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ASSOCIATES
Urban & Regional Planning

TO: ABAG/MTC TASK FORCE

FROM: JOHN FREGONESE, DON BLUBAUGH

SUBJECT: DRAFT PROBLEM STATEMENT, OUTLINE OF FINAL REPORT

DATE: OCTOBER 9, 2003

The meeting on September 19th marked the midpoint of this process. We feel that there has been a good airing of the issues between the two agencies, and we have general agreement on the problem that exists to be solved by this committee. There has been substantial discussion about solutions, and at the last meeting we began to focus on specific solutions.

It is now time to focus on specific solutions. The meeting will be pivotal. The next step is to begin preparing the final report from the subcommittee. Therefore, we will begin by listing the ideas suggested at the last meeting, and then open the list for additions from the committee. Debating the merits of an idea and deciding whether to include them for further exploration will be done later in the meeting.

We then would like each idea to be discussed, refined, and either included in the final list or deleted. We hope to conclude the meeting with a draft list of the actions which have support of the committee. We suggest that the committee operate by consensus where possible. Where objections exist, a vote by the committee should be used.. We suggest that to be contained in the final report, the proposal should have the support of a majority of the representatives of both boards. We can include a minority report if necessary for strongly held opinions that are not supported by the majority.

Attached to this memo are the notes from the Sept 19th meeting.

GOALS FOR MEETING 4

Based on our original work plan, the fourth meeting was to accomplish the following tasks:

4. Refining Solutions

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a. Further refinement of solutions would continue. A variety of group techniques would be used to narrow the list to the most effective and achievable solutions
b. At the conclusion of the meeting, a refined list of solutions would be achieved.

Based on your input at meeting 3, we have drafted the following problem statements. We have substantially shortened the statement and hopefully made it more direct.

PROBLEM STATEMENT

The San Francisco Bay region and its surrounding interregional counties are developing in ways that are eroding the region's quality of life, when measured by environmental, economic, and social indicators. Root causes of this situation include the State financing structure for local government, the absence of a broadly accepted strategy to offset growth impacts, and the ineffectiveness of addressing regional problems through the independent actions of local jurisdictions.

Existing regional agencies have been ineffective in reversing the decline as a result of limited regulatory authority, limited coordination of individual planning efforts, a lack of resources to counteract state fiscal policies, and the absence of a shared regional development strategy. Institutional issues of proportional representation, equitable funding, and coordination of effort have been identified as weaknesses with the current structure. There is no ongoing effort to provide a comprehensive regional perspective to local decisions.

POTENTIAL SOLUTIONS

The following are our interpretations of the ideas brainstormed in the last meeting. You may note that the inclusion of all the suggestions would not be logical; there are several suggestions that relate to the same problem solution. Therefore, we assume that the committee will need to delete some of these suggestions. We suggest that we follow the following procedure:

1. Allow any of these concepts to be discussed for clarification purposes only.
2. Accept any new suggestions from a member, discuss for clarification purposes only.

Review the entire list, deciding on each topic either by consensus or by vote.

Programmatic Suggestions

1. ABAG & MTC should jointly sponsor legislation providing for statutory authority for Bay Area comprehensive regional planning with ABAG designated as the lead Agency

2. ABAG should undertake the development of a regional comprehensive plan or strategy that brings together land use and transportation with housing, economic development, social equity, and environmental issues and resolves conflicts among

these issues. MTC should actively cooperate and contribute staff and funding toward the effort, and actively support its implementation.

3. ABAG and MTC should seek a permanent funding source for regional planning.

4. ABAG and MTC Should jointly develop a series of best management practices, including model codes, financial strategies, and work with willing local agencies to implement these.

5. In conjunction with an implementation program for the Regional Vision, ABAG and MTC should jointly develop a benchmarking and monitoring program to establish key regional benchmarks, and monitor progress toward their accomplishment.

6. ABAG and MTC should jointly promote legislation that would reform the state and local finance structure.

7. ABAG and MTC should lead the development of cooperative economic development policies to reduce damaging local competition for businesses.

8. ABAG and MTC should develop a list of incentives they can implement for the local and subregional governments that participate in achieving the Regional Vision.

9. ABAG should have closer ties to MTC and transportation plans in the provision of affordable housing in order to improve jobs-housing balance.

10. ABAG and MTC should develop a technical manual on parking demand and trip generation to help local agencies in the evaluation of developments that implement the Regional Vision.

11. ABAG and MTC should develop a Regional Transportation Plan that specifically ties land use and transportation improvement funding. ABAG and MTC should make regional transportation funding contingent on supportive local land use decisions.

12. ABAG and MTC should use Congestion Management Agencies or some other subregional organization (determined locally) as a model to build a Regional Plan from the county level up with the ABAG/MTC providing information, support, and coordination. These could be implemented through the RTP, the Housing Elements of local plans, and other existing regional activities.

13. ABAG and MTC should affirm the protection of existing stable neighborhoods, especially in light of more infill and density associated with smart growth.

14. ABAG and MTC should affirm local government land use authority and reject any intent to limit this authority through regional plans or strategies.

The Programmatic suggestions can be better understood when related to the problems in the following matrix:

Problems	State Financing	Lack of Strategy	Ineffectiveness and incentives	Limited regulatory authority	Limited coordination	Equitable Funding	Regional perspective
Solutions							
1) State authority for planning		■		■			
2) Regional Comp Plan		■			■		
3) Permanent Funding						■	
4) Model Codes			■		■		
5) Benchmarks							■
6)Reform Finance	■						
7) Cooperative Economic Development	■		■				■
8) Incentives			■				
9) Affordable Housing		■			■		■
10) Parking manual			■		■		
11) Land use – transportation RTP		■	■		■		■
12) Use subregional agencies for regional plans		■	■				■
13) Neighborhood Protection		■					
14) Affirm Local Government Authority		■					

Organizational Suggestions

The Organizational solutions can be best summarized as a choice between one of the following models:

1- New agency. This model would create a new body that would replace MTC and ABAG. This may be the best model for strengthened regional planning authority.

2- Blending agencies. This model would merge staffs, address policy board configurations, and undertake the creation of a regional comprehensive plan and advocate for its implementation.

3- Improved alignment. This model would add no new authority, maintain existing staffs, address representation on policy boards, and increase capacity of countywide agencies to understand, embrace, and implement a regional strategy.

We look forward to a lively and productive meeting.

Notes from the meeting 9-19-03

- Concurrent process of land use and transportation planning at Regional level (built on existing policies)
- Each agency brings something to table
- Jointly develop best management practices - help local agencies
- Monitor and measure how we are doing
- Joint legislature program (especially state/local finance structure)
- Focus on existing process & more toward a regional comprehensive plan
- Local land use authority - affirm!!!
- Cities could collaborate more on making sure local government determines where businesses are going to locate - not compete for & get "picked off"

- The structure must show a place for local government agencies

- Liked Utah model best
- Partner ships at Regional level - CMA's - Local
- Incentives for those who want to participate
- ABAG/MTC Visionary - Create Plan and then work through local counties to implement - Incentives (empower what exists)
- Would be helpful to have Regionally based strategies to help overcome - I'll go there instead of here.
- Financial Resources for ABAG are limited to & not adequate to do Regional Planning - Dedicated Revenue Source v. membership organization
- ABAG/MTC Planning Staffs should work more closely together or perhaps be merged while Policy Boards remain separate
- ABAG is housing expert – should have closer ties to MTC and transportation plans
- Use CMA's as a model to build a Regional plan from the county level up (with Region providing trends information, etc)
- Use existing authority both agencies have - link other items (water, air, jobs) to what authority ABAG/MTC already has,
- Neighborhood Preservation - in light of more density with smart growth, affirm neighborhood preservation
- CMA's created by legislature - could help us if we go there
- ABAG must develop better relationship with CMA's (model) and show direct benefit from regional plans!
- Public: Regional mitigation fees
- Technical manual on parking demand/and trip generation to help local agencies
- RTP is vehicle to tie trans/land use together
- Local land use approval contingent on transportation funding
- Public Comment - LWV- (Co-Director)

- Local agency competition might be helped with revenue sharing arrangement.