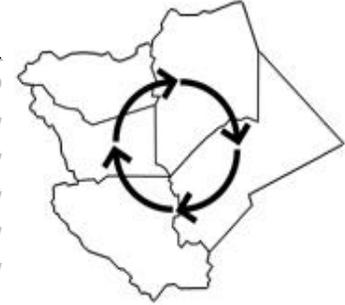


Inter-Regional Local Government Checklist

a project of the Inter-Regional Partnership

INTER-REGIONAL
PARTNERSHIP
Alameda County
Contra Costa County
San Joaquin County
Santa Clara County
Stanislaus County



Procedure:

Please complete this checklist in accordance with the procedure outlined on the accompanying cover letter and return it to IRP staff no later than:

January 14, 2000

Completed and adopted checklists should be sent to:

**Inter-Regional Partnership
C/O ABAG
PO Box 2050
Oakland, CA 94604-2050**

Questions about this project should be directed to Karl Lisle, ABAG Regional Planner at (510) 464-7926.

Participant Information:

Jurisdiction: _____

Name of respondent(s): _____

Title: _____

Date completed: _____

Date approved by
Council or board: _____

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
I. BRINGING JOBS AND HOUSING CLOSER TOGETHER:					
1. CREATE MORE HOUSING OPPORTUNITIES NEAR EMPLOYMENT CENTERS.					
<i>IDENTIFY THE POTENTIAL FOR NEW HOUSING PRODUCTION WITHIN EXISTING URBANIZED AREAS</i>	A. Complete a thorough inventory of vacant lands in your jurisdiction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	B. Study housing potential or higher densities on currently developed sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
<i>AMEND GENERAL PLANS AND ZONING CODES</i>	C. Amend the General Plan and zoning on undeveloped or under-utilized commercial and industrial lands to allow residential or mixed-use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

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	<p>D. Make the General Plan and zoning code encourage residential development in conjunction with commercial projects.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>E. Revitalize neglected neighborhoods to provide a wide range of housing opportunities.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>STREAMLINE THE PERMITTING PROCESS</i></p>	<p>F. Assess and attempt to minimize discretionary permit requirements (use permits, etc.) applicable to proposed housing near employment centers.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>G. Assign and fund staff contacts for specific projects to guide projects through the entire approvals process as efficiently as possible.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
<p><i>ESTABLISH LOCAL REGULATORY AND OTHER INCENTIVES FOR MEETING HOUSING NEEDS</i></p>	<p>H. Establish General Plan and zoning strategies which encourage the provision of affordable housing units (or the payment of in-lieu fees) in new residential developments. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>I. Implement a housing impact fee on new commercial and industrial projects to be used for the provision of affordable housing units. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>J. Subsidize affordable housing projects by reducing development fees or pursuing proactive programs designed to assist in construction of affordable units. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

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	<p>K. In areas where commercial development is outpacing residential construction, establish programs which either limit new commercial development until housing growth catches up to demand, or assess the effect of new commercial development on housing demand.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. BRING PEOPLE AND THEIR JOBS CLOSER TOGETHER.					
	<p>A. Match economic development efforts (to attract employers) to the skills of the area’s employees.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>B. Match affordability of housing to job income levels in municipality.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
<i>ENCOURAGE EMPLOYERS TO HIRE WORKERS LOCALLY</i>	<p>C. Adopt policies encouraging new employers and contractors to search for skilled workers locally.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>D. Adopt policies encouraging local workers to occupy new housing units.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>E. Participate in workforce development programs that encourage schools/colleges to educate/train residents for targeted employees.</p> <p><i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
II. ESTABLISH MORE SUSTAINABLE METHODS OF MOVING PEOPLE BETWEEN HOMES AND JOBS:					
1. CREATE A MORE EFFICIENT PATTERN OF LAND USE.					
<i>FOSTER COMPACT COMMUNITY LAND USE PATTERNS</i>	A. Establish and enforce urban growth boundaries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	B. Modify General Plan and zoning codes to increase allowable intensity of development within local urban growth boundaries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	C. Establish Transfer of Development Rights (TDRs) programs which allow for the preservation of open space on the urban fringe and intensify land use within existing developed areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
	D. Establish tax increment financing and abatements for brownfield developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	E. Take advantage of programs like the Williamson Act and the Farmland’s Trust to preserve agricultural lands and open space on the urban fringes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	F. Reduce parcel size for new single family residential developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	G. Assist neighborhoods in understanding the need for providing housing and employment in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
	<p>H. Adopt long-term policies designed to retain and preserve agricultural lands and other open space areas. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>I. When planning major additions to cities and towns, ensure they work towards a community wide or subregional jobs/housing balance. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>J. Assess fees, require dedications or adopt conditions of approval to accommodate extension of transit and bicycle facilities in newly developed areas. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>ENCOURAGE MIXED-USE, TRANSIT- ORIENTED DEVELOPMENT AROUND TRANSIT HUBS</i></p>	<p>K. Adopt transit station area specific plans or redevelopment plans for all areas within walking distance which include a mix of uses and the highest residential and commercial densities found in the community. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
	<p>L. Consider minimum density requirements for all new projects within a set distance of public transit stations. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>M. Form partnerships with transit agencies to develop financing and other strategies for new development projects around stations. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>MAXIMIZE THE EFFICIENCY OF CITY SERVICES BY CLUSTERING DEVELOPMENT NEAR EXISTING FACILITIES</i></p>	<p>N. Study the capital and long-term maintenance costs of providing municipal services and infrastructure expansion to serve new fringe area development and implement a policy framework and fee structure based on the findings. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>MINIMIZE THE FISCALIZATION OF LAND USE</i></p>	<p>O. Discuss a tax-revenue sharing program with neighboring communities. <i>Documentation/Comments:</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
2. IMPROVE THE EFFICIENCY OF THE EXISTING TRANSIT SYSTEM					
<i>IMPROVE TRANSIT IN EXISTING LOWER DENSITY AREAS</i>	A. Provide local bus connections to VTA, ACE or BART by working with local transit providers to evaluate and propose route modifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	B. Implement dial-a-ride programs to link existing low density areas to nearby transit lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
3. PROMOTE DYNAMIC AND VIBRANT URBAN CORES.					
<i>MAINTAIN AND RESTORE HEALTHY DOWNTOWNS</i>	A. Create and support designation of redevelopment areas in urban cores and give these areas the highest planning priority in the local jurisdiction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
	B. Direct transportation funding to projects within existing urban areas that reduce dependence on cars and protect open space. <i>Documentation/Comments:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	C. Encourage sponsors of major regional projects (sports, entertainment, employment) to build in existing downtown areas well served by transportation infrastructure. <i>Documentation/Comments:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ENCOURAGE ALTERNATIVE COMMUTING SOLUTIONS.					
<i>WORK WITH EMPLOYERS AND TRANSIT PROVIDERS TO REDUCE THE IMPACT OF LONG COMMUTES</i>	A. Promote telecommuting through promotional materials/programs. <i>Documentation/Comments:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	B. Establish telecommuting programs for city/county workers. <i>Documentation/Comments:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

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	C. Encourage adoption of alternative work schedules.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	D. Advocate employer-subsidized transit passes for all employers located near transit facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	E. Discourage free employee parking at new employment sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				
	F. Encourage employers to view employee parking as subsidized and provide equal subsidies to workers who use alternative modes to get to work.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>Documentation/Comments:</i>				

INTER-REGIONAL LOCAL GOVERNMENT CHECKLIST

GOALS	ACTIONS	COMPLETED OR UNDERWAY	WILLING TO CONSIDER	REJECTED/ NOT INTERESTED	N/A
	G. Sponsor programs which encourage workers to use transit and carpools. <i>Documentation/Comments:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	H. Promote programs encouraging employees to experiment with alternative modes of transportation. (like <i>Don't Drive One In Five</i>) <i>Documentation/Comments:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	I. Encourage employer sponsored carpool programs and shuttle bus services. <i>Documentation/Comments:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inter-Regional Partnership – May 1999