



375 Beale Street
Suite 700
San Francisco, California
94105

Meeting Agenda

ABAG Regional Planning Committee

Chair, Pradeep Gupta, Councilmember, City of South San Francisco

Vice Chair, Julie Combs, Councilmember, City of Santa Rosa

Wednesday, October 3, 2018

1:00 PM

Yerba Buena - 1st Floor

1. Call to Order/Confirm Quorum
2. Public Comment
3. Committee Approval of Minutes of June 6, 2018
4. Committee Announcements
5. Session Overview

Ken Kirkey, Planning Director will provide an overview of the meeting, other relevant Integrated Regional Planning Program projects and activities and upcoming meetings.

6. ANALYSIS OF 2017 HOUSING PERMIT DATA

Staff will present findings from analysis of 2017 housing permits, including permits issued by each jurisdiction and spatial analysis relative to Priority Development Areas and sites identified in local housing elements.

[18-0446](#)

Analysis of 2017 Housing Permit Data

Presenter:

Gillian Adams

Attachments:

[Analysis of 2017 Housing Permit Data Memo](#)

[Analysis of Bay Area 2017 Housing Permitting Activity](#)

[Permit Activity Report](#)

[Agenda Item 6 Housing PPT](#)

7. HORIZON: GROWTH STRATEGIES DISCUSSION TO INFORM PERSPECTIVE PAPER #3

Staff will highlight initial findings and request input for Perspective Paper #3: Regional Growth Strategies, which will explore opportunities to refine the region's current Growth Framework

[18-0448](#) Horizon: Growth Strategies Discussion to Inform Perspective Paper #3

Presenter: Mark Shorett

Attachments: [Growth Strategies Perspective Paper Memo](#)
[Horizon Perspective Paper 3 Growth Strategies](#)

8. EARTHQUAKE FIELD GUIDE AND HOME SAFETY QUIZ

Staff will present two new resources for jurisdictions and residents designed to help identify earthquake-vulnerable buildings in the Bay Area. The Field Guide is an online and print resource that teaches users to identify earthquake vulnerabilities in common Bay Area housing types through key features. The Earthquake Home Safety Quiz allows users to answer a series of questions about their home and receive a personalized printout of potential earthquake vulnerabilities based on their answers.

[18-0849](#) Earthquake Field guide and Home Safety Quiz

Presenter: Michael Germeraad and Dana Brechwald

Attachments: [Earthquake Field guide and Home Safety Quiz Memo](#)
[Field Guide And Quiz Presentation](#)

12. Adjournment / Next Meeting

The next regular meeting of the ABAG Regional Planning Committee will be on December 5, 2018.

Public Comment: The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

Meeting Conduct: If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

Record of Meeting: Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site (mtc.ca.gov) for public review for at least one year.

Accessibility and Title VI: MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

可及性和法令第六章: MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者, 請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知, 以滿足您的要求。

Acceso y el Titulo VI: La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.



Metropolitan Transportation Commission

375 Beale Street, Suite 800
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Legislation Details (With Text)

File #: 18-0446 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 5/25/2018 **In control:** ABAG Regional Planning Committee

On agenda: **Final action:**

Title: Analysis of 2017 Housing Permit Data

Sponsors:

Indexes:

Code sections:

Attachments: [Analysis of 2017 Housing Permit Data Memo](#)
[Analysis of Bay Area 2017 Housing Permitting Activity](#)
[Permit Activity Report](#)
[Agenda Item 6 Housing PPT](#)

Date	Ver.	Action By	Action	Result
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Subject:

ANALYSIS OF 2017 HOUSING PERMIT DATA

Presenter:

Gillian Adams

Attachments:

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



Date: September 25, 2018

To: Regional Planning Committee

From: Executive Director

Subject: **Analysis of 2017 Housing Permit Data**

Overview

For several years staff has generated datasets that provide new insights into housing trends in the Bay Area and the work local governments are doing to meet the region's housing needs. These datasets include a map of all housing sites identified by jurisdictions in their Housing Elements, a directory of key housing policies adopted in each jurisdiction, and a database of the parcel-specific location and affordability levels of all permits issued for new housing.

This report announces the addition of the 2017 permit data to the housing data portal (<http://housing.abag.ca.gov>) that already includes permits for 2014, 2015, and 2016. The online permit explorer makes it easy for users to filter the data by the year the permit was issued, the level of affordability, and the housing type (single-family, multi-family, Accessory Dwelling Unit, etc.). Users can view these details for each new development. The explorer also allows users to see developments in relation to specific geographies, including Priority Development Areas, Transit Priority Areas (TPAs), and Housing Element Opportunity Sites.

These datasets provide a resource to inform development and evaluation of effective housing policies at the regional and local levels. The parcel-specific permit data enables staff to analyze spatial trends, including the region's progress in implementing the PDA¹-focused growth pattern in Plan Bay Area. The data also supports MTC's efforts to link transportation funding based upon local performance in producing and preserving housing, such as the new Housing Incentive Pool (HIP) challenge grant program for the production and preservation of affordable housing outlined in the One Bay Area Grant (OBAG2) Program.

Summary Findings from 2017 Permit Data Analysis

- ***The Bay Area issued permits for 27,103 new housing units²—far surpassing the totals for 2016 (20,868) and 2015 (20,495).*** The number of new units in 2017 exceeds the number of units needed per year (23,499) to meet the region's eight-year need as determined by the California Department of Housing and Community Development (HCD) and was close to meeting the annual level of new housing (27,433) encompassed in the Plan Bay Area 2040 forecast³.

¹ PDAs are locally nominated areas where housing, employment, amenities and services can be developed to meet the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit.

² The analyses for specific geographies, such as PDAs and Housing Element Sites, use the total units that could be mapped. Of the 27,103 housing units for which permits were issued, ABAG/MTC was able to map 26,484 (98%).

³ *Regional Forecast of Jobs, Population and Housing*, ABAG/MTC, July 2017, page 1.

- ***However, there was a particularly acute shortfall for very low-, low- and moderate-income households.*** 82% of units were for above moderate-income households (120% or more above the area median income), nearly double the share of the region's total need for this income group (42%) according to HCD's determination.
- ***The share of growth in PDAs falls short of Plan Bay Area 2040 goals.*** 64% of units are in PDAs—which falls short of Plan Bay Area's goal for 77% of new households to be in PDAs. To meet the Plan's goals, the region will have to not only increase the total amount of housing, particularly very low-, low-, and moderate-income housing, built in the future, but specifically the amount built in PDAs.
- ***Most new homes are not on opportunity sites identified in local Housing Elements.*** In 2017, 26% of the housing units for which permits were issued in the Bay Area were on parcels jurisdictions identified in their 2015-2023 housing site inventories. Although we know the location of the units for which permits were issued, we do not have a region-wide inventory of local zoning that would enable analysis of the types of sites where new homes are being sited.

Conclusion

The Bay Area's continued housing affordability challenges have increased the sense of urgency for action to produce more housing, preserve existing affordability, and protect residents from displacement. As a partnership among a diverse, multi-sector group of stakeholders, CASA is poised to harness this heightened interest to be a catalyst for identifying and implementing high-impact strategies for meeting the Bay Area's housing needs. As the region's leaders have increased their focus on finding solutions to the crisis, there is increased attention on the need for solid data to inform and evaluate housing policies and funding programs.

MTC has committed to exploring opportunities to use the allocation of transportation funding as an incentive for local jurisdiction actions to increase housing production and preservation, as noted above with the Housing Incentive Pool. As part of this effort, staff has been working with local staff to collect information about compliance with state-mandated housing policies and about the number of housing units preserved with long-term affordability restrictions. Staff is committed to working with jurisdictions to respond to the new APR reporting requirements that should provide needed insights into the entitlement and development process and to ensuring we continue to have access to detailed data about local jurisdiction permitting activity. These detailed datasets provide the foundation for the work of the Bay Area's leaders and stakeholders in developing strategies to ensure that the region can provide a range of affordable housing choices for the region's residents.

Attachments

1. Analysis of Bay Area 2017 Housing Permitting Activity
2. Bay Area Permit Activity Report, 2015-2017

Steve Heminger

Analysis of Bay Area 2017 Housing Permitting Activity

In 2015, staff began conducting an annual survey of all Bay Area jurisdictions to collect data about the affordability, housing type, and parcel-specific location for every permit issued. This effort built upon the requirements of the state-mandated Housing Element¹ Annual Progress Report (APR), but the extra step of obtaining the data by parcel location was essential to staff's ability to evaluate the extent to which new housing is being directed to Priority Development Areas (PDAs) and other transit-served locations and whether new homes are developed on the opportunity sites identified in jurisdictions' Housing Elements.

ABAG's approach provided a model for refinements to the APR requirements in Senate Bill 35 (Wiener), which was recently signed into law as part of the 2017 Housing Package. Going forward, California jurisdictions will be providing more detailed data about every permit issued as it progresses through the approval process. This expanded dataset will enable more robust analysis of the state's housing patterns, including whether new homes are near transit, changing trends in housing types or affordability, how projects change during the entitlement process, and how long it takes to secure approvals.

Staff has been working with local governments since February 2018 to compile the 2017 permit data. Analysis of the 2017 data reveals that:

The Bay Area issued permits for 27,103 new housing units²—far surpassing the totals for 2016 (20,868) and 2015 (20,495). Figure 1 shows the total number of units in each year, by affordability level. Unlike in 2015 and 2016, the permit activity for 2017 exceeds the average of 23,499 units per year for which permits have to be issued to meet the Bay Area's total need of 187,994 units for the eight-year Regional Housing Need Allocation (RHNA) period.³ As context, 97,730 jobs were added in the region in 2017.⁴ Figure 2 shows the total units for which permits were issued in each county in 2017.

¹ Every eight years the California Department of Housing and Community Development (HCD) uses a demographic forecast to determine the total housing need for the Bay Area, by affordability level. The Regional Housing Need Allocation (RHNA) process assigns each jurisdiction a share of this total need, which it must then plan to accommodate by updating its General Plan Housing Element.

² The analyses for specific geographies, such as PDAs and Housing Element Sites, use the total units that could be mapped. Of the 27,103 housing units for which permits were issued, ABAG/MTC was able to map 26,484 (98%).

³ This analysis focuses on progress toward RHNA goals because they are the established standard against which jurisdiction actions are judged. However, it is important to note that the need determination is not updated frequently, so it may underestimate actual housing needs because it does not respond to changing conditions, such as the region's recent rapid job growth.

⁴ Bureau of Labor Statistics, Quarterly Census of Employment and Wages.

Figure 1: Total Units for Which Permits Were Issued in the Bay Area, by Affordability

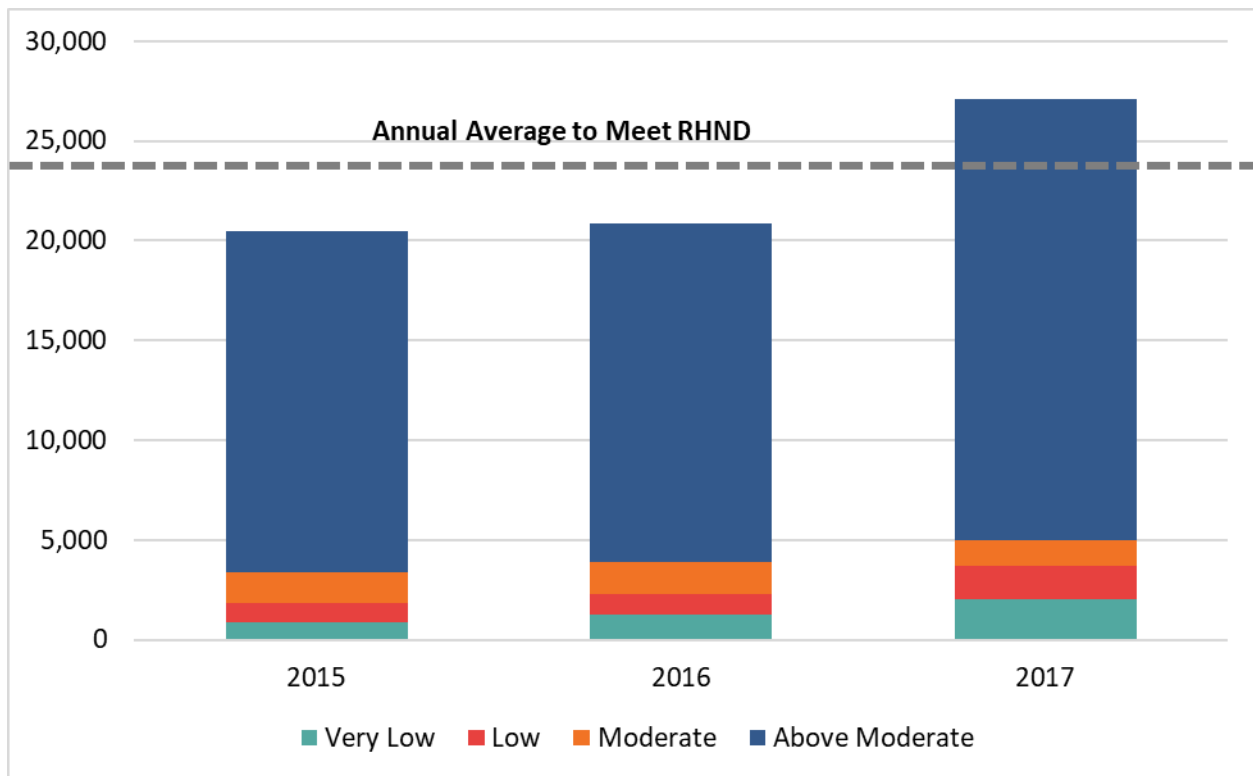
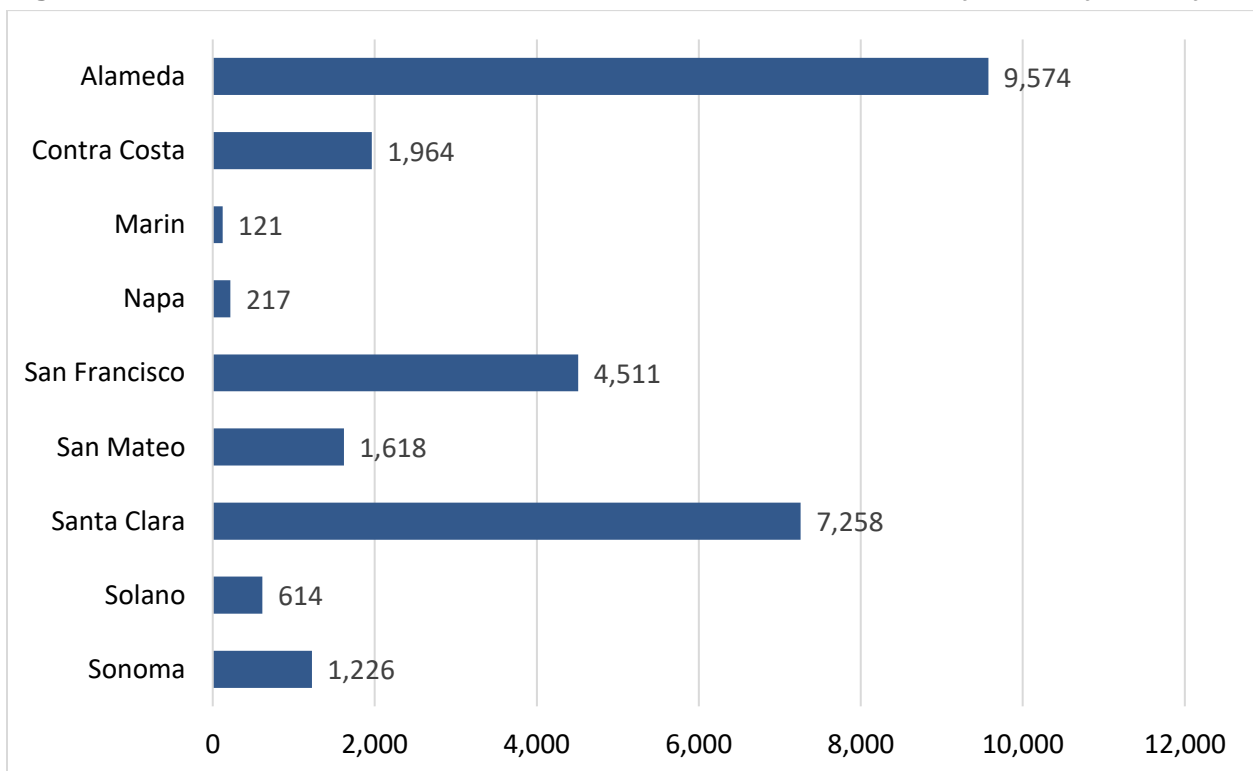
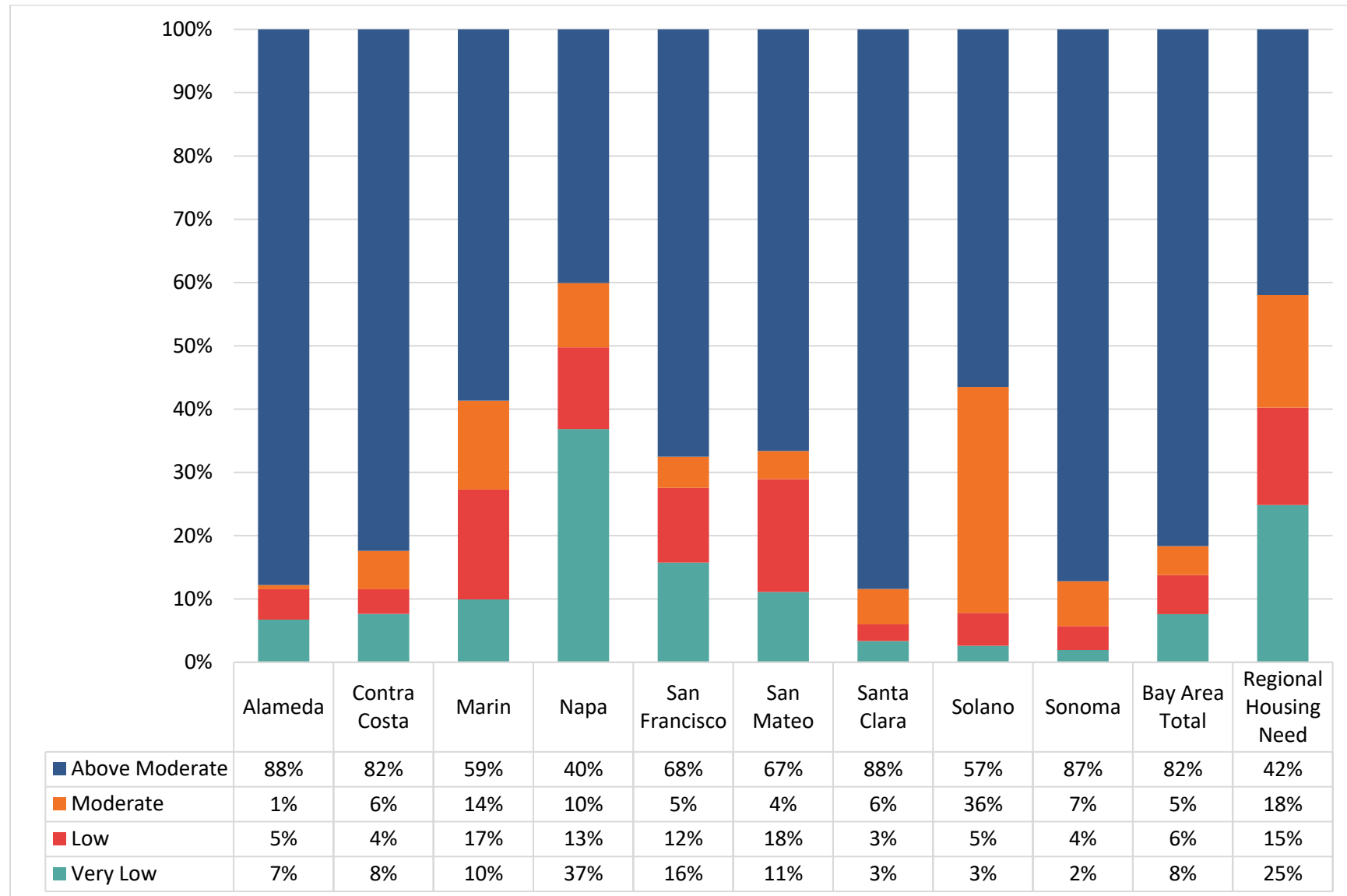


Figure 2: Total Units for Which Permits Were Issued in 2017 in the Bay Area, by County



Despite a significant increase in total permits, the shortfall in units for very low-, low- and moderate-income households is acute, as in previous years. Figure 3 on the next page shows the affordability distribution of the units for which permits were issued for each county and the Bay Area, and compares them to the affordability levels of the 2015-2023 regional housing need determination issued by HCD. In 2017, 82% of units were for above moderate-income households, compared to 81% in 2016 and 83% in 2015.⁵ This is nearly double the share of the region's total need for above-moderate income housing (42%) according to HCD's determination.

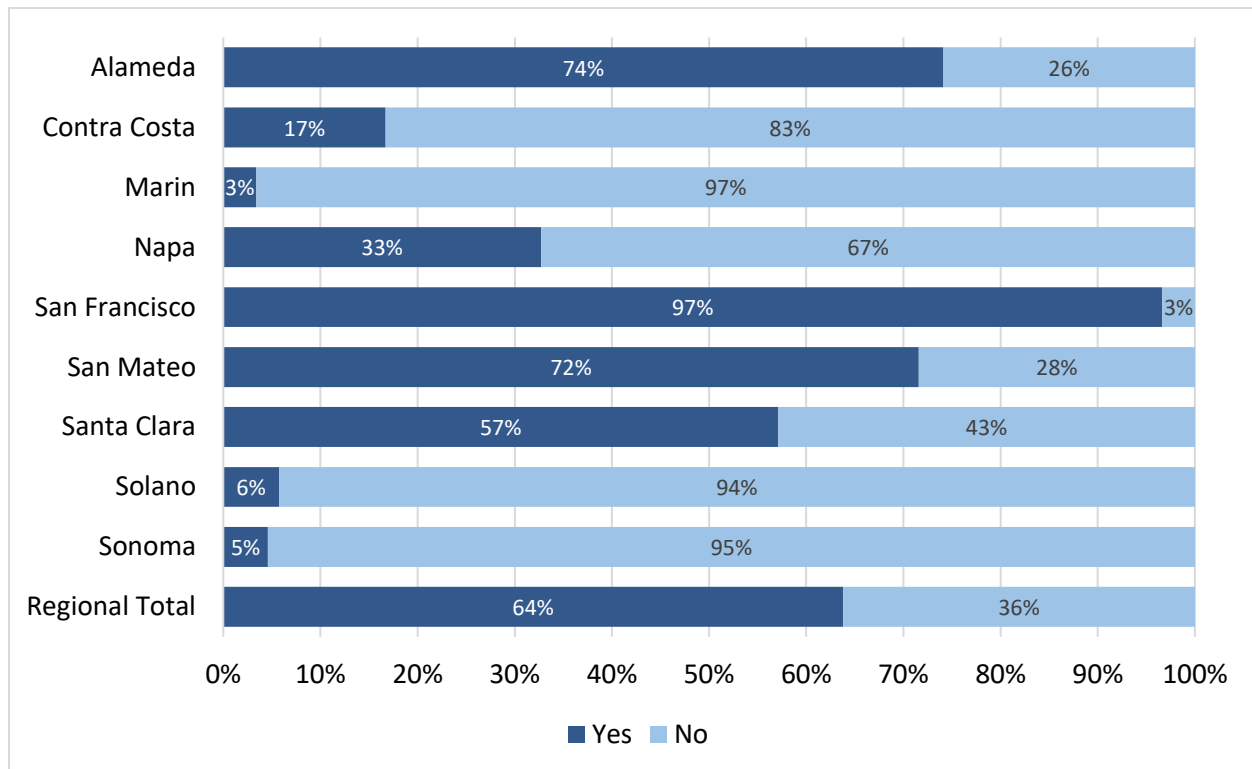
⁵ HCD classifies housing units by the income needed to afford those units. These income levels are measured against the Area Median Income (AMI), which is defined by groupings of counties known as Metropolitan Statistical Areas (MSAs). Very low-income refers to housing affordable to households making between 0-50% of AMI, low-income refers to housing affordable to households making between 50-80% AMI, moderate-income refers to housing affordable to households making between 80-120% AMI, and above moderate-income refers to housing affordable to households making 120% or more AMI.

Figure 3: Affordability of Units for Which Permits Were Issued in 2017 Compared To Regional Housing Need Determination

The share of growth in PDAs falls short of Plan Bay Area 2040 goals. In 2017, 64% of all mapped units for which permits were issued were in PDAs, compared to 61% in 2016 and 50% in 2015. In 2017, most multi-family homes (79%) were in PDAs, which is higher than in 2016 (78%) and 2015 (67%). In 2017, 82% of homes affordable to very low-income households were in PDAs, 75% of homes affordable to low-income households, 45% of homes affordable to moderate-income households, and 63% of homes affordable to above moderate-income households were in PDAs.

Figure 4 shows the share of 2017 units in PDAs, by county. While the region appears to be moving toward more infill, transit-oriented development consistent with the vision in Plan Bay Area, additional incentives and policies will likely be required to meet the long-term goal of 77% of new households in PDAs. Continued monitoring of permits by parcel will help show whether the policies and incentives adopted as part of Plan Bay Area will increase the proportion of new housing in PDAs over time.

Figure 4: 2017 Mapped Units in Priority Development Areas, by County

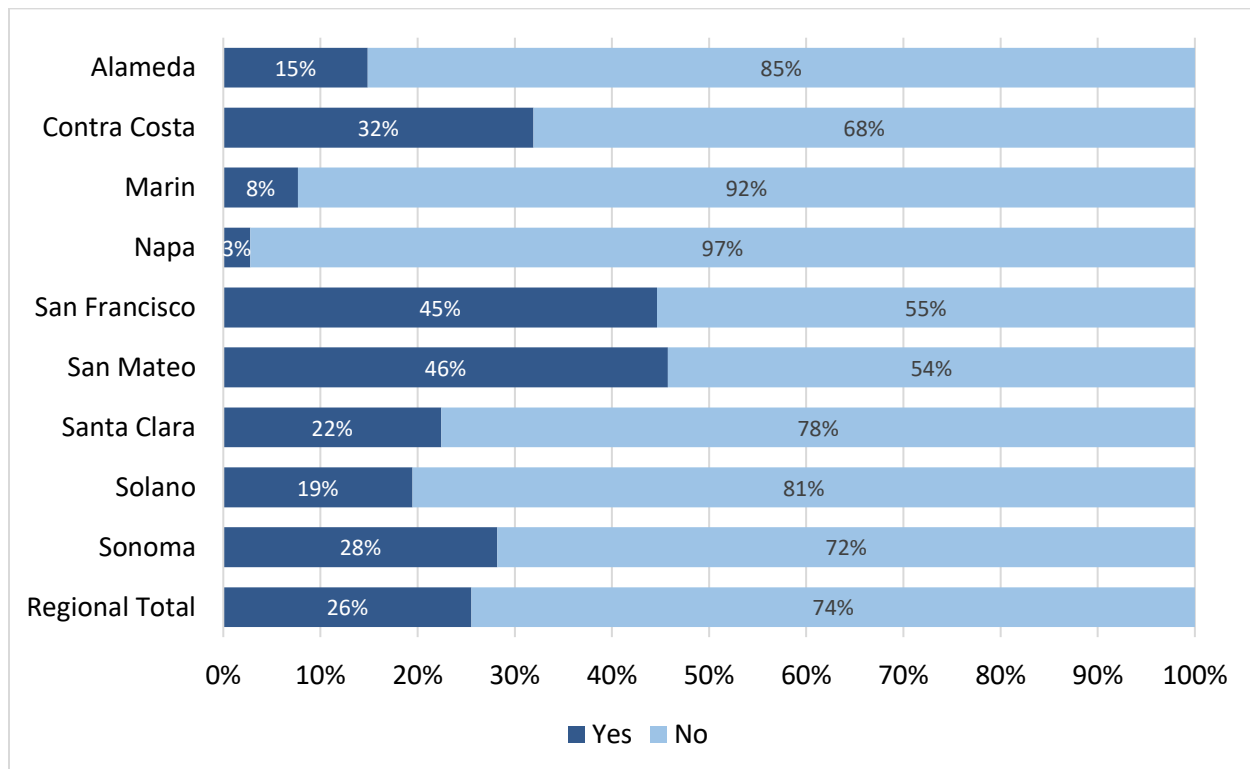


Most new homes are not on opportunity sites identified in local Housing Elements. In 2017, 26% of the mapped housing units for which permits were issued in the Bay Area were on parcels jurisdictions identified in their 2015-2023 housing site inventories. Figure 5 shows the shares for each county. The share for the region is lower than 2016 (37%) and 2015 (46%). The shares of multi-family units on housing element sites are similar to the shares for total units: 24% in 2017, 39% in 2016, and 49% in 2015. For 2017, 23% of units affordable to very low-income households, 32% of units affordable to low-income households, 29% of units affordable

to moderate-income households, and 25% of units affordable to above moderate-income households are on housing element sites.

It is important to note that State law requires that jurisdictional Housing Elements demonstrate adequate zoned capacity within a city or county by listing one possible set of parcels on which an adequate number of housing units could be built. These sites are markers for where jurisdictions assure that housing development *could* go, but not necessarily where future housing *will* go. Ultimately, development is driven by developer interest, the availability of financing or subsidy sources (in the case of deed-restricted affordable housing), where developers expect to maximize their investment, and local zoning and review policies.

Figure 5: 2017 Mapped Units on RHNA Sites, by County



Data Access & Limitations

Staff is currently working with cities, counties, and HCD to improve and streamline data reporting and collection in order to increase the quality and scope of the data available for the region. These efforts are increasingly important given the emphasis on RHNA performance in Senate Bill 35, and as MTC considers using these datasets as the basis for distributing transportation funding based on housing performance.

While these datasets enable important analyses, their usefulness is limited by significant constraints. The information jurisdictions report to ABAG/MTC is closely tied to the information they are required to submit to HCD in their APR. However, in working with local jurisdictions to compile this information, staff has noted inconsistencies when comparing the APRs submitted to HCD and building permit data provided to us. In some cases, our efforts to evaluate the data we

receive and reconcile these anomalies means the data we compile may be different than what is reported to HCD.

Sorting out these inconsistencies requires a significant investment of time and effort for jurisdiction and Integrated Regional Planning Program staff. In addition, due to a lack of specificity in the HCD reporting requirements, some jurisdictions do not report permit locations by a specific parcel number, which makes the process of geocoding more time consuming, expensive, and prone to error.

Second, there is currently no single, public, parcel-level data source that collects actual housing production by affordability level. HCD collects housing permit information by affordability level, but not actual production (not all permits result in construction). The California Department of Finance (DOF) collects housing production information, but not by affordability level and not at the parcel level. Public and private sources rely on data collection directly from jurisdictions and there is great variability in data definition, completeness, and availability.

To address these limitations, staff is currently working with HCD to provide more clarity about its requirements and improve its data collection and management systems and looking for opportunities to coordinate data collection among HCD, DOF, and ABAG/MTC. We are also working with local jurisdiction staff to identify ways to support them in responding to the requirements of Senate Bill 35 and increase the efficiency and accuracy of their data tracking and reporting efforts.

Bay Area Housing Permit Activity Report, 2015-2017

This table shows the number of new housing units for which Bay Area jurisdictions issued permits in calendar years 2015 through 2017. It was compiled by staff from the Association of Bay Area Governments (ABAG) / Metropolitan Transportation Commission (MTC) based on permit data provided to ABAG/MTC by local jurisdictions. ***Although it compares local permit activity to each jurisdiction's total housing goals for the 2015-2023 Regional Housing Need Allocation (RHNA) as a point of reference, this data does not represent the official tracking of progress in meeting RHNA goals. That information is compiled by the California Department of Housing and Community Development (www.hcd.ca.gov).*** For more details about housing permit activity in the Bay Area, please visit ABAG/MTC's Housing Data Explorer at housing.abag.ca.gov.

	Very Low (0-50% of Area Median Income)					Low (50-80% of Area Median Income)					Moderate (80-120% of Area Median Income)					Above Moderate (120%+ of Area Median)			TOTAL				
Jurisdiction	RHNA	Permits Issued			% RHNA Met	RHNA	Permits Issued			% RHNA Met	RHNA	Permits Issued			% RHNA Met	RHNA	TOTAL Permts Issued	% RHNA Met	RHNA	Permits Issued			% RHNA Met
		Deed-Restricted	Non-Deed-Restricted	TOTAL			Deed-Restricted	Non-Deed-Restricted	TOTAL			Deed-Restricted	Non-Deed-Restricted	TOTAL						Deed-Restricted	Non-Deed-Restricted	TOTAL	
Alameda County	9,912	1,268	2	1,270	13%	6,604	691	25	716	11%	7,924	66	712	778	10%	19,596	16,425	84%	44,036	2,025	17,164	19,189	44%
Alameda	444	51	0	51	11%	248	33	0	33	13%	283	10	11	21	7%	748	194	26%	1,723	94	205	299	17%
Albany	80	0	0	0	0%	53	0	0	0	0%	57	0	0	0	0%	145	210	145%	335	0	210	210	63%
Berkeley	532	89	0	89	17%	442	29	0	29	7%	584	0	2	2	0%	1,401	817	58%	2,959	118	819	937	32%
Dublin	796	26	0	26	3%	446	39	0	39	9%	425	13	1	14	3%	618	2,638	427%	2,285	78	2,639	2,717	119%
Emeryville	276	81	0	81	29%	211	16	0	16	8%	259	14	0	14	5%	752	310	41%	1,498	111	310	421	28%
Fremont	1,714	283	0	283	17%	926	249	0	249	27%	978	1	0	1	0%	1,837	2,409	131%	5,455	533	2,409	2,942	54%
Hayward	851	40	0	40	5%	480	19	0	19	4%	608	0	0	0	0%	1,981	726	37%	3,920	59	726	785	20%
Livermore	839	52	0	52	6%	474	30	12	42	9%	496	9	415	424	85%	920	732	80%	2,729	91	1,159	1,250	46%
Newark	330	0	0	0	0%	167	0	0	0	0%	158	0	0	0	0%	423	444	105%	1,078	0	444	444	41%
Oakland	2,059	313	0	313	15%	2,075	109	0	109	5%	2,815	11	0	11	0%	7,816	6,649	85%	14,765	433	6,649	7,082	48%
Piedmont	24	4	1	5	21%	14	0	2	2	14%	15	0	3	3	20%	7	7	100%	60	4	13	17	28%
Pleasanton	716	182	0	182	25%	391	44	0	44	11%	407	8	10	18	4%	553	1,148	208%	2,067	234	1,158	1,392	67%
San Leandro	504	27	0	27	5%	270	57	0	57	21%	352	0	0	0	0%	1,161	14	1%	2,287	84	14	98	4%
Union City	317	0	0	0	0%	180	0	0	0	0%	192	0	249	249	130%	417	73	18%	1,106	0	322	322	29%
Alameda Unincorporated	430	120	1	121	28%	227	66	11	77	34%	295	0	21	21	7%	817	54	7%	1,769	186	87	273	15%
Contra Costa County	5,264	321	1	322	6%	3,086	398	17	415	13%	3,496	214	401	615	18%	8,784	6,075	69%	20,630	933	6,494	7,427	36%
Antioch	349	84	1	85	24%	205	0	0	0	0%	214	0	20	20	9%	680	89	13%	1,448	84	110	194	13%
Brentwood	234	1	0	1	0%	124	5	0	5	4%	123	0	0	0	0%	279	1,273	456%	760	6	1,273	1,279	168%
Clayton	51	0	0	0	0%	25	0	2	2	8%	31	0	0	0	0%	34	8	24%	141	0	10	10	7%
Concord	798	0	0	0	0%	444	0	0	0	0%	559	0	5	5	1%	1,677	140	8%	3,478	0	145	145	4%
Danville	196	0	0	0	0%	111	0	4	4	4%	124	0	12	12	10%	126	76	60%	557	0	92	92	17%
El Cerrito	100	62	0	62	62%	63	6	0	6	10%	69	0	13	13	19%	166	134	81%	398	68	147	215	54%
Hercules	220	0	0	0	0%	118	0	1	1	1%	100	0	0	0	0%	244	261	107%	682	0	262	262	38%
Lafayette	138	2	0	2	1%	78	3	0	3	4%	85	10	16	26	31%	99	163	165%	400	15	179	194	49%
Martinez	124	0	0	0	0%	72	0	0	0	0%	78	0	0	0	0%	195	62	32%	469	0	62	62	13%
Moraga	75	0	0	0	0%	44	0	0	0	0%	50	0	0	0	0%	60	37	62%	229	0	37	37	16%
Oakley	317	8	0	8	3%	174	66	0	66	38%	175	1	208	209	119%	502	489	97%	1,168	75	697	772	66%
Orinda	84	0	0	0	0%	47	0	0	0	0%	54	0	10	10	19%	42	126	300%	227	0	136	136	60%
Pinole	80	0	0	0	0%	48	0	0	0	0%	43	0	1	1	2%	126	3	2%	297	0	4	4	1%
Pittsburg	392	23	0	23	6%	254	215	2	217	85%	316	0	0	0	0%	1,063	708	67%	2,025	238	710	948	47%
Pleasant Hill	118	0	0	0	0%	69	0	0	0	0%	84	0	12	12	14%	177	12	7%	448	0	24	24	5%
Richmond	438	79	0	79	18%	305	0	0	0	0%	410	0	0	0	0%	1,282	199	16%	2,435	79	199	278	11%
San Pablo	56	0	0	0	0%	53	2	0	2	4%	75	8	3	11	15%	265	29	11%	449	10	32	42	9%
San Ramon	516	20	0	20	4%	279	82	0	82	29%	282	164	0	164	58%	340	926	272%	1,417	266	926	1,192	84%
Walnut Creek	604	42	0	42	7%	355	16	0	16	5%	381	0	8	8	2%	895	591	66%	2,235	58	599	657	29%
Contra Costa Unincorporated	374	0	0	0	0%	218	3	8	11	5%	243	31	93	124	51%	532	749	141%	1,367	34	850	884	65%
Marin County	618	18	31	49	8%	367	6	47	53	14%	423	2	38	40	9%	890	300	34%	2,298	26	416	442	19%
Belvedere	4	0	0	0	0%	3	0	0	0	0%	4	0	2	2	50%	5	0	0%	16	0	2	2	13%
Corte Madera	22	1	1	2	9%	13	1	1	2	15%	13	1	2	3	23%	24	15	63%	72	3	19	22	31%
Fairfax	16	0	1	1	6%	11	0	1	1	9%	11	0	2	2	18%	23	1	4%	61	0	5	5	8%
Larkspur	40	0	0	0	0%	20	0	1	1	5%	21	0	1	1	5%	51	10	20%	132	0	12	12	9%
Mill Valley	41	0	12	12	29%	24	0	12	12	50%	26	0	9	9	35%	38	9	24%	129	0	42	42	33%
Novato	111	14	6	20	18%	65	0	3	3	5%	72	1	0	1	1%	167	26	16%	415	15	35	50	12%
Ross	6	2	0	2	33%	4	0	0	0	0%	4	0	2	2	50%	4	0	0%	18	2	2	4	22%
San Anselmo	33	0	4	4	12%	17	0	4	4	24%	19	0	5	5	26%	37	9	24%	106	0	22	22	21%
San Rafael	240	0	1	1	0%	148	2	17	19	13%	181	0	8	8	4%	438	124	28%	1,007	2	150	152	15%
Sausalito	26	0	3	3	12%	14	0	1	1	7%	16	0	4	4	25%	23	3	13%	79	0	11	11	14%
Tiburon	24	0	0	0	0%	16	0	0	0	0%	19	0	0	0	0%	19	9	47%	78	0	9	9	12%
Marin Unincorporated	55	1	3	4	7%	32	3	7	10	31%	37	0	3	3	8%	61	94	154%	185	4	107	111	60%
Napa County	370	80	0	80	22%	199	33	18	51	26%	243	3	180	183	75%	670	359	54%	1,482	116	557	673	45%
American Canyon	116	49	0	49	42%	54	20	16	36	67%	58	1	133	134	231%	164	0	0%	392	70	149	219	56%
Calistoga	6	23	0	23	383%	2	6	1	7	350%	4	0	3	3	75%	15	30	200%	27	29	34	63	233%
Napa	185	0	0	0	0%	106	7	0	7	7%	141	2	3	5	4%	403	268	67%	835	9	271	280	34%
St. Helena	8	8	0	8	100%	5	0	0	0	0%	5	0	0	0	0%	13	19	146%	31	8	19	27	87%
Yountville	4	0	0	0	0%	2	0	0	0	0%	3	0	4	4	133%	8	3	38%	17	0	7	7	41%
Napa Unincorporated	51	0	0	0	0%	30	0	1	1	3%	32	0	37	37	116%	67	39	58%	180	0	77	77	43%

Bay Area Housing Permit Activity Report, 2015-2017

Jurisdiction	Very Low (0-50% of Area Median Income)					Low (50-80% of Area Median Income)					Moderate (80-120% of Area Median Income)					Above Moderate (120%+ of Area Median			TOTAL				
	RHNA	Permits Issued			% RHNA Met	RHNA	Permits Issued			% RHNA Met	RHNA	Permits Issued			% RHNA Met	RHNA	TOTAL Permts Issued	% RHNA Met	RHNA	Permits Issued			% RHNA Met
		Deed-Restricted	Non-Deed-Restricted	TOTAL			Deed-Restricted	Non-Deed-Restricted	TOTAL			Deed-Restricted	Non-Deed-Restricted	TOTAL						Deed-Restricted	Non-Deed-Restricted	TOTAL	
San Francisco County	6,234	1,200	0	1,200	19%	4,639	952	0	952	21%	5,460	445	262	707	13%	12,536	9,972	80%	28,869	2,597	10,234	12,831	44%
San Francisco	6,234	1,200	0	1,200	19%	4,639	952	0	952	21%	5,460	445	262	707	13%	12,536	9,972	80%	28,869	2,597	10,234	12,831	44%
San Mateo County	4,595	224	85	309	7%	2,507	276	152	428	17%	2,830	50	217	267	9%	6,486	4,576	71%	16,418	550	5,030	5,580	34%
Atherton	35	0	15	15	43%	26	0	9	9	35%	29	0	5	5	17%	3	10	333%	93	0	39	39	42%
Belmont	116	0	0	0	0%	63	0	0	0	0%	67	0	4	4	6%	222	118	53%	468	0	122	122	26%
Brisbane	25	0	0	0	0%	13	0	0	0	0%	15	0	7	7	47%	30	10	33%	83	0	17	17	20%
Burlingame	276	0	0	0	0%	144	0	0	0	0%	155	0	0	0	0%	288	164	57%	863	0	164	164	19%
Colma	20	0	0	0	0%	8	0	0	0	0%	9	0	0	0	0%	22	6	27%	59	0	6	6	10%
Daly City	400	21	0	21	5%	188	191	16	207	110%	221	2	41	43	19%	541	192	35%	1,350	214	249	463	34%
East Palo Alto	64	0	4	4	6%	54	0	24	24	44%	83	12	30	42	51%	266	13	5%	467	12	71	83	18%
Foster City	148	8	1	9	6%	87	31	0	31	36%	76	0	9	9	12%	119	503	423%	430	39	513	552	128%
Half Moon Bay	52	0	0	0	0%	31	0	0	0	0%	36	0	11	11	31%	121	14	12%	240	0	25	25	10%
Hillsborough	32	0	25	25	78%	17	0	10	10	59%	21	0	7	7	33%	21	6	29%	91	0	48	48	53%
Menlo Park	233	66	14	80	34%	129	15	13	28	22%	143	0	1	1	1%	150	740	493%	655	81	768	849	130%
Millbrae	193	0	0	0	0%	101	0	0	0	0%	112	0	0	0	0%	257	0	0%	663	0	0	0	0%
Pacifica	121	0	0	0	0%	68	0	0	0	0%	70	0	6	6	9%	154	24	16%	413	0	30	30	7%
Portola Valley	21	0	17	17	81%	15	0	2	2	13%	15	0	5	5	33%	13	23	177%	64	0	47	47	73%
Redwood City	706	7	0	7	1%	429	0	55	55	13%	502	0	0	0	0%	1,152	829	72%	2,789	7	884	891	32%
San Bruno	358	0	0	0	0%	161	0	17	17	11%	205	0	42	42	20%	431	51	12%	1,155	0	110	110	10%
San Carlos	195	5	0	5	3%	107	11	0	11	10%	111	9	0	9	8%	183	399	218%	596	25	399	424	71%
San Mateo	859	37	0	37	4%	469	23	0	23	5%	530	22	5	27	5%	1,242	941	76%	3,100	82	946	1,028	33%
South San Francisco	565	80	0	80	14%	281	4	0	4	1%	313	5	23	28	9%	705	413	59%	1,864	89	436	525	28%
Woodside	23	0	9	9	39%	13	0	2	2	15%	15	0	0	0	0%	11	6	55%	62	0	17	17	27%
San Mateo Unincorporated	153	0	0	0	0%	103	1	4	5	5%	102	0	21	21	21%	555	114	21%	913	1	139	140	15%
Santa Clara County	16,158	761	58	819	5%	9,542	763	14	777	8%	10,636	111	469	580	5%	22,500	14,574	65%	58,836	1,635	15,115	16,750	28%
Campbell	253	9	0	9	4%	138	2	4	6	4%	151	13	2	15	10%	391	294	75%	933	24	300	324	35%
Cupertino	356	1	0	1	0%	207	0	0	0	0%	231	0	32	32	14%	270	155	57%	1,064	1	187	188	18%
Gilroy	236	26	0	26	11%	160	249	0	249	156%	217	3	4	7	3%	475	720	152%	1,088	278	724	1,002	92%
Los Altos	169	1	0	1	1%	99	1	0	1	1%	112	0	0	0	0%	97	101	104%	477	2	101	103	22%
Los Altos Hills	46	0	5	5	11%	28	0	5	5	18%	32	0	7	7	22%	15	22	147%	121	0	39	39	32%
Los Gatos	201	0	0	0	0%	112	2	0	2	2%	132	2	7	9	7%	174	52	30%	619	4	59	63	10%
Milpitas	1,004	0	10	10	1%	570	0	0	0	0%	565	0	0	0	0%	1,151	82	7%	3,290	0	92	92	3%
Monte Sereno	23	0	16	16	70%	13	0	5	5	38%	13	0	4	4	31%	12	8	67%	61	0	33	33	54%
Morgan Hill	273	43	0	43	16%	154	142	0	142	92%	185	11	75	86	46%	316	822	260%	928	196	897	1,093	118%
Mountain View	814	120	0	120	15%	492	135	0	135	27%	527	0	0	0	0%	1,093	2,004	183%	2,926	255	2,004	2,259	77%
Palo Alto	691	20	0	20	3%	432	58	0	58	13%	278	0	38	38	14%	587	229	39%	1,988	78	267	345	17%
San Jose	9,233	452	0	452	5%	5,428	122	0	122	2%	6,188	0	285	285	5%	14,231	6,345	45%	35,080	574	6,630	7,204	21%
Santa Clara	1,050	0	0	0	0%	695	0	0	0	0%	755	4	0	4	1%	1,593	2,175	137%	4,093	4	2,175	2,179	53%
Saratoga	147	0	0	0	0%	95	32	0	32	34%	104	1	4	5	5%	93	18	19%	439	33	22	55	13%
Sunnyvale	1,640	89	0	89	5%	906	20	0	20	2%	932	77	6	83	9%	1,974	1,380	70%	5,452	186	1,386	1,572	29%
Santa Clara Unincorporated	22	0	27	27	123%	13	0	0	0	0%	214	0	5	5	2%	28	167	596%	277	0	199	199	72%
Solano County	1,711	16	3	19	1%	902	24	29	53	6%	1,053	0	919	919	87%	3,311	1,626	49%	6,977	40	2,577	2,617	38%
Benicia	94	1	0	1	1%	54	0	2	2	4%	56	0	0	0	0%	123	11	9%	327	1	13	14	4%
Dixon	50	0	0	0	0%	24	0	0	0	0%	30	0	0	0	0%	93	70	75%	197	0	70	70	36%
Fairfield	779	0	0	0	0%	404	0	0	0	0%	456	0	346	346	76%	1,461	718	49%	3,100	0	1,064	1,064	34%
Rio Vista	45	0	0	0	0%	36	0	0	0	0%	48	0	0	0	0%	170	164	96%	299	0	164	164	55%
Suisun City	147	0	0	0	0%	57	0	0	0	0%	60	0	0	0	0%	241	78	32%	505	0	78	78	15%
Vacaville	287	14	0	14	5%	134	24	2	26	19%	173	0	556	556	321%	490	422	86%	1,084	38	980	1,018	94%
Vallejo	283	1	0	1	0%	178	0	0	0	0%	211	0	0	0	0%	690	124	18%	1,362	1	124	125	9%
Solano Unincorporated	26	0	3	3	12%	15	0	25	25	167%	19	0	17	17	89%	43	39	91%	103	0	84	84	82%
Sonoma County	1,818	156	25	181	10%	1,094	175	25	200	18%	1,355	42	237	279	21%	4,177	2,297	55%	8,444	373	2,584	2,957	35%
Cloverdale	39	0	25	25	64%	29	0	7	7	24%	31	0	5	5	16%	112	35	31%	211	0	72	72	34%
Cotati	35	4	0	4	11%	18	1	12	13	72%	18	0	13	13	72%	66	41	62%	137	5	66	71	52%
Healdsburg	31	18	0	18	58%	24	26	0	26	108%	26	35	1	36	138%	76	78	103%	157	79	79	158	101%
Petaluma	199	9	0	9	5%	103	14	6	20	19%	121	0	154	154	127%	322	258	80%	745	23	418	441	59%
Rohnert Park	181	0	0	0	0%	107	0	0	0	0%	127	2	0	2	2%	484	366	76%	899	2	366	368	41%
Santa Rosa	1,041	1	0	1	0%	671	24	0	24	4%	759	0	33	33	4%	2,612	681	26%	5,083	25	714	739	15%
Sebastopol	22	0	0	0	0%	17	0	0	0	0%	19	0	0	0	0%	62	10	16%	120	0	10	10	8%
Sonoma	24	0	0	0	0%	23	0	0	0	0%	27	2	8	10	37%	63	27	43%	137	2	35	37	27%
Windsor	120	0	0	0	0%	65	0	0	0	0%	67	0	23	23	34%	188	74	39%	440	0	97	97	22%
Sonoma Unincorporated	126	124	0	124	98%	37	110	0	110	297%	160	3	0	3	2%	192	727	379%	515	237	727	964	187%
Bay Area Total	46,680	4,044	205	4,249	9%	28,940	3,318	327	3,645	13%	33,420	933	3,435	4,368	13%	78,950	56,204	71%	187,990	8,295	60,171	68,466	36%



Analysis of 2017 Housing Permits

Gillian Adams, Housing Program Manager
Regional Planning Committee
October 3, 2018



ABAG/MTC Permit Data

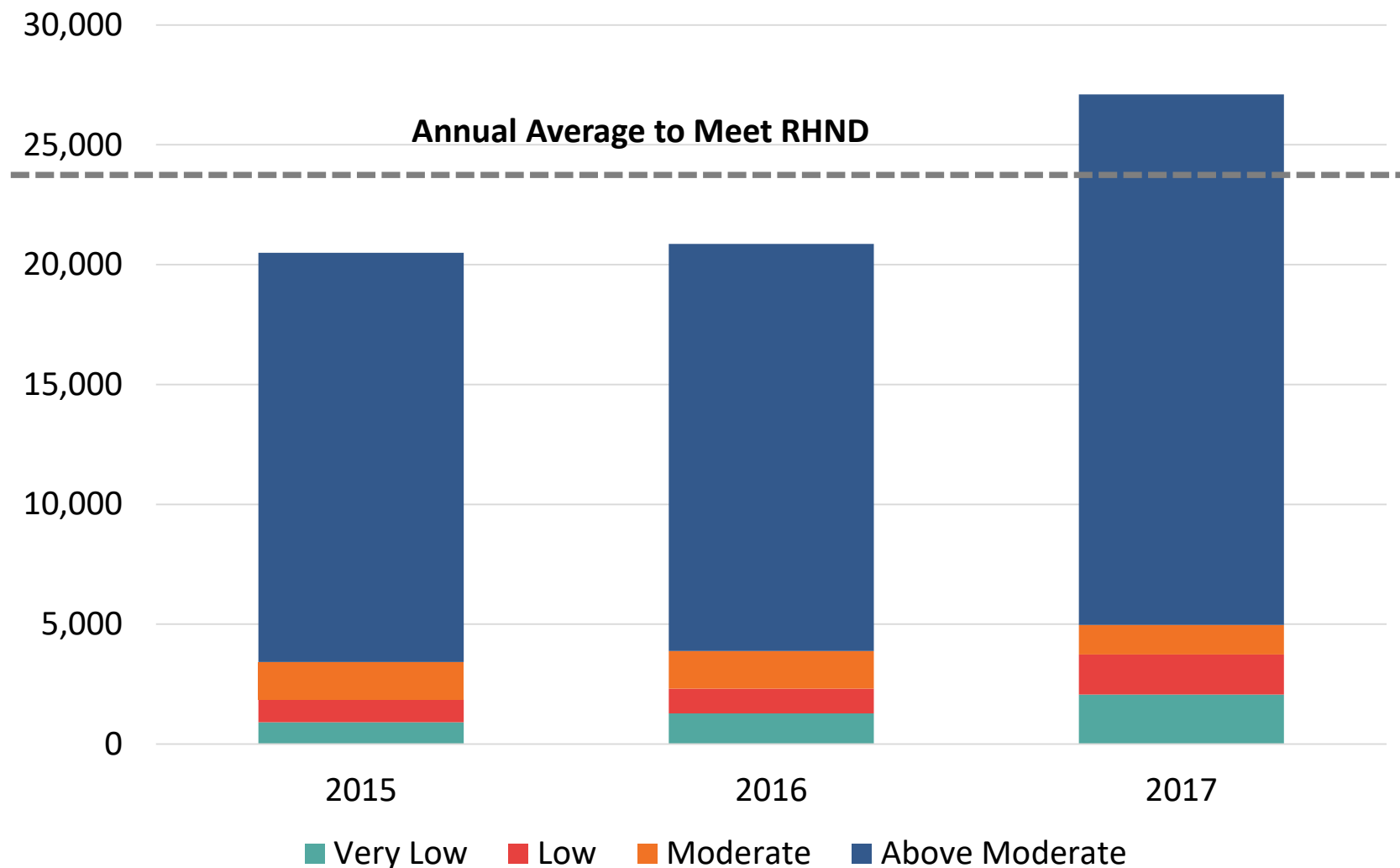
Item 06 Attachment 3

- **Housing Element Annual Progress Report (prior to Senate Bill 35)**
 - Only source of housing affordability data
 - Summary format doesn't track location of units
- **ABAG/MTC:**
 - data about affordability, housing type, ***and location*** for ***every*** new unit
- Data supports MTC's efforts to link transportation funding to housing performance

2017 Permit Data Findings

Item 06 Attachment 3

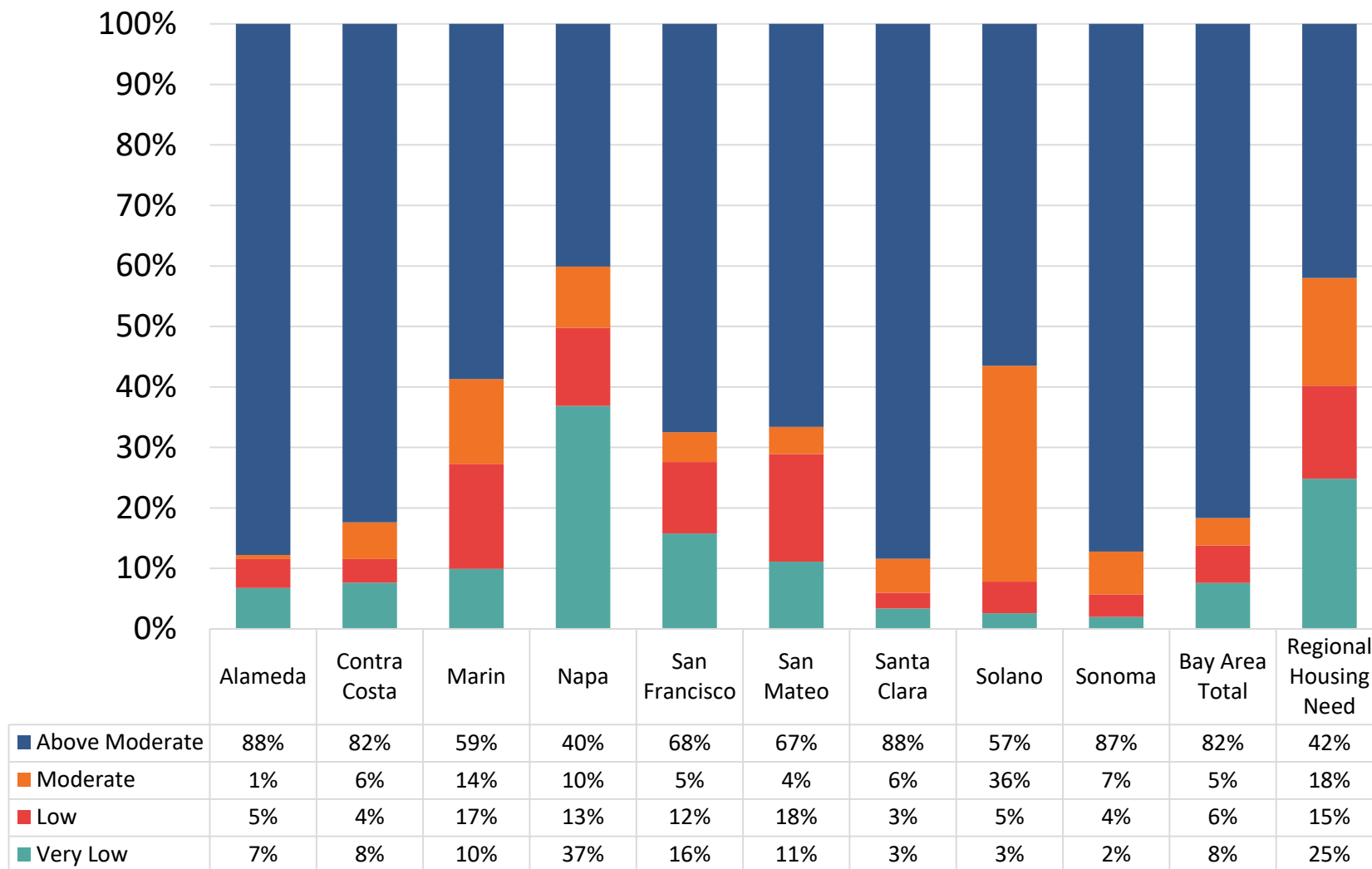
Total Units for Which Permits were Issued



2017 Permit Data Findings

Item 06 Attachment 3

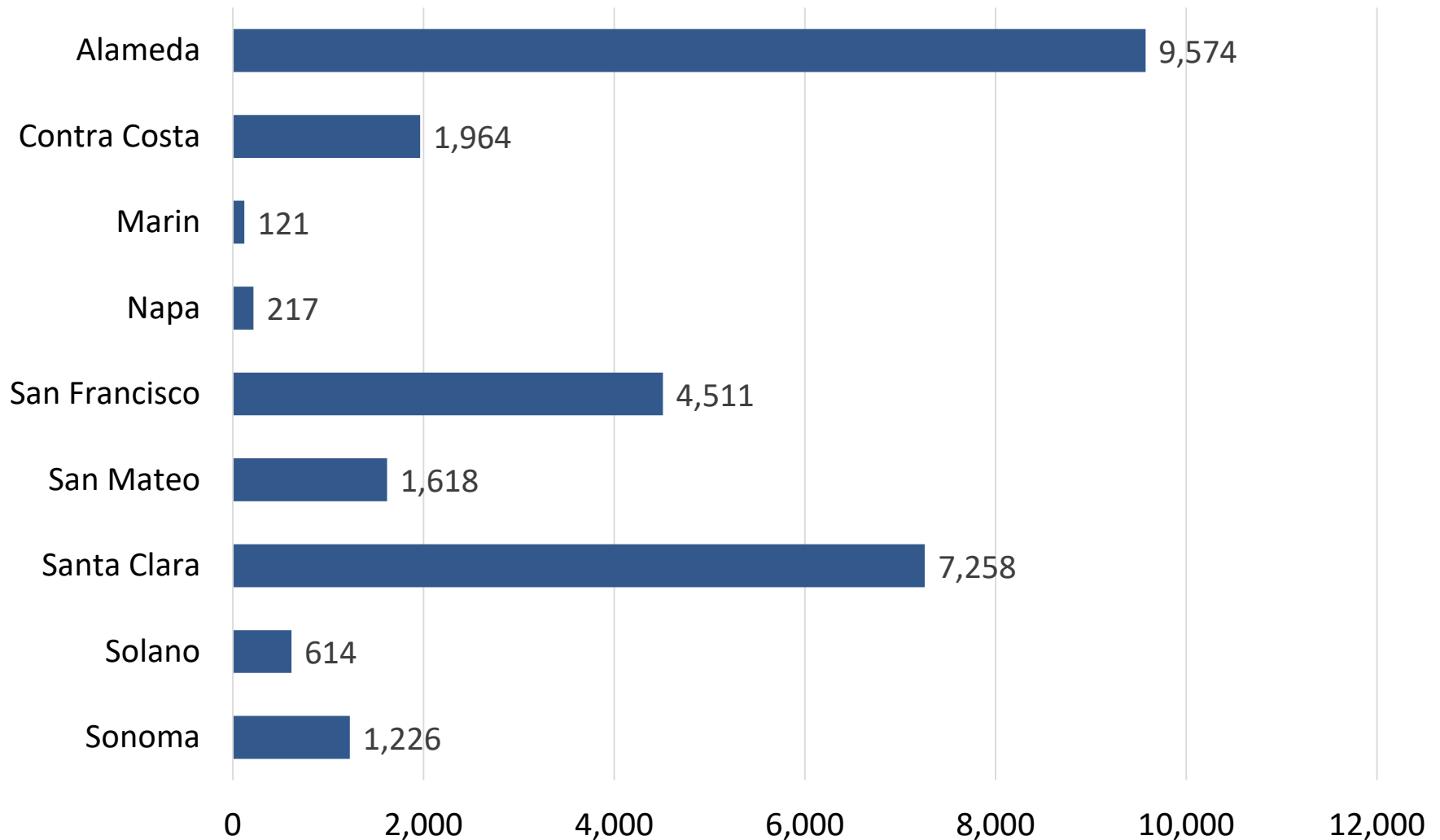
Affordability of Units Compared to Region's Total Need



2017 Permit Data Findings

Item 06 Attachment 3

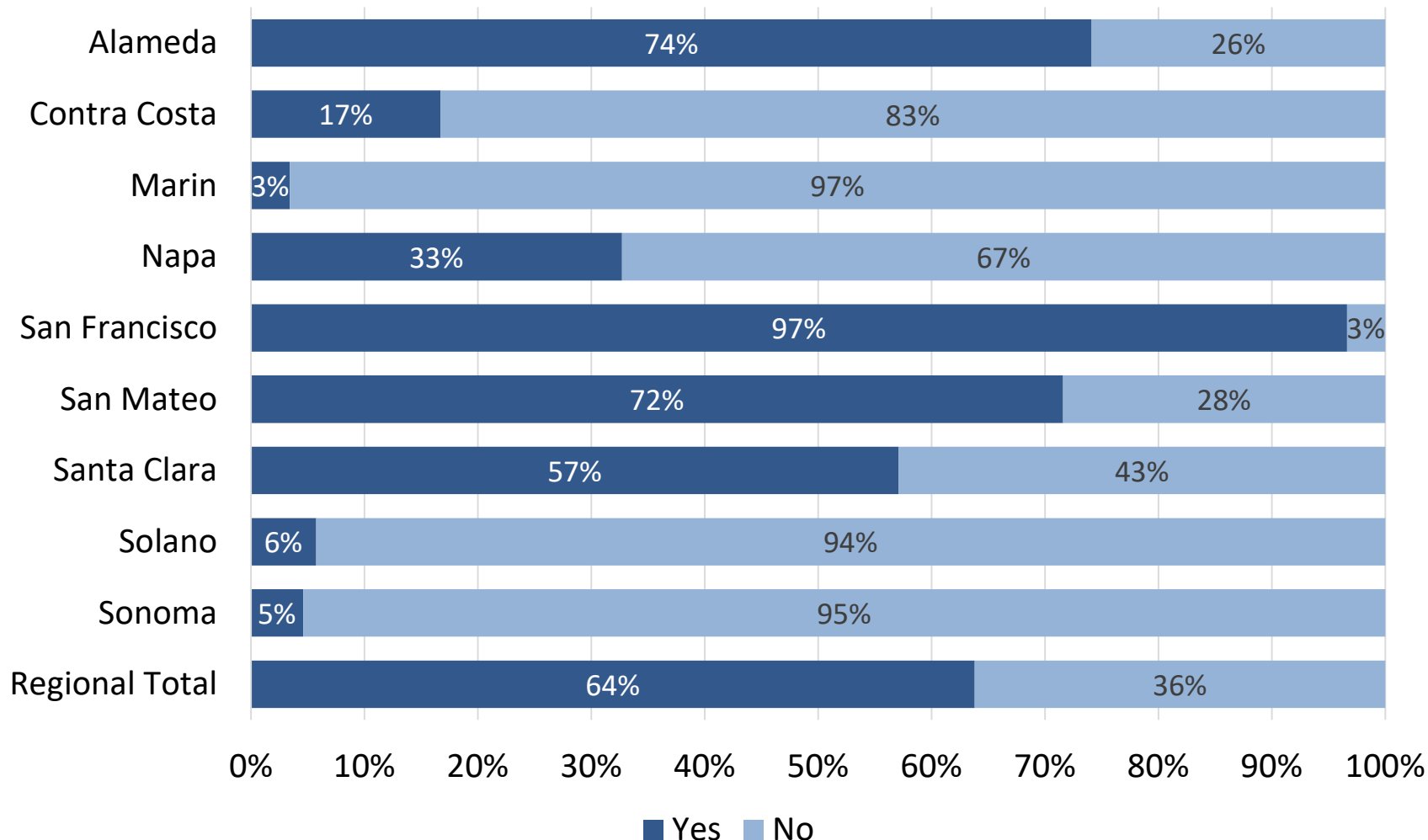
Total Units for Which Permits were Issued



2017 Permit Data Findings

Item 06 Attachment 3

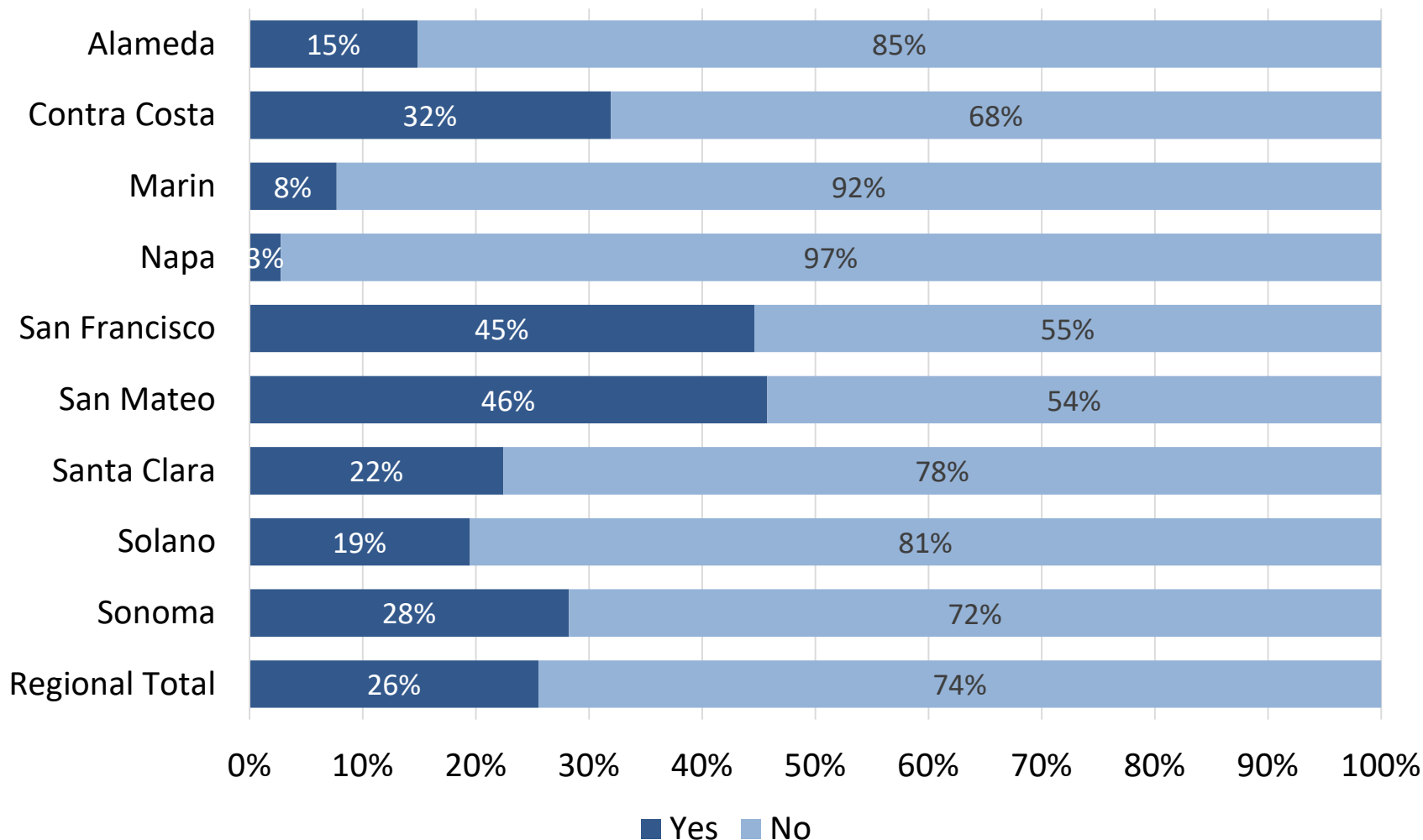
2017 Mapped Units in PDAs, by County



2017 Permit Data Findings

Item 06 Attachment 3

2017 Mapped Units on RHNA Sites, by County



Thank you

Item 06 Attachment 3

To explore this data in more detail,
visit the housing data portal at:

<http://housing.abag.ca.gov>



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 18-0448 **Version:** 1 **Name:**
Type: Report **Status:** Informational
File created: 8/1/2018 **In control:** ABAG Regional Planning Committee
On agenda: **Final action:**
Title: Horizon: Growth Strategies Discussion to Inform Perspective Paper #3
Sponsors:
Indexes:
Code sections:
Attachments: [Growth Strategies Perspective Paper Memo](#)
[Horizon Perspective Paper 3 Growth Strategies](#)

Date	Ver.	Action By	Action	Result
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Subject:

HORIZON: GROWTH STRATEGIES DISCUSSION TO INFORM PERSPECTIVE PAPER #3

Presenter:

Mark Shorett

Attachments:

Agenda Item 7

DATE: October 3, 2018

RE: Horizon Perspective Paper #3 Preview – Regional Growth Strategies

- **The complexity of current and future challenges calls for a more holistic framework.** While focusing growth in locations with a reduced carbon footprint is essential, it is clear that other goals from the *Horizon* Guiding Principles should be considered as well. Going forward, the region would benefit from continued land use-transit coordination while also including housing and land use strategies to retain the region's diversity, address a full range of environmental hazards, improve access to opportunity, and maximize affordability for all.

Next Steps: Regional Growth Framework Options and Strategies

To advance regional dialogue, staff will introduce three preliminary growth framework options through the Perspective Paper for further discussion:

- 1) **Double Down on PDAs** - the region would pursue strategies to continue the focus on PDAs as primary location for housing growth and to increase the share of employment growth in those locations. Policies and investments would be tailored to the market and socioeconomic conditions of different PDAs to improve the ability of cities to concentrate new housing close to transit.
- 2) **PDAs Plus** - the region would expand its focus to include PDAs as well as transit-rich areas and other opportunity sites, such as aging malls and office parks. Context-driven strategies would focus on housing production and GHG reduction throughout the region while mitigating impacts and boosting access to opportunity.
- 3) **Clean Slate** - the region would continue to support transit-oriented, infill locations, but housing needs would also be met through a focus on middle-density housing in existing neighborhoods and the strategic expansion of the urban footprint.

Policy and funding strategies supporting the options will also be introduced in the paper, as well as “potential focus areas”—types of locations to consider prioritizing regional resources to achieve our full housing needs.

Feedback from MTC/ABAG committees, local staff, CASA participants, and stakeholders will shape the *Growth Strategies* Perspective Paper released in December 2018. The paper's key strategies will be tested across a series of divergent futures (“what if...” planning scenarios). The paper will also inform a dialogue leading to a potential update of the regional growth framework in 2019 that will shape *Plan Bay Area 2050*.

Requested Feedback

Staff request committee feedback on the following questions:

- Which aspects of the current PDA-focused framework are most and least effective?
- What opportunities and challenges are associated with each framework option?
- Which strategies could be pursued by cities, ABAG/MTC, and the state to implement each framework option?

Attachments

- Attachment A: *Regional Growth Strategies* Perspective Paper Preview (PowerPoint Presentation)

H O R I Z O N

Regional Growth Strategies

Perspective Paper #3 - Work to Date/Preview
Mark Shorett - ABAG Regional Planning Committee
October 3, 2018

Horizon is exploring how **economic, environmental, technological, and political uncertainties** may create new challenges - or exacerbate existing ones - for the Bay Area over the coming decades.

Agenda Item 7 Attachment 1

H O R I Z O N

Futures Planning

Perspective Papers

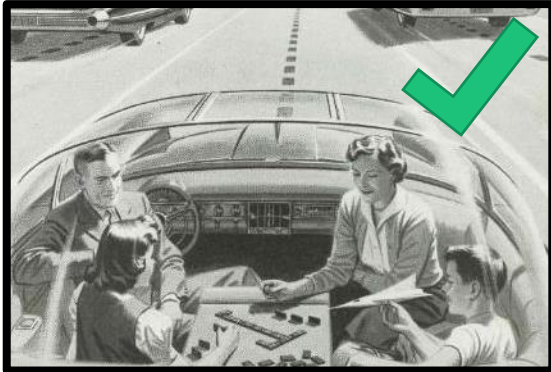
Project Performance

For more information, go to:
[bayareametro.gov/horizon](https://www.bayareametro.gov/horizon)

Source: <https://www.flickr.com/photos/kitkit201/33692723984/>

PLAN BAY AREA 2050

Perspective Papers



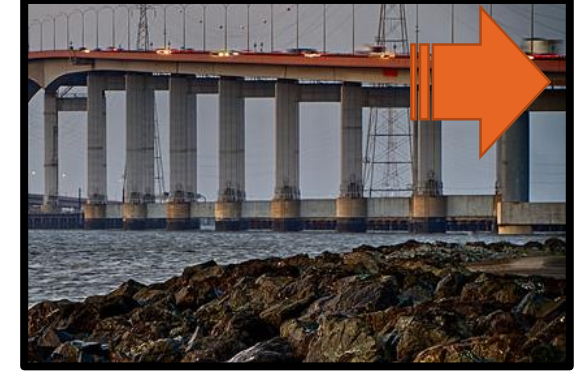
1) Autonomous Vehicles



2) Toward a Shared Future



3) Growth Strategies



4) Crossings



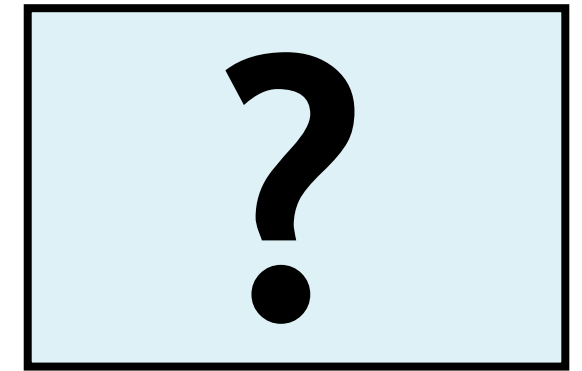
5) Future of Jobs



6) Governance



7) Sea Level Rise



More to Come?

Perspective Paper 3: Regional Growth Strategies

Purpose

To identify successes and shortcomings with the current PDA-centric growth framework

To investigate potential new options for meeting regional housing needs and reducing GHG emissions, while aligning with Horizon Guiding Principles

To develop planning, policy, and funding strategies for each option

To spur a larger conversation about updating the regional growth framework next year in preparation for Plan Bay Area 2050

Perspective Paper 3

Work to Date

Overview of Today's Presentation

1

What is a regional growth framework?

2

How is our current framework doing?

3

What's missing from our current framework?

4

What are some options & strategies going forward?

Paper 3 slated for release in December/January
Seeking input this month from stakeholders



Perspective Paper 3

Work to Date

Overview of Today's Presentation

1

What is a regional growth framework?

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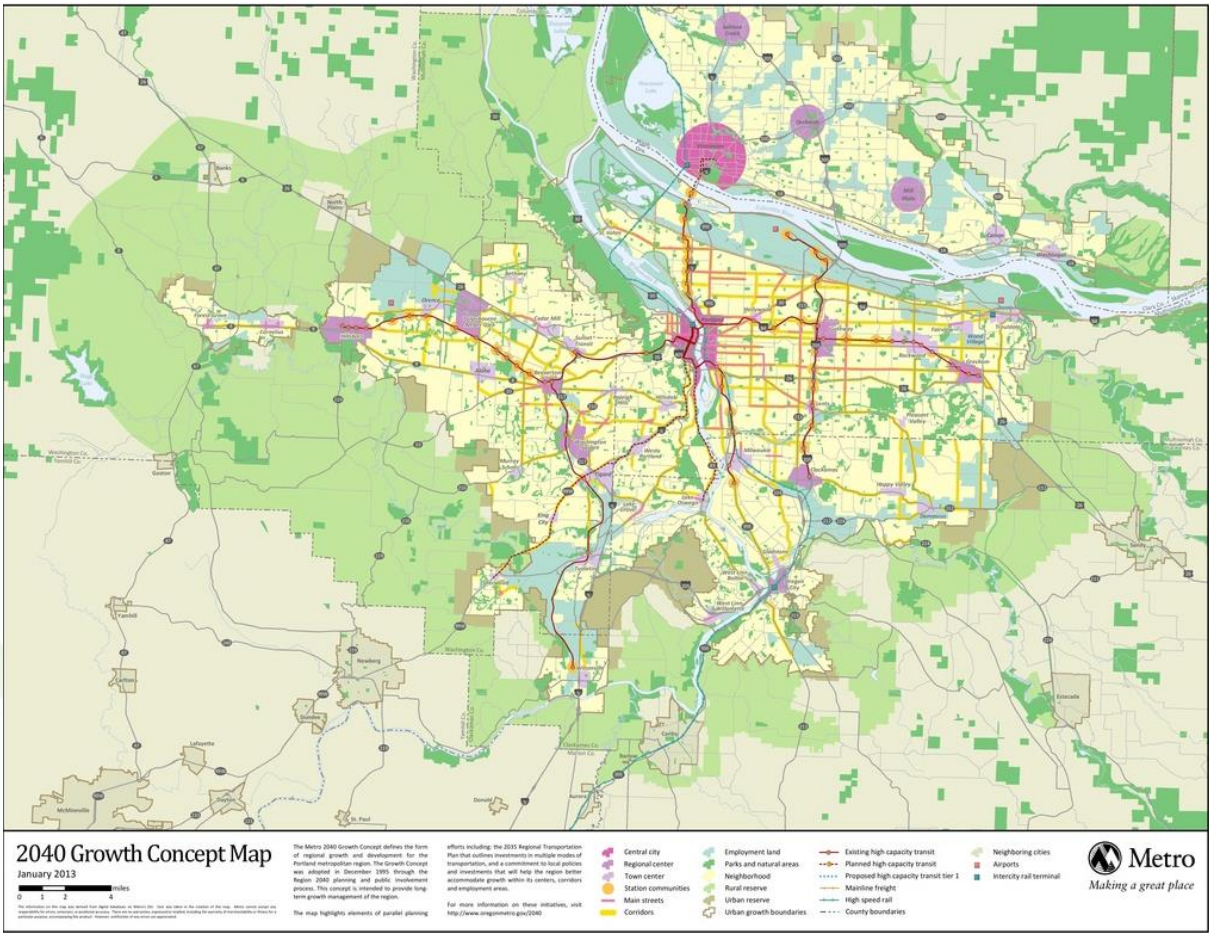
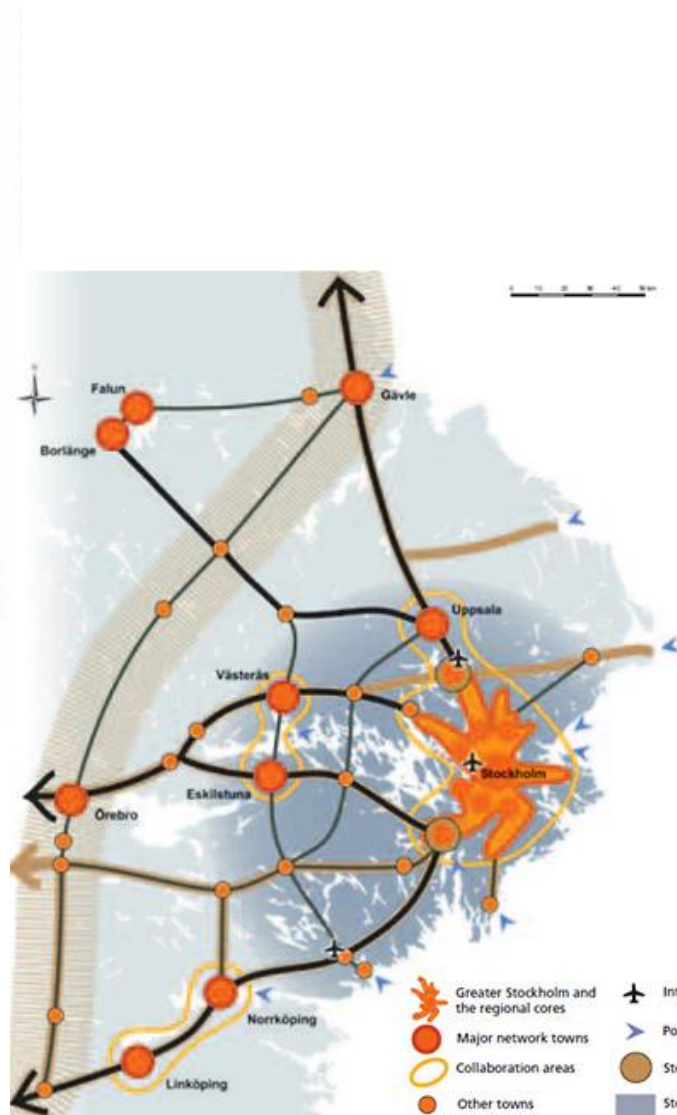
4

What are some options & strategies going forward?

Paper 3 slated for release in December/January
Seeking input this month from stakeholders

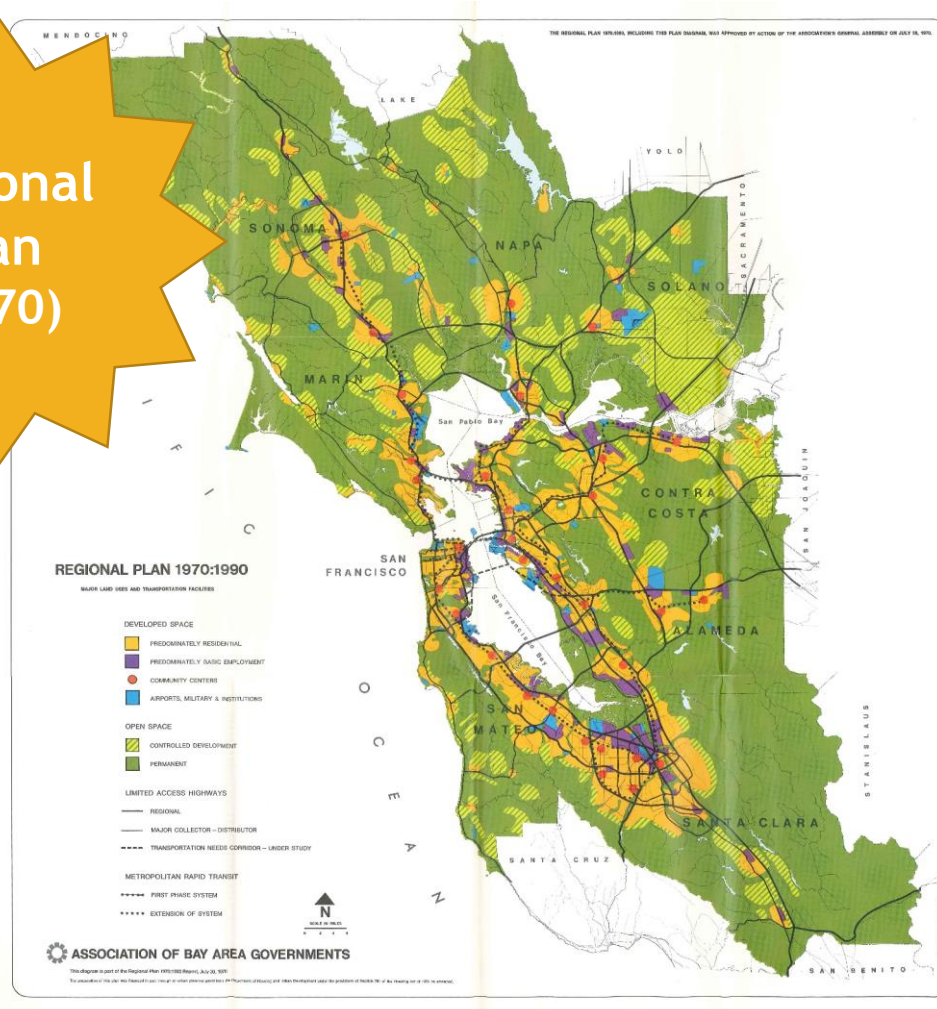


Examples from Across the Globe

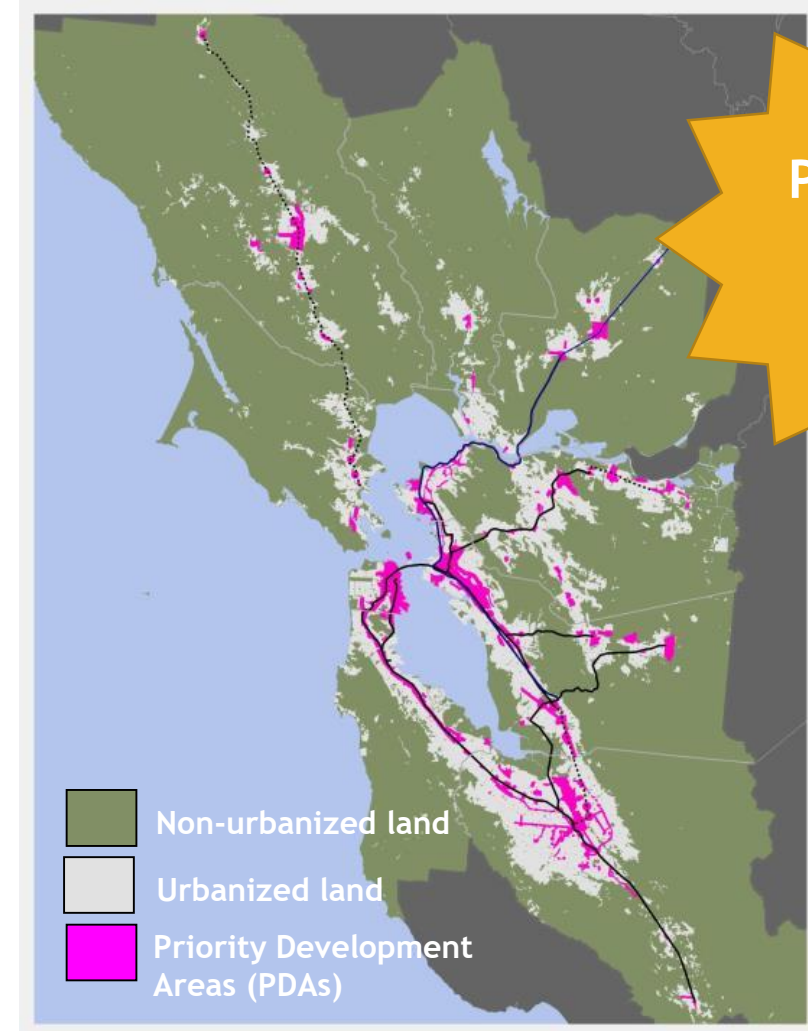


Growth Frameworks for the Bay Area

Regional
Plan
(1970)



Plan Bay
Area
(2013)



The Current Growth Framework



PDA

Focus Housing and Jobs in Priority Development Areas

- Voluntarily adopted by cities; planned, or being planned, for housing
- Within walking distance of frequent transit & inside an existing community

PCA

Protect Open Space in Priority Conservation Areas

- Voluntarily nominated by cities and special districts (e.g. park districts)
- Regionally significant open spaces



The Current Growth Framework

Invest in PDAs and PCAs via
One Bay Area Grant (OBAG)

OBAG devotes a share of regional transportation funds to planning and projects in PDAs and PCAs



Perspective Paper 3

Work to Date

Overview of Today's Presentation

1

What is a regional growth framework?

2

How is our current framework doing?

3

What's missing from our current framework?

4

What are some options & strategies going forward?

Paper 3 slated for release in December/January
Seeking input this month from stakeholders



Successes & Challenges



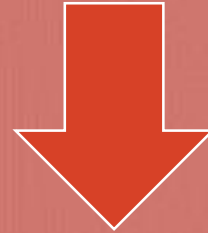
- Effective open space protection
- 188 adopted PDAs



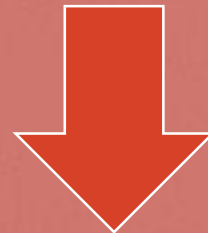
- Share of housing permits in PDAs increasing
- OBAG aligns investment with growth strategy



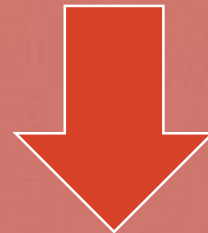
- Stronger real estate markets in PDAs across region



- Some PDAs not aligned with program guidelines
- Many cities do not designate transit-rich areas PDAs



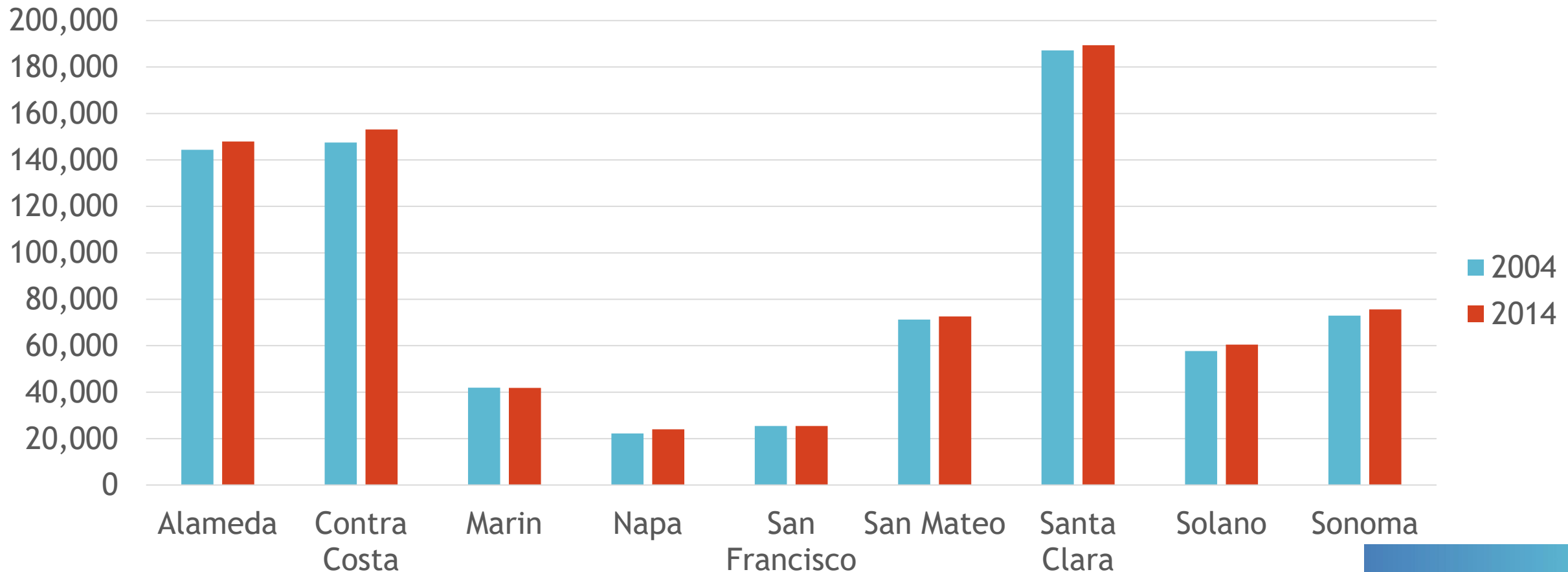
- Current share well below PBA 2040 forecast
- Low and moderate income housing needs not met



- Increasing displacement pressure in many PDAs

Greenfield Development: Limited Growth

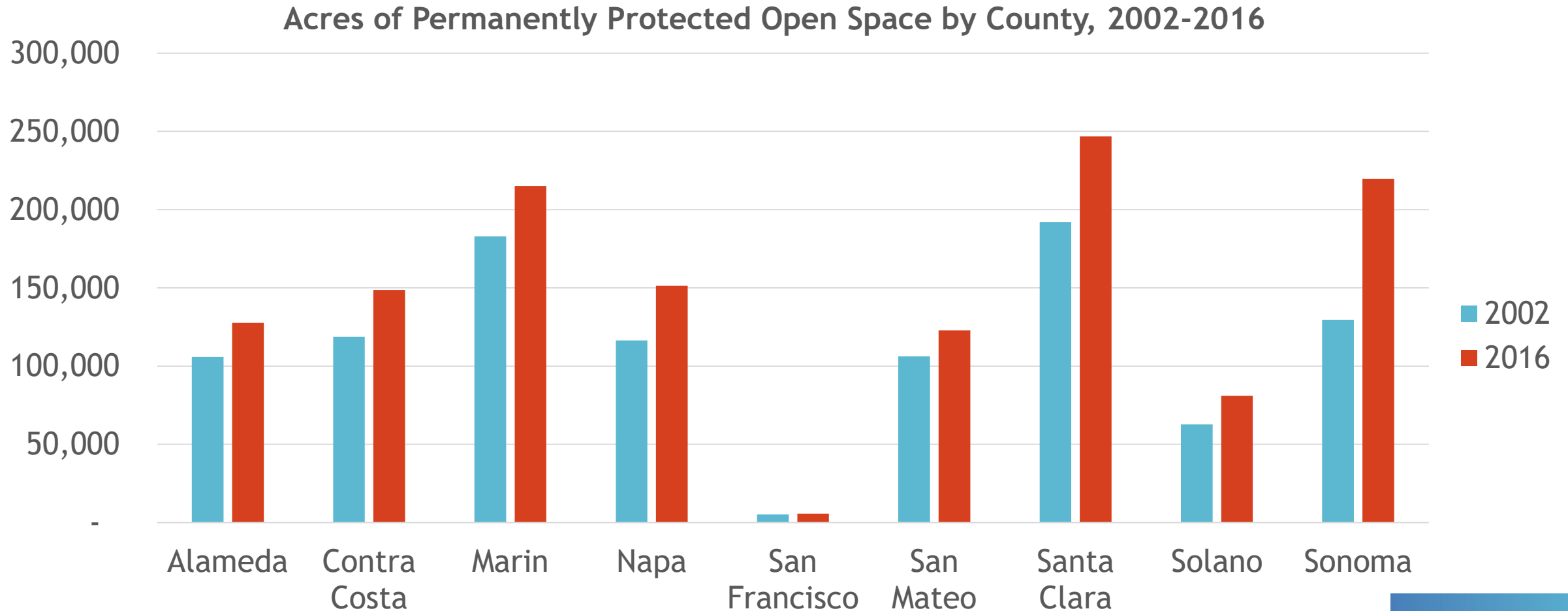
Acres of Urbanized Land by County: 2004-2014



Source: Vital Signs/California Farmland Mapping and Monitoring Program

Current Framework

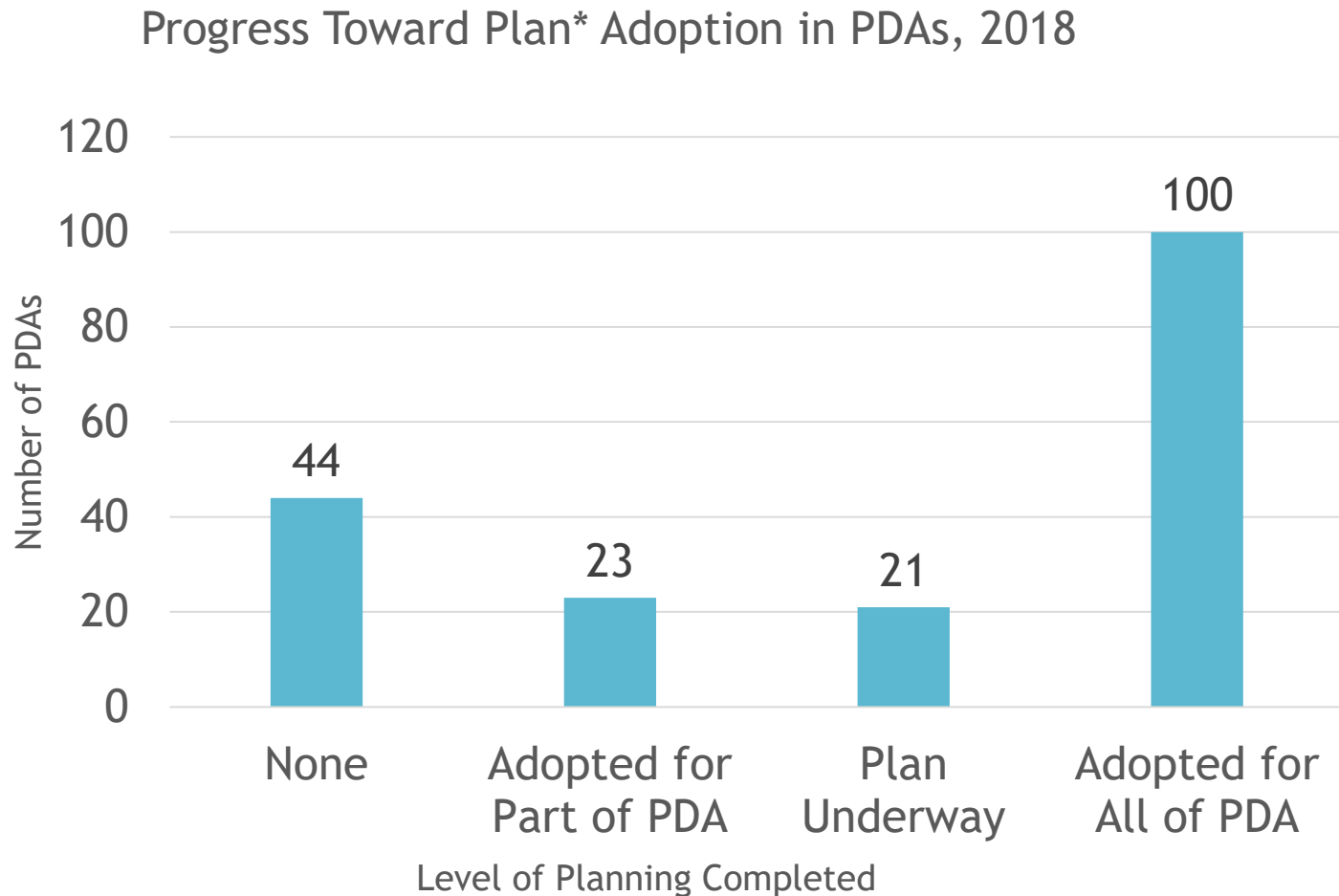
Open Space: Increased Protection



Source: California Protected Areas Database

Current Framework

Plans Underway or Complete in 75% of PDAs



* = defined as specific plan or equivalent
 Source: MTC/ABAG Survey of Locally Adopted Plans

Current Framework



**Broadway-Valdez
Specific Plan**
Oakland

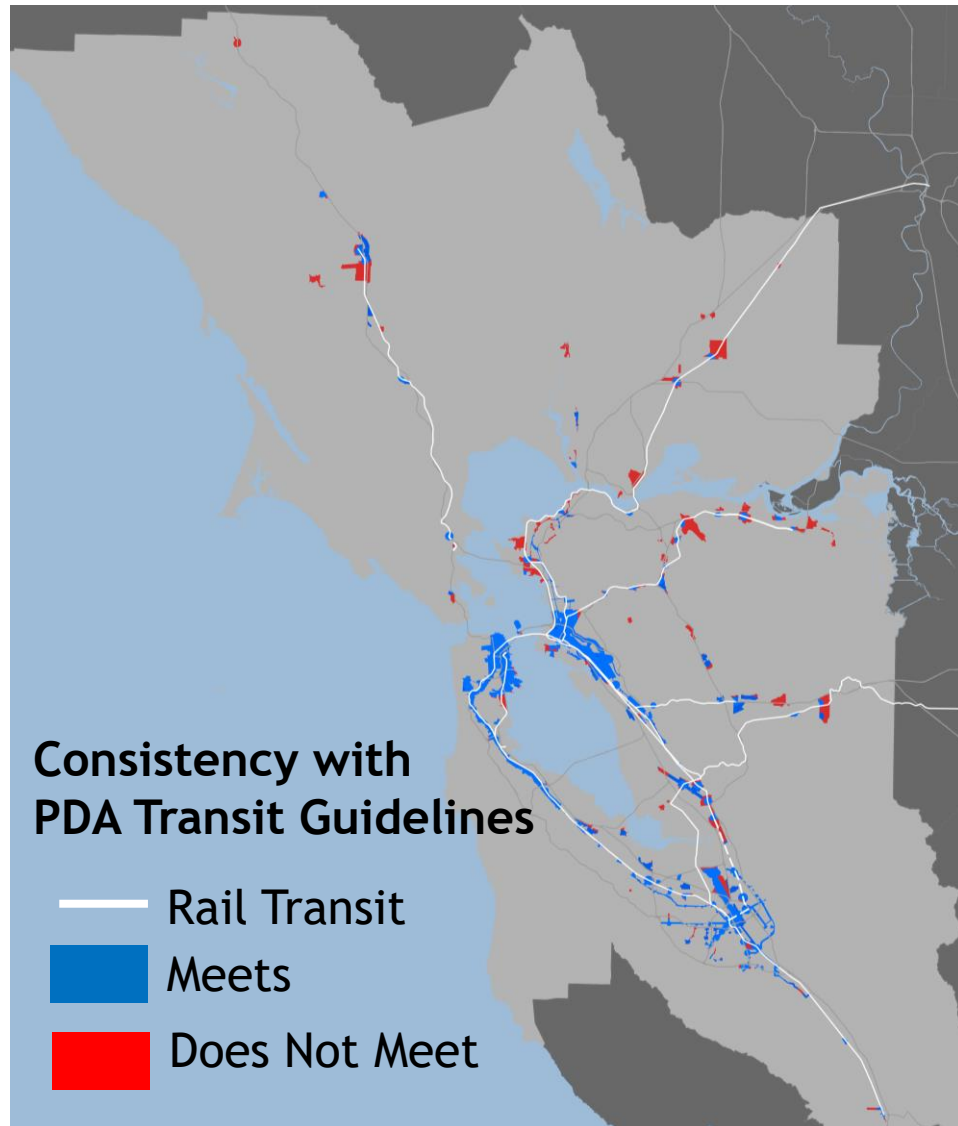


**Central Petaluma
Specific Plan**
Petaluma



**Downtown
Precise Plan**
Redwood City

Some PDAs Do Not Meet Guidelines



1/4

of PDAs are not well-served* by frequent transit as defined by PDA program guidelines**

* = defined as less than 50% of PDA

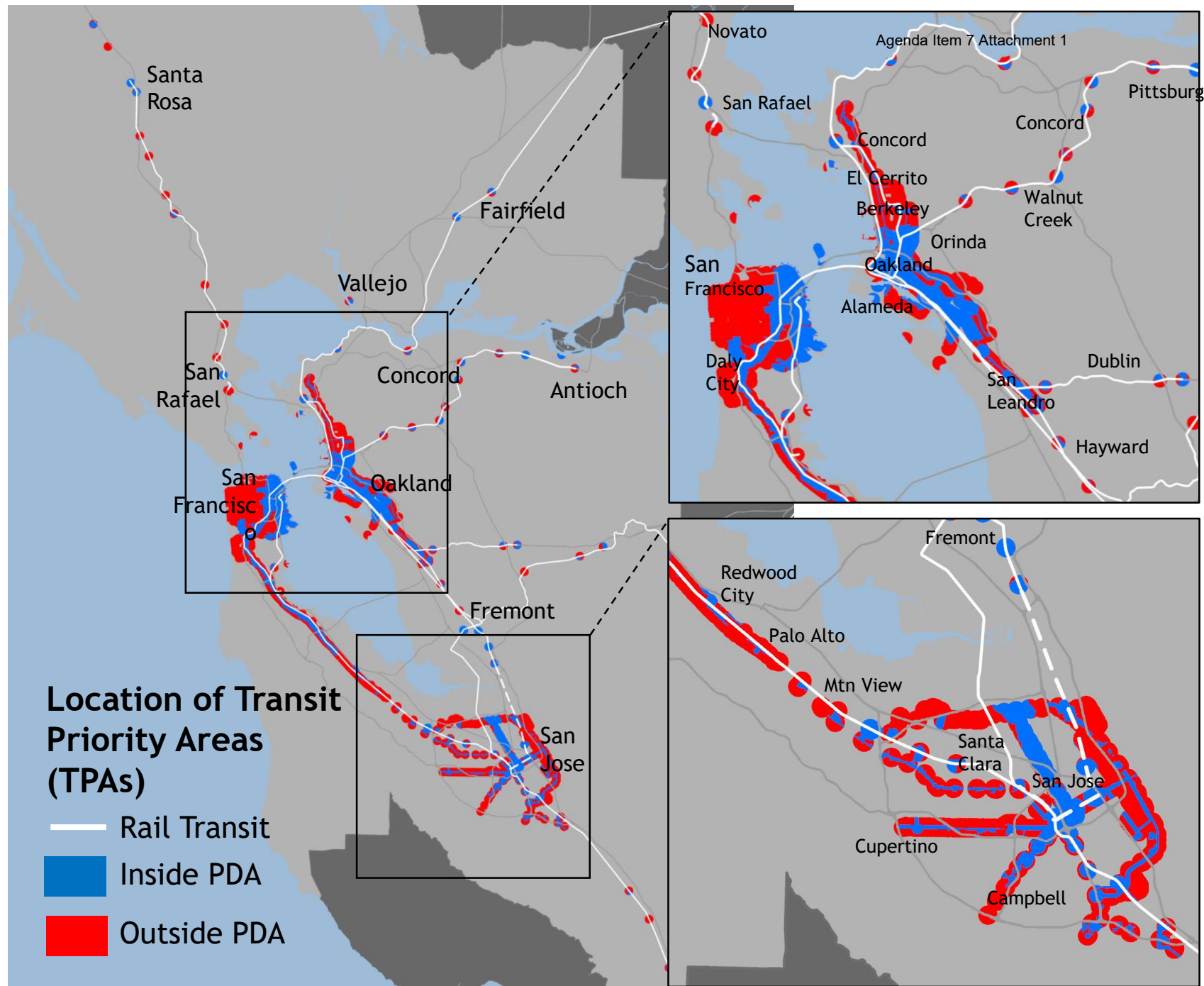
** = defined as a rail station, ferry terminal, or bus service with 20 minute headway at peak hours

Many Transit-Rich Areas Are Not PDAs

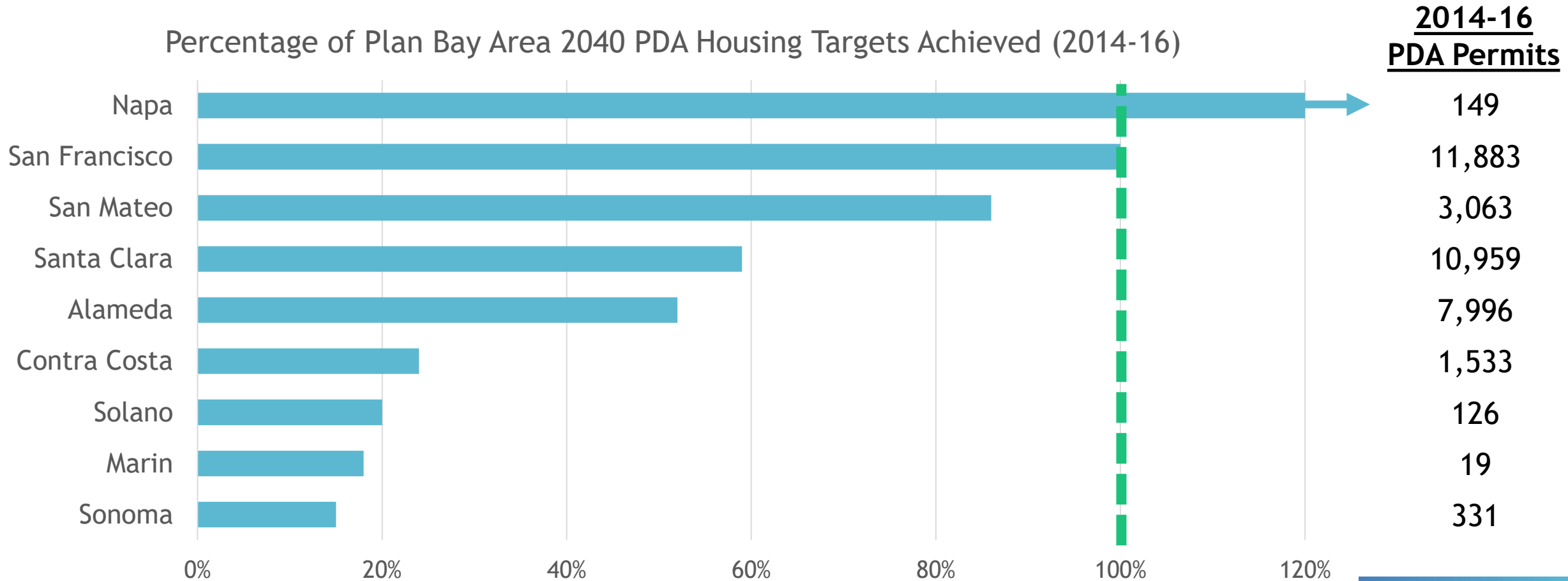
> 50%

of land within 10 minutes' walk of frequent transit is not designated a PDA

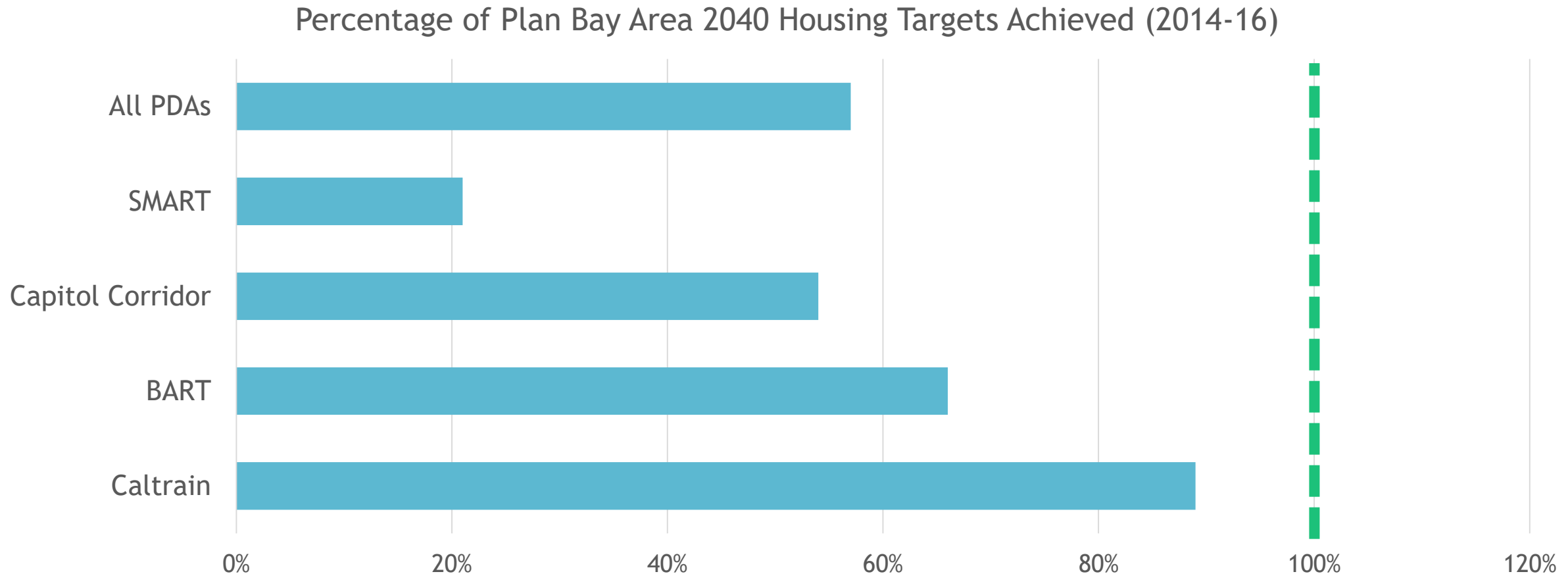
Source: Regional Transit Database
Current Framework



PDA Progress on Housing Varies by County

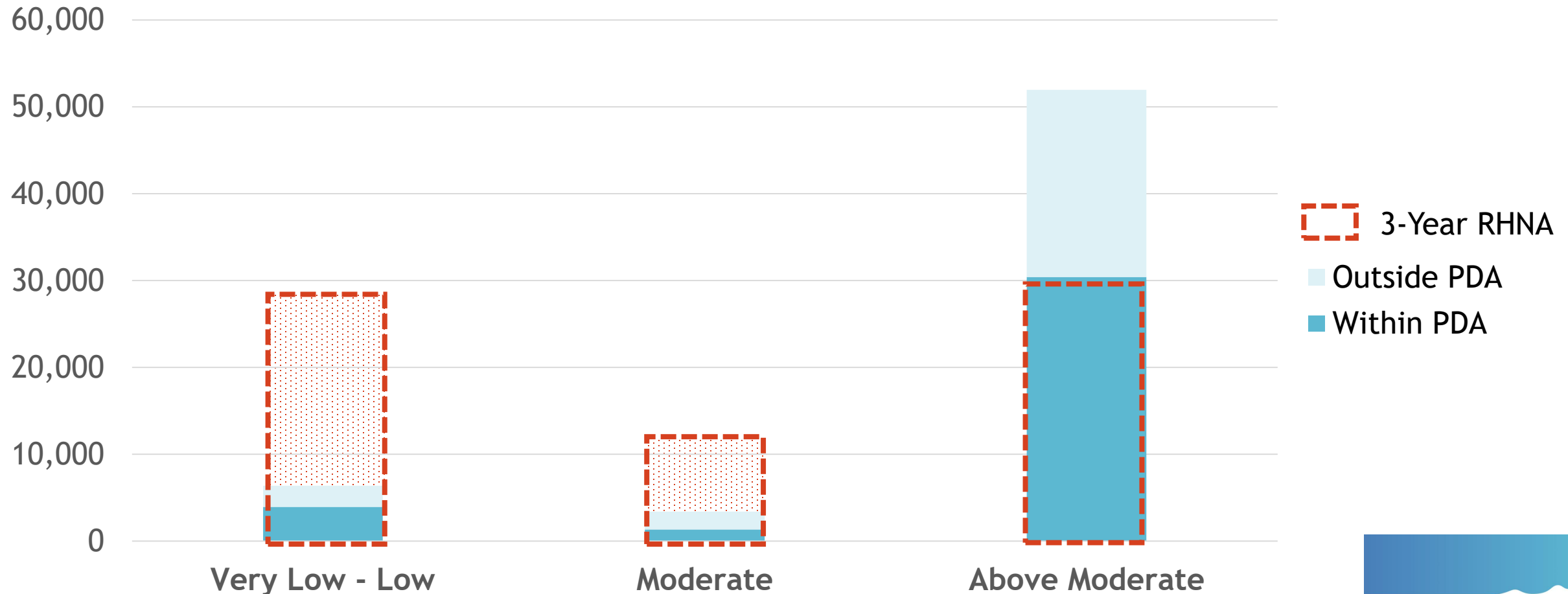


PDA Progress on Housing Varies by Transit Corridor



Currently Not Meeting RHNA Needs - Inside or Outside of PDAs

Housing Units Permitted by Affordability Level, 2014-2016



Perspective Paper 3

Work to Date

Overview of Today's Presentation

1

What is a regional growth framework?

2

How is our current framework doing?

3

What's missing from our current framework?

4

What are some options & strategies going forward?

Paper 3 slated for release in December/January
Seeking input this month from stakeholders



What's Missing from Our Framework?

Full Suite of Guiding Principles



AFFORDABLE



CONNECTED



DIVERSE

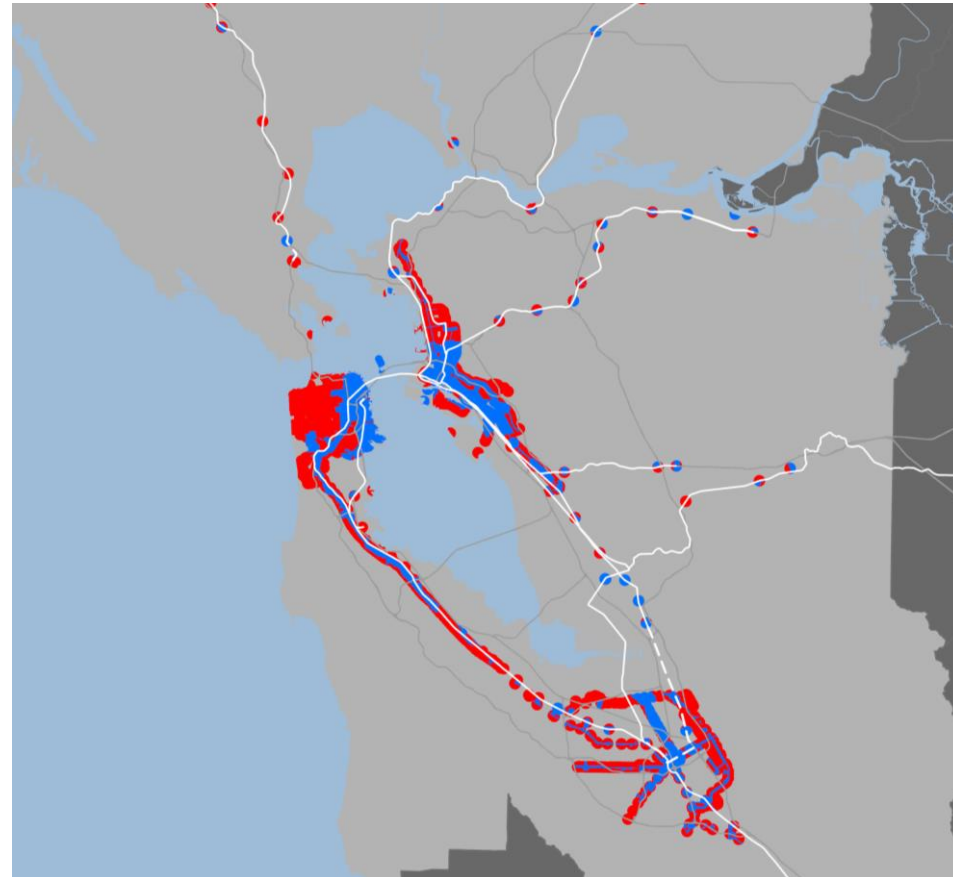


HEALTHY



VIBRANT

Geographies Beyond PDAs/PCAs



Exploring Areas Best Suited for Growth

Full Suite of Guiding Principles



Housing costs



Vehicle miles traveled per person



Community stability



Hazard protection



Access to opportunity

Geographies Beyond PDAs/PCAs



Developed an index for the entire nine-county Bay Area



AFFORDABLE

Housing Costs

Most affordable



5

4

3

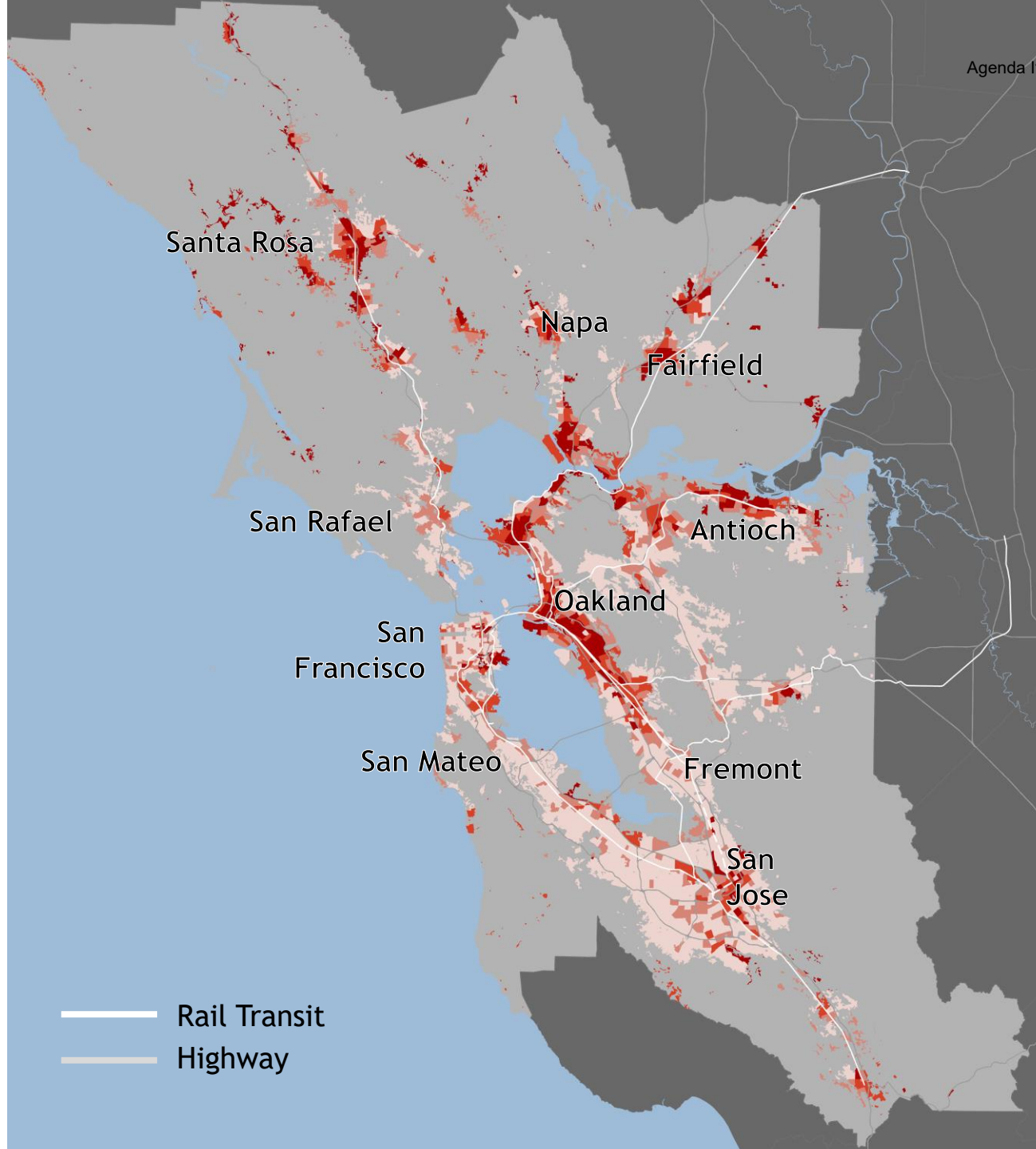
2

1

Least affordable

Affordability Definition: Monthly Contract Rent (rent asked), 2016

Source: US Census ACS 2012-2016



Vehicle Miles Traveled (per person)

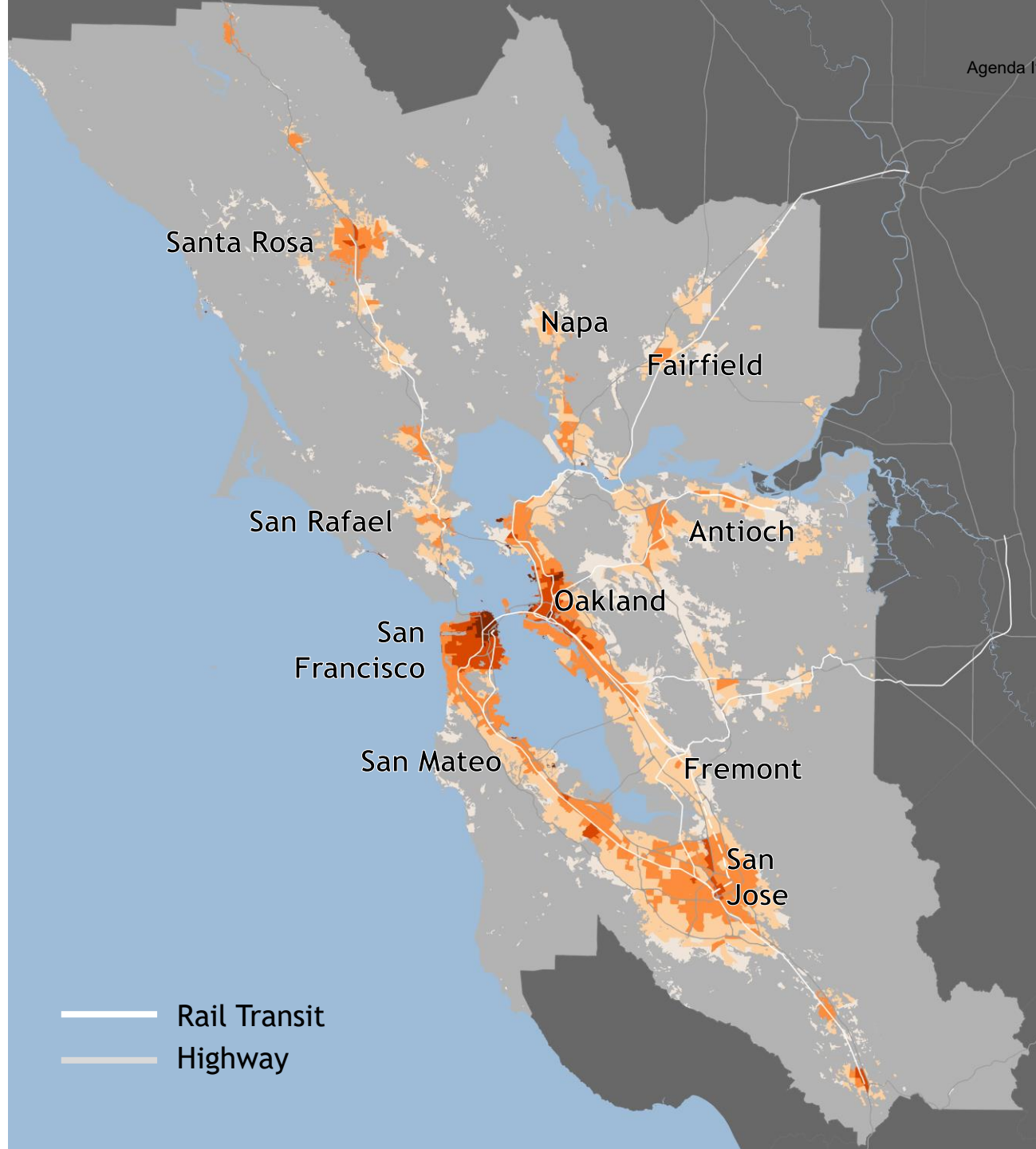
Lowest VMT/person



Highest VMT/person

VMT Definition: simulated weekday vehicle miles traveled per person, 2015

Source: Travel Model One - MTC



Community Stability

Most stable: no displacement

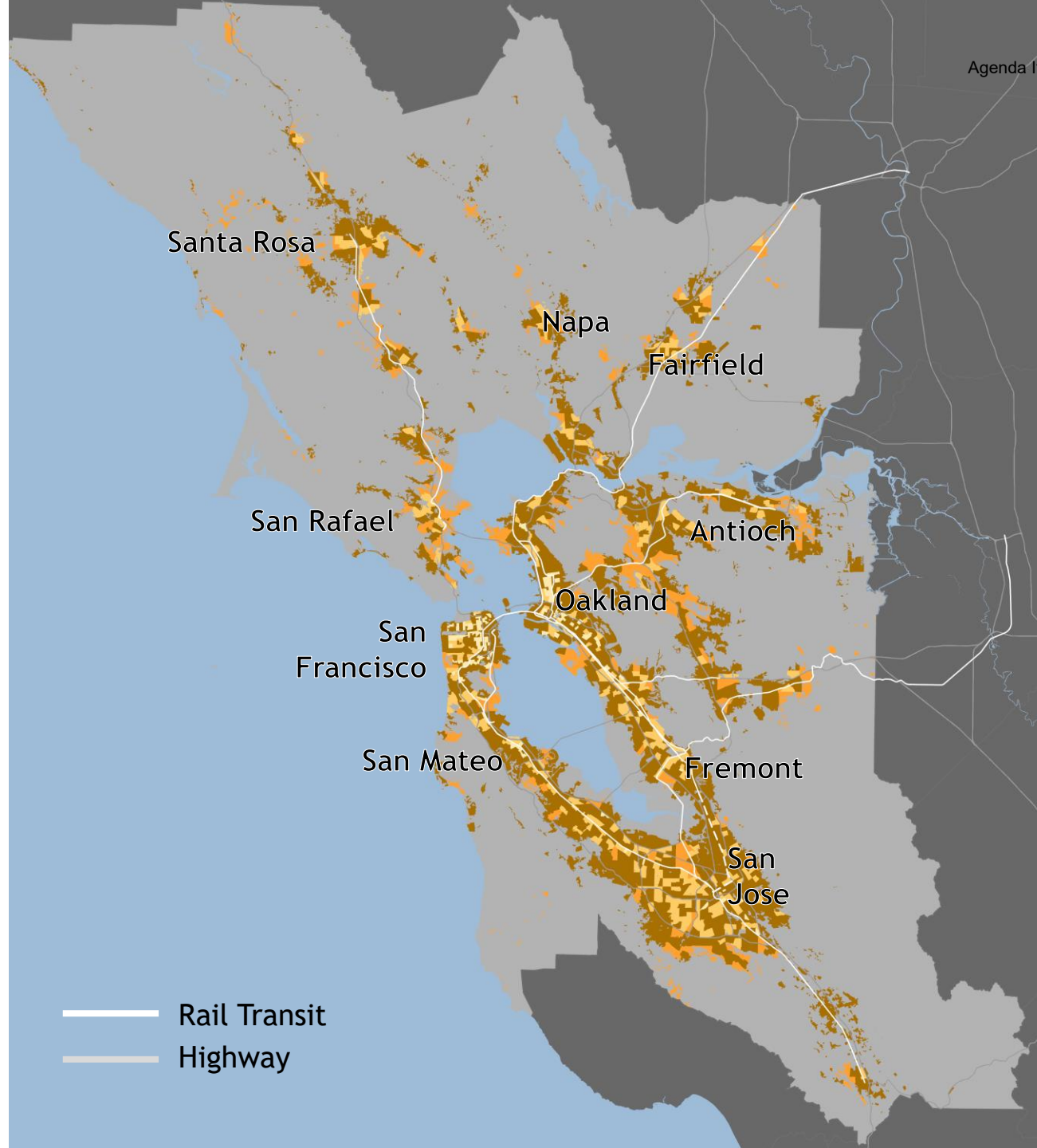


Least stable: high displacement



Community Stability Definition: lack of displacement risk as defined in Plan Bay Area 2040/Vital Signs, 2015

Source: Vital Signs; US Census



Hazard Protection

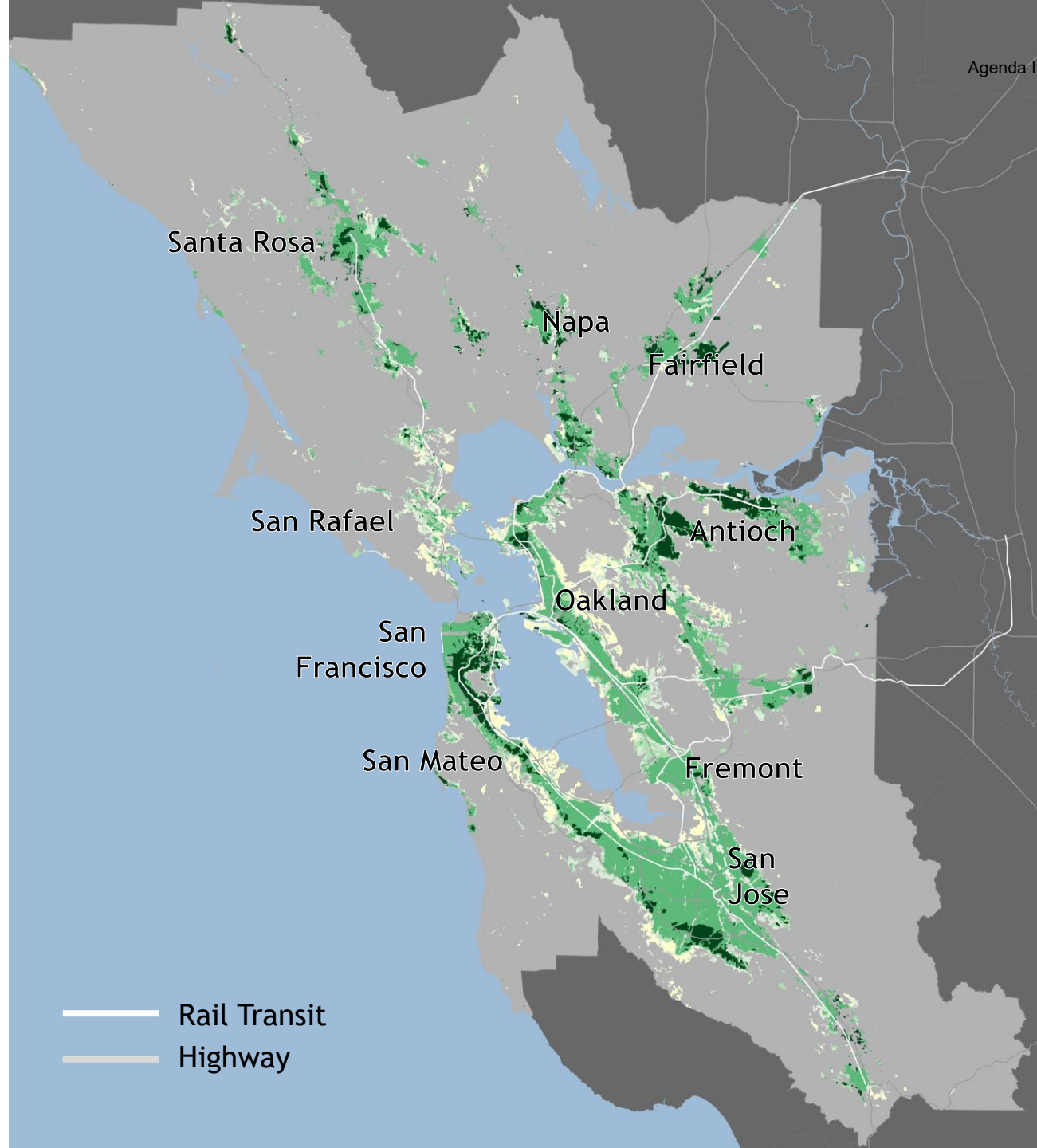
*Least vulnerable to
natural hazards*



*Most vulnerable to
natural hazards*

*Protection Definition: lack of exposure to wildfire,
earthquake, flooding and/or sea level rise risks*

Source: MTC, Cal Fire, USGS, FEMA, BCDC



Access to Opportunity

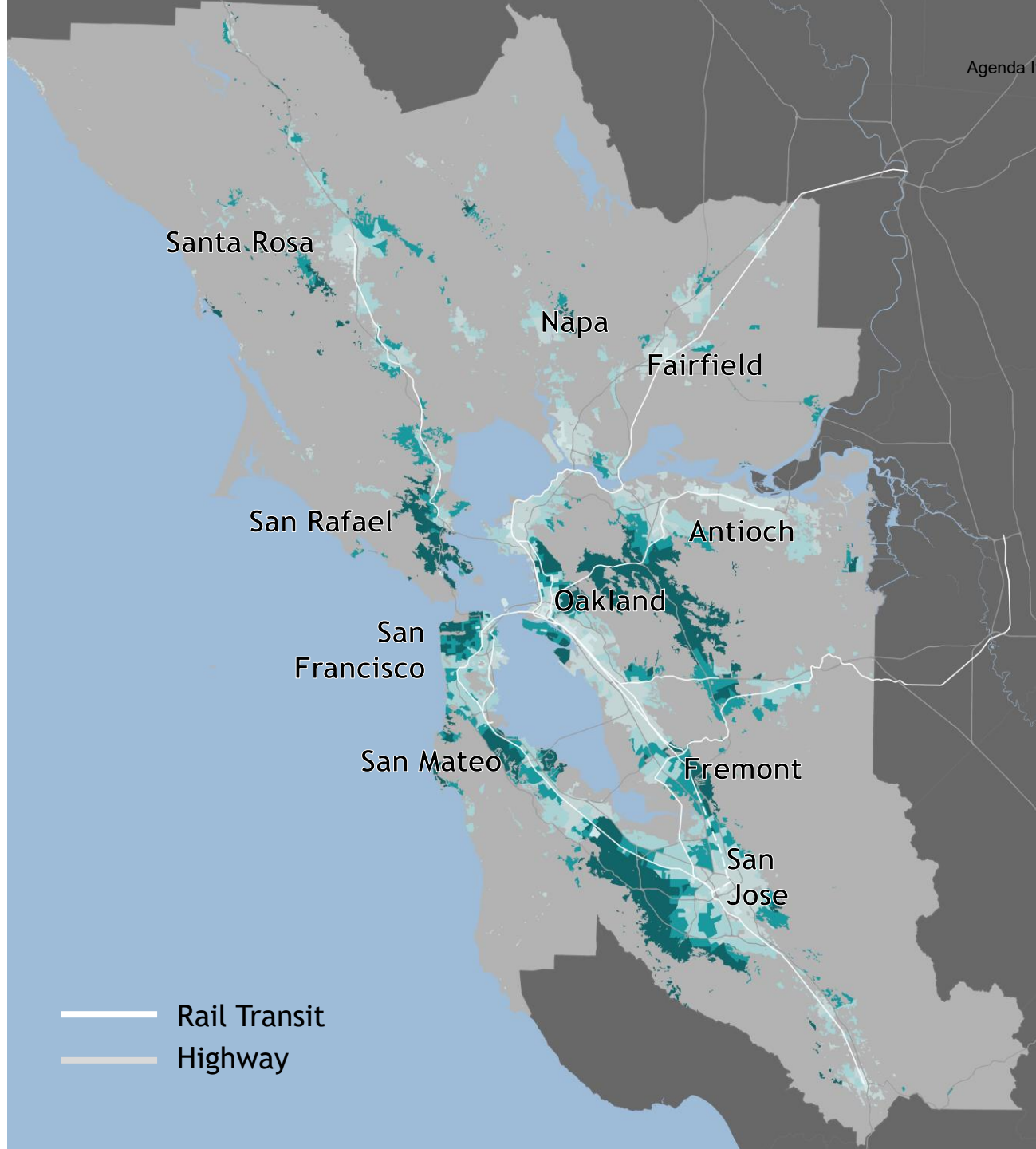
Greatest access to healthcare, education, and jobs

Least access to healthcare, education, and jobs



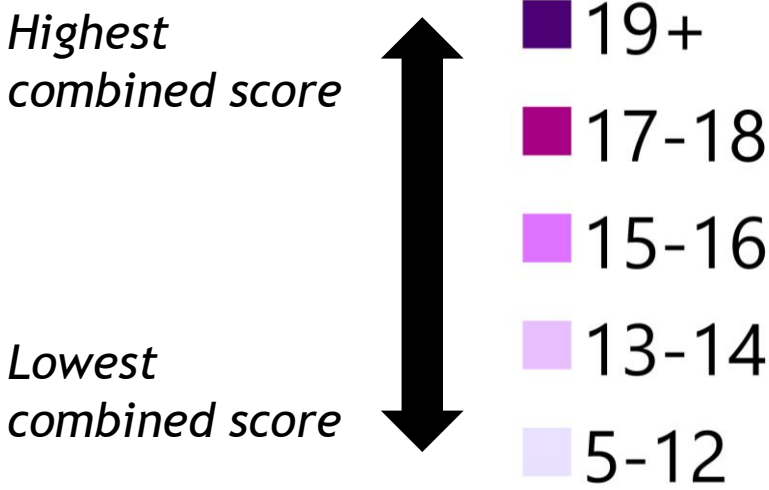
Opportunity Definition: combination of access to high-quality healthcare, good schools, and diverse job opportunities

Source: California TCAC/HCD, DOE, OES; US Census ACS/LEHD

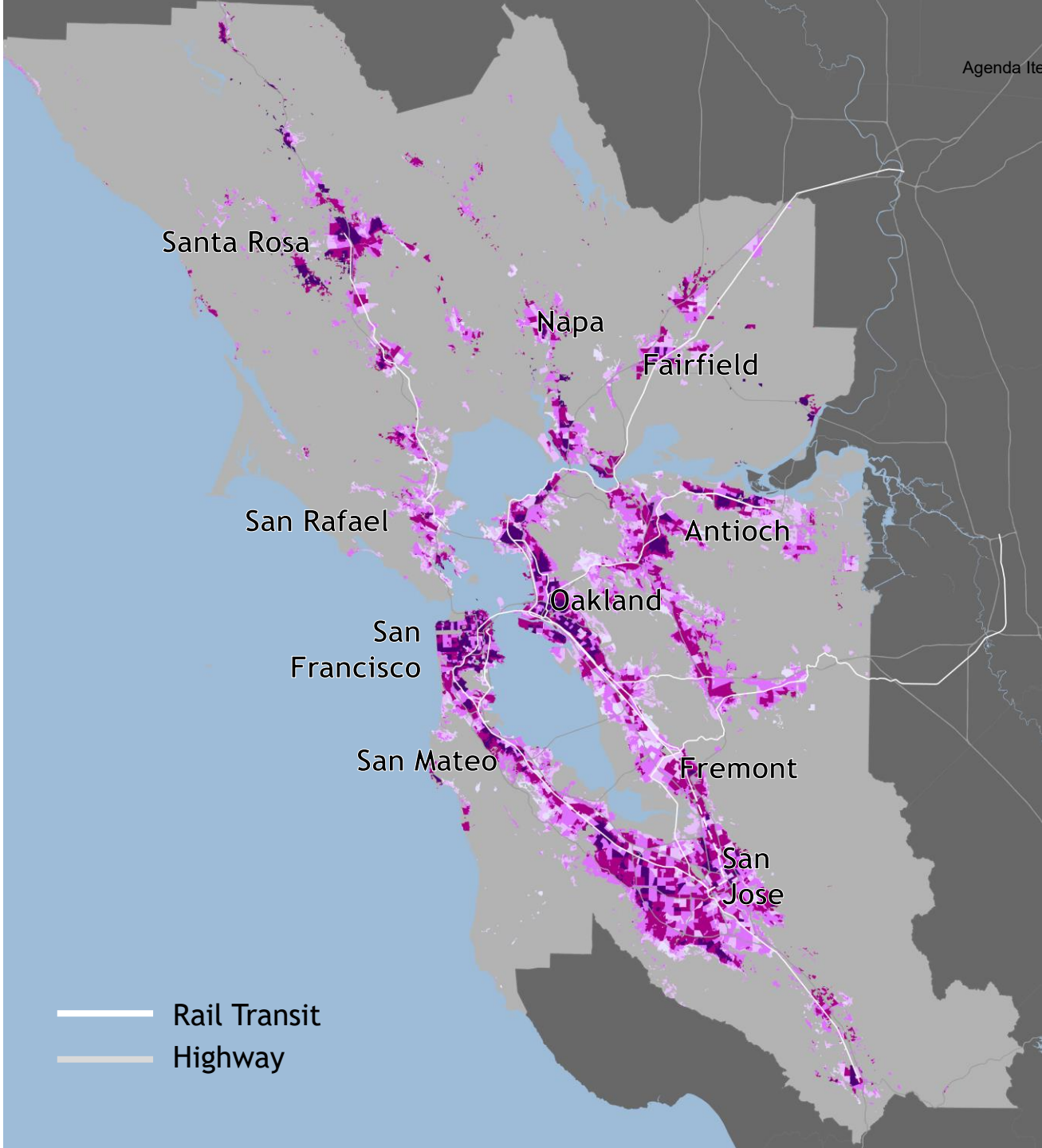




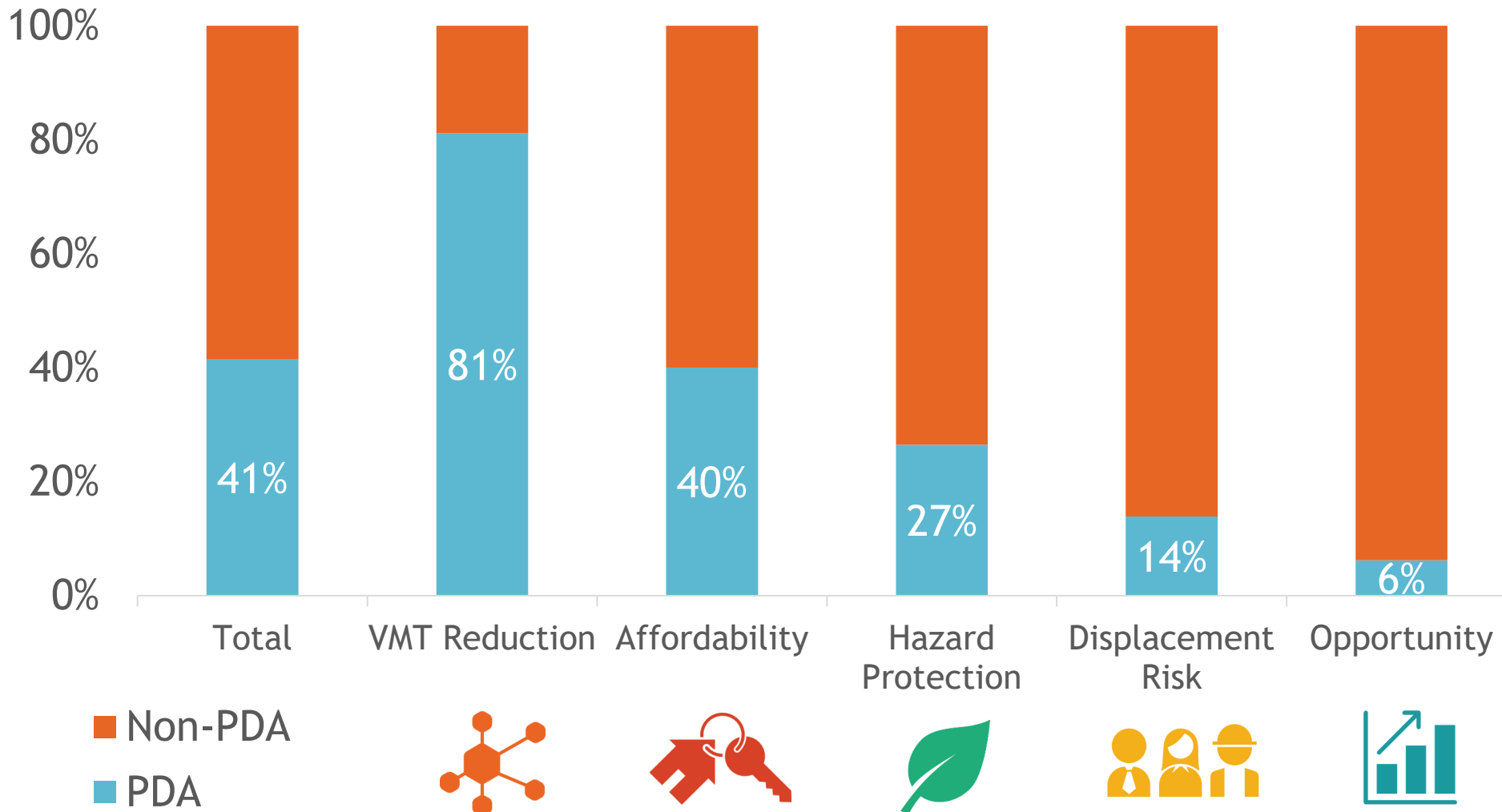
All Indicators Combined



What's Missing?



Where Are the Highest-Ranked* Places?



PDA's are generally in lower-VMT locations with reduced transportation costs.

However, the vast majority are vulnerable to natural hazards & displacement, and nearly all lack adequate access to the Bay Area's best schools & hospitals.

*** = top 20% of Census blocks in the Bay Area for each indicator**

Perspective Paper 3

Work to Date

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Three Potential Frameworks for Growth



Double Down
on PDAs



PDAs Plus



Clean Slate



A Double Down on PDAs

- **Concept**
 - PDAs remain the primary focus area for housing growth & take on a larger share of job growth
 - PDAs evolve to reflect local context, including market strength and displacement risk
 - “High-performing” PDAs prioritized for the greatest levels of growth and investment
- **Example Strategies**
 - Increase share of regional funding in PDAs
 - Direct transit investments to bring all PDAs to minimum frequency requirement
 - Tailor assistance and investments to PDA market strength

PROS

- Builds on locally-supported approach
- Leverages recently-adopted plans

CONS

- Growth footprint may not be adequate to meet housing needs
- Does not fully leverage transit network



B PDAs Plus

- **Concept**
 - Expand growth geographies beyond PDAs to include TPAs served by high-capacity transit and “regional catalyst sites” for mixed-income housing
 - Expand growth framework to include entire region with supportive land use strategies as appropriate
- **Example Strategies**
 - Provide incentives and funding to support development of “catalyst sites”
 - Provide assistance and investments to spur “missing middle” and modular housing

PROS

- Leverages the full extent of the regional transit network
- Greater diversity of places to meet housing needs, including high-opportunity areas

CONS

- Requires revised guidelines and designation process



Clean Slate

- **Concept**
 - Continue supporting growth in transit-served infill locations as part of larger strategy
 - Allow for strategic expansion of urban footprint and prioritize middle-density housing
 - Consider “new towns” to meet housing needs
- **Example Strategies**
 - Provide planning support and infrastructure for urban reserves
 - Fund first/last mile mobility solutions in lower-density locations
 - Streamline development processes

PROS

- Provides the greatest geographic footprint to meet housing needs
- Spreads responsibility for accommodating growth more broadly, including high-opportunity areas

CONS

- May require significant infrastructure investment
- Likely requires changes to urban growth boundaries

Testing Frameworks & Strategies via Futures



A

Double Down
on PDAs



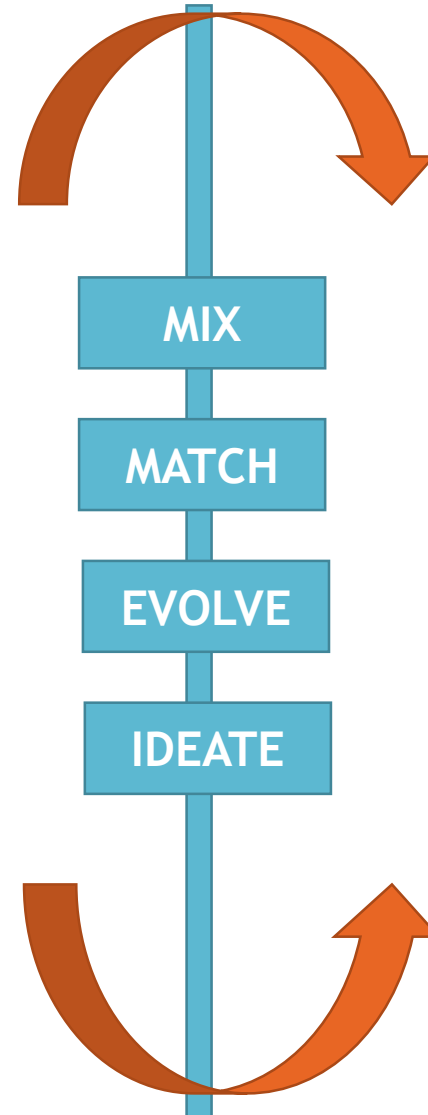
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PDAs Plus



C

Clean Slate



Clean
and Green

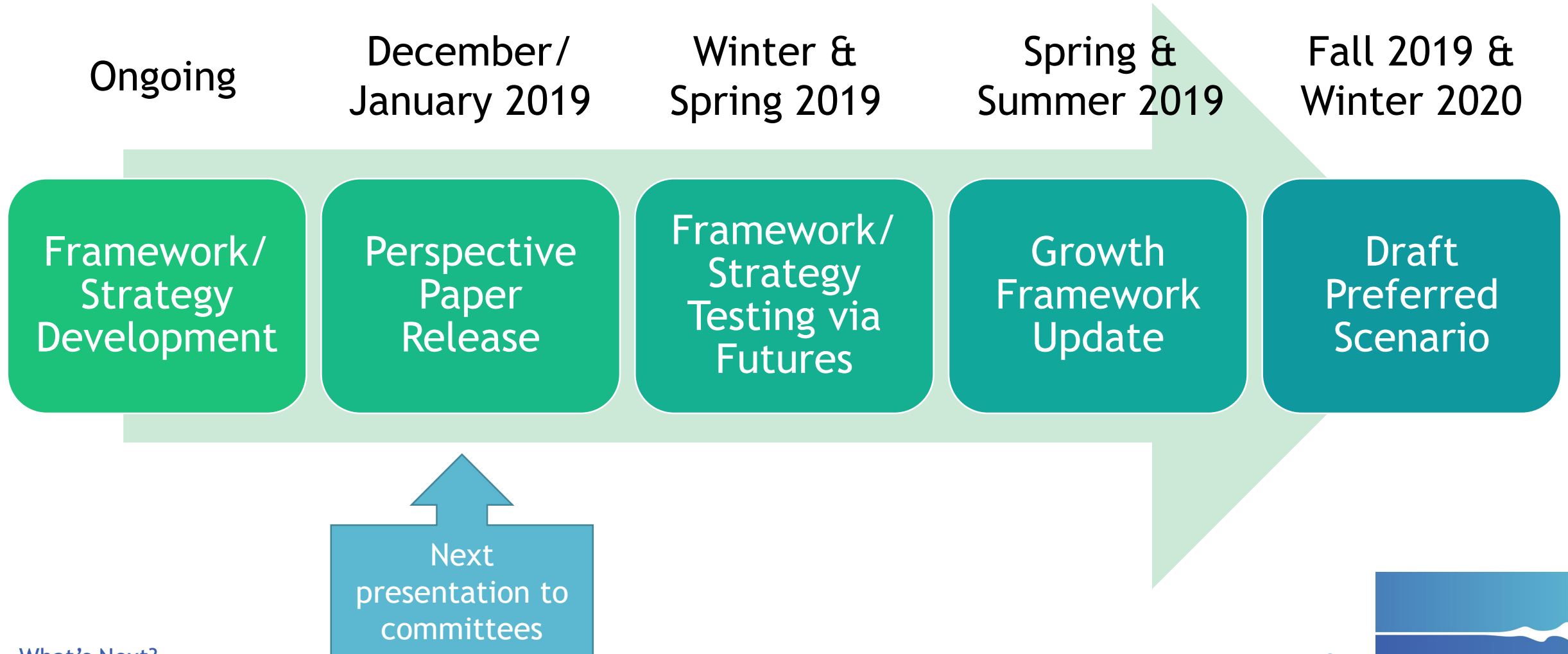


Rising Tides,
Falling
Fortunes



Back to
the Future

What's Next?



Discussion Question #1

- Which aspects of the current PDA-focused framework are:
 - Most effective?
 - Least effective?

Discussion Question #2

- What are the opportunities and challenges associated with:
 - Framework Option A - Double Down
 - Framework Option B - PDAs Plus
 - Framework Option C - Clean Slate

Discussion Question #3

- Which strategies could be pursued to implement each option by:
 - Cities
 - ABAG/MTC
 - State



Metropolitan Transportation Commission

375 Beale Street, Suite 800
San Francisco, CA 94105

Legislation Details (With Text)

File #: 18-0849 **Version:** 1 **Name:**

Type: Report **Status:** Informational

File created: 9/27/2018 **In control:** ABAG Regional Planning Committee

On agenda: 10/3/2018 **Final action:**

Title: Earthquake Field guide and Home Safety Quiz

Sponsors:

Indexes:

Code sections:

Attachments: [Earthquake Field guide and Home Safety Quiz Memo](#)
[Field Guide And Quiz Presentation](#)

Date	Ver.	Action By	Action	Result
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Subject:

Earthquake Field guide and Home Safety Quiz

Presenter:

Michael Germeraad and Dana Brechwald

Attachments:



METROPOLITAN TRANSPORTATION COMMISSION



ASSOCIATION OF BAY AREA GOVERNMENTS

BayAreaMetro.gov

Memorandum

TO: Regional Planning Committee

DATE: September 18,
2018

FR: Executive Director

RE: Earthquake Field Guide and Home Safety Quiz

The Resilience Program has recently published two new resources designed to help Bay Area residents identify their earthquake housing risk – the Earthquake Field Guide and Earthquake Home Safety Quiz. These resources are intended to communicate earthquake risk to Bay Area residents; both through the Resilience Program website, and by providing a communication tool to local jurisdictions. Both resources are featured on a new website associated with the Resilience Program website (resilience.abag.ca.gov), homequakequiz.org. The Field Guide and Home Safety Quiz are complementary resources that were designed to be used in parallel.

Both the projects were funded through the U.S. Geological Survey's Earthquake Hazards Program. The Quiz replaces an old home safety quiz which was last updated in 2003 and reflects updated methodology and a fresh user interface.

Field Guide

The Field Guide consists of a print and online resource that illustrates identifying features through easy visual cues that point to whether a residential buildings belongs to one of the commonly known seismically vulnerable building types in the Bay Area. Research and observation of performance in past earthquakes has shown that certain common construction types have patterns of damage in earthquakes and are more likely to benefit from seismic retrofit to reduce risks. The Guide contains illustrations and descriptions of each of these types, with identifying features highlighted and explained, expected performance described, and next steps that users can take if they suspect they live in a vulnerable housing type. If users want more information, or do dive deeper into their home's vulnerabilities, they are directed online to take the Earthquake Home Safety Quiz. The Field Guide covers single family, multi family, and mobile homes.

The print version of the Field Guide is compact and pocket-friendly. Print copies are available to local jurisdictions and partner agencies. The online version of the Field Guide offers the same information in a web-friendly format, allowing users to access the information from their computer or smartphone.

Housing Quiz

The online Home Safety Quiz prompts users to answer a series of questions about their home to determine if any potential vulnerabilities are present due to geologic hazards (liquefaction, landslide, and fault rupture), the building structure, or nonstructural components (fire hazards,

chimney hazards, etc). There are three versions of the quiz: for single family homes, for multi family residential buildings, and for mobile homes. Users select the most applicable quiz from the homequakequiz.org website and are taken to the appropriate quiz version. The quiz is adaptable based on answers, asking only the most relevant questions to the user based on their input. The quiz length averages 20 questions depending on quiz type and user answers. The quiz is designed to be user-friendly while still leading to meaningful outcomes; users are likely to be asked to peek under their home at their foundation, pull appliances away from the wall to check connections, and walk around the inside and outside of their homes to visually check for certain conditions. No contractor or engineer is required to successfully complete the quiz. The quiz can be used by homeowners, renters, or landlords.

Once users have submitted their answers, they receive a customized outcomes page that shows their results in a visual manner. Each potential area of vulnerability is described using four factors – how much it impacts the safety of the home before and after a retrofit, how much it impacts livability of the home before and after a retrofit, how much it costs to retrofit, and whether it is considered a high priority retrofit. There is also a written description of the vulnerability and its impacts, as well as resources to find more information or pursue retrofit. The outcomes page has a printer-friendly option so users can print out a customized report on their home to show a contractor, home inspector, or engineer. The outcomes page is designed to help users easily see which vulnerability is most critical, and make informed decisions about how to reduce their vulnerability.

Next Steps

Jurisdictions can help by spreading the word about these resources to local residents. Each jurisdiction can take up to 10 printed copies of the Field Guide to share with staff and residents. Many jurisdictions have links on their websites to the old quiz; these links should be updated to reflect the new resources. The resources should be shared widely with various city departments (planning, housing emergency management), Community Emergency Response Teams (CERTs), neighborhood associations, community groups, and other jurisdictions. The resources can be used in conjunction with existing programs and outreach campaigns around seismic safety, housing, or local hazard mitigation planning. Additional copies of the printed Field Guide may be available by request.

Steve Heminger

Attachments:

- Presentation

SH: an

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EARTHQUAKE FIELD GUIDE & HOUSING QUIZ

Spotting Common Problems
in Bay Area Housing



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Dana Brechwald
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dbrechwald@bayareametro.gov

resilience.abag.ca.gov | homequakequiz.org



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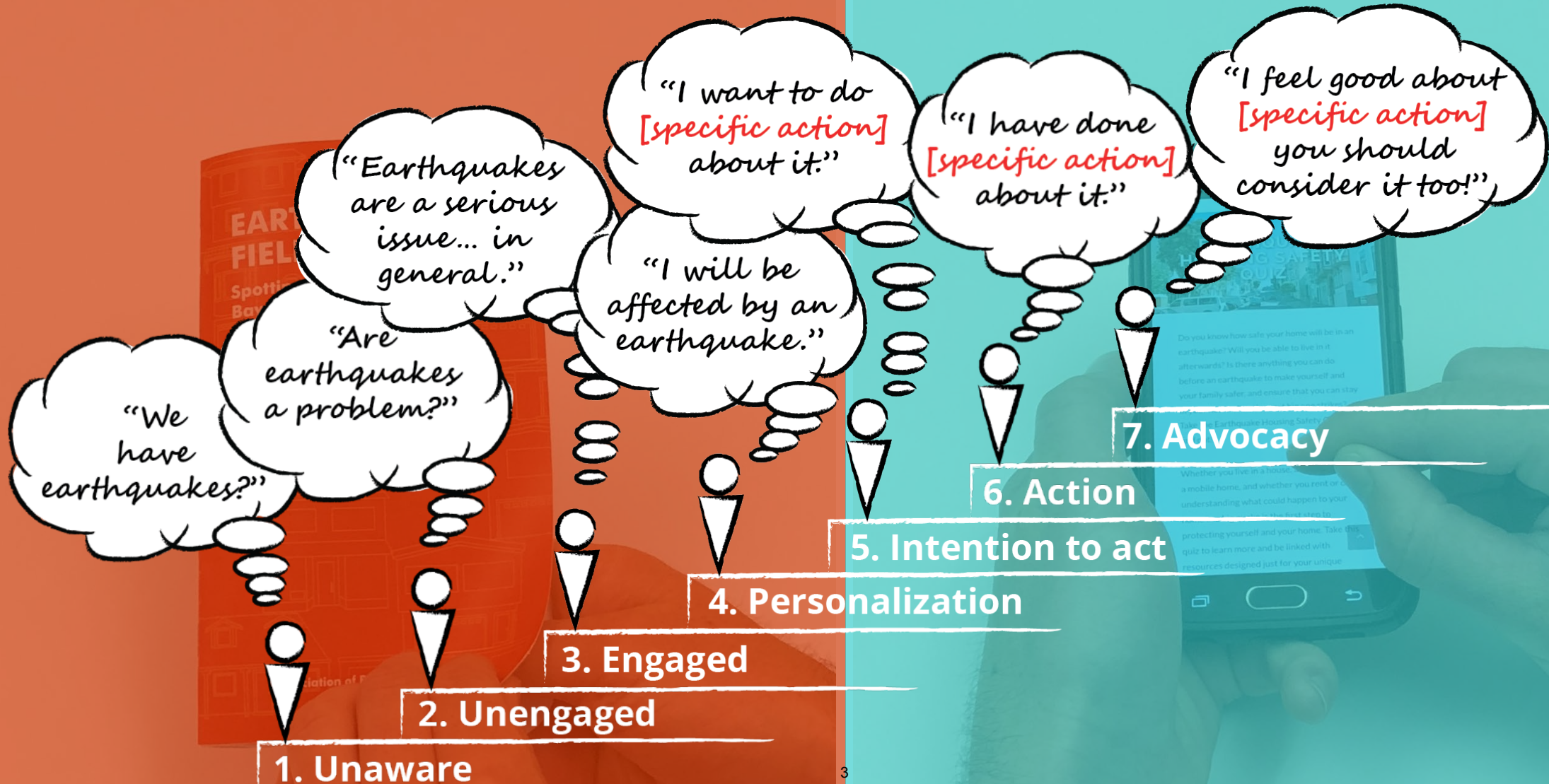
resilience.abag.ca.gov | homequakequiz.org



EARTHQUAKE FIELD GUIDE

EARTHQUAKE HOUSING SAFETY QUIZ

Agenda Item 8 Attachment 1



EARTHQUAKE FIELD GUIDE

Housing Type



Identifying Features

The visual clues to help you ID homes from the street.



Commonly Found With

Some homes fit more than one type, we highlight common hybrids.

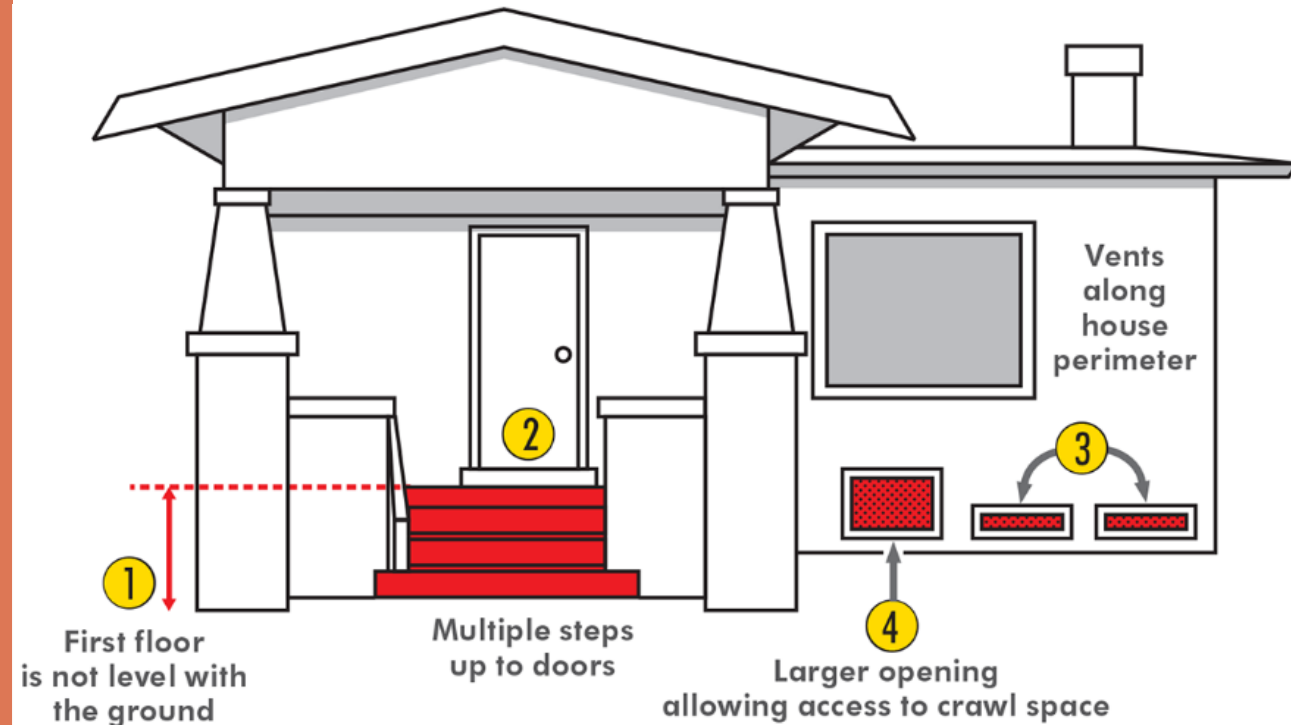


Common Problem in an Earthquake
A description of common damage patterns for the building type.



Next Steps

Spoiler Alert! It's always to take the quiz.



EARTHQUAKE HOUSING SAFETY QUIZ

Three Unique Quizzes

- Single Family Homes
- Multi-Family Homes
- Mobile or Manufactured Homes

Three Sections in Each

- Geologic Hazards
- Structural
- Non-Structural

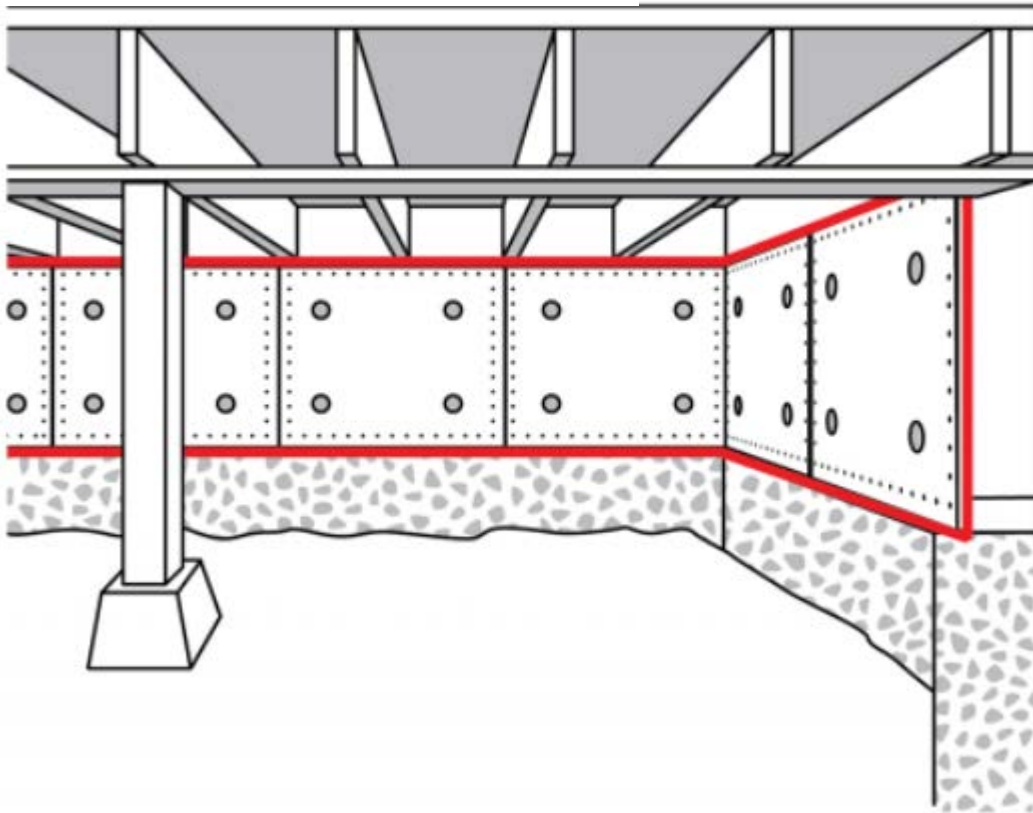
Adaptive Questions

The user is only asked relevant questions.

Resources to Help Answer Questions

Resource Page to explain complex concepts

Wood studs with a qualifying retrofit



If the portions of the wall at the perimeter are covered with plywood or oriented strand board (OSB) and you cannot see wood studs, this is a sign that your cripple wall may have been retrofitted. If you have participated in a program such as the California Earthquake Authority's Earthquake Brace and Bolt Program or using Standard Plan Set A, choose "Wood studs with a qualifying retrofit." If you have a retrofit that was not part of a program, please consult a contractor to evaluate your retrofit.

EARTHQUAKE HOUSING SAFETY QUIZ

Agenda Item 8 Attachment 1

PRONE TO CRAWL SPACE COLLAPSE

How safe is my home in an earthquake?	How livable is my home after an earthquake?	How much does retrofit typically cost?	Is this a high priority retrofit?
TODAY Medium safety	TODAY Low livability	\$1,000 to \$10,000	Yes
AFTER RETROFIT High safety	AFTER RETROFIT High livability		

What does this mean and what do I do next?

If the crawl space framing is not bolted to the foundation, the home can slide off the foundation. If the crawl space is not properly braced with plywood, all or a portion of the crawl space can experience significant lean or collapse.

Strengthen crawl space walls. If the cripple wall is under 7 feet, you may be able to do this yourself or with a contractor. For taller cripple walls, consult a civil or structural engineer or architect.

> [MORE INFORMATION.](#)

Outcomes Page

Organized by the three sections of the Quiz

- Geologic
- Structural
- Non-Structural

Four Dimensions to help make decisions

- Safety
- Liveability
- Retrofit Cost
- Priority

Resources

When available, links to guidance, standard plan sets, or funding are shared.

HOW YOU CAN HELP

Use it yourself!

Amplify homequakequiz.org

- On your website – change old links!
- As part of your local programs and outreach
- Share with your partners and neighboring communities

Request additional copies of the printed Field Guide

- We're making 10 copies available to local jurisdictions
- We're making 3 copies available to other organizations

Adapt elements for your needs

- All the elements can be adapted for local programs and outreach materials

The Field Guide & Housing Quiz were supported by two USGS grants.



Visit
homequakequiz.org