

**DISCUSSION DRAFT FOR FEBRUARY 19<sup>TH</sup>**  
**RTAC STAFF WORKGROUP MEETING**

**SUGGESTED KEY ECONOMIC QUESTIONS FOR THE RTAC TO ADDRESS**

In their February 3<sup>rd</sup> meeting, the RTAC identified economic influences as a potential factor in determining passenger vehicle greenhouse gas emission reduction targets. The following four questions provide a suggested framework for the RTAC to focus on economic issues. Additionally, part of the RTAC's consideration of economic factors will be how these issues vary between the state's 18 metropolitan regions.

1. What will influence a consumer to buy or rent a "smart growth" housing product?
  - a. What do consumers prefer (*ceteris paribus*)?
  - b. How have housing choices changed over time?
  - c. How will demographic trends, such as an aging population, influence future consumer preference?
  - d. How will employment trends influence consumer preference?
  - e. How will the price of housing be affected?
  
2. What other variables will affect an individual or family's final decision on a home and how they travel to and from home?
  - a. To what degree does traffic congestion affect choice?
  - b. To what degree does the availability of fuel affect choice?
  - c. To what degree does a homes location and distance to other amenities affect choice?
  - d. To what degree does the affordability of housing affect choice?
  - e. To what degree does the price of travel affect choice?
    - i. price of fuel
    - ii. tolls
    - iii. parking charges
    - iv. efficiency & utility of vehicles
  
3. How do smart growth housing products affect a developer/builder's business model?
  - a. How are costs and profits affected by changes in business as usual housing production and sales?
    - i. How will staffing needs be affected?
    - ii. How will permitting/review timelines and costs be affected?
    - iii. How will profit margins be affected?

4. How much land is realistically available for smart growth housing products? What are the opportunities and constraints to development capacities of those lands (i.e. infrastructure availability or opportunity for upgrade, environmental review, and local/regulatory climate)?
  - a. Infill potential
  - b. Redevelopment potential
  - c. Larger greenfield parcels adjacent to urban footprint
  - d. New towns/master planned communities separate from current urbanization
  
5. How will fiscal consideration influence local government land use decisions regarding smart growth housing products?
  - a. Revenue v. cost generation
  - b. Commercial sales tax potential or parcels
  - c. Others?