

ABAG  
July/Aug 2006



# Service Matters

## A Place to Call Home: Housing in the San Francisco Bay Area

The recently released Association of Bay Area Governments (ABAG) report, *A Place to Call Home: Housing in the San Francisco Bay Area*, focuses on the Bay Area's housing shortage. It is designed to spur a region-wide conversation about how we, as a regional community, can incorporate housing into the existing fabric of our neighborhoods. Each Bay Area city, town, and county will receive copies of *A Place to Call Home*.

As documented in the report, Bay Area housing costs are high because there are not enough homes to meet the demand. There are many factors that have contributed to reduced regional housing production, including fiscal policies, government regulation, inadequate funding, and community resistance. At the same time, many Bay Area communities have taken steps to encourage housing construction. This report recognizes these achievements and captures specific strategies to meet the continuing regionwide housing need.

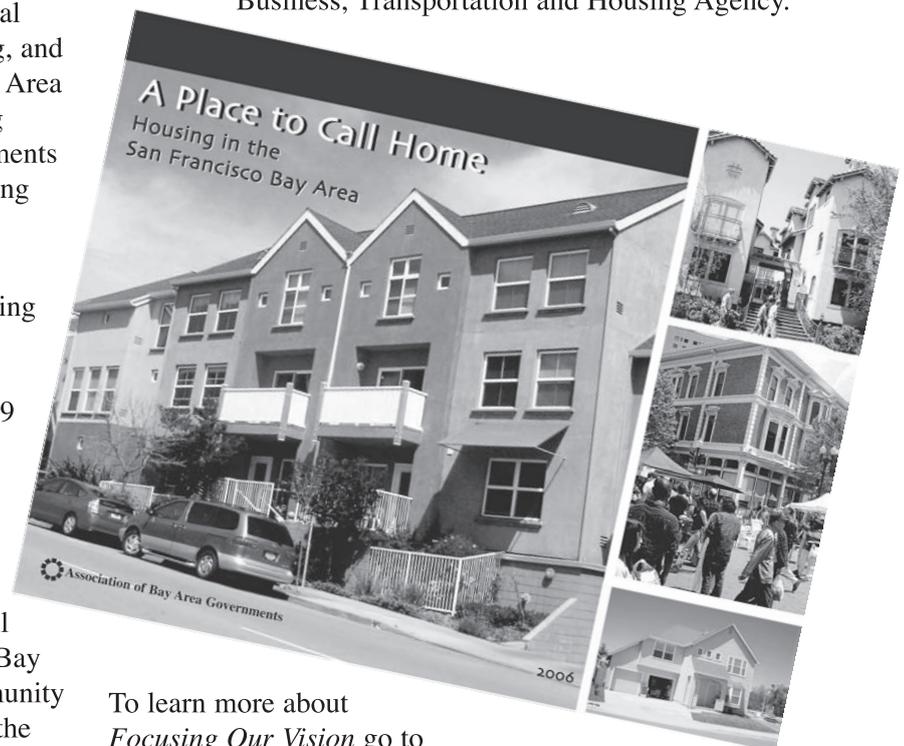
### Report Highlights

Bay Area communities have made progress in meeting its housing needs. As part of the State-mandated Regional Housing Needs Allocation (RHNA), each city and county was assigned housing goals for 1999 to 2006 across a range of incomes. During this period, the Bay Area permitted 80 percent and constructed 73 percent of its goals. Jurisdictions met 34 percent of the target for very low-income housing, 70 percent for low-income housing, and 29 percent for moderate-income housing. More still needs to be done. *A Place to Call Home* notes that Bay Area residents, governments, businesses, and community groups must still decide how best to accommodate the expected addition of a million people by 2020.

### The Report Signals Next Steps

As the region begins the next update of the state-mandated RHNA to encourage planning for the production of more housing, *Focusing Our Vision*, a

regional planning initiative, has commenced. The aim is to meld regional and local development goals into more "focused" and shared planning strategies, jointly owned by the region and its cities, towns, and counties. It builds on the Bay Area's *Smart Growth Strategy/ Regional Livability Footprint Project* and the broad vision of a network of neighborhoods and regional planning goals that emerged in 2002. *Focusing Our Vision* is a project of the Association of the Bay Area Governments and the Metropolitan Transportation Commission, and supported by the Bay Area Air Quality Management District. It is partially funded by a grant from the State of California Business, Transportation and Housing Agency.



To learn more about *Focusing Our Vision* go to [www.bayareavision.org](http://www.bayareavision.org). To download or purchase a copy of *A Place to Call Home: Housing in the San Francisco Bay Area*, (\$20 + shipping), visit ABAG's website at [www.abag.ca.gov/planning/housingneeds/resources.html](http://www.abag.ca.gov/planning/housingneeds/resources.html).

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## RAPC Will Update Regional Airport Systems Analysis

The Regional Airport Planning Committee (RAPC) is undertaking an update analysis of regional airport systems. The last analysis, adopted in January 2001, indicated that future passenger demands could not be met without additional system capacity. The new update will revisit ways to best provide additional airport capacity in light of structural changes in the aviation industry and the changes in demand experienced after 9/11. At the Committee's next meeting on **July 28th**, staff will present a proposed work program outlining the steps needed to investigate alternative ways to meet expected demand. It is estimated that this will take several years to complete. The *Regional Airport Systems Analysis* is adopted by MTC as an element of the Regional Transportation Plan (RTP).



### About RAPC

ABAG formed RAPC in the early 1970s to undertake regional airport planning for the San Francisco Bay Area. The committee later became an ABAG/MTC committee after MTC was formed in 1971. The Bay Conservation and Development Commission (BCDC) was added as a convener member in 2004. ABAG has three appointees who serve on RAPC: **Hayward** Councilmember Bill Ward, past chair of RAPC; **South San Francisco** Vice Mayor Rich Garbarino, recently elected RAPC Vice Chair; and **Windsor** Mayor Sam Salmon. Contact these ABAG representatives or ABAG Senior Regional Planner Patricia Perry at 510-464-7957 for more information on RAPC or the analysis update.



### Water-linked Transit Oriented Development

Water-linked transit oriented development (TOD) is transforming the urban waterfronts of San Francisco, Vallejo, Hercules, Alameda, Oakland, and other cities circling the Bay. This was the focus of a symposium sponsored by the San Francisco Bay Area Water Transit Authority, ABAG, and others on Friday, June 23, 2006, at the World Trade Club in San Francisco. More than 130 attendees representing local government, business, public and private policymakers heard **Pat Jacobsen, CEO of Greater Vancouver Transportation Authority, dialogue with WTA CEO Steve Castleberry (pictured above)** on the Vancouver waterfront TOD story. Other panelists highlighted case studies that demonstrated how to navigate the development process successfully to create well designed, compact, mixed-use, water-linked transit villages. For more information, visit [www.watertransit.org](http://www.watertransit.org).

## Walnut Creek Sets Housing Cap A Model Approach

The City of Walnut Creek passed a housing policy that demonstrates its commitment to addressing housing need, using the Regional Housing Need Determination numbers (RHND) as its cap for land use planning. In April, the Walnut City Council adopted the City's new General Plan, General Plan 2025. With the adoption of the updated General Plan 2025, the City Council revised its Growth Management Program to specifically exempt affordable units and density bonus projects, while providing a limit on market rate housing that is no less than the City's RHND requirements. Specifically, Policy 9.3 (Chapter 4 - Built Environment) of General Plan 2025 states the following: "Establish a housing cap consistent with the Regional Housing Needs Determination allocation assigned to the City of Walnut Creek and exempt affordable units and density bonus units from the cap. Review the cap every five years for its adequacy in meeting the City's regional housing needs allocation." For more information on these housing policies, contact Clinton J. Loftman, City of Walnut Creek Housing Program Manager, at 925/943-5899.

## AB 1234 Ethics Training Offered For Public Officials

**ABAG is partnering** with the Institute for Local Government, the research affiliate of the League of California Cities, to provide required ethics training in December for public officials. As mandated by AB 1234, all elected and appointed officials are required to take two hours of ethics training every two years. This requirement applies if compensation is received for service or if expenses are reimbursed. This requirement must be satisfied by January 1, 2007, if officials were in office on January 1, 2006. Those coming into office *after* January 1, 2006, have one year from their first day of service to accomplish this training. *More information on public*

*service ethics and AB 1234 compliance resources is available on the Institute's website at [www.ca-ilg.org/trust](http://www.ca-ilg.org/trust).*

The second locally held **Ethics Training session** will be conducted on **December 11th from 10 AM until noon** at the MetroCenter Auditorium in Oakland by Joanne Speers, Executive Director of the Institute for Local Government. Workshop materials, refreshments, and proof of participation certificate are included in the registration fee of \$75 per participant. Register online at <https://secure.abag.ca.gov/authorizenet/ethics.html> to ensure your seat for this required training.

### Latest Release of Bay Area Index Available

#### The May release of the Bay Area Index

is available for public and private researchers at <http://planning.abag.ca.gov/bayareaindex/>. This tool, produced quarterly by ABAG, is a leading economic indicator used to validate basic modeling assumptions concerning near-term employment growth. Using data from the Bureau of Labor Statistics' Consumer Price Index, regional sales data, airline passenger activity, and Standard and Poors 500 Index, this economic index is calculated. This index also uses a circuit board book-to-bill ratio, which is a measure of the supply and demand for semiconductor goods. Employing 12 month moving averages, these data sources are equally weighted and calculated to produce the Bay Area Index. For more information, please contact Randy Deshazo at 510-464-7951 or [randyd@abag.ca.gov](mailto:randyd@abag.ca.gov).

### The San Francisco Bay Trail has a new logo!

**Thanks to the generosity** of the Bay Conservation and Development Commission, the Bay Trail logo was updated to better represent the Bay Trail as a pathway along the shoreline. The overall color scheme remained the same to preserve community recognition. ABAG's Bay Trail Project staff will be contacting cities, towns, park districts, and other shoreline trail managers in a region-wide effort to encourage placement of the new signs that are free to local jurisdictions.



## New Accounting Rule for Local Governments GASB #45—Accounting for Post Employment Benefits

**To help local jurisdictions** understand and implement GASB #45, a new accounting rule for post employment benefits, ABAG is organizing a one-day symposium in August for its members. GASB #45, which stands for **Government Accounting Standards Board (GASB) Statement No. 45**, requires the state and local governments to adopt an *accrual basis* of accounting for post employment benefits, instead of the “pay as you go” basis most employers currently use. Although this new rule primarily addresses all

non-pension post employment benefits, it most likely will have significant implications for other related fiscal matters, such as setting up qualified trusts, investment policies, labor negotiations, health plans, and credit rating. All public entities must adopt and comply with GASB #45 within the next three years. The symposium is **scheduled for August 18th at the MetroCenter Auditorium in Oakland**. For more information about symposium agenda and registration fees, contact ABAG Finance Director Joseph Chan at 510/464-7944.

# MARK YOUR CALENDAR!

## July 2006

July 20

**Legislation & Governmental Organization** 3:30 pm  
MetroCenter, ABAG Conference Room B

**Finance & Personnel Committee Meeting** 5:00 pm  
MetroCenter, ABAG Room 106B

**ABAG Executive Board** 7:00 pm  
MetroCenter, Auditorium

July 21

**ABAG / BAAQMD / MTC Joint Policy Committee** 10:00 am  
MetroCenter, Auditorium

July 27

**Housing Methodology Committee** 10 am – 12 Noon  
BCDC, McAteer Petris Conference Room, San Francisco

**Focusing Our Vision Technical Advisory Committee** 1 pm – 4 pm  
BCDC, McAteer Petris Conference Room, San Francisco

## August 2006

August 2

**Regional Planning Committee** 1:00 pm  
MetroCenter, Auditorium

August 10

**Bay Trail Steering Committee** 1:30 pm  
MetroCenter, ABAG Conference Room B

August 16

**ABAG POWER Executive Committee** 12 Noon  
MetroCenter, ABAG Conference Room B

August 24

**Housing Methodology Committee** 10 am – 12 Noon  
BCDC, McAteer Petris Conference Room, San Francisco

**Focusing Our Vision Technical Advisory Committee** 1:00 pm  
BCDC, McAteer Petris Conference Room, San Francisco

## Notable Numbers

### Housing Numbers

**3,700**

More housing units need to be built annually to meet Bay Area average population growth

**73%**

Of state-mandated housing allocation has been constructed in the Bay Area, or 29,446 housing units

**107%**

Of Contra Costa County's allocation, or 37,154 units, has been built

**40%**

Of all housing in Contra Costa County since 1999 has been constructed in Brentwood, Oakley and Antioch

**26,000**

Units have been produced in San Jose, 61% of Santa Clara County's allocation

**52,200**

Affordable housing units have been permitted in the Bay Area since 1999, or 34% of very low-income units, 70% of low-income units, and 29% of moderate-income units.

*ABAG 2006 Report: A Place to Call Home—Housing in the San Francisco Bay Area*

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