



# Service Matters

## Spring General Assembly Examines Housing and its Link to Economic Health

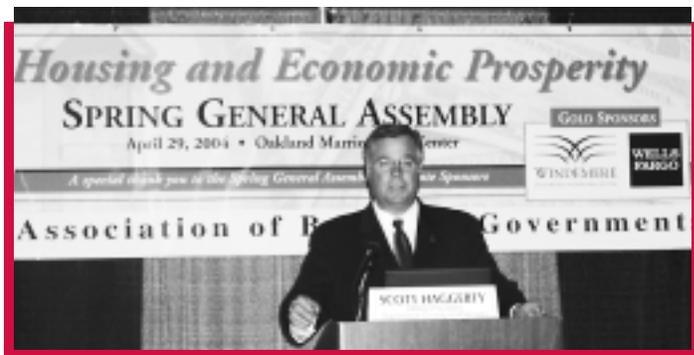
“The shortage of housing for Bay Area residents and the Bay Area’s workforce impacts every aspect of life in the region, in particular its economic health,” said **Alameda County Supervisor Scott Haggerty**, and President of the Association of Bay Area Governments, as he convened ABAG’s Spring General Assembly (GA) on April 29, 2004, at the Oakland Marriott City Center. The GA brought 200 Bay Area elected officials, California State representatives, housing developers, and other business and community leaders. The conference also included an ABAG Business Session where member city and county delegates approved the Budget and Work Plan—Fiscal year 2004-2005. Oakland Mayor Jerry Brown welcomed the conferees.

### Highlights

In framing the GA discussion of “Housing and Economic Prosperity,” Supervisor Haggerty observed, “We must recognize the interconnections between housing and our other community assets as we begin to look for new solutions beyond the traditional ways of addressing housing affordability and availability.” Keynote speaker **Anthony Downs**, Senior Fellow, Economic Studies, The Brookings Institution, synthesized the issue saying, “The region as a geographic entity must supply all its residents with the basic services and quality of life that will keep them happy and secure enough to do their jobs well...Among these ingredients is the most essential: the combination of a job and a place to live that are reasonably related to each other, considering not only income and cost on the one hand, but also location and travel requirements.”

Luncheon Speaker **Brad Inman**, Publisher and Founder, Inman News Features, called the overarching pursuit of the single family dwelling the essential American dream, and at the heart of the “politics of homeownership” and

the lack of affordable housing. GA panels were moderated by **San Jose Councilmember David Cortese and ABAG Vice President and Oakland Councilmember Nancy Nadel**, both bringing a broad range of housing expertise to the forum. Panelist **Glen Campora**, Program Manager, *Spring General Assembly cont. on page 2*



## ABAG Launches New Energy Partnership Program

Local governments can achieve energy and cost savings by improving energy efficiency in public facilities and ABAG’s new local government Energy Partnership program will help. The California Public Utilities Commission (CPUC) recently granted ABAG \$2.5 million to administer an informational energy efficiency program called the Local Government Energy Partnership Program (LGEP). The program is funded by Public Goods Charges collected from California utility rate payers and targets local governments in the ABAG and Association of Monterey Bay Area Governments (AMBAG) membership areas, with the exception of Marin County, which has its own program. LGEP also helps local governments create community-wide energy savings by developing energy policies and programs, and providing free workshops and information on energy efficiency topics relevant to local *Energy cont. on page 2*

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Housing Policy Development, California Department of Housing and Community Development, set the stage stating, "Housing affordability and housing production are key to meeting the needs of a growing population." **Mitch Solomon**, The Olson Company's Director of Land Acquisition, described the challenges to housing production—from limited supply of land, insurance liability, and entitlement risk, to the affects of prevailing wages and redevelopment issues.

**Tom Hart**, Deputy Director, California Redevelopment Association, illuminated the value of redevelopment: "Redevelopment renews California's communities and their economies: it attracts substantial investment, renews urban infrastructure, attracts and retains businesses and jobs in downtowns and neighborhoods, generates taxes and builds affordable housing." **Mary**

**Murtagh**, Executive Director of Ecumenical Association for Housing, highlighted the increased challenges and barriers to funding future affordable housing developments and maneuvering the "funding layer cake."

Best practices for meeting the housing demand were exemplified by **Anna Caballero**, Mayor of Salinas and League of California Cities' Chair of the Housing Opportunity Task Force. She described Salinas' aggressive and successful affordable housing policies and

programs that at the same time protect open space and agricultural lands. **Napa Councilmember Jill Techel** presented Napa's innovative planning process and success with creating a housing vision and increased housing production that the whole community helped create and support.

**Scott Haggerty**  
ABAG President,  
Alameda County Supervisor

**David Cortese**  
ABAG Vice President,  
Council Member, City of San Jose'

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## Energy *cont. from page 1*

governments. Cities with populations under 250,000, counties, and special districts are eligible to apply for program services.

ABAG will administer the program in partnership with AMBAG, the Local Government Commission (LGC), Energy Solutions, Brown, Vence & Associates, and John Deakin Associates. Awarded in January, the program will be rolled out over the next few months and will run through December 31, 2005. The program website is under development at <http://www.abag.ca.gov/lgep/>.

For more information, please contact Jerry Lahr at ABAG, at 510-464-7908 or email [jerryl@abag.ca.gov](mailto:jerryl@abag.ca.gov).

## Local Government Energy Partnership Program Services

Local Government Energy Program (LGE) energy services to be provided free of charge to eligible, enrolled local governments include:

- **Prioritizing public facilities savings opportunities.** Provide local governments with an overview of their facility energy consumption and costs to help local governments prioritize facilities with the highest potential for energy savings.
- **Facilitating energy audits, design assistance, and related support.** LGE staff will match the needs of each local government with existing utility and state energy programs and facilitate enrollees' participation in existing programs to ensure that existing resources are used to achieve potential energy savings in their facilities.
- **Providing sustained technical support.** Provide sustained technical support to help ensure that energy projects are fully implemented. This may include providing supplementary energy audits, applying for statewide incentives, reviewing designs for energy efficiency improvements, developing equipment specifications, assisting with contractor procurement, and arranging project financing.
- **Developing energy policies.** Work with local governments to identify community-wide energy needs and opportunities that can be addressed through government-sponsored policies and programs, including energy retrofit ordinances, general plan guidelines, green building goals, and other policy instruments.
- **Educating the community.** Help local governments identify and establish outreach methods unique to local governments, which can be used to promote local and statewide energy programs, initiatives, and messages.

## ABAG POWER Awarded Settlement from PG&E 56 Local Government Agencies Will Receive Settlement Totaling \$19.4 Million

ABAG POWER (ABAG Publicly Owned Energy Resources) has received a settlement from PG&E in the amount of \$19.4 million including interest. This negotiated amount represents energy savings owed to members of the ABAG POWER Electric Aggregation Program at the time of its suspension in 2001. Funds will be distributed to ABAG POWER members who had participated in the program through June 2001. The members represent 56 cities, counties, special districts, and agencies in the Bay Area and surrounding PG&E territory. The funds, along with other working capital deposits held by ABAG POWER to cover potential liabilities to the electric aggregation program, will be distributed over the next two months after a required “Electric Program Windup Agreement” is executed by each program member.

“This settlement is long awaited and returns to our local government members, who were part of ABAG POWER’s pooled electricity purchasing, the savings they should

have enjoyed years ago,” says Richard Averett, Chair of ABAG POWER Board of Directors and Finance Director of San Carlos. Jerry Lahr, ABAG POWER’s Program Manager, agrees and adds, “It is good to finally resolve this issue, so that ABAG POWER can fully concentrate on new programs to assist local governments with their energy needs.”

In March of 2001, ABAG POWER filed a complaint with California Public Utilities Commission (CPUC) for PG&E’s nonpayment of Competitive Transition Charge (CTC) credits owed to ABAG POWER. In April 2001, PG&E filed for bankruptcy, and the following September ABAG POWER filed a claim on PG&E with the bankruptcy court. Now, after more than three years, PG&E has finally emerged from bankruptcy and is paying its allowed claim in full, addressing the issue of CTC credits owed to jurisdictions and agencies. ABAG POWER’s settlement agreement is the result of multiple discussions, negotiations, and court approvals.

*Chin Ming Yang, ABAG Principal Regional Planner (third from left);*

*Gerald Raycraft, ABAG Planning Director (center); ABAG Executive Board Member Supervisor John Gioia, Contra Costa County (third from right); and Peter Melhus, Executive Director, Bay Area Alliance (right), recently travelled to Taiwan to share Bay Area insight on smart growth and public participation in planning. The group made presentations to four Taiwan counties. Taiwan’s Council for Economic Planning and Development sponsored the trip.*

### Taiwan Training Exchange



## FEMA Awards Grant to Prepare Regional Hazard Mitigation Plan



Cities and counties are required to have completed a Local Hazard Mitigation Plan as stipulated in the federal Disaster Mitigation Act of 2000 (DMA 2000). To assist local governments in meeting this requirement, ABAG has just

received a \$450,000 Federal Emergency Management Agency (FEMA) grant to prepare at a regional level the required Local Hazard Mitigation Plan for cities and counties to use.

Jeanne Perkins, ABAG Earthquake Preparedness Manager, announced that “the regional plan strategy with its local focus will commence with meetings, county by

county, of key officials involved in local risk assessment and mitigation.” This will include conducting workshops throughout the Bay Area to design the risk assessment and local mitigation portions of the plan. The intent is to structure the planning process so that it builds on local efforts and creates a “template” plan with sufficient flexibility for local jurisdictions to personalize and adopt.

Having a local hazard mitigation plan is a FEMA requirement for receiving post disaster mitigation funds, to mitigate “hazards” after an earthquake or flood to undamaged buildings at risk. This is a separate funding from the reimbursement jurisdictions receive from FEMA for “repairs” to public buildings and infrastructure damaged during a disaster.

For more information on this ABAG program, contact Jeanne Perkins at 510/464-7934 or JeanneP@abag.ca.gov.

## MARK YOUR CALENDAR!

### May 2004

May 14 1:30 p.m.  
Regional Agency Coordination  
Committee Meeting  
MetroCenter, Room 171

May 19 1:00 p.m.  
Inter-Regional Partnership Meeting  
MetroCenter Auditorium

May 20 3:30 p.m.  
Legislation & Governmental  
Organization Committee Meeting  
MetroCenter, ABAG Room 106B

May 20 5:00 p.m.  
Finance and Personnel Committee  
Meeting  
MetroCenter, ABAG Room 106B

May 20 7:30 p.m.  
Executive Board Meeting  
MetroCenter, Auditorium

### June 2004

June 9 11:00 a.m.  
Earthquake Hazards Outreach  
Committee Meeting  
MetroCenter, ABAG Room 106B

June 16 12:00 noon  
ABAG POWER Executive Committee  
Meeting  
MetroCenter, ABAG Room 106B

## ATTENTION DATE CHANGE

### FALL GENERAL ASSEMBLY

#### Taming Natural Disasters

October 6, 2004

Oakland Marriott City Center

In conjunction with the  
PACIFIC HOMELAND SECURITY AND NATURAL DISASTERS CONFERENCE AND EXPO  
October 5-6, 2004

For more information call 510/464-7900

General Assembly registration materials will be mailed in September

 Association of Bay Area Governments

## SAVE THE DATE

## Notable Numbers

**660,970**

New jobs are forecast for the Bay Area between 2005 and 2015, a 17% increase.

**#1**

Growth sector will be the services industry; followed by retail trade; manufacturing; government; and the finance, insurance, real estate industry.

**277,120**

New jobs are projected in services (includes health care, hotels, movies, and museums) between 2005 and 2015 with 94,950 of these jobs in business services (includes law and advertising firms).

**94,280**

New retail trade industry jobs are projected between 2005 and 2015.

**92,570**

New manufacturing industry jobs (food processing) are projected between 2005 and 2015 with 57,450 of these jobs in high technology.

**52,710**

New government industry jobs will be created between 2005 and 2015.

**42,010**

New finance, insurance, real estate industry jobs are projected between 2005 and 2015.

**Source: ABAG Projections 2003: A Smart Growth Forecast**

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