitions of affordable housing and self-determination, and the fact there is no current penalty for failing to be approved, but that penalties may be in the future.

Ms. Millie Greenberg, Councilmember from Danville, suggested that an approach to reforming housing needs law be positive, and work to improve the process.

Evelyn Tolbert, the Tracy City Council representative to the League of Cities agreed that a positive approach was necessary and stated the League is looking at the self-certification process San Diego went through as a model. She agreed the threat of future penalties being incorporated into law for jurisdictions not conforming with the housing needs and preparing a conforming a housing element are very real. She stated that concerned parties need to stick together on this issue.

Co-chair Bilbrey expressed his concern that, if the State takes unused redevelopment revenues from jurisdictions to balance the State budget, those communities that have growth controls, where the number of housing units is fixed, may have an obligation due based on bonding and redevelopment money may be in use by the State. He was concerned that could mean service cuts would be required to meet your obligations in terms of bonds.

Alex Amoroso, ABAG Senior Planner, suggested that staff draft a letter from the IRP chairs and forward it to the Governor's office expressing concerns about redevelopment funds being redirected by the State. Co-chair Bilbrey agreed and directed staff to make the letter available to local jurisdictions on the IRP so that if they were to send their own letter, they would have an inter-regional context for their individual efforts.

It was moved/seconded (Dietrich/Haggerty) to draft a letter to the governor for IRP chairs' signature on the subject of redevelopment funds.

Co-chair Bilbrey welcomed Supervisor Scott Haggerty from Alameda County.

IV. URBAN GROWTH BOUNDARIES

Mr. Amoroso introduced Michael Smith, ABAG staff, who presented a report summarizing urban growth boundaries. The report is the result of a survey of jurisdictions in the five counties in the IRP Region. The survey determined there are three basic urban growth boundary models in the five-county area. One example is Contra Costa County where boundaries are county-driven. In Santa Clara County it is mostly driven by the jurisdictions themselves and the County. The County, rather than drawing up their own boundary, has adopted a policy to recognize the growth boundaries the jurisdictions are drawing up and also cooperate with them in terms of developing where the lines should occur. Also they got LAFCO to respect those jurisdictions' growth boundaries. In Manteca they have what they call the primary urban service boundary, which is where they have an ultimate urban service boundary that's long-term and then a short-term service boundary. Rather than calling it a growth limit, they've actually written into their general plan much of the same language that appears in the growth boundary policies.

V. IRP REGIONAL PROJECTIONS

Christy Riviere of ABAG provided an update on regional projections, providing a summary staff report showing inter-regional totals. She stated they will come back in March with the same data for all cities and counties. They want to enhance the information from each jurisdiction regarding the jobs/housing balance problems. Discussion ensued regarding low, moderate and median income information for all counties and the formula used to determine the range. Mayor Richard Dodds, City of Patterson asked if it would be of value to define by county very low, to low, to moderate and above moderate income levels. IRP staff said they would locate that information and bring it back at a subsequent meeting.

VI. IRP WORK PROGRAM

ABAG recommended that a letter be sent to Senator Tom Torlakson requesting a delay in the evaluation report of the pilot program. It was moved/seconded (Haggerty/Jackman) to direct staff to prepare a cover letter, for the co-chairs' signature, which would be drafted and forwarded to Senator Torlakson's office.

VII. PILOT PROJECT INTERIM REPORT

ABAG staff presented a draft report that will be sent to the State. They asked that comments on the report be sent to them.

VIII. JOBS/HOUSING OPPORTUNITY ZONE INCENTIVES

Co-chair Bilbrey stated that Barbara Matthews office was called on January 14, 2003 and they expressed interest in sponsoring something for the IRP regarding a list of potential incentives place-holder bill. Matthews and Torlakson are willing to introduce legislation for these incentives. The group was asked to review the list and give the go ahead to build support and recognition of the IRP's efforts in Sacramento.

ABAG staff presented a list of potential incentives, including:

- Jurisdictions with urban growth boundaries would be given priority consideration in regional and state funding.
- Tax increment financing would be offered to projects near transit or that are designed to offset jobs/housing imbalances
- Simple majority vote for Real Estate transfer Tax when proceeds are used for affordable housing projects.
- Property tax-retail sales tax swap between local and state governments for local governments accommodating and adequate supply for all income categories.
- Priority eligibility in the award of state grants for cities that adopt smart growth policies.

It was moved/seconded (Jackman/Haggerty) to advance the list of incentives minus the real estate transfer tax incentive. Passed without opposition.

IX. PUBLIC COMMENT – None

X. ADJOURNMENT

The meeting adjourned at 3:15 p.m. until March 19, 2003