

2020 MTP/SCS Sounding Board Meeting Summary

March 23, 2018 | 9:00-11:00 a.m.

Sacramento Food Bank & Family Services

Revised – Item 13: Attachment A

Summary

On March 23, SACOG staff held the second meeting of the 2020 MTP/SCS Sounding Board. Staff provided an overview of the 2020 MTP/SCS timeline, milestones, and how feedback from the Sounding Board is used. The agenda items below were presented by staff, and included a thorough discussion. The discussion is summarized below, categorized by each agenda item, and themes distilled from the discussion.

Attendees

- California Apartment Association
- California Capitol Financial Development Corporation
- The California Endowment
- CSU Sacramento
- Sacramento County Health & Human Services
- Sacramento Housing Commission Alliance
- Sacramento Food Bank & Family Services
- Sacramento Metropolitan Arts Commission
- WALKSacramento

Agenda

Welcome and Introductions
Recap Purpose of Sounding Board
Regional Prosperity Framework
Land Use and Transportation Scenario Approach
State of Housing
Greenhouse Gas Reduction Target Update and Household Travel Survey
Close Out and Next Steps

Regional Prosperity Framework

THEME: Job growth and access

- Will Brookings' deliverables include a geography of jobs?
- What was driving growth before the recession and what is driving growth now?
- A pre/post-recession analysis would be helpful so that we can see the growth of existing industries and new industries.
- It's important to remember that prior to the recession, the significant industry was construction and real estate, but real estate finances haven't come back. What we're seeing today is growth in the health care and service sectors.
- There is concern about things like growing traded sector jobs.
- What about the support for innovation and internal jobs growth?
- There is a gap in local support for jobs growth and innovation, nothing is taking place.
- We need to expand on the job growth trajectory—we grew a lot of jobs quickly post-recession but that won't continue.

THEME: Economic values and the region

- Will Brookings use the full six-county region in its assessment?
- Was the Portland economic values part of their MTP/RTP process?
- We want to move to region's economic prosperity goals, SACOG can do it in transportation plan, but who else can help us implement the goals?
- Does the Chamber Small Business Development Center do this?
- It's important to differentiate what "support" is. Is it public support for businesses? Because that is what they need - public support.
- Can you bring back lessons from Portland on how they used the Brookings assessment in their processes?

Land Use and Transportation Scenario Approach

THEME: Population, housing, and housing affordability

- Homes are defined as housing units.
- Can you add population numbers?
- Other than growth, population, and homes, do you account for affordability?
- Data sounds like a link to understanding and identifying affordability.
- In addition to the MTP, you have the Regional Housing Needs Assessment (RHNA), how do you reconcile these from the beginning?
- One tension you get as a region is that the MTP is constrained with a lower number of units, but RHNA shows higher numbers than the MTP
- It's important to figure out affordability now, so that when jurisdictions get their RHNA allocations in a few years, there isn't shock.
- Affordability should be factored in, and it's important to do it early so we can talk about the differences publicly and frequently.
- RHNA has a lot of potential [for developing more affordable housing](#). It shouldn't be reduced or underestimated -but balance the approaches of how you develop it and have a public dialogue about the challenges and the discrepancies. [For example the challenges in building more affordable housing, the discrepancies between a jurisdiction RHNA allocation and the actual number of affordable units being built over a given time period.](#)
- If you aren't talking about affordability, you are doing it a disservice—look at this as part of the regional prosperity context.
- There is an expectation, if you don't explain housing supply and affordability, it remains an issue.
- There is a great role for SACOG to lead on housing and housing affordability.

THEME: Housing and jobs

- How many of the jobs are people coming in and getting a job, compared to unemployed residents getting jobs? This can skew the data.
- Explore the responsibility of job centers to house employees as part of their development responsibility.
- Will the data on housing take into account the tax changes (cap on deductibles)?

- Rent control is a concern. Increasing rent prices and how it is addressed are big current issues. Rent control as mitigation for increasing rents is concern on both ends, from needing policies to protect renters, the potential negative implications of implementing rent control policies and strategies.
- Some programs that help with down payment assistance grants have been eliminated.

State of Housing

- CA Apartment Association may have other data sets that can be shared.
- Somewhere public policy issues that impact data should be considered—like rent control, Costa-Hawkins Act, etc.
- SACOG is a good third party to look into issues that impact affordable housing. Some counties lost Golden State Financing Authority (GSFA) grant funding, which impacts home buyers, and federal tax reform credits for affordable housing development.

Greenhouse Gas Reduction Target Update and Household Travel Survey

- The targets are not really for punishment, they are meant to be incentives.
- We should understand the relationship of GHG to affordable transit oriented development and non-affordable transit oriented development.
- Is there data on Uber and Lyft drivers based on income level?
- Are we making sure low-income households are included?
- What about shared economy analysis as a driver of the economy?

MTP/SCS Sounding Board Meeting Evaluation

RANKING: 1. Strongly Disagree 2. Disagree 3. Neutral 4. Agree 5. Strongly Agree
This meeting was well organized.
Average: 4.9
The length of the meeting was appropriate to get through the material.
Average: 4.5
The materials provided in advance were useful to prepare for the meeting.
Average: 3.8
The discussion on regional prosperity was informative.
Average: 4.6
The discussion on the state of housing was informative.
Average: 4.4
The discussion on land use and transportation scenario approach was informative.
Average: 4.4
The approach for creating a Discussion Draft Land Use Scenario is a sound approach.
Average: 4.2
The discussion on the greenhouse gas reduction target was informative.
Average: 4.2

I understand the next major steps in the 2020 MTP/SCS process.
Average: 4.5
I had the opportunity to express my interests and/or concerns on the items presented.
Average: 4.7
What should be done next time to make the presentations more effective?
Great Job!
Clarity when data is presented. Is the slide representative of the 4/6 county region?
Any applicable/relevant reports in advance
Additional comments or questions not expressed in the meeting:
Thank you! Great info!
Thanks Monica for capturing all of these notes.
Acknowledging the housing affordability challenge/needs would be wise to incorporate
Thank you for being so organized