

**I-15 Interregional Partnership (I-15 IRP)**  
**Technical Working Group**  
**Meeting Summary**  
Thursday, August 7, 2003

**Agenda Item #1: Welcome and Introductions**

Kevin Viera, WRCOG, welcomed those persons attending the meeting and called for introductions.

**Agenda Item #2: Summary of the August 7, 2003 I-15 IRP Technical Working Group Meeting**

The June 2003 meeting summary was approved.

**Agenda Item #3: Public Comments/Communications**

A Riverside County legislative summit will be held at the Pechanga resort on Thursday, September 25, 2003 beginning at 9:00 a.m. Cathy Bates said that break-out sessions on energy and economic legislation are planned. The keynote speaker will be Fred Main, vice-president for Public Policy for the California Chamber of Commerce.

Kevin Viera reminded the TWG that the WRCAG General Assembly would be held that evening in Riverside. The Assembly will consider the WRCOG annual budget and other business matters. Paul O'Neal announced an upcoming "Gasoline Awareness" event to be held at Mira Costa College. Ann Palatino said that the RTA Commuter Link route is scheduled to begin service from southwest Riverside County area to the Oceanside Transit Center following Labor Day.

**Agenda Item #4: Summary of June 20, 2003 I-15 IRP Policy Committee Meeting**

At its last meeting, the Policy Committee directed more detailed evaluation of all of the long-range transportation, economic development and jobs-housing balance strategies submitted by the TWG. Committee members discussed the partnership-agencies progress on implementing the short-range strategies as well as the relatively-positive press coverage of the IRP study and activities.

**Agenda Item #5: Housing Strategies**

Susan Baldwin introduced a second draft of three, comprehensive Housing Strategies to aid in achieving jobs housing balance. The following points summarize the TWG discussion on the Strategies:

**H1 Provide a Range of Housing Affordability and Housing Types in All Communities**

Because of the tax-disadvantage of residential land uses to local jurisdictions, there should be an incentive to encourage the development of housing. However, the IRP should not advocate a disincentive for the development of non-residential projects. Tom Rogers suggested that the League of Cities, which represents both cities with an employment shortage as well as cities with an employment surplus, may have a proposal to address this

need. SANDAG prepared a proposal to revise State tax policy as part of its growth management program. Copies of this proposal will be available at the next TWG meeting. State tax policy is a major focus of SANDAG's housing advocacy program.

Potential incentives to developers for the construction of additional housing might include the reduction of local development fees, density bonuses, transportation funding priorities that are based, to an extent, on housing availability within a jurisdiction. Constraints on the production of moderate cost housing currently include the policies of lenders toward smaller-unit and smaller-lot projects. Providing a list of lenders for moderated priced housing projects should be added as a strategy action.

Barb Redlitz said that the processing constraints on mixed use projects should be reduced. It was also noted that residents continue to oppose granny-flats – the provision of multiple units and higher densities in single family zones. Mark Roberts suggest that waiving property tax increases on the construction of granny flats would provide a subsidy to owners.

### *H2 Revitalize Older Residential Neighborhoods*

Bill Levin asked where a subsidy could be derived from when one is needed to renovate older, moderate cost housing. Jim O'Grady suggested that this could be an expanded role for CDBG funds.

### *H3 Provide incentives for the Construction of Moderate Cost Family Housing Near Employment Centers*

TWG members discussed the findings of recent studies that many workers do not want to live near their workplace. Kevin Viera said that a long-distance commute is no longer a big deal for many residents.

Bill Levin stated that the cost of basic components often preclude the construction of moderated priced, single-family housing in some communities. Therefore, a subsidy or other provision, such as smaller sized units or smaller single-family lots may be needed.

Tom Rogers said that the source of any subsidy is important. Don't assume that the private sector can pay to cost of producing workforce housing. Jim O'Grady noted that federal subsidy would require the payment of "prevailing wage" for the construction of the subsidized housing.

Jim Mackenzie suggested that a listing of professions in the for different "moderate" salary range. Staff said that the IRP home telephone survey showed that many of the I-15 interregional commuters are teachers, safety professionals and military. Barb Redlitz noted that significantly higher travel costs involved in accessing major employment centers from the new, moderate-cost housing that is available.

### **Agenda Item #6: Strategy Update – Report on Progress of I-15 IRP Strategies**

Due to time constraints, Agenda Item #6 was not discussed. This Item will be on the agenda for the September 11, 2003 I-15 IRP TWG meeting.

### **Agenda Item #7: I-15 IRP Outreach and Presentations**

The I-15 IRP Outreach program includes three parts:

1. Providing a link to public agency and EDC websites
2. Making presentations to existing groups, and

3. Potentially, conducting additional surveys and focus groups discussions.

TWG members were asked to identify potential websites where a linkage would be beneficial and groups which should be approached with an offer of a presentation. Employers were identified as a potential focus group.

#### **Agenda Item #8: California Planning Roundtable**

The California Planning Roundtable (CPR), an established, state-wide group of professional planners has initiated a Policy Study on the issue of jobs-housing balance. Staff will monitor and participate in the preparation of the report. CPR is also organizing a jobs-housing balance session for the fall California American Planning Association (APA) fall conference. The reception of the CPR efforts may have an effect on future funding of Interregional Partnership activities by the State.

#### **Agenda Item #9: SANDAG Draft Regional Comprehensive Plan (RCP)**

The SANDAG draft RCP will have a separate chapter on border issues and programs. While initially viewed from an international border effort, it has been broadened to include jobs-housing balance concerns including the I-15 IRP study and strategy preparation activities. It was noted that a similar effort to address interregional issues with Orange County has not been initiated. By request, SANDAG will provide copies of the RCP Borders chapter, or the entire draft chapter to TWG members.

#### **Agenda Item 10: Next Meeting Date and Location**

The next I-15 IPG Working Group meeting is scheduled for Thursday afternoon, September 11, 2003 in Escondido. The next Policy Committee meeting on September 19 will also be held in Escondido. Prior to the PAC meeting, there will be a SANDAG Transportation Committee meeting at 9:00 a.m. and SANDAG Borders Committee at 11:00 a.m. in the SANDAG office. In addition, a Workforce Housing workshop will be held at the University of San Diego on Friday morning, September 19, 2003.

## **August 7, 2003 Meeting Attendees I-15 Interregional Partnership**

### **Western Riverside Region**

Kathy Boyer, Riverside County EDA, Workforce Development Centers  
Jim Mackenzie, City of Murrieta  
Jim O'Grady, City of Temecula  
Anne Palatino, Riverside Transit Agency  
Mark Roberts, Caltrans District 8  
Tom Rodgers, Senator Hollingworth's Office (36<sup>th</sup> District)  
Rocky Salno (sp?), Press Enterprise  
Diane Sessions, Southwestern Riverside County EDC

### **San Diego Region**

Bill Levin, City of San Diego  
Paul O'Neal, Office of Senator Bill Morrow  
Barbara Redlitz, Principal Planner, City of Escondido

### **Staff Members -**

Elgeritte Adidjaja, WRCOG  
Susan Baldwin, SANDAG  
George Franck, SANDAG  
Jeff Martin, SANDAG  
Kevin Viera, WRCOG