



Date: May 19, 2004
To: Inter-Regional Partnership Members
From: IRP Staff
RE: Ongoing Monitoring of the Jobs/Housing Opportunity Zones

Background

In January 2004, the Inter-Regional Partnership (IRP) entered into contract with Design, Community & Environment (DC&E) to produce the Pilot Project final evaluation report. The final evaluation is to consist of two phases: 1) recommendations for ongoing monitoring of the Zones; and 2) a final evaluation of the Pilot Project. The purpose of this staff report is to update the IRP on the first phase of the final evaluation report, the ongoing monitoring. Phase 2, the final evaluation, is addressed in Agenda Item IV.

Discussion

Purpose of Monitoring the Zones

Monitoring the Jobs/Housing Opportunity Zones (Zones) to evaluate the IRP Pilot Project serves dual purposes. The first is to satisfy the legislative mandate of the IRP Pilot Project. The originating legislation requires that the jobs/housing ratios for both the Zones and the jurisdictions in which the Zone are located be evaluated over time. The ratios are to be calculated before the Zones are designated and after development is complete. The intention is to use these ratios to evaluate whether the Zones have made any impact on jobs/housing imbalances in the IRP region.

In its design of the Pilot Project, the IRP devised a more comprehensive set of goals, goals that went beyond a simple jobs/housing balance for the IRP region. These goals included development near transit or transit corridors, sustainable and effective transportation, and the mitigation of other regional impacts that stem from a jobs/housing imbalance, i.e. poor air quality, diminished open space, and housing affordability. The secondary role of the ongoing monitoring is to determine whether the program objectives (designation and development of the Zones) has had (or will have) any measurable impact on these broader goals. Measuring progress for this second goal will be more complicated, for, as discussed below, the availability of and ability to collect data is limited.

DC&E Recommendations

On March 8th, DC&E submitted to staff its final report for Phase 1 of the Pilot Project Evaluation. The *Jobs/Housing Opportunity Zone On-Going Monitoring Program* report includes the comments and input from both the IRP members (given at the February 2004 meeting) and staff. DC&E's report met the needs of the IRP as it offers a comprehensive recommendation for monitoring the Zones. It presents a set of recommendations regarding what data to gather, how often, by what unit of analysis (geography), and provides input on various data sources. In its report, DC&E further propose that the data be organized and analyzed according to the various goals of the IRP.

With DC&E’s report in hand, IRP staff was challenged to sort through the recommendations to determine what could be accomplished given various data and resource limitations. To make this determination, three factors were considered:

- Ability to Measure Correlations
- Data Availability
- Timeliness of Data

Measuring Correlations

There are many variables that can be used to gauge changes in jobs/housing balance and its related impacts. Changes in indicators at the city, county or commute shed geography are only relevant if they can be attributed to the Zones and their associated development. This is determined only if a direct correlation can be drawn between the measured change in an indicator and development in the Zones. Because these correlations are difficult, if not impossible to determine, staff believes that gathering data for cities, counties or commute sheds, independent from data from the Zones will add little value to the Pilot Project Evaluation. For example, if per capita income information was collected for the cities and counties, and not for Zones, there is no way to ascertain whether any measured changes in per capita income could be attributed to development of a 500 acre project. There are too many extraneous factors that can affect changes to income in a city to control for what portion of that change can be attributed to the Zones.

Data Availability

Because of the inability to draw correlations between changes to city, county, and/or commute shed indicators and the Zones (as described above) staff recommends only collecting data for geographies other than that Zone if it is also available for the Zone. Unfortunately, this will severely limit the amount and type of data to be collected

DC&E recommends that a variety of data be collected at different geographies or “units of analysis” to measure potential impacts to the jobs/housing imbalance from development in the Zones. These units of analysis include the Zones, City, County, and Jobs/Housing Analysis Areas. Much of the recommended data (such as vehicle miles traveled, transit routes, per capita income, housing prices, etc.) is not collected at the Zone level of geography, i.e. 500 acres or less. This data could only be gathered for Zones through a survey of households and/or employers, which is well beyond the resources available to the IRP.

Approximately twenty data items are considered for collection in the Ongoing Monitoring Report (See Attachment One). Of these, there are only five that are available through existing data sets, including population, occupied housing units, jobs and acres of open space and residential land. There are six additional building and development related data items that may be available, depending on the applicable jurisdiction.

The additional data items that the consultant recommends for collection are for different units of analyses (city, county, and commute sheds) and/or are not available at the Zone level of geography. Therefore, staff recommends not collecting these data.

Table 1 lists the data items that are available, possibly available and not available by Zone.

Table 1. Data Availability for Zones

Available	Possibly Available	Not Available
Population	Residential Building Permits	Median Household Income

Occupied Housing Units	Commercial Building Permits	Per Capita Income
Jobs	Commercial Development (existing and potential)	Median Housing Cost
Open Space (in acres)	Residential Zoning	Median Rent
Urbanized land (in acres)	Commercial Zoning	Transit Routes
	Affordable Housing	Mode Split
		Walking Distance to Transit
		Vehicle Miles Traveled
		Level of Service
		Place of Work

Staff will collect data that is available by the Zones. This same data will be collected for the cities and in some cases the county as well. (See Attachment One.)

Timeliness of Data

In addition to problems with data correlation and availability, some data cannot be collected because it is not timely. There are several data items recommended for collection that are available for the Zones, but only in limited time periods. For example, the U.S. Census Bureau releases decennial data on housing costs, mode split, income and place of work, all of which are recommended for collection. As the recommendation is to regularly monitor the Zones, i.e. on a biannual basis, decennial data offers little value to the Ongoing Monitoring process. Therefore, timeliness played a factor into staffs recommended data items for collection.

Jobs/Housing Analysis Areas

Under the theory that jobs/housing imbalance impacts should be gauged regionally, DC&E proposes that the IRP collect data for “Jobs/Housing Analysis Areas” or JHAAs. These geographies are sub-regional areas or commute sheds, as they represent geographic areas that are “commutable,” that is defined by a 30 minute travel time to work.

While the theory about commute sheds is reasonable, unfortunately there is very little data available for traffic analysis zones (TAZs) and/or census tracts (the unit of geography for the JHAAs). The four data items recommended for collection by DC&E is not available bi-annually for either census tracts or TAZs and therefore not available for the Zones. Therefore, staff recommends removing this unit of analysis from the ongoing monitoring study.

This unit of analysis may provide new insights into how jobs/housing relationships work. While it is not of direct application under the conditions of the IRP report capacity, it may be an area for further study by the IRP.

Requested Action

1. Provide comments on the Jobs/Housing Opportunity Zone Ongoing Monitoring Report and staff conclusions.
2. Direct staff to monitor the Zones as required by State legislation, and based upon staff recommendations for the evaluation parameters.
3. Direct staff to look into other measures of success of the zones and report back on potential for their use in the future as data and resources become available.

Attachment One

Table 2. Staff Recommended Data Collection

Recommended For Collection			
Data	Availability/Limitations	Source	Unit of Analysis (if to be collected)
Population	For Zones, only available by TAZ, will require aggregation; may not coincide with Zone geography	COG Projections, DOF	Zone, City, County
Occupied Housing Units, existing and potential	For Zones, only available by TAZ, will require aggregation; may not coincide with Zone geography	COG Projections, DOF	Zone, City, County
Jobs	For Zones, only available by TAZ, will require aggregation; may not coincide with Zone geography	COG Projections, EDD	Zone, City, County
Residential Bldg Permits	Not available by Zone. Some cities that are tracking development in Zones MAY have	Jurisdictions	Zone, City
Commercial Development, existing and potential	Not available by Zone. Some cities that are tracking development in Zones MAY have	Jurisdictions	Zone, City
Residential Zoning, Acres	Not available by Zone. Some cities that are tracking development in Zones MAY have	Jurisdictions	Zone, City
Commercial Zoning, Acres	Not available by Zone. Some cities that are tracking development in Zones MAY have	Jurisdictions	Zone, City
Affordable Housing	Not available by Zone. Some cities that are tracking development in Zones MAY have.	Jurisdictions	Zone, City, County
Open Space (acres)	Available	Jurisdictions, general plan	Zone, City, County
Urbanized Land	Available	Jurisdictions	Zone, City, County
NOT Recommended for Collection			
Median Household Income (annual and monthly median wage)	Not available by Zone	Census	NA
Per Capita Income	Not available by Zone	Census	NA
Median Housing Cost	Not available by Zone. (Available by Jurisdiction via CAR)	Census, CA Assoc. of Realtors (CAR)	NA
Median Rent	Not available by Zone.	Census	NA

Transit Routes	Not available by Zone. Some cities that are tracking development in Zones MAY have.	Transit agencies	NA
Mode Split	Not available by Zone	American Community Survey	NA
Walking Distance to Transit	Not available by Zone	Not Available	NA
Vehicle Miles (VMTs)	Not available by Zone	Not Available	NA
Level of Service	Not Available by Zone	Caltrans	NA
Place of Work	Not Available by Zone	Census	NA