

## SUMMARY NOTES FOR THE CONFERENCE TITLED:

Community Development, Affordable Housing and the Environment: Is there a common path to smart growth?

Held Tuesday, June 29, 1999 at UCSD

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This document includes the following parts:

1. Full summary written by Carolyn Chase (pp. 1-30)
2. Edit to Chase version suggested by Keith Pezzoli (pp. 30-31)
3. Edit to Chase version suggested by Nico Calavita (pp. 31-36)
4. Full summary written by David Shirk (pp. 36-46)

### 1. Full summary written by Carolyn Chase

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Date: Wed, 30 Jun 1999 21:44:26 -0700

To: [kpezzoli@ucsd.edu](mailto:kpezzoli@ucsd.edu), [ncalavit@sdsu.edu](mailto:ncalavit@sdsu.edu)

From: Carolyn Chase <cdchase@sdearthtimes.com>

Subject: Draft of notes from workshop

Want a crack at fixing things before I send out to folks? You might be able to fill in a couple quotes or holes in your speeches - or changes to other things you think advisable... let me know asap... I would like to start filling requests by this Saturday. In going over the presentations I have to say, I think it was one of best overall combinations of interesting and substantive discussions.... so THANKS!

Tuesday, June 29, 1999

Community Development, Affordable Housing and the Environment: Is there a common path to smart growth?

Institute of the Americas, UCSD

(DISCLAIMER: - these notes are not comprehensive, though they have that appearance. There are many omissions, summaries and paraphrasings along the way, though most pithy statements are direct quotes. Contact me or the indicated speaker directly before citing. Any error of misstatement or misinterpretation or in any name spellings is entirely my own. --cdc Please send corrections, questions, or comment to me via email to: <cdchase@sdearthtimes.com>)

8:48am <about 50 folks here> Amy Bridges, Director Urban Studies and Planning, UCSD. Started by sharing about the Urban Studies Dept. ...Our students are not the media image of students... not wholly concerned with themselves...this generation's big political issue is the environment...as students take internships, some for the gov't, industry and write a senior thesis and think through concretely some policy problem. As graduates they

continue to think through these concerns.... City Planner Gail Goldberg and also founder of Children to Children are both grads of Urban Studies. This region will see enormous changes in growth; more people; increased diversity; a different set of typical jobs. Even without so much growth we will have increased housing prices, declining green spaces; aging infrastructure; limited gov't income and Byzantine local collaborations for running it all...rising housing costs, declining quality of life; in other words, San Diego is a typical US city at the turn of this century.

Has been a lot of talk and headlines about pursuing something called smart growth. The loudest voices have been familiar to all of us: real estate; tourist based industries, chamber of commerce and as they have talked about transportation, accommodating growth and presenting this as a response to our anticipated growth. In the same conversations we hear little about the environment and less about affordable housing and equity concerns. It's for this reason we wanted to have this program;

UCSD Civic Collaborative provided financing. Invited misc. civic leaders; community planning board chairs; hundreds of housing and community development activists, many env activists to provide an opportunity to talk about the kind of community you want and find a common ground so that our growth plans can be a little smarter than they have been.

Keith Pezzoli, also with the Urban Studies and Planning Program will talk about some of the even larger issues  
Nico Calavita will talk about what common ground there is and how we might use that common ground to pursue smarter growth.

8:56am Keith Pezzoli. I'm going to offer an entree, some appetizers if you will and I'll be keeping the time. Sharing ground rules from an EPA conference I just attended.

#### GROUND RULES

- Listen to understand
- Build on each other's ideas
- Assume you can learn from each other
- We all have responsibility for success

Will be splitting groups geographically later in the day.

Slide of

1. Env Systems: valuing natural Capital
2. Systems of Production and Innovation
3. System of Administration and Mgmt: Regulatory Innovations
4. Systems of information and communication: building capacity for knowledge networking and civic engagement

Asked my 11 year old son Chris the other day - Do you think the world is improving and will be better for your generation or worse? Right away he said better and had many explanations about new technologies that will help such as electric car. I realized very early that people form models....

We've come a long way. Wetlands used to be called swamps and we have been

pushed to an understanding due to such groups such as EHC. ... we've come a long way from pollution control. Now the "in" thing is pollution prevention. The next wave is this notion of industrial ecology. Tends to look at regional landscape and equate regional systems with regional ecosystems and issues like carrying capacity. There is enormously creative work being done with GIS. SANDAG is beginning to look at region as a whole. New calendar showing regional maps. Some ecoregion developments.

Impact of globalization? Should think strategically about what we want to do. now more than 3,000 city regions of more than 1 million. 20 in excess of 10 million. These global city-regions present many challenges... accelerated urban growth makes traditional planning increasingly problematic, but other approaches are still experimental. New ways of acting and controlling effects are urgently needed. The competitive landscape on the world stage is changing the way regions do business.

We have one of the premiere milieus of innovation. How can we steer that to sustainability? Influence the shifting patterns of R&D?

Are forming a SoCal regional working group to look at performance of industry and how it looks at its stakeholders, suppliers and others.

Systems of info and communication - building capacity for networking and civic engagement. Will see increasing investment in informational strategies for improving policies for development.

Might create a website and think through how to take advantage of info technology to empower research. The Human Capital Development Initiative will help us determine the top 6 pressing research needs. Digital libraries are going to transform the way we do work. David Cleveland is in the audience and he is doing work with indicators and it augurs well for the kind of work we're trying to do here. David's engaged in a valuation of community groups and how they deal with social issues. Will be a chance to identify the groups... will be more embracing of info technologies.

Michael Schudson - if it wasn't for Michael we wouldn't be here. He's heading up the Civic Collaborative. It's a tremendous innovation for the university to pull this off.

MS - THE UCSD CC is a new project, supported by Pew Charitable Trust - they're really writing the check. We're in the middle of our first year. The idea is a remarkably simple one. It is to have UCSD faculty and students become more mindful of SD and turn our best efforts at teaching and research to our own community. We're especially interested in having them turn their minds toward civic and community life in the SD/Tijuana region in general. This is not to say efforts have not taken place in the past, but it's been fragmented. Part of what we're be able to do over the next 3 years is to provide a info clearinghouse - personal relation clearinghouse - where people can come to - I have this idea for Univ. /community relations - what do you think of it? Who should I talk to? Hope that Civic Collaborative will be that place. Co-directed by Mary Walshok

(co-director UCSD Extension), Dan Yankelovich and myself.

9:11 am Nico Calavita; Professor in SDSU Planning Dept.; Spent the better part of his life thinking about quality of life and planning issues.

Thank you for coming. Hope this will be the beginning of long lasting relationships. I want to emphasize why we need to form new coalitions. To do that I'm going to talk about the history of growth in SD and little bit about the theory of growth.

SD County is faced with an enormous challenge. SANDAG says we will add 1 million and City of SD will accommodate almost half of that. Challenge is much greater than in the past because we are running out of especially residential land. So how are we going to do this?

We are being told there is such a wonderful thing out there called smart growth and it will take care of our planning needs in the next 10 years. If we grow smartly we will be able to accommodate growth without a decline in the quality of life. This message is very attractive on behalf of developers, politicians, enviros, planners and the like. We've had several initiatives - most notable, Pam Slater and Ron Roberts effort to bring together people to decide on best approach to SG. There's also Forward SD with the Chamber of Commerce. Then we have the General Plan updates for the City and the County. This Thursday, SANDAG is having a "General Assembly" to talk about growth.

Well, how does smart growth work? There's not complete agreement about it. Most everybody will agree that SG tries to curb sprawl at the fringe and tries to bring dev into the already existing urbanized areas. In doing so, we will save our open space, our forests, our farms, our wildlife habitats and that will be done by reinvesting in the existing urban areas to have a more compact city.

SG is not a new or revolutionary concept. To talk about how old it is. Memo to Mayor dated March 20 1972

" The issue of growth is the most pressing matter facing us today....the prevention of urban sprawl and development of a more compact city. To date, much remains to be achieved."

Attempts were made to infill urban areas and phase growth at the urban fringe. They were part of the 1979 growth mgmt plan which divided the city into different tiers with goals objectives etc. One was the Future Urbanizing Area and was approved in 1979 to phase growth. Immediately after that the city council started approving projects in those areas. In 1984 they approved a large project called La Jolla Valley that caused a citizen's response which placed a measure on the ballot requiring a vote in order to change from future urbanizing. That's why you voted last year on the measures in the FUA. That's why the developers made tremendous concessions in the quality of the developments.

Another tier of that plan - the urbanized communities. The policy was

infill. Increase densities... the idea was to save infrastructure money. The planning dept. did no analysis of the existing infrastructure. Developers were encouraged to build there without paying developer impact fees. So what did the devs do? They went there enmasse. You'd think the city would realize that the infrastructure was being overtaken. It took a citizen revolt in 1987, cramming Golden Hall, telling the council you have to establish developer impact fees. It took that much.

Quote from Lori Weisberg.... failure of city to charge the fees (1991) time to pay the piper; when the piper isn't paid quality of life goes down.

Contrast the SD situation with Portland Oregon... a city that is considered a model of urban mgmt. A place where cities and suburbs talk to each other and often agree. The older neighborhoods are attractive, well served by public facilities and well integrated. A result of a conscious neighborhood policy, visible amenities to keep urban areas competitive with the suburbs.... It's estimated \$1.4 billion to build needed infrastructure here... have to go beyond the amenities of the suburbs to make them desirable for more density. Carl Abbot - Portland is a city that works because it works for everyone.

More on how smart growth has failed in SD. If SG is about curbing urban sprawl - then SD is a dismal failure. County will rezone 200,000 acres to agriculture because of a court order. The County is also processing subdivisions at the same time the GP is being updated. Seems to me if the county was serious about planning and SG they would have had a moratorium until the plan was worked out.

SG is a reasonable and wonderful approach, but unless the political economy of growth is changed, we will have dumb growth, growth that will deteriorate our quality of life and in the long term, our economic competitiveness as well.... private interests will fight limitations and constraints and fees and limits to their ability to profit off of growth - this is the behavior of the so-called growth machine. The core of urban politics is about growth... a seminal article was published in 1976... The Growth Machine is coalition of land-based interests who are able to legitimate the politics of growth and able to convince the public that growth is good and something that benefits everyone and able to manipulate the planning process.

The micropolitics of planning - the incessant erosion of planning by the pressures of special interests.

Another concept - the difference between use and exchange values. Most of us use the city to work and play and live our lives. For the growth machine, the city is -first and foremost - a place to make money. For them, the city has an exchange value. This is a very powerful dichotomy between forces. Growth generally causes a deterioration in the quality of life. There is little evidence that growth brings higher wages or is a panacea for prosperity. High rates of growth do not benefit a lot of poor people or lower classes.

With high rates of growth, citizens may oppose the power of the growth machine and succeed in some cases but not in challenging growth per se. Some managed growth approaches were attempted in 1988 with initiatives that were defeated.

What are our chances of success? Quite dismal in the long run if the citizen groups remain divided - housing groups, citizen groups, env groups. So it's not surprising the debate about growth is only about how we should accommodate growth.

But what happens eventually when we've built on every little piece of land and we don't say anything about what comes after that?

Seems to me that such concerns should inform the debate right now. But the growth machine finds this dangerous because it could lead to limiting economic growth. So nobody's questioning SANDAG's projections even though they don't take into account the region's ability to accommodate it.

Then SG becomes a ruse that lulls the public into believing that we have the solutions to accommodate growth... so that economic growth - which fuels pop growth is not challenged. Public policies and public moneys are being spent to subsidize growth.... slash fees, cut regulations; cut housing trust fund - my baby - and provide subsidies for more growth... and then we try to deal with growth with the kind of growth measures wanted by the growth machine - we have to cut fees. make it more difficult for condo owners to take builders to court for shoddy work.

The debate and what is considered feasible and rational is actually set by the growth machine and not by the public or general population.

What would an approach be that is not dominated by the growth machine?

Give equal weight to economy, equity and environment - the 3 "Es. In SD, sustainable development would mean that growth is balanced with quality of life.... expand the timeframe of population projections after 2020 and ask questions about consequences of growth in the long run. Look more in terms of creating amenities and less in terms of pushing densities. Need for funding of habitat areas... Look hard to produce funds for affordable housing. A lot of these problems are funding problems. Where is the money going to come from?

If we had a different approach. Why don't we have a speculation tax on land? In your folder there are copies of articles from Shelterforce Magazine with examples from Vermont where funds are made available equally for both env and affordable housing. The money is coming from a land-based tax. The shorter you own the land, the more you are taxed - up to 90%. In European countries they say the increased value of the land is due to the communities of the whole. When you wait for a road to go and then build, that's considered a value due to the community, not just to accrue to the landowner.

Other kinds of measures: raise the TOT and dedicate a portion to the Housing Trust Fund and for infrastructure in urban communities and the MSCP. We need to raise the standards of living in the urban neighborhoods in order to make smart growth. We need to have the tourism industry to have a living wage for its workers. The tourism industry receives many subsidies from the city. In Miami county FL they have a 1% restaurant tax that goes for homeless programs.

The growth machine is talking about the job/housing balance. Traffic becomes a trigger point for suburbanites. But if you don't have housing for workers in the tourism industry close by then they have to commute long distances and add to the traffic problems.

Linkage fees --- which funded the Housing Trust Fund - was cut 2 years ago. means that a shopping center which creates low-income jobs makes no contribution for the low-income housing their project will require.

Let's try to balance things out. I'm not proposing growth controls, I'm not a no-growther; I'm just asking to have growth pay it's fair share.

Citizens passed Prop MM - the school bonds - and that's the citizens deciding to tax themselves for the good of the community. Businesses should start to do the same. Fear is that it will become un-business-friendly - but in Carlsbad, they have high fees and business is good there.

How can we make it happen? and balance the power of business? Participation of more and more citizens is required. The ordinary citizens of the area have to organize and provide a counterweight to business influence. Who should come together? Who's being hurt by the overly business-friendly and the downtown-centered growth coalition in SD? First, the urbanized communities, affordable housing, environmentalists, unions. In your folder you also have an LATimes article which appeared this Sunday. In LA they are organizing a new coalition of the type I've mentioned. Evidently had a conference of 500 people. Similar to what I'm talking about. Also, progressive businesses should be part of this coalition. If quality of life is important then hi-tech and biotech that need and seek qol, - those businesses should realize they should help pay for the costs they generate, otherwise qol will go down.

In conclusion, balance economics, environment and equity to insure a healthy city for all. Thanks.

9:44am

Q - Eric Bowlby, Chapter Chair of SD Sierra Club - the relationship between the businesses that relocate here and what their incentives are to locate here with high-quality jobs - are they getting the red carpet here from the city so that we have growth in an unbalanced way? Are there incentives that the city has that cause an imbalance in that type of growth?

Nico - I don't think we're doing as much as say Las Vegas or Houston might

do, but we do have policies that do that. If you employ more than 500 then you get a break on water and sewer connection charges... I've had just heard that hotels will have a similar break. But we should not do anything that reduces fees and taxes into the city coffers. The point is, in this period of high growth why should we do anything to subsidize it? ... If an industry doesn't come because they think we're not business friendly, then so what? Because we are really being business friendly in the long run by protecting our qol and dealing with the infrastructure needs. Otherwise we will see a declining qol.

Q - question about how we can overcome growth machine?

A - have to build the civic infrastructure to balance and counter it. It has to be a political process to try to balance the power imbalance.

Q - When you asked us to look at this article in the LATimes, one of the things that jumped out at me - was one of the reasons 500 people came together was to influence the next Mayor's race. The question I would have - what are some of the things that are going on now to help the political process that helps define the kinds of relationships needed to address the affordable housing issues and others?

A. - out of time. other speakers later will address that.

Q - what about defeat of Prop B?

A - It was a defeat for smart growth and mistakes were made during the campaign. Had both farming interests and building interests put money into TV ads which changed the support.

9:51am Running half hour late. Next panel 3 speakers will have 15 minutes each including questions.

Sue Reynolds - working in this area for 25 years. Founded non-profit organization for community housing and development.

ExDir of a community developer, Community Housing of North County. Before I talk about the history of community housing in San Diego, everybody take two minutes and look around and introduce yourselves.... mainly enviro, or housing, equity... let's break the silence.

A little bit about housing and community dev. Among the many children of the civil right movements... taking on getting banks to reinvest in neighborhoods; made a variety of strides in working to revitalize communities - affordable renting and home-ownership programs and getting people together to have communities to help fight crime and make communities more livable. Annual conference in California brings together 1200 every year - homeless, housing.. includes both tree shakers and juice makers. Folks who work strongly on political issues and other who are building and doing other things. In San Diego it really took hold at the end of the 1980s, partly in reaction to growth and out of two different forces - folks mobilized to get the Housing Trust Fund and to get the City to set aside funds to actually do something about the range of affordable

housing needs. Housing for those who can't afford to live here, own or rent without a subsidy. Business wants reliable sources of workers who don't live two traffic jams away. Got a significant result from what is still a very conservative city. Got both the city and foundations to put money into local groups to do some "juicemaking" - serving homeless families; people with AIDS; low income housing; Chicano Fed and Urban League.... training families to provide day care; home health care aids; working with EHC on some issues in Barrio Logan; to actually asking the city to build needed things such as libraries. We've had our wins and losses. The Trust Fund was an early win. Then the developers during the recession were able to get it cut. We tried to build an Inclusionary Housing group in San Diego and were not successful, lost some political energy and we have not built it back. It would be much harder today to build energy toward the city council. But if we find a good issue we are able and eager to build coalitions with our environmental friends.

Q - You said the city cut the Trust Fund, but we've been in a boom for a while. Is there any chance to go back and get it back based on the boom economy?

A - Matt should speak to that. We've discussed it but many strategies are politically unpalatable at this point.

Sue - one advantage we had was a leader in Wes Pratt on the city council and you need to have a lightning rod and we haven't found a person like that at this time.

Q- ?

A - federation has an annual conference which generates about 200 folks here.

10:04am Matt ???, President, Nonprofit Federation for Housing and Community Development, and SD Interfaith Housing Federation.

Slide presentation - Building Community Support for Affordable Housing

<note I was unable to record many of the slides, especially the photos of many successful projects and missed many details on others>

San Diego County median income is approx. \$52,000/year

Household Income / Monthly affordable housing costs at 30%

SD County family of 4

Low Income \$36,300 can afford \$908 /mo

Very low income \$22,799 can afford 568 /mo

Extremely low income \$14,700 can afford \$365 /mo

photo of Daybreak Grove 13 units in Escondido

Some Occupations of residents of the Mercado Apts.

preschool teacher 10.50/hour

sales clerk

minimum wage employee \$5.15/hour = \$21,000 /year

food service manager

military personnel

Picture of typical monolith of old public housing approaches that are coming down now and replaced by smarter growth approaches. Show pix of old tract homes. All same on all same lots.

Affordable housing also needs to include open spaces for families to utilize.

Fed subsidies for homeowners vs. renters. Much more subsidies for ownership. Buying power is going down, housing costs going up.

Villa Loma, Carlsbad, 344 units built with fed low income tax credits; infill type development; very attractive design.

Example of typical household budget for single mother clerical worker and two children.

Some paying more than 50% of income for housing.

Lots of volunteers help out to make our organization successful.  
Help get community-based businesses going.

Studies show affordable housing does not lower property values. Residents are not typically people on welfare.

More info, call: 239-6693 ask for Ed Dempsey, ExDir who would be happy to give show for any community group. Usually a 20 minute slide show.

Q - seems to me that smart growth is about stopping building single family homes with lawns around them.

A - one thing is rehabbing existing SFH so people stay in those areas rather than leaving.

10:17 Debbie Fountain with an example of inclusionary housing, Masters from SDSU now works for City of Carlsbad.

We are a pretty difficult area to develop in but we have had success in our inclusionary housing program. Requires all dev to have 15% be affordable too low-income households. Ours is specially related to 80% of area median income or less. Rent restricted and must income qualify the tenants or homeowner. Why we did it? It is a state requirement to provide affordable housing and it's also the right thing to do but it does make economic sense because your people are your economic base. Need access to labor. Having other communities house your labor doesn't make sense, you get traffic and lose those dollars. Persons who live and work in a community spend most of their money there.

Villa Loma was a requirement of the Aviara Development, a master planned community. Purchased property outside their master plan and partnered with city to produce 344 units - 17 units/acre. Bridge Housing corporation owns and operates the project. Open spaces, "tot lots"; basketball court.

Cherry Tree Walk - 42 townhomes; had 1500 people on the interest list. Had a lottery. All either lived or worked in Carlsbad and had not previously owned a home. 2 and 3-bdrm condos with their own garages.

Rancho Carrillo Apts. This master plan also has estate homes in it. Available for lease sometime later this year.

Another project - the MAAC project 138 units, 2,3,4 bdrm apts. in a garden

setting. Two developers with an inclusionary housing component went in together. In Carlsbad you can't opt out of it. The only people who can pay fees is if it's less than 1 unit. If you have a 1 unit requirement or more you have to build the housing. Units all designed around courtyards to help create communities; laundry space; community areas. Affordable to 40-50% of median income. They will have a 50-slot subsidized childcare center on site.

Poinsettia Properties project by Bridge Housing Corporation who will own and operate it. Smaller units. Walking distance from Carlsbad State Beach and commuter rail station.

Q - one of the arguments against inclusionary housing is that the costs are passed along to their other housing and increases the cost of housing.

A - we're trying to self contain the projects, but there is probably some being passed on..but the difference between a \$250K house and a \$270K house doesn't mean you're not going to buy it.

Q - don't we need more than 15%

A - we backed into the 15% number and we have other programs we combine with this and this is just for new construction.

<missed a couple of questions>

Q - how many units have you produced or will you produce and what is population and rate of growth?

A - pop is about 79,000. at built out 125-130,000. Our need for affordable housing is pretty big. So far about 1200 housing with the inclusionary housing. When we started we had no affordable housing. We're still working with other devs who have their requirements and will probably get about 2,000 units until we're finished with that then we will have other programs.

Q - what monthly amount can an average SD County family afford?

A - for SD County family of 4 at 80% is \$52,000. The number change with household size. Household of 4 is \$42,000 if they were to rent their rent could be around \$1,000/month or \$110K to purchase the units. Typically our projects are less than the 80% because our other financing sources require it to be less than that.

10:34am BREAK

Keith Pezzoli introduces Carolyn Chase

<below are my prepared remarks of which I gave 90%. I also added an impromptu beginning covering the MSCP and the current conflict over bulldozing on Carmel Mountain, which was why presenter Michael Beck of the Endangered Habitats League could not attend.>

"What Environmentalists Do"

First, I'd like to thank Nico Calavita for giving me such a great title for my talk today.... Protecting the Environment - What Environmentalists Do. Because it got me thinking. What the heck am I doing? This is always an enlightening question to pursue.

One thing about environmentalists and environmentalism is that you will find a very wide and diverse range of opinions on what to do. Furthermore, there is an almost infinite list of things that someone COULD do, from the merely trivial to the utterly overwhelming.

So I ask you - how many of you think of yourselves as environmentalists or would like to be environmentalists?

<almost everyone raises their hands>

So clearly most people understand that we all need a healthy environment and at least want to do the "right things."

Speaking about what envs do, Michael Beck, San Diego Director of the Endangered Habitats League who was planning to be here today, is off doing something that is a good example of what envs must do. He was planning to talk to you about the Multiple Species Conservation Program or MSCP as it's known which is an attempt to determine what environmentally sensitive areas we need to save and how they need to be connected and to save them. The theory being that if we can determine what areas need to be conserved for the health of native species and other sensitive areas and save them, that this would relieve environmental pressures against building. If we clearly know where we can build, then we could get busy building the additional housing that is needed. The only hitch is that the devil is always in the details and Michael is up on Carmel Mountain attending to those very details today. A developer is grading on Carmel Mountain, but where the grading lines should go is hotly disputed. Community members and environmentalists were confident that the permits were to be issued that preserved the sensitive vernal pool complex and that the plans would require houses to be below the mesatop. However the permits issued by the City are contrary to both these issues and yesterday about 30 folks were there to stop the bulldozers from crossing over what they thought were the agreed-upon lines. If negotiations do not succeed, I fully expect we will end up in court. So Michael is attempting to make sure that the implementation of development next sensitive areas is actually being carried out the way we expected. The difference of 50 feet or even less can make a huge difference.

When someone actually decides to be an environmentalist or become an environmentalist, it often has to do with a response to some type of threat in a person's environment, their family or an area or place that they love.

This often triggers an activist response. Before discussing that any further, there are also a large percentage of people who I would call "private environmentalists." These folks take personal action but eschew participation in public discourse about issues.

Then there are educational environmentalists. They share about their experiences in nature, lead hikes, volunteer as docents and are part of a wide range of educational and practical activities about nature and ecology.

Finally, there are activists. Activists in any movement have similar aims. To educate others and move them to action to do something to help. To save

something. To support or create something. To be a part of the public process that stands-up for conserving and protecting things. This includes both lobbying and non-lobbying activities, personal and groups activities from traditional letter and phone and now email campaigns to what some consider eco-terrorism. There is a lot of individual environmental activism.

About the most famous environmental activist right now is a young woman name Julia "Butterfly" Hill who has camped in an old growth redwood tree in Northern California for going on two years. Though there was a deal where the state and the feds spent something like \$500 million dollars to purchase the main Headwaters old growth groves, the tree that Julia loves was not one of the lucky ones. So she's still there.

Environmental activists can be found in a range of issues categories and the politics vary by category too.

The main categories are: Water, Air, Waste Reduction/recycling/Biodiversity. Especially at the local level it's involvement in land use decisions that have impacts to sensitive habitats.

Many environmentalists work to save remote places from mining, logging or other forms of intrusions. Others are working in urban areas trying to deal with toxic pollution and hazardous waste and the legacy of dirty sites.

Others work to attempt to enforce the range of environmental laws that have been enacted including at the federal level: The Clean Air Act, Clean Water Act, Endangered Species Act, National Environmental Protection Act, Superfund legislation... really the list goes on and on. And there are state and local equivalents.

Most experienced activists can tell you that getting laws is one thing enforcing them is another. I understand this is an area where we have lots of common cause with housing activists!

Most env activists spend time reviewing project documents and responding to the issues that are being brought up - or not brought up in them. In California, the California Environmental Quality Act known as CEQA required a process and disclosure of environmental impacts prior to project permitting. Since the city here has a track record of attempting to get away with inadequate actions with respect to CEQA, this can be important work.

You are probably all familiar with the ballpark case at this point. Two other recent environmental examples with the City of San Diego. When the X Games were going for their permit, the City attempted to issue it declaring there would be no impact and no required mitigation for running these Games right next to an endangered least tern nesting site when they were hatching their young. San Diego Audubon filed suit to require mitigation and the City settled out of court.

Right now there is a permit in the process for an 8-day jet ski event proposed to be held in Mission Bay in October. The City issued a Mitigated

Negative Declaration under CEQA and the section for water pollution stated the mitigation would be requiring drip pans in the pit areas. Jet skis discharge up to 30% of their oil-gas mixture of fuel directly into the water. Ignorance, corruption, or oversight, the point is, without citizen involvement, there would not even be a chance to discuss this pollution much less reduce or stop it. As it is the City is still planning to claim the impact of 750 jet skis spewing hundreds if not thousands of gallons of raw fuel into Mission Bay is insignificant.

So that brings us to another form of environmentalists: attorneys and those citizens who organize to sue for enforcement or implementation of environmental laws.

Local examples of this are Baykeeper and the Environmental Health Coalition, Southwest Center for Biological Diversity, the Sierra Club, Endangered Habitats League and others.

Then is a need for people to lobby and work on behalf of new legislation. Just recently the city held it's public hearings on the budget. Donna Frye of Surfers Tired of Pollution was right there asking for funding for the stormwater pollution prevention program. I went to ask for expansion of curbside recycling and increased sustainable energy investments in addition to funding for a number of environmental restoration projects scheduled in many park master plans but without any funding.

What's my form of environmentalism? Besides applying many things in my personal life, my activism work centers around writing and networking and attempting to put environmental-connections into the information flow. I'm an amplifier...and a missionary of sorts. I write about issues in what I hope are humorous ways. I run email lists on topics of interest so that people who do care about environmental issues and what to be active in the civic culture have a quick and easy way to tap in to the flow of information and events.

I constantly strive to encourage and inspire people and empower them to participate in whatever means they can. I founded one local group, San Diego EarthWorks who organizes the annual EarthFair in Balboa Park each April. EarthFair 2000 will be the 11th annual Earth Day event which hosts more than 2000 local groups and draws between 50-75,000 people each year and is organized by more than 300 local volunteers. Last year we estimate that 75% of our volunteers were new and had never volunteered for anything before. So I know that there is a huge reservoir of volunteer ability and capacity in the San Diego region if you know how to tap into it.

I believe strongly that civic activism of any kind starts with connections, awareness, education, more awareness and action. I also strongly believe in Martin Luther King's observation about social change and what it takes: agitate, negotiate, litigate. In our culture, before you even get folks to be willing to agitate you have connect with them in their busy lives and find ways to sustain those connections. I think Dr. King was referring to what we, as citizens, have to do in order to change the system to get

justice, but now I'm afraid it applies to what activists of any kind have to do with the body politic itself. You almost have to agitate to get people to engage in political processes at all.

So I also teach people politics 101 - or I should observe Politics 1, since it seems that political processes are not being taught particularly well in our schools.

I teach people where city hall is, how to fill out a speaker's slip - and not speak (at first) and how to find out who their elected representatives are. I serve on a few boards including San Diego EarthWorks, Citizen's Coordinate for Century 3 - C3, San Diego's oldest civic group for good public planning and the San Diego League of Conservation Voters. I also serve on the Sierra Club's California Legislative Committee and am a consultant on the upcoming Earth Day 2000 international campaign being planned in 150 countries.

My biggest personal project at the moment is exploring what my family can personally do to identify and reduce our global warming impacts and write it about. This is also related to the Earth Day 2000 campaign which is an effort to increase the speed of the required transition away from polluting fossil fuel-based energy systems and into the real "solar age." I just spent two weeks test driving an electric car after identifying that changing to an electric car would be the #1 biggest thing a person with my profile could do and is likely also the number one thing most of the folks in this audience could do. An electric car is really a perfect 2nd vehicle for those who can afford it.

With all the other things I mentioned, by now you're likely wondering where in the world does global warming of all things fit it? Frankly, to think that any one individual can have an impact on global warming is probably a form of arrogance or hubris. But the reason for my doing it is to really find out and share with others what I find out. Because at some point, every change must begin and end with individuals deciding how it fits into their world and understanding how they can change and why it's important and if they can't change - to be a part of helping to overhaul the systems we're all trapped in - and to ask for change through the political system because a lot of the problems that both environmentalists and housing advocates face are systemic which makes them terribly difficult to deal with and always requires something beyond an individual's response.

But at some level it still begins with me and with you. And with a dozen, then a hundred then a thousand others figuring out what can be done about a problem and determining to do what they can. So my husband has scavenged some solar panels for our roof. And perhaps my mentioning it here today will inspire some others to explore what they can do. Because ultimately we are extremely unlikely to be able to convince elected officials to use the power of government to help without a sufficient number of people willing to work for change at all levels. In the case of global warming there is simply no chance that the prevailing Congress could do anything substantive. Without leadership from the American people, they literally

cannot change away from fossil fuels.

So I consider that it's the job of all environmentalists to connect with others and create change. And that's the main point of just about everything I try and do. It's all connected and all about showing people the environmental connections to everything we do.

And overall, I think that this is the single common purpose that every environmentalist should have: to discover the environmental connections of their actions and do something about improving their actions. To figure out how they are connected to the ongoing health or decline of the natural world and I believe also the built systems we are all dependent upon.

And this is why I'm here today - to learn about the connections that environmentalists should have with supporting progress in the way housing needs can be met in ways that support the needed healthy environment for everyone.

It seems to me that smart growth is growth that supports the economy, the environment and the community. Like a holy trinity or a defense triad, if you shortchange one of the legs, the stability of the triad is weakened. Powerful forces consistently move to shortchange the community and the environment and the result is reduced quality of life for everyone. And frankly, whenever I hear the forecasted growth from the San Diego Regional Assoc. of Governments of about 50% in 20 years - that alarms me! Another million people coming here and the presumed million after that. And don't forget, another million San Diegans means another million cars or more. Doesn't it alarm any of you? The very fact that everyone in the public process spouts out growth figures like that without even blinking an eye should tell you something about our local political addictions to growth at any cost.

I agree with San Diego Mayoral candidate Jim Bell who has dubbed the County's so-called Smart Growth Coalition as "A Little Less Stupid Growth." There is no emerging effort from that to show any real coalition-building potential.

And what about a future with a sensitive approach to the environment and housing?

I feel it would be remiss of me not to point out that there are divisions within what you might loosely call the environmental community. Many NIMBYs use environmental issues and environmental laws to stop projects they are opposed to for other personal reasons. I should also add that the best way to deal with NIMBYs is to address their reasonable issues. I always try to understand and remember that if I were in their position on many projects, I might be a NIMBY too. This also brings me to mention that environmentalists and housing advocates also do have common opponents. In working on the Prop K and M - the Future Urbanizing proposals in Carmel Valley - it became clear pretty quickly that there were major factions who simply didn't want the density near them. This is also the rational

marketplace choice: if you could get 1000 4-acres estates instead of a 20,000-person community next to you, what would you work for? The question I worked on was what was the best for the region, the environment, the transportation and drainage systems and to require a range of housing be built there. But I also want to add that because it will be new housing, it's likely that none of it, can really qualify as affordable, though they will meet the legal standard. And they will be building everything from apartments to mansions.

I do believe that the more environmentalist and housing activists can work together, the more successes we can achieve. Working apart plays into the hands of the status quo.

Though activists rarely seem to feel they have the time for it, most substantive progress is made through the often difficult and time-consuming process of building true coalitions. Personally, I hold out great hope that the use of email and the internet will help in the formation of more effective local networks in support of conservation and quality of life issues throughout the region.

Thank you for your time today. If you're interested in being on any of my email lists, visit my website at <http://www.sdearthtimes.com> or just give your card with your email address on it.

11:30am Keith P. introduces Diane Takvorian, ExDir of Environmental Health Coalition.

DT: I will talk about emerging brownfields but I also want to talk about environmental justice. As I was thinking about what I want to talk about, I realized these slides have been around the country and also around the world about equity and ways to end environmental racism and in many cases this isn't something we discuss here at home... so I'm very happy to be here sharing them with you today. The fact is that pollution resides and has the most impact in communities of color and in low income and poor communities. Plenty of data from a variety of credible sources that says if you want to look at where haz waste sites are and where air and water pollution is - then look at where people of color and poor people live. We have done to them with pollution the same things we've done to them in other areas. We need to look at how env justice can be brought to people.

EHC works on the US - Mexico border...there are some 1000 maquiladora plants that are often polluting at a rate that is unacceptable; also we have our Clean Bay Campaign which looks at pollution going into SD Bay and our Toxic Free Neighborhoods campaign.

A brown field is referred to as a threat to public health, an eyesore and we have plenty of types of sites. We've partnered with the MAAC project and they have been a strong proponent of our brownfields projects. You have small businesses, plating and other dirty companies right near housing. They call it mixed use but it's really no zoning. They have been developed for the city's convenience. It doesn't take too much smarts if you have a 1 million gallons of chemicals next to a person's house that they might be

impacted by it. It's not tough stuff and doesn't require complex risk assessments. What it takes is decent urban planning. Think through that we don't want to put people and toxics next to each other.

When we talk about mixed use we need to determine what works. Examples of what we're talking about (slide of Land Use in Barrio Logan 1995). Red is industrial military; green is school/parks; white is residential. Note there are a lot of mixed use and this puts the industries at odds with people's health and the env. Look at North San Diego Land Use map and you won't see this kind of land use.

Logan Heights, Barrio Logan, into National City 130 million pounds of toxic waste is generated there and XX% <it was a large majority but I didn't catch the exact #> is generated right in this area. Red dots are large air toxics emitters. Smaller dots are disclosed under the California Right-to-know law. Shows map by zip code where waste is generated. Largest amount is 92102 and also North Island...these are the areas where the majority of toxics are located.

What kind of impact can this have on our health and the environment? The EPA has a cumulative exposure project. Up until now, we've looked at toxic chemicals separately. This is the first time the EPA has looked at - different from regulating - but looked at 150 toxic pollutants and put them together for every census tract in the country and projected the risks for respiratory hazards and cancer. The same neighborhoods are impacted. Near the Bay, over 200 times over the nationally-recognized health standard. There's no where in SD County that you have air that is less than 25 times the EPA standard.

When those next million people come and get in their cars or even if fewer of them get in their cars, they will continue to generate air pollution that will drive it up more. Most of it is generated by cars and trucks.

Who lives in the communities who are most impacted? Lowest income households. 40-50% under \$10,000/year.

Our emerging brownfields projects is focused on some of the smaller companies... home plating shops and most are located next to homes and schools. In 1994, after much work, the city agreed they should be relocated. The concept here is a brownfield is usually not a operating site. In this case - we are then calling them emerging brownfields because they are still operating. We want to relocate them into an appropriate industrial zone and partner with housing folks to make sure something good happens there and the sites aren't abandoned. City was awarded \$100K to work on the project. MAAC and EHC didn't get any of that. Got private foundation work on it. First target is "Master Plating" which uses a lot of reproductive toxins. Have had 150 violations since 1994. Pleaded no contest. Paid \$12,000 in fines and had to paint the storm drains. They had dumped waste into storm drains and trash. But they are legally there and that's not disputed at this point. Through a tortuous route, the City has made an offer to the property owner who is different from the business

owner. But the property owner has elected to decline the offer. We were hoping it's voluntary, because the site is just outside of the Barrio Logan Redevelopment area. Now we need to expand the redev area so eminent domain can be utilized for this project. This is clearly a strategy that will work over time we believe with small polluters who can be relocated. Larger polluters like shipyards and the Navy - they're not going any where. It's important for us to work with them to improve their pollution prevention measures.

Q - is it still true that military env reg. are less than others?

A - yes. there is some progress there, but some regs. allow the Navy to use more toxic substances and they are exempted. Also Navy is bringing 3 nuclear air craft carriers with 6 reactors here to San Diego Bay - and there was a recent article showing what a non-military facility would be required to do. It wouldn't be allowed.

<missed a question>

A - there are some good examples of cleaning up some places.

Q - does EHC advocate mixed uses and affordable housing in other areas?

A - we have been focused on these key low income areas so we haven't taken a broader position at this point.

Q - why so many violations and not be shut down?

A - there is no 3 strikes law for polluters and really my best answer - they can just keep doing it and you can't shut them down.

Q - are you looking at balancing the community with not just affordable but some move up - so that people who do want to stay there can move up.

A - one of things we're looking at at this small site - 75 by 100 feet surrounded by single family, market-rate homes. When we went to the community and asked what you should put there. They said, it's housing all around, why not put it there? Residents wanted small scale. Until the project was stopped by the property owner, I was looking for a way to partner with Habitat for Humanity who is now trying to do multi-family clusters with an ownership system which would include child care and that type of thing.

Q - how well-informed and organized is the whole Logan area about the problems?

A - I think they're pretty well organized and pretty aware of the pollution that is generated by their neighbors. We trained 20 women on environmental health and justice issues and they trained 200 women. So they added env health and justice issues to all the other issues they need to deal with - child immunization, etc. I don't know what works other than community organizing. Need to have litigation in your toolbox and financing and you need to organize with people who feel strongly. 20% of children probably have asthma. 10% have been diagnosed, 10% have symptoms. We're raising children poorly and then we wonder why they fail.

Q - sometimes the problem is the legacy of past pollution. What is your experience with EPAs and others over toxics?

A - redevelopment needs a clean site to build on and this can really facilitate cleanup. They've primarily been cleaned-up. There are plenty of toxic waste sites in SD Bay and in the sediments, but our real problem is current generation. We did come out listed as #2 in our toxic sediments in the Bay right after New Jersey.

Q - what is EHC relationships with industry? trade associations? organized industry?

A - it really varies. the Industrial Environmental Assoc. was created a year after EHC. Our first activity was to get a Right To Know law passed in the country, one of the first in the country and they organized to oppose that. So we didn't start off great and we've had battles. But I have to say there is a real diversity among the companies. Some are very strong pollution prevention supporters and have put their money where their mouth is. Solar Turbines is one of them. When the RTK info was released their env manager used it to help get investments for change.

I have to say the Navy is about the worst player. Even in military circles when you go to meetings you find lots of things from the services but the Navy either isn't there or is lagging behind.

Q - can you show that cities are less friendly toward permitting in this low income areas vs. other areas?

A - yes. we found the regulators were even afraid to go there. We had to go there with them and introduce them. Back to Carolyn's what env do - we introduce regulators to community people. That's part of our job. I think they are doing better now, but there's thinking like they're supposed to inspect yearly and it slips to two years etc.

Q - are there problems with folks moving across the border and what is the right things for such facilities?

A - when you are moving a polluting operation to another site, clearly it has to be industrially zoned. Facility must come up to state of the art pollution prevention equipment. I could see the plating shop just taking the antiquated equipment from the 20s and 30s and putting it somewhere else.

Lunch break

1:04pm about 60 people here. Nico introduces representatives from Portland, Mike Houck, Audubon Society and Tasha Harmon, Coordinator of the Community Development Network and Affordable Housing Advocate.

Mike - Thoreau said, "In wilderness is the preservation of the world." I would observe now that In livable cities is the preservation of the wild.

We need livable places with "Greenfrastructure" - integrated systems of streams, open spaces and greenways. Smart growth doesn't cut it. We need to move toward brilliant growth. The SG movement is lacking in many respects... I was in Wash DC talking to a fed employee from an agency who will remain unnamed, but there were a director of a SG program; There was a huge poster on the wall with light rail, row houses and all the elements that planners would say is good urban form, but there was one small

rectangle and it said; "open space" and that's the problem with the SG movement, it's not integrating environmental and open space into the urban areas. And I didn't see much there about affordable housing either.

We made many attempts to do outreach to folks like the urban league and communities of color and had no success until someone came in specifically to deal with the key issues.

I have to be really frank with you. You have many more people in this room, with at least as much expertise and I think more expertise and passion and commitment than we had at the start, so honestly I have to say, you are well on your way to pulling together a credible effort. Our coalition developed the following mission - develop healthy, equitable and sustainable communities for both human and natural elements.

Virtually anyone can serve on the steering committee, but practically speaking it's those most involved in the funding. We have monthly meetings and we used to invited anyone who wanted to come but now we've restricted it to members of the coalition. The only requirement we had was to work on the mission of the coalition and not just on your own issues. As Audubon we signed on the line to also work on affordable housing issues. The most fascinating thing in terms of collaboration is that we worked on the 3-year workplan and a matrix, collaboratively wrote the grants; picked a non-profit group; submitted the proposal, we've raised about \$1 million. We allocate moneys based on needs and reciprocity. It's pretty amazing for a group of numerous non-profits to sit down and divide the money in an equitable manner. Been a key factor in developing trust among coalition members. I have this all written out and will give to Nico. I don't see much of a difference between this group and our group. But the context is quite different. We have a state requirement that mandates growth plans and we have the only elected regional gov't: METRO and local gov't must amend their plans to conform to the regional policies. This has been an incredible tool and focus for our work.

Tasha is now going to talk about Myron's work, how it influenced us and the political context.

Tasha - I run the community develop network of non-profit housing groups. Arrived 3 month before Robert Liberty brought Myron ?? from Minneapolis and St. Paul out to do a presentation on equity issues. He said there was a complete connection between urban sprawl and disinvestment in the urban areas. So let me show you some maps because they brought us together. There are the maps from the report we finally released. Map of Portland Metro region, 3 counties 26 cities, City of Portland being hugely, the largest city in the region. What is showed us is that poverty is not constricted to the central city. The dark blue is areas with less than 4% of children in poverty to red is 20% or more. And you see a little patchwork. There are concentrations of poverty, but the suburbs are not a homogenous entity. We have been sold a bill of goods that says this is a conflict between the central cities and the suburbs where everyone wants to live and it aint true. It aint really true anywhere, but certainly not in Portland. There is a lot of inequity.

Here's a map of % of students eligible for free school lunches. You see what Myron Orfield called <??> and you see a lot in the suburbs.

In this huge economic boom we're in - chart of changes from 1990-1997 and what we're seeing is polarization of income. Only the dark blue are showing actual reductions in areas of poverty during this huge boom. We have increases in poverty all across the region. Increases in the # of kids who need free school lunches in order to eat. We have gentrification in some areas and poverty shifting to areas where it wasn't prevalent before. Note - the areas with the highest resources are the areas with the least social needs and they are the areas where the jobs are going. Now - Employment change by Distance from Central Business District. Big job growth is in the already favored areas also show Property Values per household

What Orfield said to us is that this is a regional problem. In Chicago there are 7 rings of suburbs and wealth keeps moving further and further. We're not there yet in Portland and you probably not as far there yet as Chicago, but it's coming. Land use decisions have a profound impact on issues of equity and sustainability. Most of those who work on social justice don't spend their time at the zoning boards, but they need to. Decisions are being made as land use or zoning decisions. No decision about env, transportation, urban revitalization could be made without impacting every other arena. So we started talking. If that's true, the CDC with 24 groups, most are working on east side of city - the traditional place where low income live...they are fighting tooth and nail for revitalization. and METRO will decide if they will bring in more developable land on the edges. Either what happens in Chicago will happen and all the money will go toward moving out. This could be a disaster OR we going to keep the urban growth boundary tight, but there's nothing in the plan about affordable housing and we'll get new housing and poor people will have to move someplace else because there's no discussion happening about equity. There's all this talk about where it's going to be but nobody's talking about income levels, rents or green spaces inside the Urban Growth Boundary areas either. And 3 months from now METRO's going to put something in place we don't like. So we generated 20 pages and 2/3 was adopted in a 3-month period and we hammered out a set of objectives (which are in the newsletter we've provided).

Includes : prevent displacement of low income people; reverse polarization of income; <others> these are ambitious goals; we don't think we're going to achieve them tomorrow; but when you sign off in the coalition you agree to work on all of it. Develop more sustainable relationship between people and ecosystems; expand transportation options; maintain healthy watersheds.

How do you work on all of these? The beauty of a coalition is I don't have to work on all of it every day, but I have relationships with those who are - so that when Mike has a key issue, they need to hear from someone besides the greens - we can show up as well and already understand how it fits for our organization. When other folks are not able to sit on others' committees - we know each other well enough to be educated and informed

advocates about our work and it's much harder for the builders to break us apart. They come to us and say - without opening up the urban growth boundaries then housing prices are going to go up - and it's the big scare tactic. But this isn't successful in Portland because I refuse to buy the argument that - if we expand the UGB everyone will be fine. It is not a natural coalition for affordable housing people to join with builders, and I'll talk about that more later.

Find a target that you can all focus on and has implications beyond an individual jurisdiction. Our agenda is as broad as those principles: reinvestment as opposed to sprawl etc. We spend a lot of time on policy and education work. It's also about mobilizing a lot of people to write letters who respond pretty regularly when we send out an alert saying METRO's about to do something really bad and they respond.

We've entitled this section "Debunking the myths of conflict" the key to much of the work we do is working together.

Mike - My expertise is natural resources mgmt. We've established working groups who develop policy to recommend to the steering committee - urban design; religious, transportation reform and we've even formed a food working group.

Also worked to build language into the regional vision. We had a huge impact on the regional urban growth objectives. We changed the definition of infrastructure - to include groundwater recharge zones; flood plains etc. These are now part of the definition of what is infrastructure.

We started in 1988 to develop an overall green spaces master plan and acquisition strategy. Hardly enough to protect ecosystems and we needed to move aggressively into the regulatory arena. When I started with Audubon, everything inside the urban growth boundaries was a free fire zone. So we saw that if we got something adopted by METRO we could come back at the locals. METRO was progressive. They declared 16,000 acres as unbuildable; slopes 25% and over; 200 feet within all stream; all wetlands and all flood plains were all off limits. They said, you as a region do not need to develop those lands in order to achieve our development needs. And if we are successful in protecting every acre of that land, we would still not need to expand the urban growth boundary. That's an incredible win and most is privately owned and the reality was it could be developed over time. So we took a bite sized chunks to develop policies that governed flood plain policies throughout the region. Must protect from 15 ft to 100 feet around stream for water quality purposes and also must stay out of flood plain or at least meet the cut and fill FEMA standards.

We do a lot of things other than work with METRO. Civic infrastructure is key to support and pay some groups to be able to participate.

A couple of comments regarding the Endangered Species Act. We just recently had steelhead salmon listed and we have an incredible opportunity to leverage changes, but our concerns don't stop with ESA use. We are just as

concerned about the common spaces in the urban areas.... the everyday, hand-me-down habitats... the central theme is to make sure that no citizen is more than a 15 minute walk away from a park or open area. It's not enough to protect rare habitat or rare plants and animals out there somewhere. It just as important to protect them in the urban areas.

Tasha - Mike has been debunking the myth that green spaces are unimportant to poor people. The story that gets thrown at us is there is a conflict between what we do. But if the goal is to create livable communities, we have to have both and if we're going to increase density, which can be a way to bring prices down in some places and cases... if that greeninfrastructure is not there, it doesn't work. If we're going to have livable communities for all income levels it has to be there for everyone. Parks is right up there with other needs and to be able to see a great blue heron fly across the schoolyard is another important part of our world as long as the goal is clear and we are working toward it together.

Now what about the idea that growth management is bad for poor people and the way to success is to let the marketplace take care of the problem. The myth is that building for low income people makes growth happen. It's the 'if we build it they will come' mentality. If we build affordable housing, we attract more people to the area and fuel the growth machine. When we build affordable housing we are building housing for people who are already here. Driving our buses, reaching our children and yes more may come, but people don't move somewhere because someone builds an affordable housing development. If you build it well, we're building housing that has far less impact on the env than any other. Consider the difference between a mansion and an 880 sq. ft starter home. With a limited amount of land, maybe we should focus on building for the people who are here, rather than providing more choices for the people who already have choices. I never worry about high-income people and their housing choices. Somehow they always manage.

Disinvestment is bad for poor people. Sprawl fuels disinvestment. Poor transportation systems and not regulating growth and not doing good growth management is not good for poor people. The presence of the UGB is helping to prevent hollowing out. They are preventing that expanding core that can form and concentrate poverty in some places more than in other places. It is more of a patchwork in Portland and some state land use laws that prevent exclusionary zoning. Now we are refocusing on infill. We are helping to prevent one pathology of growth from happening in Portland.

It is argued that artificially restricting the land use supply causes land prices to rise and causes huge distortions. The larger assertion is not real. We looked at data in terms of land price costs. From 1990 to 95 Portland saw a 60% increase; Chattanooga TN 65% Houston 79% increase and they barely have any zoning. So I looked at those numbers and it's consistent with my theory that UGB are not causing it. METRO looked at figures between population growth and land supply and ran same graph for after the UGB, but the graphs are the same. It hasn't had a different impact on land prices than the last boom/bust cycles. Rapid housing price increases are caused by growth booms, by demand in an economy where

speculation is not just an accepted but an encouraged process and the actual cost of what they charge for a house has nothing to do with what they charge you. And then there is no difference in price between a house built today and house built a hundred years ago.

So what are the tools we could make part of the growth mgmt process that would address the equity and affordability issues? Growth Mgmt Tools and choices are like everything else in this country. If we let them happen they will happen how the story is usually told - the rich people will get what they want and the env will lose because it's just another commodity that is speculated upon. The coalition's job is to keep asking what about equity and sustainability? In Vermont they discovered they were both being killed by speculation. It's not about use value it's about speculation value regardless of whether that's the best use for the community. And someone who is going to build 1 acre big homes can afford to pay more than anyone wanting to save a wetland or put in affordable housing.

What are the choices? - speculation tax. Small lot allowances. Undermine exclusionary practices. Density bonuses in exchange for affordability. Community land trusts. They take land off the speculative market forever. Env community has been using land trusts for more than 100 years. Housing folks only about 20 years. We need to work more together for permanently protected open space and permanently protected affordable housing. If it's not permanently affordable then it's just a windfall for whoever the first buyer is. You can't replace it. Land banking - is where the govt. says urban reserves - this is the area where we're going to urbanize - so they go in early and buy it so there is some community control over it.

Mandatory Inclusionary Zoning - an important tool

Fair Share Standard - MN has a fair share policy at the state level where if the locals don't handle it well then they don't get their sewer and water money.

Tax-base sharing - Minne/St. Paul has a tax base sharing system so money from the prosperous areas go to support needs.

How does it really work? One of the way it really works... people who are in the coalition tend to testify on things that people don't usually think they will weigh in on. When the Vermont Housing and Conservation Board was created and the speculation tax was created it was created by envs, farmers and affordable housing advocates and the gov't folks couldn't believe it. They allowed it as if they couldn't argue with all three of us. I love it when Mike is there arguing for affordable housing. They were shocked - they would be like - this is the bird guy - why are they talking about this? When the bird guy stands up and talks about it, it's really hard to dismiss it as self interest alike they try to do when just the community housing folks show up.

I've been working on a huge brownfield site, been working for 5 years with a coalition of transportation advocates. I knew enough that there was a huge transportation bottleneck... and you can't afford to put just rich people in here because you won't be able to get them in and out. That's how

it works - it's integrated and we know enough to argue the integrated picture and we back each other up.

Mike - we have a beautiful island in Portland, Ross island, Bald eagles and great blue herons nesting there. We are all in support of light rail and there was a project planned with an alignment right across this island. No matter how much I support light rail, the likelihood of supporting a bridge - though the architect assured me it would be an extremely beautiful bridge. Five years ago I wouldn't have hesitated a minute to zap a letter on how inappropriate it is. But first I said, hey wait a minute, there are transportation concerns and significant urban design issues. So I called up the transportation reform working group and said hey we need to talk. We all sat down over a painful 4-5 month period when I had to tell Audubon folks we were part of a coalition and I to confront the possibility that it might be the right alignment and also the coalition had to live with the fact that when a group disagrees, we agree to disagree and move on, but more often than not, we can come to an understanding of a better solution. A opportunity to sit down and talk through issues before leaping to action leads to a better and more powerfully supported result.

Tasha - All of us are then able to make all the arguments - transportation dollars, environmental and urban design. Then all of us could say something about all of those things when we testified - or know that other portions would be covered.

Future Projects - working on Development Charges for schools and open spaces. We didn't get mandatory inclusionary zoning in yet. Affordable housing was not on the METRO plate. They said go away. It was the coalition that forced it on to their agenda. The same is true of economic revitalization. But now it's part of the their policies to deal with it. Need to work to implement a lot of items that are still just on paper - the wetlands, flood plain etc. - is still on paper. Some jurisdictions went to try and stop it. We have a lot of work to do.

What suggestions do we have for starting coalitions here?

I know nothing about SD, but now I know a little more. The basis is to find the common ground and where things intersect and find out how to work together in very concrete ways. Putting together the principles was marvelous but it's nothing. Have to work on something concrete and hopefully regional. I know you don't have METRO, but I would bet than transportation is an area where you can find some things. Or focus on land speculation which is badly hurting both of your efforts.

In Portland we are looking to planning through 2040 and we've established urban reserves.

Be visible and be vocal in land use decisions. I would bet that most of the planning decisions are not about equity or environmental issues either. When envs stand up for affordable housing it blows their little minds and helps people think outside the box. You'd be surprised what it can open up for you. Most of you are likely big picture people.... it's an enormous help to me to know that Mike is there to help without my having to become

an expert. Create that institutional structure to work with each other. Balance the time on external work and internal work together because it's part of what feeds you.

<ed. note: I left the body of the conference for about a half hour, to have a chat and also retrieve the recyclables from the trash cans because evidently the UCSD catering service does not provide bags or receptacles for recycling - this is another thing that envs do: they do not put their recyclables into the trash and when they are at an env event where the recycling isn't being handle they dumpster dive - well, at least I do>

Breakout group reports 3:29pm

Central group defied the rules and didn't follow the questions provided. We're all very excited about forming a coalition and we've started discussing ideas of what needs to be done. Brought up a lot of issues that are important to us. We want to have some sort of regional coalition that is not reactionary to issues as they come up but have mutual understanding of how things are integrated together.

South-suburban group had a wide variety of perspectives. We had both city and county staff, folks from urbanized areas, LWV, a health care professional. Neat to hear different perspectives so we selected the priority of livable communities at the highest priority. Want more meetings like this. Maybe start small and work up to broader issues.

East county group - We started off with our elements of a good community -healthy env and lot of emphasis on a healthy street life a pedestrian level; healthy civic community, schools and workplaces. Limits - are lack of integrated transportation and economics. Start a coalition to make elected officials accountable. Establish growth limits, appropriate housing and stop sprawl.

North County group - we had folks from all other. After we introduced ourselves, not a whole lot of time to get into the agenda. One major factor of a good community... we feel we have is neighborhoods, but not a sense of community because of sprawl. No way to walk to places. Density it a huge factor against sprawl in North County, so I'm not sure what we can do. Economic integration is a huge factor - most of the communities are one economic level and there is little diversity. Many from the east coast miss the ability to jump on buses and get around and see the whole city and feel also their children are really missing out on this too.

3:36pm

Keith Pezzoli: will create a website at [www.usp.ucsd.edu](http://www.usp.ucsd.edu)

Lucy Killea 14 years as State Senator, 4 years city council and planning commission. The 11th Woman Living Legacy award who dares to challenge those who say it can't be done. Willingly accept criticism from others in order to achieve change.

Lucy Killea

I'm really pleased to be included here today and to hear the development of

issues - the things that haven't changed and things that have. There is some progress. The idea of a coalition is really the issue here. Only with a broad based persistent effort can you bring about change. Don't expect from any elected official anything about long-term planning. I had a commission trying to do a 10-year plan, but when folks got together to create chits for bond measures - that's how it's done. Sometimes it seems pointless, but groups like this can do some long term thinking and may guide them on the short term issues they are willing to deal with and keep putting it in front of them...

On most of these issues and especially along the border it can be hard to connect because their system is different their culture is different and you have to be alert. International Community Fdn. supports community projects. Get together with yourselves. Don't spend all your time trying to find the finer points of agreement. Carolyn asked who was environmentalist and who was affordable housing, I didn't respond because I didn't feel I belonged to any particular category. Find the common ground and take it outside your group and you can continue to have your own groups and beat your own drum and so forth, but it's very important to sit back and consider the other points of view and become a stronger force because of it. You can become a very strong force.

Smart Growth means to me that the folks who are advocating it think we're pretty dumb. Also, Growth Machine is a pretty negative term because it means there's not humans there, and that's not true either. Affordable Housing can also be used as a negative.... these are words and terms you use freely because they have a specific meaning to you, if you use it in a general way, it immediately labels you as being very very narrow. You can't label yourselves. I think that's important...something like Concerned Citizens for Better Communities - but it's important that you don't carry your overly specific language out so completely that you can't work with others. Need to come up with some common language; good language; like increased density is a terrible term. What about talking about investing in a community? - something that can include density but doesn't slam the door right on people who are opposed to density per se... otherwise you tend to stereotype your ideas and others will stereotype your ideas. Influence based on balance and persistence and good ideas and you can succeed and make the best of it. The names you use should not brand you.

Q - do you hold out any hope for the gov't restructuring that you worked on in the State Senate?

A - I'm an optimist; what I did on the Constitution Revision that was 2 years of work that wasn't exactly what I wanted and then the Assembly changed to Republicans and the moderates were jerked off and the final report was really weak. So I took it to the Senate floor just to put it in their faces and knowing what would happen. 9 in favor 20 against and lots of abstentions. But various pieces have come forward and the ideas are generating. They couldn't possibly swallow the whole plan, but maybe some it will be done.

Keith P. introduces Art Madrid resident of San Diego for 45 years.

Currently Mayor of La Mesa and current Chair of SANDAG and been on SANDAG Board for 15 years. Proponent for responsible change and the people and not just special interests. Little known is Art's connection to the biotech industry where he is working on a testosterone patch to give elected officials the wherewithal they need to make those tough decisions they need to make.

Art - honored to follow Lucy. What is the difference between elected officials and politicians? 1. My parents were married 2. I can count to 5 and not to 3 <missed the other one> ....thanks for this workshop.

An invitation to you. On Thursday, SANDAG is hosting a General Assembly - topics - economic prosperity; transportation; open space; homes and housing; 66% of people are going to be coming from internal births - so we could build walls and we'd still have growth coming from within. Compromising is neither illegal, fattening or immoral. Sometimes you end up with a better product by compromising. The worst thing you can do is say you're an environmentalist and you're a developer and divide people.

Everyone is mostly an environmentalist. After work we all get caught in traffic. San Diego is a textbook case of what happens when you allow a handful of people to dictate to the masses. I say that in a condescending way because more people have to get involved in the process if we want to happen differently.

In your job if you say I'm not going to do something you could get fired. It's called insubordination. But I see it everyday with elected officials who really don't care who their everyday run-of-the-mill constituents are. Health care is horrible in this region. Look at Edgemoor and what happened - a case of last resort but some have the attitude that those people don't vote, they don't have money so why should we take care of them?

Bad politicians are elected by good people who don't vote. When you have a complaint, look in the mirror if you're not part of making it happen. Lucy was a pioneer of trying to change fiscal reforms. She told you what happened. The one thing we have to do is to try and coalesce our organizations. There are a multitude of orgs. just like this, but they are splintered all over the place. Somewhere along the line we have to get all the people with good ideas to come together and it would scare the hell out of those elected officials who don't care to listen to people.

Don't ever hesitate to tell your elected officials. I have 57,000 constituents. I can guarantee I don't make them all happy, but I try hard. About a name - Vince Andrade started an organization in Vista and struggled for several meeting on what to call themselves and they finally called it El Grupo Sin Nombre and that scared a lot of people. Whenever you have a group without a name that's a conspiracy. So I submit that you should be El Grupo Sin Nombre.

Q - what about the 20-year planning time? what happens in the 21st year? 20 years ago we said we would stop sprawl and save the env and it didn't

happen. What's different this time around? Why isn't SANDAG saying anything about 21 years from now?

A - If it hasn't worked in the last 20 years we have to make sure it works better in the future. We're going to run out of water before we run out of land. When we import 9/10 gallons of water that's an issue that we're ignoring. We are into denial about a number of things. Denial is not only a river in Egypt.

END of Carolyn Chase's Summary

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## 2. Edit to Chase version suggested by Keith Pezzoli

Edits sent to Carolyn by Keith:

Thanks Carolyn,

Your notes read:

Impact of globalization? Should think strategically about what we want to do. now more than 3,000 city regions of more than 1 million. 20 in excess of 10 million. These global city-regions present many challenges... accelerated urban growth makes traditional planning increasingly problematic, but other approaches are still experimental. New ways of acting and controlling effects are urgently needed. The competitive landscape on the world stage is changing the way regions do business.

WHEN I RAISED THIS POINT I WAS READING AN EXCERPT FROM A CONFERENCE ON "GLOBAL CITY-REGIONS" THAT UCLA WILL BE PUTTING ON IN OCTOBER. THE EXCERPT I READ IS PASTED BELOW:

<http://www.spsr.ucla.edu/globalcityregions/Abstracts/abstracts.html>

"There are now more than 300 city-regions around the world with populations greater than one million. At least twenty city-regions have populations in excess of ten million. By the year 2025, the number of city-regions in each of these size classes will probably have doubled. These global city-regions present many deep challenges to researchers and policy makers as we enter the 21st century. The processes of world-wide economic integration and accelerated urban growth make traditional planning and policy strategies in these regions increasingly problematic while more fitting approaches remain in a largely experimental stage. New ways of thinking about these processes, and new ways of acting to harness their benefits and to control their negative effects are urgently needed."

You may want to check out the DRAFT of the proceedings prepared by our paid note taker. Please don't circulate these (we need to give NICO, Amy, others (including yourself) a chance to edit before they get posted on the public url.

Check it out <http://weber.ucsd.edu/~dshirk/USP/cnotes.htm>

Nice seeing you,

Keith

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### 3. Edits to Chase version suggested by Nico Calavita

Return-Path: <ncalavit@mail.sdsu.edu>  
Date: Fri, 2 Jul 1999 14:37:03 -0800  
To: Keith Pezzoli <kpezzoli@weber.ucsd.edu>  
From: Nico Calavita <ncalavit@mail.sdsu.edu>  
Subject: Re: url

Keith,

I have revised Carolyn's notes, and I think now are better than what's on the internet. So if you can make the substitution I would appreciate it.

I am also attaching the same plus my notes.

Thanks,  
Nico

>9:11 am Nico Calavita; Professor in SDSU Planning Dept.; Spent the better  
>part of his life thinking about quality of life and planning issues.  
>  
>Thank you for coming. Hope this will be the beginning of long lasting  
>relationships. I want to emphasize why we need to form new coalitions. To  
>do that I'm going to talk about the history of growth in SD and a little bit  
>about the theory of growth.  
>  
>SD County is faced with an enormous challenge. SANDAG says we will add 1  
>million and City of SD will accommodate almost half of that. Challenge is  
>much greater than in the past because we are running out of especially  
>residential land. So how are we going to do this?  
>  
>We are being told that there is such a wonderful thing out there called smart  
>growth that will take care of our planning needs in the next 20 years. If  
>we grow smartly we will be able to accommodate growth without a decline in  
>the quality of life. This message is very attractive on behalf of  
>developers, politicians, enviros, planners and the like. We've had several  
>initiatives - most notable, Pam Slater and Ron Roberts effort to bring  
>together people to decide on best approach to SG. There's also Forward SD  
>with the Chamber of Commerce, CONVIS and EDC. Then we have the General Plan updates  
for the  
>City and the County. This Thursday, SANDAG is having a "General Assembly"  
>to talk about growth.  
>  
>Well, how does smart growth work? There's not complete agreement about it.  
>Most everybody will agree that SG tries to curb sprawl at the fringe and  
>tries to bring dev into the already existing urbanized areas. In doing so,  
>we will save our open space, our forests, our farms, our wildlife habitats  
>and that will be done by reinvesting in the existing urban areas to have a  
>more compact city.  
>  
>SG is not a new or revolutionary concept. To talk about how old it is. Memo

>to Mayor dated March 20 1972

"The issue of growth and redevelopment of the city of San Diego is perhaps the most crucial issue facing us today. The Progress Guide and General Plan, adopted in 1967, attempted to address the growth issue through the incorporation of two principal objectives - the prevention of urban sprawl and the development of a more compact city. To date, much remains to be accomplished if these objectives are to be achieved."

>

>Attempts were made to infill urban areas and phase growth at the urban  
>fringe. They were part of the 1979 growth mgmt plan which divided the city  
>into different tiers with goals objectives etc. One was the Future  
>Urbanizing Area and was approved in 1979 to phase growth. Immediately after  
>that the city council started approving projects in those areas. In 1984  
>they approved a large project called La Jolla Valley that caused a  
>citizen's response which placed a measure on the ballot requiring a vote in  
>order to change from future urbanizing. That's why you voted last year on  
>the measures in the FUA. That's why the developers made tremendous  
>concessions in the quality of the developments.

>

>Another tier of that plan - the urbanized communities. The policy was  
>infill. Increase densities... the idea was to save infrastructure money.  
>The planning dept. did not establish the capacity of the existing infrastructure.  
>Developers were encouraged to build there without paying developer impact  
>fees. So what did the devs do? They went there enmasse. You'd think the  
>city would realize that the infrastructure was being overtaken. It took a  
>citizen revolt in 1987, cramming Golden Hall, telling the council you have  
>to establish developer impact fees. It took that much.

>

> In 1991, in a Commentary, Lori Weisberg, a *San Diego Union's* reporter, wrote that the problems of the urbanized communities "are the result of the city's misguided policy of years past that encouraged development in the older neighborhoods while failing to demand sufficient fees from builders to pay for the required infrastructure...the time has come to pay the piper." But the piper wasn't paid, and the neighborhoods have deteriorated even faster and the exodus of the middle class accelerated. More recently, the Renaissance Commission lamented the conditions of the older urban neighborhoods "plagued with...gross infrastructure deficiencies and decay."

>Contrast the SD situation with Portland Oregon... a city that is considered  
>a model of urban mgmt. A place where cities and suburbs talk to each other  
>and often agree. The older neighborhoods are attractive, well served by  
>public facilities and well integrated. A result of a conscious neighborhood  
>policy, visible amenities to keep urban areas competitive with the  
>suburbs.... It's estimated that it would cost \$1.4 billion to build needed infrastructure  
>in the urbanized communities of the city... have to go beyond the amenities of the suburbs to  
make them  
>desirable for more density. Carl Abbot - Portland is a city that works  
>because it works for everyone.

>

If Smart growth is also about sprawl containment - than the County of San Diego has a dismal record in that respect. Many attempts to establish rural zoning, as required by state law,

weremade and then abandoned. This summer the County will rezone about 200,000 acres to agricultural designation because forced to by a court order. The question is, to what lot size? At the same time processing subdivision plans in the other areas of the county not affected by the court order continues. If the Co was serious about sprawl containment, then it would seem to me that they would have enacted a moratorium to the extent allowed by the law to wait for the GP completion.

My point is that, in the abstract, smart growth is a reasonable and wonderful approach, but unless the political economy

- >of growth is changed, we will have dumb growth, growth that will
- >deteriorate our quality of life and in the long term, our economic
- >competitiveness as well.... private interests will fight limitations and
- >constraints and fees and limits to their ability to profit off of growth -
- >this is the behavior of the so-called growth machine....

Researchers tell us that growth is at the core of local politics, it is the guiding concern around which governments are constructed. This idea originated with a seminal article titled: "The City as a Growth Machine: Toward a Political Economy of Place" published in 1976 by a sociologist at the University of Santa Barbara, Harvey Molotch..

What is the Growth machine? The

- >Growth Machine is coalition of land-based interests who are able to
- >legitimate the politics of growth and able to convince the public that
- >growth is good and something that benefits everyone and able to manipulate
- >the planning process.

>

- >The micropolitics of planning - the incessant erosion of planning by the
- >pressures of special interests.

>

- >Another concept - the difference between use and exchange values. Most of
- >us use the city to live, work and play. For the growth
- >machine, the city is -first and foremost - a place to make money. For them,
- >the city has an exchange value. But the majority of citizens, instead of getting rich through
- growth,
- >will see a deterioration in the quality of life.

- >There is little evidence that growth brings higher wages or is a panacea
- >for prosperity. High rates of growth do not benefit a lot of poor people or
- >lower classes.

>

- >With high rates of growth, citizens may oppose the power of the growth
- >machine and succeed in some cases but not in challenging growth per se.
- >Some managed growth approaches were attempted in 1988 with initiatives that
- >were defeated.

>

- >What are our chances of success? Quite dismal in the long run if the
- >citizen groups remain divided - housing groups, citizen groups, env groups.
- >So it's not surprising the debate about growth is only about how we should
- >accommodate growth.

Given the power of the G.M. it is not surprising that the present debate in San Diego is not about growth itself, but about how we should accommodate growth. More importantly, even if through a miracle - the miracle of smart growth? - we were able to accommodate this population increase by 2020 without decreasing our precious quality of life then what? What will happen after 2020, after we will have consumed all developable land and achieved buildout? Will growth come to a

halt at that point? It seems reasonable that such concerns should inform the current debate about growth. But the growth machine obviously considers a debate about growth in these terms as dangerous for their short term economic interests. Economic growth cannot be questioned. So nobody is questioning the SANDAG projections, even though they don't seem to take into account the ability of the cities and the county to accommodate that many people by 2020 or, if they do, to accommodate growth after that.

Smart growth, then, when looked in this light, becomes a ruse that lulls the public into believing that we can accommodate this growth, that we have the solutions to accommodate growth so that economic growth, which is what fuels population growth, is not challenged. In fact, economic growth is actually been encouraged, at a time of growth induced crises such as transportation or housing

Public policies and public moneys are

- >being spent to subsidize growth.... slash fees, cut regulations; cut

- >housing trust fund and provide subsidies for more growth... and

- >then we try to deal with growth with the kind of growth measures wanted by

- >the growth machine. For example, measures being proposed affordable housing include the cutting of fees and making it more difficult for condo

- >owners to take builders to court for shoddy work.

- >

- >The debate and what is considered feasible and rational is actually set by

- >the growth machine and not by the public or general population.

- >

- >What would an approach be that is not dominated by the growth machine?

- >

- >Give equal weight to economy, equity and environment - the 3 "Es.

- >In SD, sustainable development would mean that growth is balanced with

- >quality of life.... expand the timeframe of population projections after

- >2020 and ask questions about consequences of growth in the long run. Look

- >more in terms of creating amenities and less in terms of pushing densities.

- >Need for funding of habitat areas... Look hard to produce funds for

- >affordable housing. A lot of these problems are funding problems. Where is

- >the money going to come from?

- >

- >A sustainable dev./progressive strategy would utilize measures such as a anti-speculation tax, for example. Why don't we have a speculation tax on

- >land? In your folder there are copies of articles from Shelterforce

- >Magazine with examples from Vermont where funds are made available equally

- >for both env and affordable housing. The money is coming from a land-speculation tax. The

- >shorter you own the land, the the larger the windfall, the higher the tax - up to 90%. In

- >European countries they say the increased value of the land is due to the

- >growth of the city and public infrastructure investments, such as freeways. Increases in land

- >value are due to the community, and should not to accrue to the

- >landowner.

- >

- >Other kinds of measures: raise the TOT and dedicate a portion to the

- >Housing Trust Fund and for infrastructure in urban communities and the

- >MSCP. We need to raise the standards of living in the urban neighborhoods

- >in order to make smart growth. We need to have the tourism industry to have

- >a living wage for its workers. The tourism industry receives many subsidies

- >from the city. In Miami county FL they have a 1% restaurant tax that goes

>for homeless programs.

>

>The growth machine is talking about the job/housing balance. Traffic  
>becomes a trigger point for suburbanites. But if you don't have housing for all incomes close to  
work then you don't have job-housing balance, then they have to commute long  
>distances and add to the traffic problems.

>

>Linkage fees --- which funded the Housing Trust Fund - was cut 2 years ago.  
>means that a shopping center which creates low-income jobs makes no  
>contribution for the low-income housing their project will require.

>

>Let's try to balance things out. I'm not proposing growth controls, I'm not  
>a no-growther; I'm just asking to have growth pay it's fair share.

>

>Citizens passed Prop MM - the school bonds - and that's the citizens  
>deciding to tax themselves for the good of the community. Businesses should  
>start to do the same. Fear is that it will become un-business-friendly -  
>but in Carlsbad, they have high fees and business is good there. The point is that it is the high  
quality of life that these programs would make possible that would become the economic  
attraction.

>

>How can we make it happen? and balance the power of business? Participation  
>of more and more citizens is required. The ordinary citizens of the area  
>have to organize and provide a counterweight to business influence. Who  
>should come together? Who's being hurt by the overly business-friendly and  
>the downtown-centered growth coalition in SD? The urbanized  
>communities, affordable housing, environmentalists, unions. In your folder  
>you also have an LATimes article which appeared this Sunday. In LA they are  
>organizing a new coalition of the type I've mentioned. Evidently had a  
>conference of 500 people. Similar to what I'm talking about. Also,  
>progressive businesses should be part of this coalition. If quality of life  
>is important then hi-tech and biotech that need and seek qol, - those  
>businesses should realize they should help pay for the costs they generate,  
>otherwise qol will go down.

>

>In conclusion, balance economics, environment and equity to insure a  
>healthy city for all. Thanks.

>

>9:44am

>Q - Eric Bowlby, Chapter Chair of SD Sierra Club - the relationship between  
>the businesses that relocate here and what their incentives are to locate  
>here with high-quality jobs - are they getting the red carpet here from the  
>city so that we have growth in an unbalanced way? Are there incentives that  
>the city has that cause an imbalance in that type of growth?

>

>Nico - I don't think we're doing as much as say Las Vegas or Houston might  
>do, but we do have policies that do that. If you employ more than 500 then  
>you get a break on water and sewer connection charges... I've had just  
>heard that hotels will have a similar break. But we should not do anything  
>that reduces fees and taxes into the city coffers. The point is, in this  
>period of high growth why should we do anything to subsidize it? ... If an

>industry doesn't come because they think we're not business friendly, then  
 >so what? Because we are really being business friendly in the long run by  
 >protecting our qol and dealing with the infrastructure needs. Otherwise we  
 >will see a declining qol.  
 >  
 >Q - question about how we can overcome growth machine?  
 >A - have to build the civic infrastructure to balance and counter it. It  
 >has to be a political process to try to balance the power imbalance.  
 >  
 >Q - When you asked us to look at this article in the LATimes, one of the  
 >things that jumped out at me - was one of the reasons 500 people came  
 >together was to influence the next Mayor's race. The question I would have  
 >- what are some of the things that are going on now to help the political  
 >process that helps define the kinds of relationships needed to address the  
 >affordable housing issues and others?  
 >  
 >A. - out of time. other speakers later will address that.  
 >  
 >Q - what about defeat of Prop B?  
 >A - It was a defeat for smart growth and mistakes were made during the  
 >campaign. Had both farming interests and building interests put money into  
 >TV ads which changed the support.  
 >ncalavit@mail.sdsu.edu

END CALAVITA EDIT SUGGESTIONS

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#### 4. Full summary written by David Shirk

## "Community Development, Affordable Housing and the Environment: Is there a Common Path to Smart Growth?"

Conference Notes

Institute of the Americas, UCSD

June 29, 1999

*NOTE: Highlighted text in the executive summary provides links to the presentations made by individual participants and by working groups. The executive summary is followed by the notes of the conference; participants remarks are paraphrased and not quoted verbatim unless indicated.*

EXECUTIVE SUMMARY: The Urban Studies and Planning Department at UCSD organized this conference to promote dialogue and exchange on the pressing growth problems facing the San Diego Region at the turn of the century. Though not mutually exclusive categories, the Community Development Conference brought together city planners, affordable housing activists, and environmentalists to discuss the prospects for "smart growth," the setting of priorities and long-term goals, and the role of community activists in this process.

The conference opened with remarks by [Dr. Amy Bridges](#) (Director of Urban Studies and Planning, UCSD), moderator [Dr. Keith Pezzoli](#) (Supervisor of Field Studies, Urban Studies and Planning, UCSD), and [Michael Schudson](#) (UCSD Civic Collaborative). They were followed by a presentation from [Dr. Nico Calavita](#) (Graduate Program in City Planning, SDSU), who addressed the central agenda for the conference, the issue of growth and the sustainable development.

The second session of the conference was initiated by [Sue Reynolds](#) (Community Housing of North County), who encouraged dialogue among the participants and talked about "what nonprofit affordable

housing developers and community development corporations do." Her remarks were followed by two slide presentations. The [first slide presentation](#) was given by **Matt Jumper** (President of the Nonprofit Federation for Housing and Community Development) and **Ed Demps** (Interim-Director of the Nonprofit Federation for Housing and Community Development) and gave examples of older tract housing as well as modern infill affordable housing in the region. **Deborah Fountain** (Housing and Redevelopment Department, City of Carlsbad) followed with a [second slide presentation](#) that described the City of Carlsbad's efforts to create job and housing balance through an Inclusionary Housing Ordinance which requires all developers to make 15% of their units affordable to low income households.

A brief intermission was followed by presentations from [Carolyn Chase](#) (League of Conservation Voters) and Diane Tavkorian (Environmental Health Coalition); a scheduled presentation by Micheal Beck (Endangered Habitat League) did not take place. Carolyn Chase talked about what environmentalists do, giving examples of how activists work collectively and individually to advocate ecologically responsible policies, as well as how individuals and families can act responsibly in their daily lives. [Diane Tavkorian](#) spoke to the problem of industrial polluters and the residential areas that fall victim to "brown fields," old or underutilized facilities whose effects linger and present risk or harm to their surrounding communities. Many of these communities, Tavkorian stressed, are not only low-income but come from under-represented groups as well; as victims of environmental pollution, these groups are presented with yet another obstacle to social advancement.

The participants returned from lunch to the keynote address by [Mike Houck](#) (Audubon Society) and [Tasha Harmon](#) (Coordinator of the Community Development Network and Affordable Housing Advocate) of Portland's "Coalition for a Livable Future." Houck and Harmon took turns explaining how their coalition became a success story in community development and activism. They stressed that the secret to their success was not Portland's unique regional government arrangement, but the ability of diverse groups to come together under a common agenda that superceded their specific organizational interests to create a powerful and informed alliance of concerned activists. The ability of coalition members to establish such shared goals meant that different groups could speak to and advocate issues that concerned the region as a whole, rather than allowing themselves to be pigeon-holed or labelled as advocates for particular concerns. This non-point source approach to community activism makes it difficult to marginalize groups according to issue dimensions and forces elected officials and planners to consider the integrated issues on a broad range of policies. These remarks were followed by ["break-out sessions"](#) in which conference participants separated into working groups to discuss their priorities for community development and equitable, sustained growth in the San Diego Region. After individual representatives of the working group presented their findings, closing remarks were given by [Lucy Killea](#) (President and CEO, International Community Foundation) and [Art Madrid](#) (Mayor, City of La Mesa and Chairman, Board of Directors, SANDAG).

### **Session I: Introduction**

**Opening Remarks by Amy Bridges:** UCSD's Urban Studies and Planning students are not the self-preoccupied members of the Y generation that are so often featured on WB programs like "Felicity" and "Dawson's Creek." Rather, they are motivated by serious concerns such as racial integration, city planning, and the environment. This is important because over the next ten years this region will see population growth, diversity, economic change, rising housing costs, declining green space, limited governmental income. In this sense, San Diego is a typical U.S. city at the turn of the century. Accommodating "smart" growth has hit the headlines, though the loudest voices have also been the most familiar; large business and industrial interests with access to public officials have set the developmental agenda. As a result, environmental planning has often been left out of the discussion. For this reason, this conference has brought together San Diego's activists and advocates in both planning and the environment in order to talk about the kind of community we want and to find common ground for future growth strategies.

**Opening Remarks by Keith Pezzoli** (moderator): As children we tend to look to the world's problems with the "Technological Optimism of Youth," which leads us to believe that science, the experts, the marketplace, or the people will somehow find the solutions. However, to make these solutions a reality we need to establish common ground for these forces to integrate. With this in mind, there are four points we need to consider:

#### 1. Environmental Systems: Valuing Neutral Capital

We are beginning to see the erosion of the separation of economics from environment, as industry and environmentalists see the importance of "industrial ecology," which tries to come to grip with growth

issues. The use of GIS technologies, collaborative efforts like the Tijuana Watershed Initiative and SANDAG, and other promising developments are moving us in the right direction.

## 2. Systems of Production and Innovation

We are beginning to perceive the world in terms of global city-regions, mega-metropoli that will shape the 21st century and which make traditional planning strategies increasingly inadequate. We must have new ways of thinking about this new landscape and how regions conduct business. San Diego lies within one of the world's premier technologically advanced regions, we must take advantage of this potential while maintaining sustainability and quality of life.

## 3. Systems of Administration and Management

Environmentalism needs to become part of the working agenda of all organizations and planning initiatives. Greater networking across governments, firms and organizations, industrial clusters, and value chains to recognize their environmental relationships and impacts can help to make the administration and management an integral part of our everyday programs.

## 4. Systems of Information and Communication

Technological advances have radically changed the opportunity structures for helping to integrate interested parties in the planning of our cities and the way that we work to resolve problems. Making information and opportunities for dialogue available through web-based programs and networks can help planners to connect with community groups to resolve problems at the regional and local level.

**Opening Remarks by Michael Schudson:** UCSD Civic Collaborative is please help make this conference possible as part of its ongoing mission to encourage the university's faculty and students to turn their skills and resources to work jointly with the community for the regional improvement of San Diego and Tijuana.

**Presentation by Nico Calavita:** "Smart Growth, Environment and Community Development: Common Ground?"

To understand why we need new coalitions for sustainable development we need to look at the history and theory of growth in San Diego County over the last twenty years or so. Over the course of the next two decades, the region will grow by one million people, with half of this growth focused in the city of San Diego. However, this creates important problems as we run out of viable land for development. "Smart growth" strategies have been proposed by engineers, planners, environmentalists, and even national leaders like Al Gore as a means of accommodating such development without reducing overall quality of life. Several local organizations and initiatives have also advocated this strategy for the city and county of San Diego.

"Smart Growth" is a strategy which endeavors to curb sprawl at the fringe while encouraging development of already urbanized areas in order to save our farms, forests and wildlife habitats. Historically, the prevention of urban sprawl and the development of a more compact city has been somewhere on San Diego's public agenda since the 1970s, as demonstrated by the approval of the 1979 Plan for Urban Development of the City of San Diego.

However, this "Smart Growth" initiative failed when the city immediately began to urbanize areas preserved for future development. Problems with preserving the agenda continued because developers were allowed to avoid paying fees for infrastructure development. That is, as a result of the "misguided policies" of the city with respect to these developers, today we have lag in public facilities for San Diego's urban communities.

Growth is at the core of urban politics; the city is a "growth machine" or a coalition of land-based interests that are able to manipulate the planning process to encourage growth. For the "growth machine" the city is a place to make money, it is a place to exchange value. Yet for city dwellers, such growth does not bring increased quality of life. Nor, according to some studies, does growth even improve the economic prospects of city residents.

The arguments about how we can accommodate growth over the next twenty years are strangely short-sighted. What comes next? Furthermore, the term "smart growth" misleadingly implies that we have the

solution to the negative externalities of plain growth. Yet real solutions for the longer term are threatening to the primary objective of growth machine, namely continued economic growth. So, what paradigm could possibly be developed that is not dominated by the growth machine? Calavita suggests that a balanced emphasis on Ecology, Economy, and Equity (the three E's) is necessary to expand the time frame for growth and to understand its costs and benefits with realistic progressions of this region's long-term growth capacity.

Those who buy and immediately subdivide communities, contribute to irresponsible growth patterns. So, why not have a speculation tax on land? The less time a developer holds the land, the more the tax on resale should be, because the real value belongs to the community.

Geographical job-housing imbalances require people to work outside of the areas where they live, which imposes higher costs and a greater demand for a variety of forms of infrastructure. An alternative would be to ensure that affordable housing exists in areas where the jobs are. Business needs to pay its fair share for growth. By approving Prop MM, citizens decided to tax themselves for education; business needs to take a similar approach to get the economic growth that it wants.

Since the city's downtown-based growth coalition of politicians and development interests are irresistibly drawn together, ordinary citizens must join and form a counter weight. Environmentalists, unions, community development associations and other groups need to emulate the example of their counterparts in cities like Los Angeles. Industries like biotechnology and electronics, which benefit from and seek higher quality of life should pay for the costs that they generate.

**Q: Are businesses giving businesses incentives to relocate here in ways that are imbalancing growth?**

A: Not so much, especially in comparison to other cities like Las Vegas; we're not giving land away. However, we do have policies that do so. Such as breaks on water and sewage connection charges for hotels and businesses with more than 500 employees. At this point we should not do things which reduce city coffers while encouraging growths. If businesses stay out because we're not growth friendly, so what?

**Q: If there is such a tight connection between business and politicians can we really expect to do much without strong leadership?**

A: It has to be a political process to balance the power of the growth machine.

**Q: What are some of the things going on now to help find the kind of relationship that we need to address the affordable housing issues that are relevant today?**

A: These will be addressed in later sessions. [Time is short; 1/2 hour behind schedule.]

**Q: Was Prop B a defeat for "Smart Growth"?**

Yes.

## **Session II: Learning About Each Other**

**Presentation by Sue Reynolds:** "What Nonprofit Affordable Housing Developers and Community Development Corporations Do."

Reynolds encourages the audience to take a few moment to introduce themselves to each other because that's what this conference is all about. Initiatives for reinvigorating community must bring together the region's tree shakers (advocates) and juice makers (developers) to address growth issues like affordable housing, health and daycare, the environment, and educational facilities. The NC Community Housing coalition has had wins and loses. We scored a significant financial commitment from the city for a housing trust, but then saw those funds nibbled away by developers.

**Q: Can today's booming economy help the housing trust fund?**

A: We have not really regrouped to take that on. On the city council Wes Prat was helpful in generating the support for our campaign for housing trust, but today we lack that kind of leadership.

### **CASE STUDY: Examples of Infill Affordable Housing**

"Building Community Support for Community Housing." A Slide Presentation by **Matt Jumper** (President of the Nonprofit Federation for Housing and Community Development) and **Ed Demps** (Interim-Director of the Nonprofit Federation for Housing and Community Development).

NFHCD's efforts are directed at providing housing for lower and moderate income families earning \$40,000 a year and less. For "low income" families, such as four person families on salaries of \$36,300 per year, target affordability is \$908 per month to meet housing needs. Typical occupations of low-income affordable housing residents includes teachers, food service managers, military personnel, office staff. Currently federal subsidies are more oriented to helping homeowners than renters.

Affordable housing in the news; San Diego is one of the leaders in the nation in housing affordability problems. If one earns the minimum wage of approximately \$10,7100 a year, this leaves just \$268 per month available for housing; an unrealistic amount which requires many to pool their resources in San Diego.

[The slide presentation features some of the old and new initiatives for affordable housing in San Diego, as well as comparisons to illustrate the types of affordability expectations for different levels of income.]

**Q: How can people get access to your organization to give this presentation?**

A: Call the Nonprofit Federation at (619)239-6693.

**CASE STUDY: Job and Housing Balance. Inclusionary Housing in Carlsbad**  
**Deborah Fountain**, Housing and Redevelopment Department, City of Carlsbad.

The City of Carlsbad has an Inclusionary Housing Ordinance which requires all developers to make 15% of their units affordable to low income households (85% or below the average median income, or AMI). This was not only the "right" thing to do, it also makes economic sense since people are the economic base of a community. Industry locates and creates jobs where there is a good supply of labor. People who live and work in the community spend their money in the community and the less that they pay for housing means they'll have more disposable income to contribute to economic development.

Examples: Laurel Tree apartments is a combined project in which two developers came together to fulfill their affordable housing requirement. Poinsettia Properties Project for 600 single family units at 40-60% of the area median income; the project is located near the Carlsbad state beach and is the city's first transit-oriented project.

**Q: Does inclusionary housing tend to pass costs onto the market rate housing?**

A: Yes, but this doesn't seem to hinder the buyers. But we also have tried to find alternatives to lower costs, such as seeking land donations.

**Q: What do you mean by second dwelling units?**

A: We're talking about developers who use "granny flats" (secondary units attached to single unit dwellings) to fulfill their obligations.

**Q: How many units has this generated by the ordinance and what are the city's demographics?**

A: Current population is 79,000 people with a projected population of 125,000. Thus, our need for affordable housing is quite large. So far, 1200 units have been developed under the ordinance, but we're still working with other developers and expecting to generate a total of 2,000 units out of the ordinance.

**Q: What is 80% of the AMI in Carlsbad?**

Though it has a slightly higher average than the rest of the county, the City of Carlsbad uses the same AMI as the rest of San Diego County, which at 100% is now \$52,500 for a family of four. That means 80% of AMI is \$42,000, which allows families to pay about \$1000 in rent. Generally our projects are less than the 80%, but that's what the numbers are.

BREAK

### Session III

**Presentation by Carolyn Chase** (League of Conservation Voters): "Protecting the Environment: What Environmentalists Do"

Are you an environmentalist or would you like to be? [Huge response from the audience]. Trying to figure out where the lines go or do not go is one of the things that environmentalists do. Monday morning at 6am we had environmentalists in front of bulldozers blocking a section of Mt. Carmel that we thought we'd already protected.

Environmentalists work to establish a balance of power against business and industrial interests. Many environmentalists are born when their own homes or regions are threatened by such interests. They become involved as volunteers and activists to do something to help support or create or preserve things.

Individuals can actively work to save the environment; the most famous right now is probably Julia Butterfly Hill. She has been living in a California old growth tree to save it for the last year and a half.

Most experienced activists will tell you that *getting* and *enforcing* laws to protect the environment are two very different things. The City of San Diego has a history of trying to "get away with" actions that go against CEQA.

Environmentalists can often use lawsuits to protect the environment. In San Diego, law suits have been filed to fight ecological threats caused by developers, jet ski competitions, and extreme sporting events. In addition to using ecological consciousness in their everyday life, environmentalists use events (such as Earth Day) writing, teaching, networking and putting environmental issues into the information flow.

Martin Luther King, Jr. said that we need to "agitate, negotiate, litigate." To do so, we need to get people familiar with the workings of local politics and the ways that they can get involved.

Chase's biggest project right now is to look at what her own household can do to reduce worldwide pollution emissions and to write about it. She just got done testing an electric car. At some point, the systemic problems affecting the environment must begin with individuals, who must urge the government to address these issues at all levels. As Nico Calavita said, the balance of power lies with the growth machine.

Every one of us would like to be an environmentalist, so we must each begin to learn about how our own personal lives are integrated into the environment. We need to be *alarmed* about the astounding figures that predict a 50% increase in the region's population. Smart growth needs to be more than "a little less stupid growth."

Carolyn encourages people to visit her website at <http://www.sdearthtimes.com>

**Q: What is CEQA?**

A: California Environmental Quality Act.

**Q: Environmentalists and housing development are not at odds; it's much more productive to encourage the two to work together. Dialogue between the two is critical.**

Certainly, the growth machine divides us. Many San Diegans would like to see no growth, but they are not organized. Nico's right; we need to figure out what our long term agenda is or ten years from now they'll sell us another bill of goods about the *next* million people coming into the region.

**Q: Why are you surprised that environmentalists are not present at budget hearings?**

A: I guess I'm not. It's more of an integrity issue that frustrates me; if you want something from the city, why aren't you down there trying to get it?

**Q: In the short term, growth has happened and hasn't been managed well. For example, we haven't kept pace in housing and infrastructure. We need to work within the situation we have now and plan better. But the long term solution and why people are not showing up at the budget hearings is that municipal finance is a bit mysterious, even to those who practice it. So, people don't have the time, resources, or expertise to make municipal officials accountable. One reason that cities are giving perks to business is that municipal governments are rapidly being given more responsibility with fixed, limited resources to provide for the needs of their communities.**

A: There are some efforts for state fiscal reform that we can't get into. But there's a lot of money in the city that is not being used properly. City council members make decisions about what to do with that money and need to take environmental concerns more seriously.

**CASE STUDY: "Emerging" Brown Fields in Barrio Logan**

**Diane Tavkorian** (Environmental Health Coalition)

Poor and underrepresented groups are the greatest victims of environmental pollution and thereby suffer the same kind of inequality in their quality of life as we find in their economic situation.

A "brownfield" is an underutilized or abandoned industrial site that is often an eyesore harboring continuing ecological threats to their communities. If you have a million gallons of toxic chemicals located next to residential areas, it's clear that there is the potential for emissions to cause damage to neighboring communities. We need to think about how to plan in ways that protect communities from such risks.

Land use in Barrio Logan has a predominance of mixed land use that combines residential with industrial/military use; Mixed use planning is much less prevalent in northern San Diego.. 30% of San Diego's toxic waste is produced in the Barrio Logan area. Production of hazardous chemicals is very concentrated in National City and Downtown areas. Other mobile sources of hazardous chemicals are increased by the concentration of freeways in this area.

The impact of this kind of industrial waste production on health and the environment include respiratory, reproductive, and cancer-related health threats. The majority of populations in affected areas represent both low-income and minority (African-American and Latino) communities.

Industrial sites slated for relocation include both those which are under-utilized and those which may be operating at full-usage but which present extreme hazardous threats to surrounding residential areas. For example, Master Plating is a target for relocation because chrome-plating emits chemicals which present reproductive and other health threats to nearby residential areas. Though Master Plating has been cited for repeated hazardous emissions and dumping, its presence in the area is not inherently illegal. Efforts to encourage voluntary relocation for Master Plating are ongoing.

**Q: Are regulations on environmental pollution for the military less than for industry?**

A: Yes. Even companies which are contracted by the military are eligible for exemptions.

**Q: Because of ghettoization of communities does the Environmental Health Coalition encourage community zoning to encourage affordable income housing in higher income areas?**

A: No. We haven't taken a position because our focus has been on Barrio Logan.

**Q: With so many violations, how can they be permitted to continue.**

A: There is no three strikes law for environmental polluters.

**Q: With MAC being involved in reestablishing residential areas in these industrial zones, are you looking to put better, more expensive housing to enable people who want to move "up" to stay in the area?**

A: Transitional housing and balance is indeed important.

**Q: How well informed and organized is the Logan area about these hazards??**

A: People are pretty aware of the pollution. EHC has promoted activism through training and information for 20 local *promotoras* or female volunteer advocates, who have gone on to train 200 more *promotoras* for the area. I don't know what else works besides community organizing. 20% of the kids in these areas have asthma. In this sense, we're making it harder for these children to succeed.

**Q: What is the legacy of past polluters and how has cleanup occurred in the Logan area?**

A: Abandoned toxic waste sites has not been our biggest problem; current operations are more of a problem. Historical pollution, because we are so close to the bay, is now found in our sediments.

**Q: Could you describe the relationship between the EHC and big industry; would you say that a less aggressive, hostile attitude on the part of environmental activists would help to facilitate cooperation?**

A: We didn't start off on a great start, but there is a real diversity among companies. Some are very strong environmental advocates and have helped to encourage protection programs. Others, including some that work for us (like the Navy), are much worse. The Navy seems to be digging its feet in and thinks it can keep on polluting.

**Q: Can you measure which agencies are more or less regulated than others?**

A: That's a real problem, since many regulators haven't felt safe in certain neighborhoods. We've tried to help encourage regulators to meet local activists and get familiar with these areas to overcome this problem.

**Q: What steps can be taken to prevent these businesses from being relocated to other residential zones?**

A: Yes, we clearly have to move these businesses to industrial zones. Also, it's important to provide alternatives to moving antiquated equipment.

LUNCH

### Session III: Keynote Address

*NOTE: Mike Houck and Tasha Harmon alternated in a joint presentation on "Creating Just, Affordable and Sustainable Communities: The Portland Case of the Coalition for a Livable Future"*

**Opening Presentation by Mike Houck (Audubon Society)**

So far today we've talked about smart growth and less dumb growth, but we might need to strive for "brilliant growth." One problem with "smart growth" strategies is their failure to incorporate open spaces, with parks and green spaces. Our discussion today has also indicated the importance of affordable housing. Portland's Coalition for a Livable future now involves more than fifty groups. Right here in this room are more people with passion, skill and commitment than we had at our initial meetings, which seems to suggest that you are well on your way to securing San Diego's future sustainable development. Our coalition has a steering committee that draws primarily from those groups involved in the funding and operation of the coalition, though anyone may join the steering committee. One of the key provisions of our coalition was to agree that all participants must work to engage the broader goals of the coalitions; that is, each participant is required to go beyond their individual issue concerns to work collectively for the goals of the coalition. This has been one of the key factors in developing trust among coalitions members.

Frankly, there doesn't seem to be much of a difference between the interested parties in Portland and San Diego. However, one important difference is the existence of a regional government called Metro, the only directly elected regional government in the country. Metro is comprised of 24 city governments and the unincorporated areas of three county governments. The city governments by law must amend their comprehensive plans according to the regional policies set by Metro.

**Tasha Harmon** (Coordinator of the Community Development Network)

The suburbs are not a homogenous entity in any city in the U.S.; the image of a city divided by center city and the suburbs is a myth. There is certainly great diversity of income and background in Portland. The Portland region has seen significant polarization of income; there are increases in poverty all across the region, with the only improvement in the urban cities. The areas with the highest resources are the least social need; these are also the areas where the jobs are going. In many cities, sprawl at the periphery keeps growing as wealth continues to flee the city; this draws investment for infrastructure outside of the city. These are not urban problems, these are region problems.

Advocates of social justice have to attend the board-rooms where decisions are made about land use and zoning. If not there are two possible scenarios. One is that sprawl will continue and the rich will flee the center cities, taking investment in urban infrastructure with them. Another is that anti-sprawl and higher-quality of life initiatives won't take affordable housing into account and low income groups will be driven elsewhere. Neither is an acceptable alternative for sustainable development.

Portland's Coalition for a Livable Future helps to create educated and informed advocates of sustainable development because all members of the coalition share the same agenda (developed by establishing "common ground") and can bring the Coalition's issues into diverse arenas of public policy formation. Though advocates of a particular issue may not be present at all the board rooms, each of the Coalition partners is aware of and committed to promoting the shared agenda in a variety of arenas.

**Mike Houck.** In addition to the steering committee we have working groups that help to focus on specific issues, such as Natural Resources, Religion, and Food. These committees come up with initiatives to help build the Coalition's objectives into the regional vision. With regard to green spaces, just twenty years ago there was no regulated protection for green spaces in the city, which saw any land within the urban borders as fair game for development. However, by appealing to the regional government, the Coalition was able to secure some protection for green spaces and parks within the urban zone.

One of the things we're trying to do is to make sure that the money that goes into restoration efforts is used to pay citizen groups to become involved as the process, thereby taking advantage of and investing in what Nico Calavita described this morning as "civic infrastructure."

While we are certainly concerned about protecting rare, endangered species, we must also be concerned about the "hand-me-down" habitats that constitute our urban green spaces.

**Tasha Harmon.** Myths. The story that gets thrown at us is that there environmentalism and the preservation of green spaces are different worlds. We are trying to debunk that myth. Green infrastructure needs to be present.

There are other myths, such as the idea that building for low income people is good for growth. This myth suggests that if we build it they will come and will contribute to regional growth. The reality is that most of the beneficiaries are already here. People do not move from where they are in order to take advantage of affordable housing.

Disinvestment is bad for poor people. In Chicago, high concentrations of poverty where people do not have access to good transportation systems are not good for the regional economy. This is only good for the people who build rich people's housing in the suburbs.

In Portland there is more of a patch work. This is partly thanks to exclusionary land policies and also partly refocusing investment on infill.

There is an argument that concentrating development in a smaller area --artificial restriction of the land supply-- will cause land and housing prices to skyrocket. Yet, from 1990 to 1995, Portland saw a 60% increase in land prices during a period of urban sprawl. However, it is not the urban growth that is causing this fluctuation in property values. Rapid housing price increases are driven by demand and speculation made possible by economic (not population) growth. Property values rise based not on what it costs to provide housing, but on what people are asked and willing to pay for it.

Without intervention by the people who aren't usually heard, the rich will win out and the poor and the environment will lose.

What are the tools for addressing affordability and equity? Nico Calavita mentioned land speculation taxes. That's a good idea; we haven't made it work yet in Portland.

Some other possible mechanisms include 1. permanent affordability requirements (which ensure that a property remains affordable when it changes hands), 2. small lot zoning requirements, 3. density bonuses in exchange for affordability, 4. community land trusts to take land off the speculative market forever, 5. land banking (where the government buys land in urban reserves to ensure direct control over areas to be developed), 6. mandatory inclusionary zoning, 7. fair share standards (to ensure that every jurisdiction has to produce a certain share of affordable housing), and 8. tax-base sharing (which encourages different regions to contribute to meeting needs that they create elsewhere). These are tools that not only mediate the negative effects of growth but which can also help to encourage further economic growth.

Again, the nice feature of the coalition is that we are no longer seen as individual groups with specific agendas. When someone from the Audubon society stands up and says we need affordable housing, it negates the image of self-interested groups and sends the message that community groups have a broader perspective on the region's growth concerns.

**Mike Houck.** The coalition helped the Audubon to approach a specific environmental project (a Ross Island bridge project that would negatively impact birds) from a very different perspective. Sitting down with coalition partners helped to create opportunities to sit down and talk about the wide variety of issues, drawing in neighborhood issues, the use transportation dollars, and the environment. Each of the coalition partners could then go to bat in unity with a broader agenda with which they were all familiar.

**Tasha Harmon.** Suggestions for starting a similar coalition in San Diego.

Find Common Ground. The basics of this problem are to find a common ground and to figure out where you can work together in very concrete ways. Creating these principles is a marvelous process from which we can learn a great deal. But figuring out concrete ways to work together is the key. Doing individual battles is less effective than having a unified agenda.

Be visible and vocal in planning decisions. Finding unity through common ground opens doors and forces the growth machine to think outside the box when groups begin to weigh in intelligently on issues outside of their areas of expertise.

Finally, balance the time done doing external work with the time to working together because that is what feeds you.

**Q: Taking the bridge project as an example. What would have happened if everyone else in the coalition supported the bridge?**

A: Most likely, there would be consensus; we spent six months coming up with common goals. However, when the principles allow us to go both ways or in cases of dissent, individual groups are free to lobby on their own behalf. There have been cases of very vehement disagreement; one particularly tense disagreement over a light rail project created such a situation, for example.

**Q: Miles Pomeroy from City of San Diego Planning Department asks about an urban growth import tax in Portland that he read about.**

A: The speakers are not aware of the specifics of that matter.

**Q: What did it take to establish regional governmental and tax-sharing.**

A: METRO was formed by the state government with the development of a regional consciousness. There is no tax-sharing in Portland at this time, but we're working on it. Don't idealize Portland too much; our state government is more conservative and more dysfunctional than that of the city of San Diego could possibly be. So we have only one tool which you don't, the directly elected regional government. Yes, the city government of Portland is relatively progressive, but big money still talks. You have to keep being vocal and make them realize that you won't go away.

**Q: The growth machine develops personal connections with those in power. How do you counteract this problem.**

Mike drinks a lot of beer to build friendships and also makes contributions to political campaigns. Tasha works hard to be consistent and reliable; by doing so she makes herself available to help draft policies and ordinances.

**Q: How do you handle conflicts that emerge within your organization.**

The trust that we've developed helps to overcome this problem, even when subversive elements from outside attempt to divide us.

**Q: Bringing city staff and community folk together helps to unify objectives in ways that can establish parallel networks that counteract the ties that the growth establishment formulates with elected officials.**

A: Again, Mike asserts that it is important to develop personal relationships by developing genuine friendships off the battlefield; a strong microbrew culture can facilitate this kind of networking.

**Q: It sounds like what your advocating is social democracy.**

This is about profoundly changing how we think about development and growth... It is about what individual people will do or not do." It is about the whole way that we think about culture. It is true that we want to happen in Portland must also happen at a national and global level. But we've never allowed ourselves to stop what we're doing at this level because we couldn't ensure the changes at the macrolevel. These concepts can work anywhere and we don't want people to say that Portland is just a special case, so part of what we do is to try to spread these ideas around in forums like this.

#### BREAK OUT SESSIONS

**Amy Bridges:** Transition to Breakout Sessions

Rather than focusing on our individual areas of focus or on abstract principles for growth, we would like you to think about the priorities that you have for the region's growth in the near and distant future.

#### Break Out Reports

Upon returning from group discussions, individuals from each group spoke about the findings from the breakout sessions. A regional coalition which is not reactionary is needed for the region's needs. The second groups from the southern region decided that a "livable community" is the highest priority though a coalition is needed to start small and work towards longer-term issues. The third group also advocated a coalition to advocate elements of a good community; racial integration and public transportation were high on this group's list of priorities, followed by the establishment of growth limits and goals for long-term sustainability. The fourth group represented most of the north county participants and emphasized that neighborhoods of the north county lack a sense of community, that economic integration is not sufficiently diverse, and the need for public transportation.

#### Closing Remarks

**Lucy Killea** (President & CEO, International Community Foundation)

Don't expect any real long range planning from elected officials. Term limits certainly haven't helped because we continue to reinvent the wheel. At the end of the day, groups like this are the ones to come up with some long term planning and thinking and put it before elected officials over and over again to guide them in the short-term issues that really concern them.

Here in San Diego we also need to think regionally in a cross-border context. It is difficult sometimes because of the differences in our systems and because there is somewhat more circulation on their side. My advice is for everyone here to take the initiative in the planning agenda and take off our "hats" and come into negotiations on the basis of our common ground.

Also, language is important. Smart growth seems to suggest that we're very dumb. Growth machine also implies that there is no human side to some of the people that don't think the way we do. Also, affordable housing doesn't have to have negative connotations. Increased density is a terrible term with all kinds of negative connotations. Any of these words that we use freely have a very specific meaning for us, but when we use them in public and with elected officials we contribute to labels that are then used against us and against the communities and policies that we want to protect. Labels stereotype ideas and ourselves. So we need to come up with a common and positive language.

**Q: Do you have any optimism with respect to the prospect for governmental reorganization and reform?**

Yes, I am still an optimist.

**Art Madrid** (Mayor, City of La Mesa and Chairman of the Board of Director of SANDAG)

Tomorrow at 8 a.m. at the Hilton Hotel at the Bay, SANDAG is hosting a program to discuss economic prosperity, transportation, open space, homes and housing, and health care. One of the things we need to understand is that two-thirds of San Diego's growth over the next twenty years will come from within, so no walls that we could possibly build will prevent our growth. Thus, we need to come to grips with this fact and come up with solutions.

Elected officials don't normally have the courage to stand up and make tough decisions. In fact, San Diego is an example of what happens when we let a small number of people dictate to the masses. Many of the 99 elected officials that serve this region do not care about the day to day needs of their constituents; health care is just one of the examples. These bad politicians are elected by good people who don't vote. What we need is community activism to resolve these problems and end the insubordination of city officials by making our leaders accountable.

Any organization that comes to the fore might want to consider the name "The Group Without A Name." This will scare elected officials to death because any group without a title is a conspiracy; this group should be conspiracy for positive change.

**Q: Why a 20 year plan for development? Why not a longer term?**

A: Planning for 20 year cycles has historically been our agenda, but I'd be glad to consider shorter or longer-term time frames. What has happened so far is that our goals have been obstructed by the interests with the resources to override the twenty year agenda that would have reached into the present. The empty space between the water and the top of the glass is called "ullege." This region will run out of water before it runs out of land. We need to realize that denial is not a river in Egypt.

<http://usp.ucsd.edu/cnotes.html>

<http://weber.ucsd.edu/~dshirk/USP/cnotes.htm>