

I-15 INTERREGIONAL PARTNERSHIP POLICY COMMITTEE MEETING DISCUSSION AND ACTIONS

Meeting of Friday September 19, 2003

The September 19 meeting of the I-15 Interregional Partnership (IRP) Policy Committee was called to order at 12:30 p.m. in the Mitchell Room at Escondido City Hall. Committee members in attendance were Co-chair Crystal Crawford (North San Diego County Coastal/City of Del Mar), Co-chair Jeff Comerchero (City of Temecula), Ed Gallo (North San Diego County Inland/City of Escondido) and Jack Van Haaster (City of Murrieta). Alternate members in attendance were Victor Carrillo (Imperial County Supervisor), Phil Monroe (City of Coronado), David Powell (City of Solana Beach), and Judy Ritter (City of Vista). Staff members Sam Kelley (Border Patrol), Maurice Eaton (Caltrans District 11), Rick Bishop and Kevin Viera (WRCOG), as well as Bob Leiter, Susan Baldwin, Jeff Martin, George Franck, Mike McLaughlin, and Danny Serrano (SANDAG) also attended this meeting.

1. Welcome and Introductions

Co-Chair Crystal Crawford welcomed Policy Committee members and guests. Policy Committee members and others attending the meeting introduced themselves.

2. I-15 IRP Policy Committee Discussion and Actions – June 20, 2003

The draft meeting summary for the June meeting was approved without change.

3. Public Comments and Communications

The next joint SCAG-SANDAG meeting is scheduled for early October. Staff working on the various interregional partnerships funded by the California Department of Housing and Community Development will meet at SANDAG on Monday, September 22, 2003. The state-funded IRPs meet several times a year to share information about their programs, research and ideas.

The California Planner's Roundtable (CPR), a volunteer professional planning research organization, is preparing a publication regarding state wide jobs/housing balance issues. Susan DeSantis, a consultant to WRCOG, is in charge of this project. The Roundtable will also sponsor a session on jobs/housing balance issues at the statewide American Planning Association (APA) conference in October.

4. Long Range Housing Strategies

Following discussion, the Policy Committee approved the three recommended long-range Housing Strategies for future evaluation. Staff introduced each of the strategies and gave Policy Committee Members the opportunity to comment on each. Comments on the individual strategies are noted below.

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

- It is important to expand the supply of moderate income housing through the IRP housing strategies. Councilmember Gallo noted that Escondido's Proposition S restricts increases in density without voter approval. Strategy H1 proposes the use of tax incentives to assist developers in providing below-market-cost housing.

- Strategy H1 might use community facility districts (CFDs) more creatively to absorb some of developer's costs by passing them on to homeowners.
- It is recommended that Marney Cox attend the next Policy Committee meeting to discuss SANDAG's fiscal reform proposal in greater detail. Committee members wanted to better understand SANDAG's proposal and why earlier fiscal reform proposals affecting have failed. Any recommended fiscal reforms should consider the differing demand for housing and jobs in San Diego and Riverside counties. To acknowledge these differences, different tax structures may be needed in the different counties. Any proposal should protect local taxes. (Strategy element H1(f))
- Unless we educate the public about the benefits of infill housing and mixed use development, changes in fiscal policy will not be supported. (Strategy element H1(d))
- SANDAG needs to be more descriptive about the types of transportation projects it will fund (Strategy element H1(g))
- This Strategy element H1h should maintain the voluntary right of property owners to rezone their land from residential use to commercial use.

H2 Revitalize Older Residential Neighborhoods

- Revitalization of neighborhoods and infrastructure will increase the value of homes, displacing some residents. The Strategy should identify ways of ensuring mixed income housing. The I-15 IRP Technical Working Group is working on housing supply issues.
- Escondido and National City have had success with revitalization; Downtown San Diego's Little Italy is a good example of what leadership, timing and revitalization can achieve.
- Revitalization will replace older housing including mobile home residential uses. Trailer parks and underutilized commercial properties are prime candidates for revitalization.
- Consider redevelopment agencies as implementing parties for this Strategy.

H3 Provide Incentives for the Construction of Moderate Cost Family Housing Near Employment Centers

- This strategy should include incentives for the construction of moderate housing everywhere, not just construction near employment centers.
- By quantifying sub-regional growth projections, this strategy can identify the location of moderate cost housing needed to create a balance. This is an important regional agenda.
- The Strategy should discuss why some businesses are considering relocating to southwestern Riverside's economic clusters and what can be done to facilitate this trend. Staff should engage different economic development corporations to evaluate the economic accomplishments of each sub-regional area.
- The IRP, in cooperation with the economic development corporations, should market the entire region (including both counties and Mexico) in this increasingly global economy

5. Project Status/Strategy Evaluation

Staff reported that the Policy Committee has approved 22 strategies – eight of which have already been implemented. The next Policy Committee meeting will focus on the further evaluation of the 14 long range strategies; staff also will present an initial strategy implementation monitoring plan.

At the Policy Committee meeting on March 19, 2004 the implementation plan and the monitoring plan will be reviewed as part of the draft final report. An updated Existing Conditions report will be presented as well.

The Final Report will be presented at the meeting of June 18, 2004.

Staff also is working on an outreach plan. The goal is to build consensus by making sure that all the implementing agencies and jurisdictions have a chance to provide comments on the draft report and strategies.

6. Regional Comprehensive Plan Update

Staff provided an outline and an update on the Borders Chapter of the Regional Comprehensive Plan for the San Diego region. The Borders Chapter was presented to the Borders Committee and approved last August, 2003. In addition to addressing issues related to our county and international borders, the chapter also addresses tribal issues.

7. Next Meeting Date and Location

The meeting was adjourned at 3:30 p.m. The next meeting of the I-15 IRP Policy Committee is scheduled for Friday, December 12, 2003, at 1:30 p.m. at Temecula City Hall, but may be rescheduled to January due to meeting conflicts. (The meeting was rescheduled to Friday, January 16, 2004.)