

Metropolitan Transportation Commission and the Association of Bay Area Governments Regional Advisory Working Group

November 5, 2019

Agenda Item 2

Vital Signs: Land & People Update

Subject: Summary of findings from recent updates to Vital Signs Land & People indicators.

Background: The Vital Signs performance monitoring initiative was a key implementation action of *Plan Bay Area*, allowing residents to view and interact with data for 41 indicators across the themes of transportation, land & people, the economy, the environment, and equity. Data are available over time and across geographies, allowing users to view historical trends and compare conditions across Bay Area counties, cities, and even neighborhoods, depending on the geographic specificity of the data available. Since the site was launched in 2015, over 100,000 users have visited the Vital Signs website, with traffic increasing by over 25 percent between Fiscal Years 2018 and 2019.

Data for the five Land & People indicators are scheduled to be published on the Vital Signs website later in November. Staff will present an advance preview of findings from this data update.

Key Findings

- **Bay Area jurisdictions issued permits for the largest number of units since 2003.** Collectively, Bay Area jurisdictions issued permits for 27,000 units in 2017, a 35 percent increase over the previous year. This increase was powered by a spike in permits for housing units in multi-family buildings across the region, as well as a sizeable increase in the number of permits issued by Alameda County jurisdictions. The 2017 permitting rate was on par with permit levels seen prior to the Great Recession, though remains significantly below historic highs that occurred in the 1970s and 1980s.
- **One in five units for which permits were issued will be affordable to households earning less than 120 percent of the Area Median Income (AMI) threshold.** Permits for housing affordable to very low-, low- and moderate-income households continued to constitute the minority of all permits issued in 2017. That said, San Francisco and Alameda counties issued permits for over 1,000 affordable units each in 2017, nearly double the number of affordable housing permits issued in the previous year. San Mateo County also significantly increased its affordable housing permitting rate, tripling the number of affordable unit permits issued between 2016 and 2017.
- **Housing production stagnated between 2017 and 2018, despite recent growth in permitting rates.** The housing production rate dipped in 2017 due in part to the loss of thousands of housing units during the North Bay wildfires. In 2018, housing production occurred at roughly the same rate as the previous year, with the region adding 15,000 new housing units. Lackluster housing production numbers for 2018 can be attributed in part to plummeting production rates in San Francisco and Santa Clara counties, each of which produced over 2,000 fewer units in 2018 than in the previous year.
- **The region continued to see limited greenfield development when compared to previous decades and other large U.S. metro areas.** Since 2010, the Bay Area's urban footprint grew by 11,000 acres, or around 1,800

acres per year. This rate of greenfield development is half of what was seen in the first decade of this century and a third of the rate of development in the 1990s. This can be attributed to a reduction in demand for suburban housing and the success of urban growth boundaries in curtailing greenfield development.

- **Jobs continue to concentrate in San Francisco and Silicon Valley.** The region added 850,000 jobs between 2010 and 2018, bringing the region's employment total to over 4 million total jobs. When examining the distribution of jobs across 20 subcounty geographies consisting of one or more cities, San Francisco and North Santa Clara County are home to close to half of all jobs in the region, a share that has grown in the past decade due to intensive job growth in these two geographies. Since 2010, San Francisco and North Santa Clara County accounted for 32 percent and 23 percent of all jobs created, respectively. Meanwhile, the remaining 18 subcounties each accounted for less than 10 percent of all job growth over the same time period.

Issues: None

Next Steps: Updates to select Transportation indicators will be published on the Vital Signs website in early 2020.

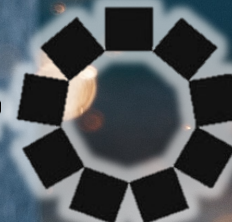
Attachments: **Attachment A:** Presentation

LAND & PEOPLE UPDATE
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REGIONAL ADVISORY WORKING GROUP
NOVEMBER 5, 2019

VITAL SIGNS



MTC



ABAG



BAAQMD



BCDC

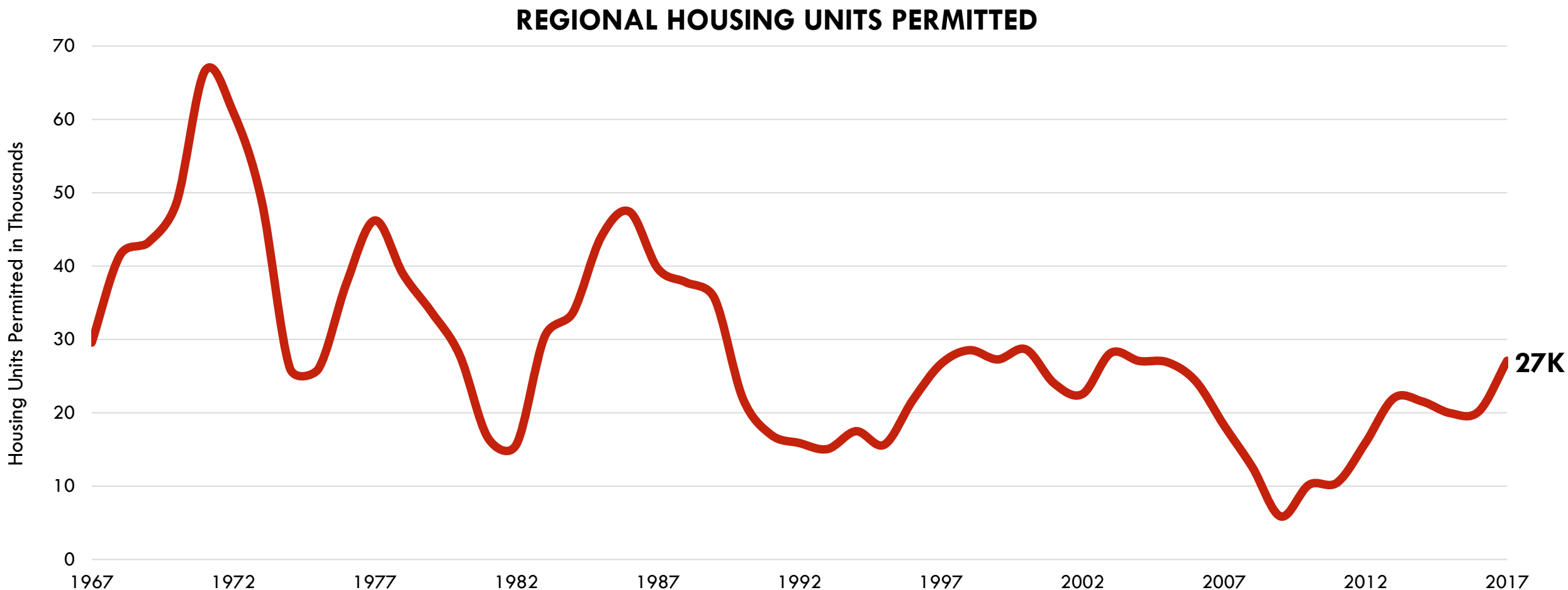


BARC₁

- 1 In 2017, Bay Area jurisdictions issued permits for the largest number of units since 2003.
- 2 One in five units for which permits were issued will be affordable to very low-, low-, or moderate-income households.
- 3 Housing production stagnated between 2017 and 2018, despite recent growth in permitting rates.
- 4 The region continued to see limited greenfield development when compared to previous decades and other large U.S. metro areas.
- 5 Jobs continue to concentrate in San Francisco and Silicon Valley.

REGIONAL PERFORMANCE

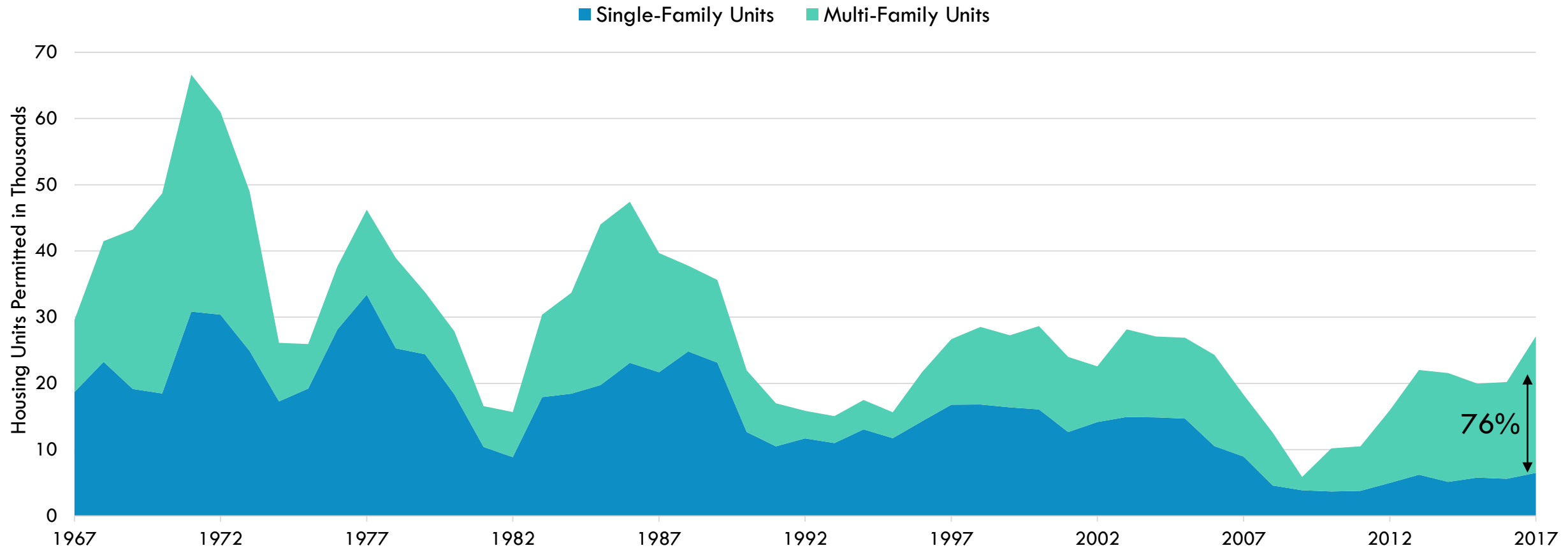
Despite a significant increase since the Great Recession, permitting remains well below mid-20th century levels.



REGIONAL PERFORMANCE

Across the region, 76 percent of units for which permits were issued are multi-family units.

REGIONAL HOUSING UNIT PERMITS BY BUILDING TYPE

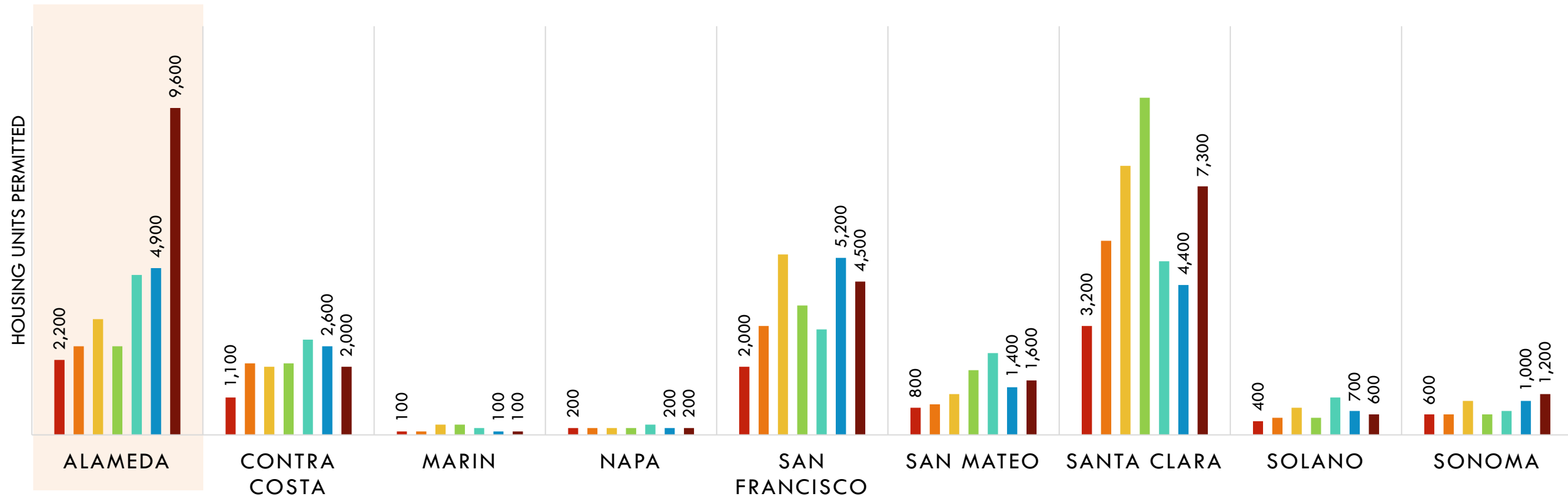


LOCAL FOCUS

Alameda County issued permits for nearly 10,000 units in 2017, double the number of permits issued in 2016.

ANNUAL HOUSING UNIT PERMITS

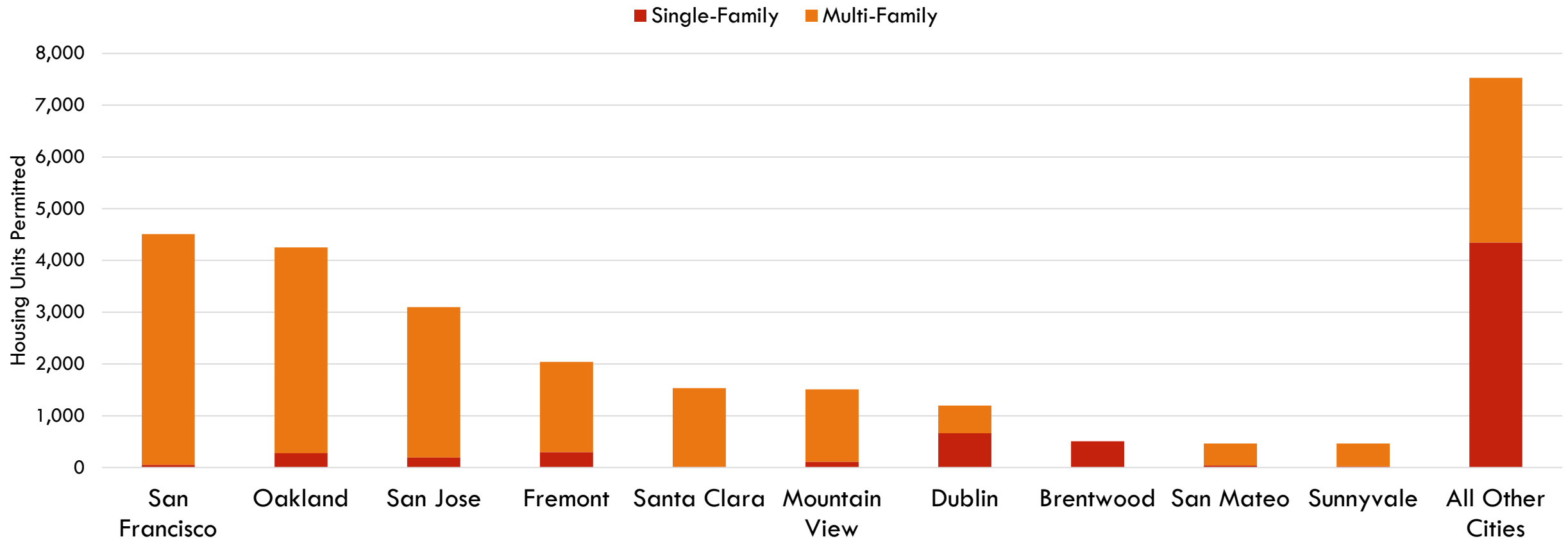
■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ 2017



LOCAL FOCUS

Of the ten jurisdictions that issued permits for the largest number of units in 2017, three are located in Alameda County.

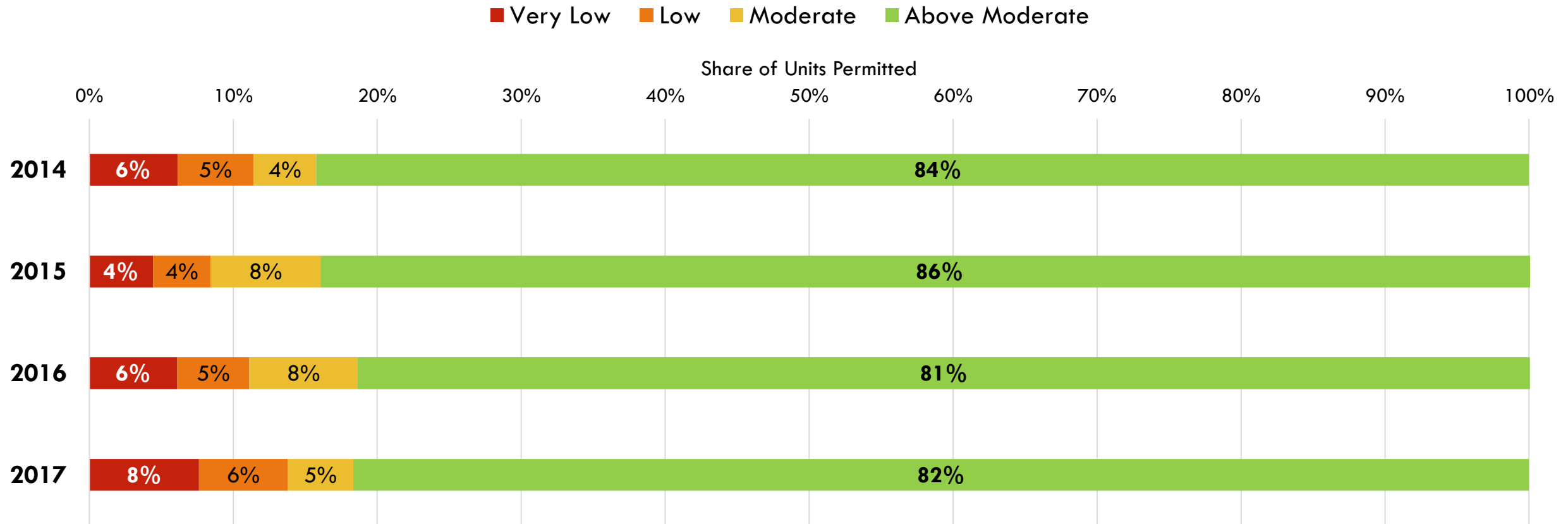
CITIES THAT ISSUED PERMITS FOR THE MOST UNITS IN 2017 BY HOUSING TYPE



- ① In 2017, Bay Area jurisdictions issued permits for the largest number of units since 2003.
- ② **One in five units for which permits were issued will be affordable to very low-, low-, or moderate-income households.**
- ③ Housing production stagnated between 2017 and 2018, despite recent growth in permitting rates.
- ④ The region continued to see limited greenfield development when compared to previous decades and other large U.S. metro areas.
- ⑤ Jobs continue to concentrate in San Francisco and Silicon Valley.

REGIONAL PERFORMANCE

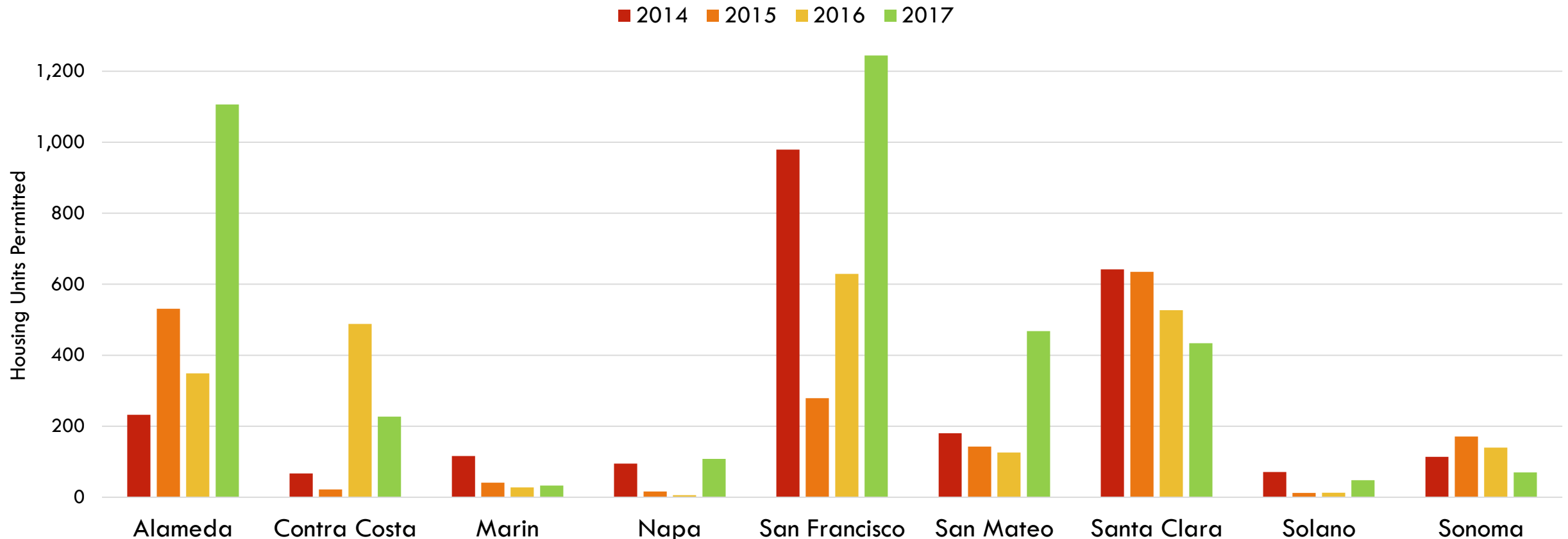
Permits for affordable housing – low- and very-low income units – accounted for just 14 percent of all permits.

BREAKDOWN OF REGIONAL HOUSING UNIT PERMITS BY AFFORDABILITY LEVEL

LOCAL FOCUS

San Francisco has issued the largest number of permits for affordable units of any county in three of the past four years.

AFFORDABLE HOUSING UNIT PERMITS BY COUNTY



Note: Affordable housing units are housing affordable to very low- and low-income households

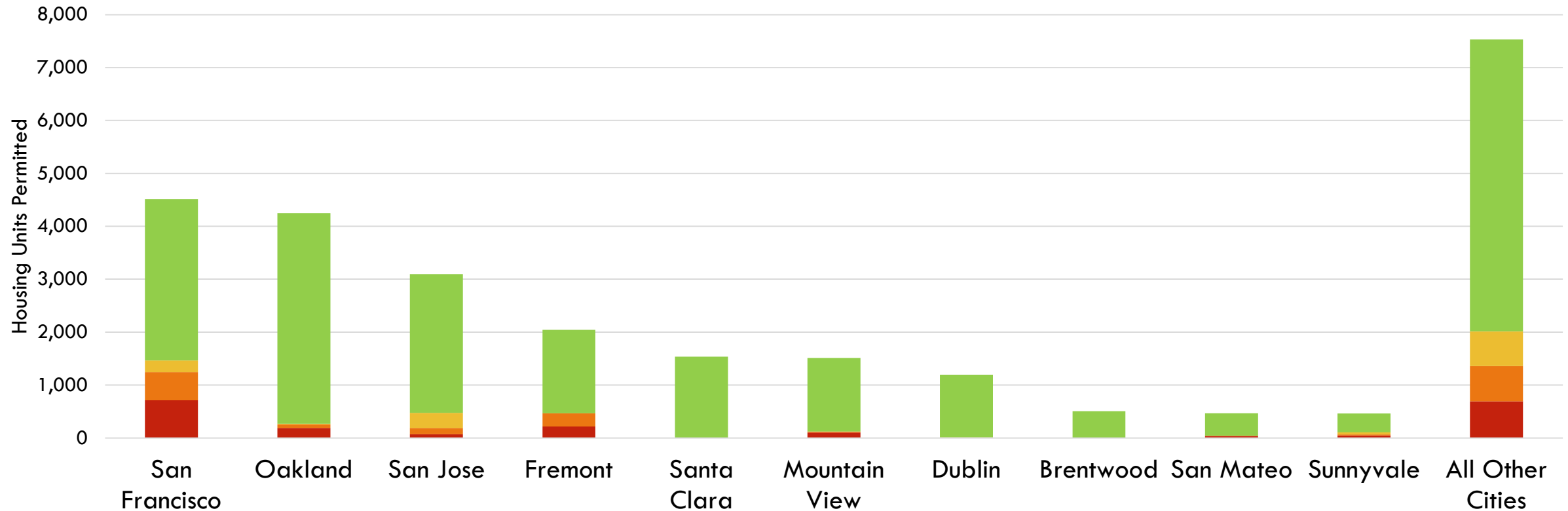
Source: ABAG-MTC Housing Permits Database (2014-2017)

LOCAL FOCUS

Affordable housing units constituted 27 percent of all units for which permits were issued in San Francisco.

CITIES THAT ISSUED PERMITS FOR THE MOST UNITS IN 2017 BY AFFORDABILITY LEVEL

Very Low Low Moderate Above Moderate

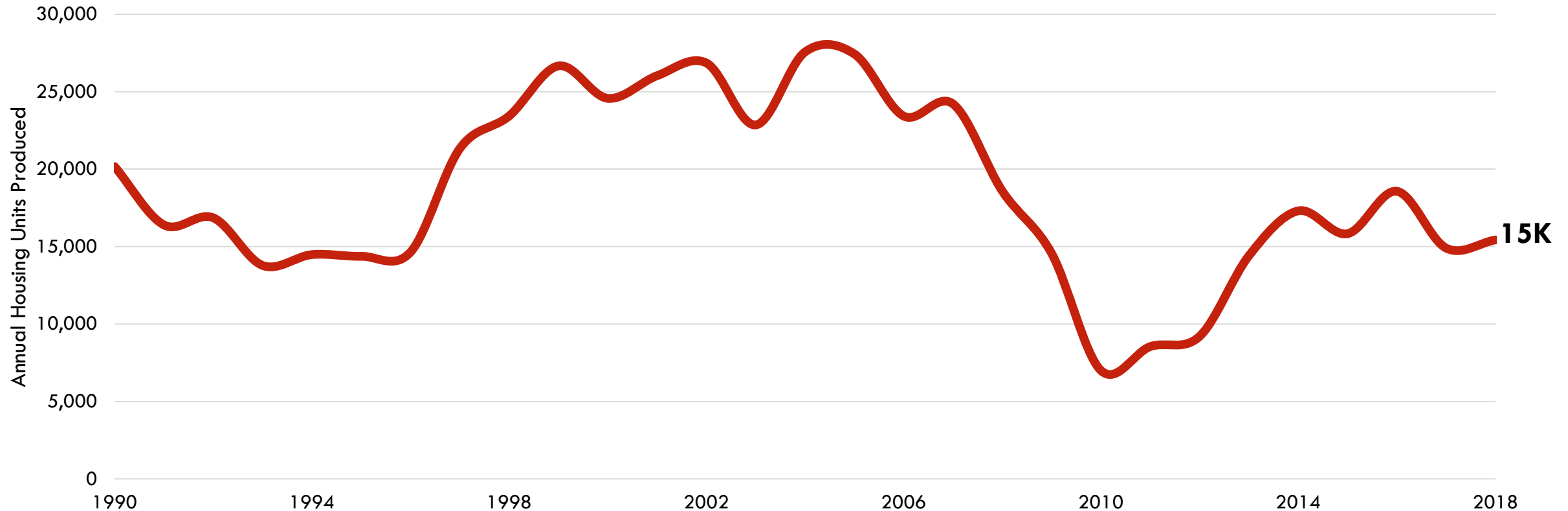


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REGIONAL PERFORMANCE

The Bay Area added 15,000 new housing units in 2018, a slight increase over the previous year's production total.

ANNUAL REGIONAL HOUSING UNITS PRODUCED

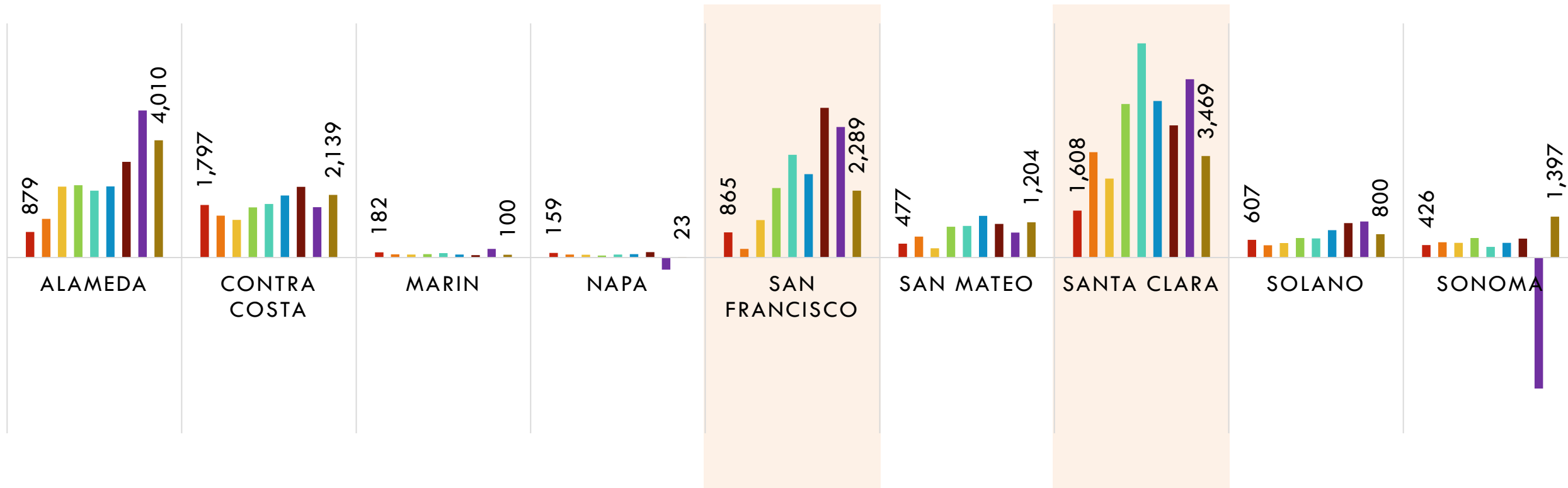


LOCAL FOCUS

Housing production fell by nearly 50 percent between 2017 and 2018 in San Francisco and Santa Clara counties.

ANNUAL HOUSING UNITS PRODUCED BY COUNTY (SINCE 2010)

■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ 2017 ■ 2018

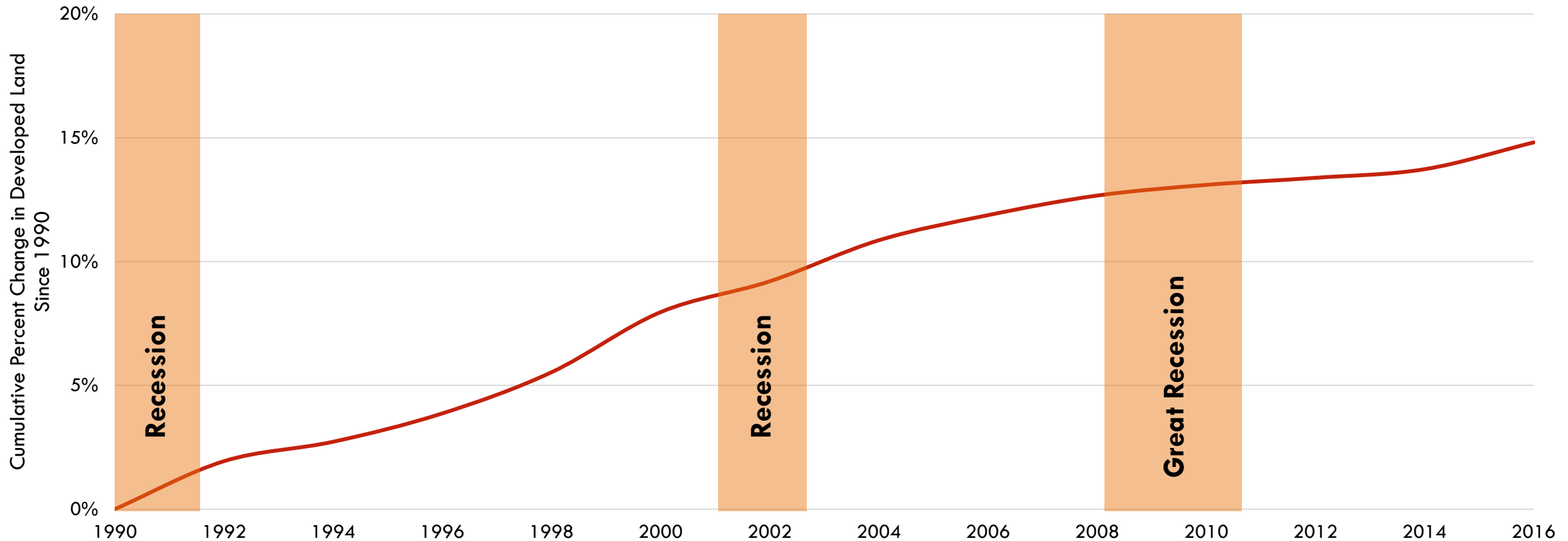


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REGIONAL PERFORMANCE

Regional growth in developed land has slowed since the Great Recession.

REGIONAL PERCENT CHANGE IN DEVELOPED LAND SINCE 1990

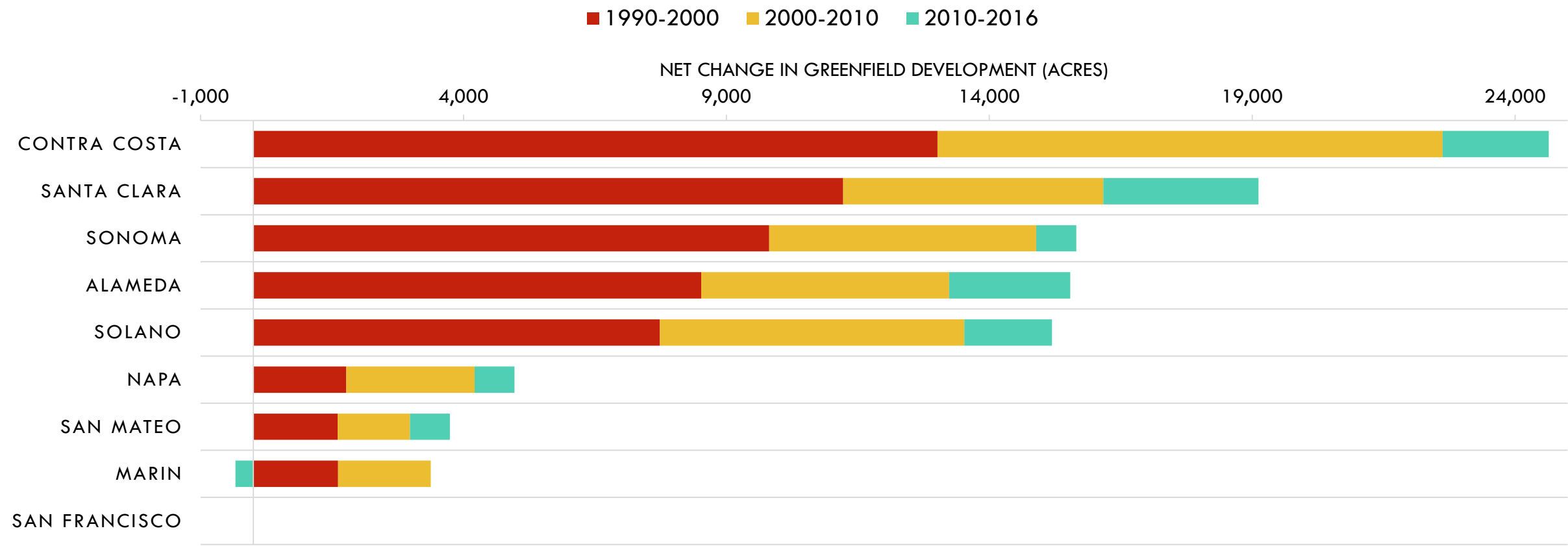




LOCAL FOCUS

Greenfield development has declined significantly in recent years in every county in the Bay Area.

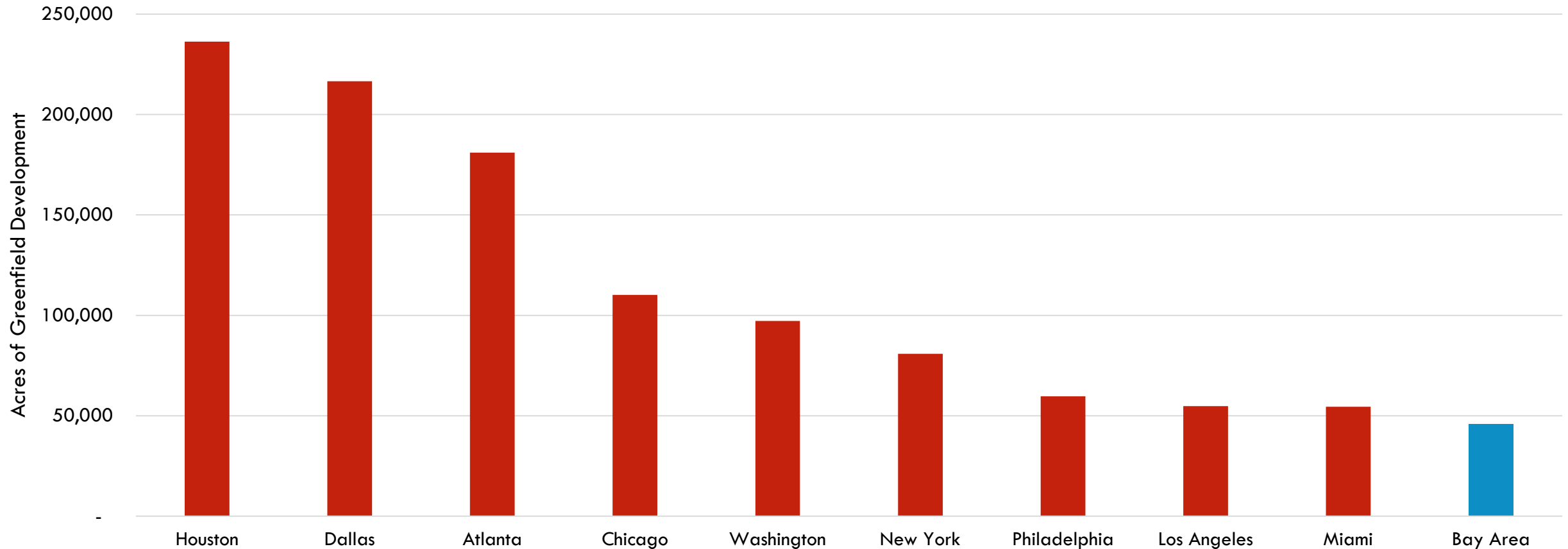
COUNTY GREENFIELD DEVELOPMENT GROWTH AND DECLINE BY DECADE



NATIONAL CONTEXT

Houston and Dallas have seen their urbanized acres grow at a rate five times that of the Bay Area since 2000.

GREENFIELD DEVELOPMENT BY METRO AREA (2000 to 2017)



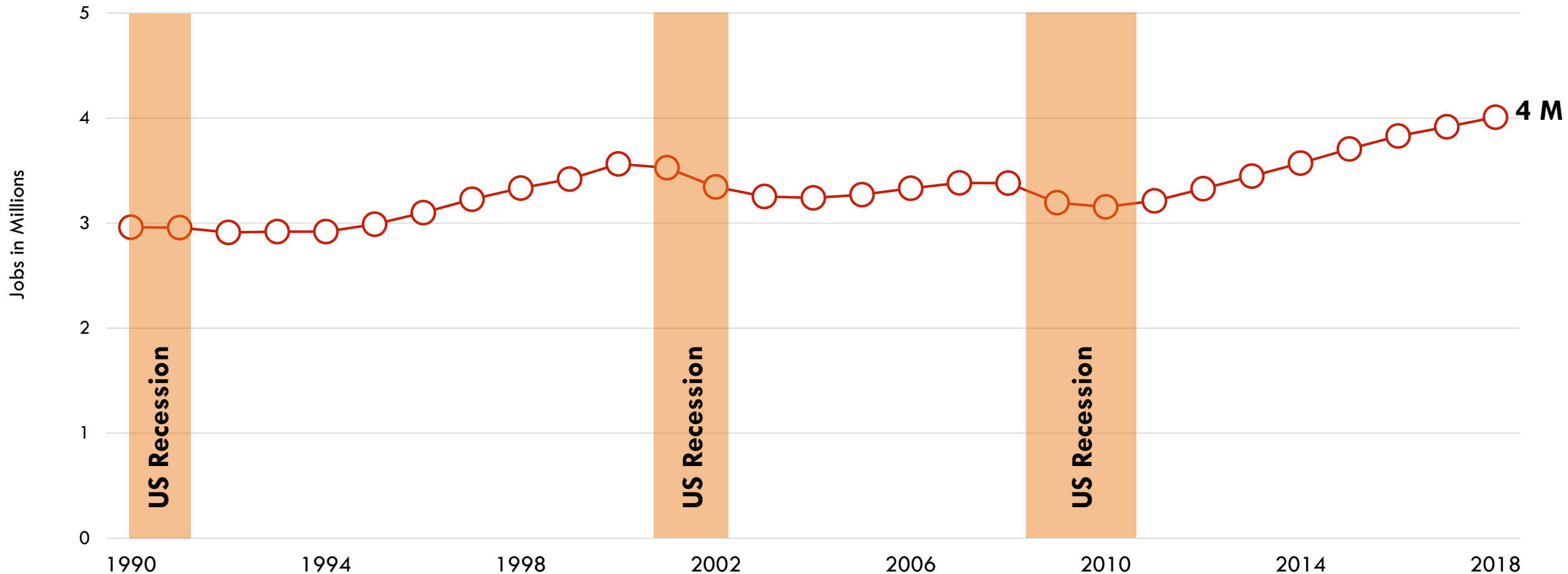
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REGIONAL PERFORMANCE

The Bay Area surpassed the pre-Recession peak in number of jobs in 2014, with employment continuing to grow.

REGIONAL JOBS

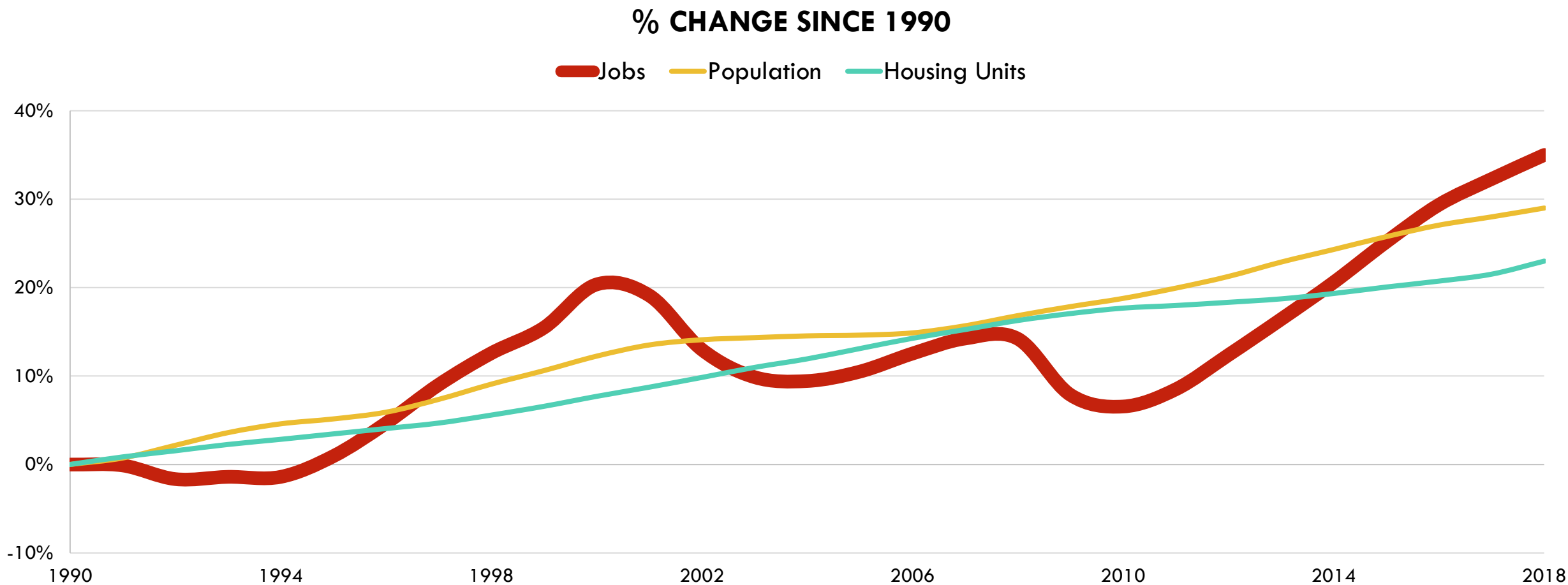


Source: California Employment Development Department (EDD)



REGIONAL PERFORMANCE

Growth in regional employment has outpaced growth in population and housing supply since 1990.





LOCAL FOCUS

San Francisco and Silicon Valley are the region's primary job centers, accounting for close to half of all Bay Area jobs.

EMPLOYMENT BY SUB-COUNTY – 2017 ESTIMATE IN THOUSANDS



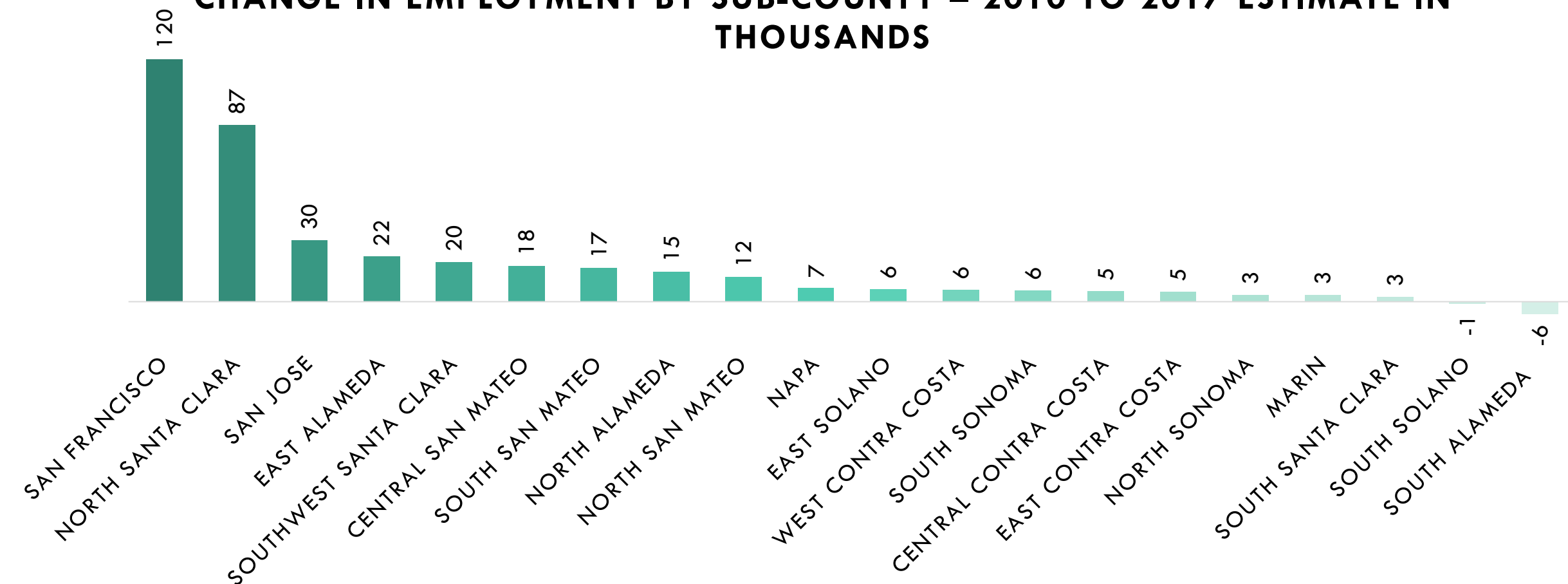
Source: American Community Survey 2017; note that North Alameda County includes the City of Oakland



LOCAL FOCUS

Job growth remains concentrated in San Francisco and Silicon Valley, with limited growth in the rest of the region.

CHANGE IN EMPLOYMENT BY SUB-COUNTY – 2010 TO 2017 ESTIMATE IN THOUSANDS



Source: American Community Survey 2010-2017; note that North Alameda County includes the City of Oakland



QUESTIONS?

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