

## Economic Factors

### Regional Targets Advisory Committee

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## Context

- February thru April
  - Factors influencing travel, modeling, and other tools
- April thru May
  - Addressing geographic boundaries, goods movement, and benefits from fuel and vehicle efficiency

continued...

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## Context

- June thru July
  - Framework for RTAC recommendations
  - Metrics
- July thru August
  - Supporting MPO implementation and evaluation techniques for recommended factors and methods
- September
  - Draft and final recommendations complete

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## Questions Discussed at the Staff-Level Workgroup

1. What will influence consumers to buy or rent a “smart growth” housing product?
2. What affects a family’s decision to buy or rent a home?
3. How do smart growth houses affect a developer/builder’s business model?

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## Questions Discussed at the Staff-Level Workgroup

4. What are the opportunities and constraints to smart growth development?
5. How will fiscal consideration influence local government land use decisions regarding smart growth housing products?

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## Workgroup Suggestions

- Discuss impact of overall economy, housing and employment markets
- Discuss how policies impact the cost to build
- Discuss development impacts on property values

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## Workgroup Suggestions

- Provide examples of infill project successes and failures
- Discuss the market's readiness for change and availability of financing
- Determine role of market assessments in RTAC's recommendations

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## Potential Next Steps

- Further discussions should focus on:
  - Overall market outlook
  - Examples of successes and failures in infill development
- Possible April RTAC Meeting Speakers
  - Mr. Steve Levy, Center for the Continuing Study of the California Economy
  - Mr. Randall Lewis, Lewis Operating
  - Others?

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