

# TFWC STEERING COMMITTEE MEETING

## SEPTEMBER 29, 2016

Meeting began 3:00 pm

### Part I: Overview of Last Meeting:

1. Welcome & Introductions: Andrew began the meeting and welcomed everyone. Introductions were made around the room.
2. Overview of previous meetings: Andrew gave a brief overview of why we are meeting, what the previous meetings have entailed and where we would like to end the meetings by November 2016. A presentation accompanied this overview. Carlton added that these meetings and potential policy changes set the stage for a common agenda as we move forward in our regions growth and development.
3. Assignment: Derek Miller gave a brief overview of the barriers to each of the 3 areas of interest and explained the purpose of the breakout sessions. We would like the Break Out Groups to determine 3 priorities in each group which have the following aspects:
  - Greatest potential for impact.
  - Relatively short period of time to accomplish (4 – 10 years).
  - Most viable or realistic to accomplish.There were some questions about the 3 priorities. The assignment is to determine top 3 barriers.

### Part II: Breakout Sessions:

1. The group was asked to stand and break up into the three area groups that they wanted to move into. They were advised to try and keep the number in each group even so that one group wasn't sufficiently larger than another. Each group would have a chair to lead the discussion. The groups and their chairs were as follows:
  - Housing – Mike Gallegos
  - Transportation – Wilf Sommerkorn
  - Economic Development – Derek Miller

### Part III: Open Discussion and Brainstorm:

After about 30 minutes of discussion the groups came back together for an open discussion and to report what their groups had come up with. The results of the breakouts were as follows:

1. Wilf Sommerkorn - Transportation:
  - a) Land use patterns – Create a focus on TODs & Centers. They would like to see the community put things closer to each other. The whole way we develop, where we put jobs, housing, recreation and services, then transportation becomes easier.

- b) Funding – Our community needs money to build transportation systems which connect residents to services, jobs and education. Historically our community has relied on one mode of transportation (individual vehicular transportation). Our communities need greater range of transportation choices such as viable public transportation, biking, walking. We need to provide funding to all modes of transportation, thereby making it more convenient and opening up the access to opportunity.
  - c) Attitudes and incentives – Some community members don't seem willing to get on transit at all, or bike/walk. There are no incentives to get out of cars. One example to change this attitude would be to make parking more expensive.
2. Derek – Economic Development:
- a) Regulation – How much regulation should be focused on planning and zoning? We would like to do a score card between cities so that business are able to do comparison shopping for ease of doing business.
  - b) Workforce training & alignment- This barrier was a combination of education & skills and access to education & training.
  - c) Regional Coordinated economic development effort - Resultant plan for county to coordinate better with cities, municipalities and states. This came of conversation about taxes being different throughout the cities. This one will be tough but could begin by having a coordinated development plan.
3. Mike - Housing:
- a) Cost - There are a multitude of costs associated with building, managing and living in Affordable Housing. Some of those costs are – Providing a subsidy for developer & tenant, permitting process takes a long time and time is money, affordable housing cost of management, cost of transportation from housing to jobs, financing of projects – for example some financial institutions require a certain number of parking stalls in order to approve financing, so they are not on board with TOD which increases time and cost of financing and building.
  - b) Regulations - Regulations on code and zoning create barriers to building and maintaining affordable housing, NIMBY – Not In My Back Yard is an attitude by community members which creates barriers to building and managing affordable housing, parking codes do not align with TOD plans and create a barrier to building and maintaining affordable housing, financing again – we need to get financial institutions on board with financing affordable housing and aligning with TOD plans.
  - c) Access - We have limited access to available land, we have limited access to capital, and residents of affordable housing have limited access to jobs & transportation services. We need to initiate some proactive efforts to overcome these barriers.

## **Part IV: Wrap Up and Next Steps:**

1. Next Steps: Staff will take these priorities and overlay them. They will look at how we measure elimination of those barriers. They will take a first cut at the potential policy changes we would like to propose and then will send those out for comments from the

committee. We expect the next meeting to take place in November and will be sending out a doodle poll to determine the exact date and time.

2. Wrap Up – Derek Miller thanked group for attendance.

**Meeting adjourned 3:30 pm.**