



Date: January 15, 2003
To: Inter-Regional Partnership
From: IRP Staff
RE: Work Plan Options and Opportunities

Background

In the most recent two meetings of the IRP, several subjects have come up for discussion including Urban Growth Boundaries (UGBs)/Urban Limit Lines (ULLs), Regional Housing Needs Allocation (RHNA) process, Growth Projections and air quality impacts. In addition, the IRP has continued discussions about incentives to support the Jobs/Housing Opportunity Zones.

Discussion

Staff has pursued research on several of the above topics and has prepared background materials to support discussions. Speakers have been invited to future IRP meetings to provide insight on UGBs/ULLs, and discussion is expected to occur related to growth projections and RHNA processes.

Further engagement on incentives has occurred with State programs, and calls have been placed to legislators' offices. To date, Zone proponents and economic development professionals have made extensive efforts to garner support for incentives. The Pilot Project Interim Report provides a view of what has occurred in the IRP; both the progress made, and the stumbling blocks to implementation. In fact, the Interim Report offers the IRP an opportunity to identify the shortcomings of the Pilot Project legislation, specifically those related to incentives, or lack of incentives.

Using available background information, as well as considering the condition of the State budget, staff has come-up with a series of potential work items for the following year. These work items continue to address the need for Zone incentives, while attempting to incorporate the other stated interests of the IRP membership.

- Continue work on the incentives noted in the *incentives* staff report attached as a part of this packet. It is proposed that the incentives work be joined with work of several programs and other interested parties. Due to the large state budget deficit, it is anticipated that incentives in the form of money or other subsidies will be non-existent.
- Undertake a study of UGBs/ULLs to define their value in more appropriate growth patterns. This study can be used to evaluate whether jurisdictions with UGBs/ULLs take measures to increase or decrease their housing potential inside the growth boundary area. Alternately, other patterns may manifest related to density of development patterns and the size of the land area available for development.
- Growth Projections and RHNA study can provide background on how much and where development may occur within the IRP study area, if current trends continue. This data can show concentrations/dispersions of growth and may lead to a discussion of ways alternative growth patterns within the IRP study area can be realized.

Each of these studies and activities individually may be accomplished, but without a cohesive plan to consider the impacts of each upon the other, the goals of the IRP may not be met. Staff asks that the IRP discuss and consider which of these subjects they want to pursue, keeping in mind the significant commitments of time to do each study. Drawing conclusions and taking positions on each of these areas is necessary to impact jobs/housing balance, improve transportation and air quality, and effect quality of life. In other words, patterns of development affect all of the IRP's goals. Piecemeal discussion of items may not advance the cause of the IRP.

Requested Actions

1. Direct staff as to the priority of each of these discussions so that staff can place efforts as required.
2. Determine whether or not the IRP should address the interaction between the study items.
3. Discuss the extent to which the IRP may wish to propose local ordinances or other controlling mechanisms to direct growth to specific areas or jurisdictions within the IRP region.