

December 17, 2015

**Subject:** Framework for Advancing Infill Development

**Reporting Period:** October 2015-December 2015

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## Recommended Action:

For information only – no action required.

## Background:

Shifting California's development patterns from their current trajectory toward more infill-oriented future growth is essential to achieving California's climate goals. Additionally, there is substantial evidence that more infill-oriented growth is related to a wide range of co-benefits, including municipal fiscal sustainability, household economic stability, public health, lower water and energy use, and conservation of natural and working lands.<sup>1</sup>

The Framework for Advancing Infill Development is intended to:

- 1) Provide a road map for SGC's activities pertaining to infill development;
- 2) Highlight opportunities for inter-agency collaboration and other partnerships to advance infill goals, including through the Affordable Housing and Sustainable Communities program and Sustainable Agriculture Lands and Conservation program; and
- 3) Discuss the role of integrated infill initiatives in advancing broader State objectives, including statewide greenhouse gas reduction targets and implementation of SB 375 and regional Sustainable Community Strategies.

The Framework outlines a number of integrated state-level initiatives to increase the share of future development that occurs in infill areas throughout California, and identifies concrete steps to implementation. Actions are primarily focused on the 1-3 year horizon.

## Update:

**Land Use and the AB 32 Scoping Plan:** The Scoping Plan is the State's action plan for achieving the GHG reduction goals as established by AB 32. The California Air Resources Board is currently in the process of creating an updated Scoping Plan for 2016. SGC is coordinating with several other agencies to participate in the update process and to research and recommend ambitious but achievable GHG reduction goals for the combined infill development and transportation sectors that would place greater emphasis on achieving GHG reductions through smarter growth and development patterns, which also achieve numerous economic, health, and social co-benefits.

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<sup>1</sup> See, e.g. "Vision California" (2011):

[http://www.sgc.ca.gov/docs/Vision\\_California\\_Charting\\_Our\\_Future\\_Report\\_June\\_2011.pdf](http://www.sgc.ca.gov/docs/Vision_California_Charting_Our_Future_Report_June_2011.pdf)

**Location Efficiency and State Real Property Assets:** The location of State facilities can impact the vehicle miles of travel and GHGs induced by a facility. The State's leasing process currently does not formally consider location efficiency when siting State facilities.

- SGC secured support through a federally-funded pilot project to evaluate the location efficiency and GHG impact of State facilities within the five-county Sacramento Council of Governments planning area.
- Federal agencies conducted a day-long workshop with leasing staff on December 9, 2015 that included a tutorial on location efficiency scoring using a new, user-friendly, map-based location efficiency calculator tool.
- Leadership from several State agencies including SGC Key Staff were invited to a briefing with the US General Services Administration on the calculator tool and implications for leasing policies and processes in both federal and state facility siting.
- SGC is coordinating with GovOps, the Department of General Services, the Office of Planning and Research, and others to formulate and implement a location efficiency policy for State leases.

**New Infill Financing Tools:** Working with potential funding and State agency partners to explore creation of a new infill fund to fill a critical financing gap for infill projects by creating a leveraged fund using minimal State "seed" money to capitalize a fund with private and philanthropic dollars.

**Policy change to improve infill development outcomes:** Exploring and developing legislative proposals to improve existing and create new tools and resources to support infill development and infill-supportive infrastructure. For instance, exploring credit enhancement mechanisms to support development in emerging-market infill priority areas.

### **Next Steps:**

- In 2016, SGC staff will share a draft Framework for Advancing Infill Development with Key Staff for input, as partnership with state agencies will be critical to successful implementation. A subsequent draft will be publicly available. The Framework is intended to be a dynamic document subject to ongoing revision.
- Continue working with ARB and other State agency partners on AB 32 Scoping Plan update infill-focused GHG reduction scenario
- Continue developing and implementing location efficiency policies for State facilities.
- Continue exploring new financing tools and infill-supportive policies