

ABAG
Sept/Oct 2002



Service Matters

Drafting A Smart Growth Vision: 2000-2020

The Smart Growth Strategy/Regional Livability Footprint Project

The Bay Area Smart Growth Vision is a work in progress. The first phase of public participation in the Smart Growth Strategy/Regional Livability Footprint Project* visioning exercise has been completed and the next phase of review by local governments and stakeholder groups has begun.

When the Smart Growth/Footprint Project began in 1999, three goals were identified:

- ◆ **Create a smart growth land use vision for the Bay Area** to minimize sprawl, provide adequate and affordable housing, improve mobility, protect environmental quality, and preserve open space.
- ◆ **Identify and obtain regulatory changes and incentives** needed to accomplish these objectives.
- ◆ **Develop 20-year land use and transportation projections** based on the vision and the likely impact of the new incentives- projections that can help guide the infrastructure investments of the Metropolitan Transportation Commission and other regional partners.

During the recently-completed phase of this visioning process, over 2,000 participants engaged in public workshops in each of the nine Bay Area counties. Contra Costa County undertook its own "Shaping our Future" second round workshop.

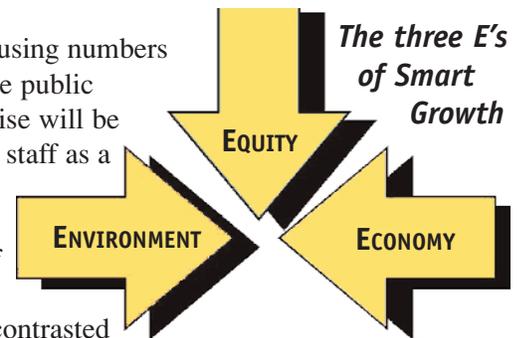
Participants, representing a broad spectrum of community interests, learned about planned land use patterns and their expected cumulative impacts. Then, in groups of ten, they engaged in a computer-assisted mapping exercise to create their ideal communities of the future. City and county participation was an important ingredient of the public process since all land use decisions and authority are, and will continue to be, the domain of local governments. This public participation workshop process produced a narrative description of the smart growth vision, a conceptual map of this vision, and a set of twenty-year job and housing growth numbers.

What happens next?

The Smart Growth Vision will be used to show regional agencies and the state legislature one example of the kind of Bay Area that could exist if regulatory changes and fiscal incentives aimed at helping the region grow smarter are secured.

The job and housing numbers generated by the public visioning exercise will be used by ABAG staff as a **starting point**

for the development of policy-based Projections as contrasted with the traditional trends-based Projections. The development of the policy-based Projections will include review and comment by cities and counties and other interested organizations prior to the document being formally considered for adoption by the ABAG Executive Board in early 2003. Review and comment opportunities will include the Fall General Assembly and multiple Regional Planning Committee and Executive Board meetings this fall and winter.

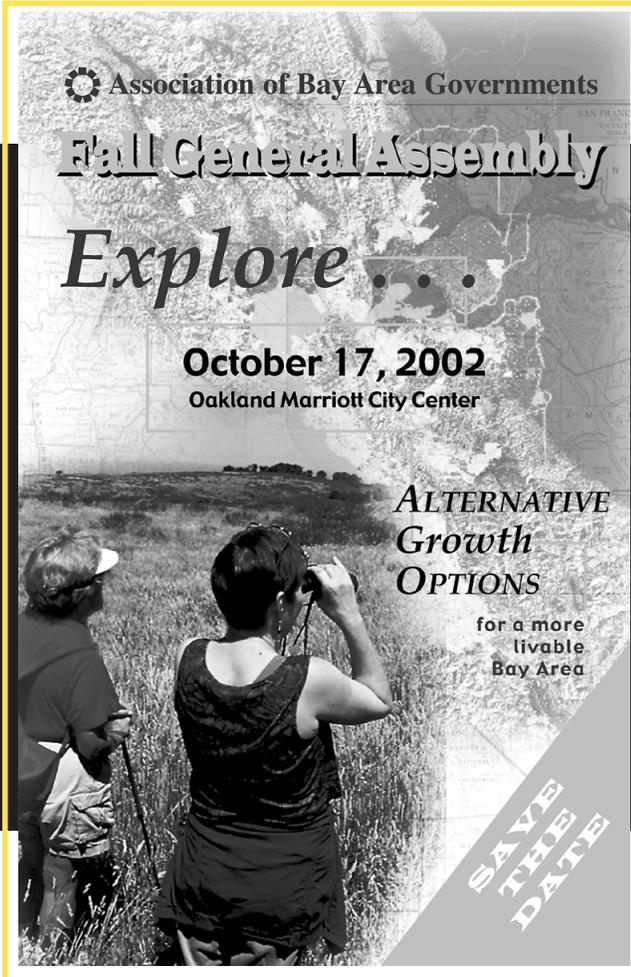


*The Smart Growth Strategy/Regional Livability Footprint Project is a regional planning effort of the Bay Area's five Regional Agencies (Association of Bay Area Governments, Metropolitan Transportation Commission, Bay Area Air Quality Management District, Bay Conservation and Development Commission, and Regional Water Quality Control Board) and the Bay Area Alliance for Sustainable Development, a multi-stakeholder coalition.

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Explore Alternative Growth Options Fall General Assembly October 17th

ABAG's Fall General Assembly will explore "Alternative Growth Options for a More Livable Bay Area" on October 17th at the Oakland Marriott. The preferred Smart Growth Alternative Vision 2002-2020 will be unveiled for regional review by city and county elected officials and stakeholder representatives. The "what and how" of Smart Growth will be explored by national and state smart growth leaders. Oregon Congressman Earl Blumenauer, founder and co-Chairman of the Congressional Livable Communities Task Force and national Smart Growth leader, California planning expert William Fulton, and Alex Marshall, author of *How Cities Work*, have been invited to participate along with a host of other local government officials. A panel discussion on local and state policies and incentives needed to invest in cities and counties and to implement a smart growth vision will be a vital part of the examination of the Bay Area Smart Growth Vision—next steps.

For more information, go to
www.abag.ca.gov/events/ga or call 510/464-7900.

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Smart Growth Vision cont. from pg. 1

How will the Policy-based Projections be used?

If a set of policy-based Projections is formally adopted by the ABAG Executive Board, they will have the following short and long term applicability:

- ◆ Underscore the Bay Area's commitment to growing in a "smarter" way and increase chances that regulatory changes and incentives can be obtained at the state level.
- ◆ Form the basis of the Metropolitan Transportation Commission's 2004 Regional Transportation Plan, thereby beginning to influence transportation funding decisions which in turn could begin to impact future growth patterns.
- ◆ Influence the plans of other regional agencies such as the Bay Area Air Quality Management District.
- ◆ Be used as a benchmark in the future to evaluate how well the Bay Area moves towards a smarter land use pattern.

Meeting the Water Challenge

Providing for water supply and ecosystem repair is a Bay Area challenge and a critical element in the balance of urban, agricultural, and environmental interests. Developing this kind of balanced and comprehensive water program is a driving factor behind the state-federal partnership known as the CALFED Bay-Delta Program (CALFED). Beginning in 1995 the CALFED Bay-Delta Program has served as a forum through which twenty-three federal and state agencies with regulatory or management responsibility for some aspect of the Bay-Delta coordinate their actions and evaluate their progress. To ensure that local governments have a voice in this process and contribute a valuable regional perspective, the ABAG Executive Board established the ABAG/CALFED Task Force (Task Force) in November 2000.

The 28-member Task Force is charged with restoring and maintaining a healthy San Francisco Bay and protecting the legitimate interests of Bay Area communities. Most importantly, it provides a unified Bay Area voice into the CALFED program and helps coordinate CALFED projects with Bay Area community needs. The Task Force also helps coordinate existing Bay Area Alliance for Sustainable Development and other planning efforts with water supply directions developed by CALFED.

Water Management and Smart Growth

The Task Force's Water Management Sub-Committee, chaired by **Redwood City** Councilmember Ira Ruskin, has focused on the current Smart Growth visioning dialogue—discussing the need to add more specific information on the impacts of smart growth on water demand. Water agency representatives on the committee are collaborating by lending their expertise to this evaluation. In response to Sub-Committee concerns, the final report of the Smart Growth/Livability Footprint Project will add two new and important segments: a case study provided by the Santa Clara Valley Water District and a general discussion about the relationship between population growth and water demand. The case study will estimate total water demand (residential and commercial) in **Santa Clara County** based on the final Smart Growth vision and a comparison of this demand to estimated demand under current general plans. This study will offer opportunities to extrapolate its findings to other areas of the region.

The general discussion section of the final Smart Growth Vision report will explore the potential benefits of water conservation and management associated with smart

growth planning principles like: narrow street widths, efficient and compact communities and water supply infrastructure, an emphasis on transit and pedestrian uses, and the clustering of development in less arid areas of the greater Bay Area.

This report segment will also include an estimate of the potential impact of smart growth development patterns on future pipeline and storage requirements, as well as the need to assist water agencies in policy development. A sampling of water-related regulatory changes or incentives needed to serve this growth, such as funding for infrastructure needed to use recycled for non-potable use, will also be included. The impact of local planning changes on water resources is an ongoing discussion and feedback from participating water districts and local governments is vital to efforts to reconcile supply and demand and to assist local governments.

The “Three P” Rule

The Water Management Sub-Committee's recent speaker, Carl Hauge, Chief Hydrogeologist for the State Department of Water Resources,



ABAG CALFED Task Force Meeting

highlighted issues of focus for two sub-committees of the Task Force on legislative/governance and ecosystem restoration. Hauge, a recipient of the California Groundwater Resources Association's Lifetime Achievement Award, explored California groundwater management and California law and recent legislation dealing with local agencies' groundwater management plans, stressing the important relationship between surface waters and groundwater resources. He noted that the Bay Region is somewhat underrepresented in state grant applications and funding for groundwater resource management activity. According to Hauge, the “three P” rule for groundwater protection is *Prevent, Prevent, Prevent*. Better management of water resources will require more conservation and use of recycled water, better protection of watersheds and groundwater recharge areas, pollution control, a regional approach to groundwater management, and better cooperation and coordination between water agencies and local governments.

For more detailed information on Task Force projects and analyses in water-related maps, visit www.abag.ca.gov/calfed or contact Kathleen Van Velsor, Senior Environmental Planner, at 510/464-7959 or kathleenv@abag.ca.gov.

Homeowners Learn About Earthquake Retrofit Stand UP to Quakes – Get Your Home in Shape

As we reflect on the aftermath and lessons learned from the 1989 Loma Prieta Earthquake this October, it is important to remember that disaster preparedness is necessary and achievable by both local jurisdictions and individual residents. ABAG’s Earthquake Program has issued a series of reports and guidelines and conducted workshops outlining preparedness steps and ways to reduce the severity of an earthquake’s impact. For example, ABAG analysis projects that more than 160,000 families will not be able to sleep in their damaged homes after the next big earthquake. To mitigate this displacement, educating homeowners about home strengthening has become an important, practical remedy.

This past spring, ABAG Earthquake Program offered *Home Strengthening* workshops in conjunction with the Red Cross and local jurisdictions. More than 100 residents in **Fremont** and **El Cerrito** attended the workshops, heard presentations from structural engineers and contractors, and received concrete information about the strengthening process. The workshop materials contained a quiz to help homeowners determine if strengthening was needed. *(This useful quiz is reproduced here and is available in color online at quake.abag.ca.gov/fixit/HomeRetrofitBooklet.pdf.)* Specific topics covered during the workshop included reviewing the building permit process, exploring estimated project costs, providing tips for finding an experienced contractor, establishing when

an engineer is needed, defining when homeowners can do the work themselves, and providing assistance with finding funding sources.

This successful and well-received workshop will be held in **San Mateo** and **Alameda Counties** this fall. Holding additional workshops in other locations is dependent on acquiring funding. More ABAG information on home strengthening is available at quake.abag.ca.gov/fixit/fixit.html. To learn more about the workshops or the ABAG Earthquake program, please contact Jeanne Perkins at 510-464-7934 or Jeannep@abag.ca.gov.

Take The Quiz:

Is your home healthy enough to stand up in a quake?

1. What shade does the shaking intensity map below show for your neighborhood?

- Black or Dark Gray is **7 points**
- Light Gray is **5 points**
- Medium Gray **3 points** _____

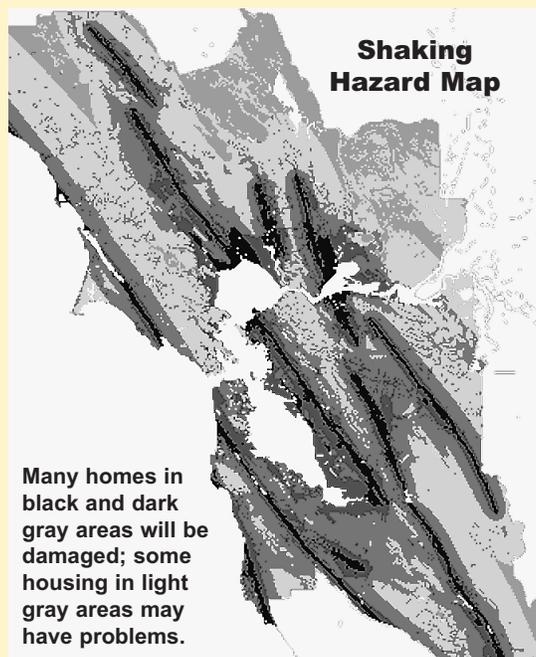
2. When was your home built?

- Before 1950 is .. **5 points**
 - 1950 - 1960 is .. **4 points**
 - 1961 - 1978 is .. **3 points**
 - 1979 - now is ... **1 point**
- _____

3. How tall is your home? (select MOST appropriate)

- 2 or more stories is **5 points**
 - Split-level or on hill is **6 points**
 - 1 story, 3 or more steps to front door is .. **4 points**
 - 1 story, less than 3 steps to front door is .. **1 point**
- _____

Total Points _____



If your home earned 13 or more points, it probably needs to be made stronger to keep you and your family safer, unless it has been strengthened in the last few years.

Post September 11th: Bay Area Emergency Services Planning

The need to improve inter-agency coordination and communication for emergency response has recently been re-emphasized as reports examining New York City fire and police departments' response after the attack on the World Trade Center are released. Since September 11th, local governments nationally have continued to prepare and update existing plans and activities to counter the threats posed by terrorism.

Bay Area offices of emergency services had already prepared for a wide variety of scenarios before the terrorist attacks of September 11th, but they recognized that they needed to update these plans to better prepare for future terrorist attacks. A year later, the Bay Area's offices of emergency services have all made some operational changes, with communication and coordination between emergency services, fire, police, and public health departments significantly increased. Local offices have also used available federal grants to improve responses to a variety of scenarios.

Sonoma County Emergency Services Coordinator Sandy Covall-Alves pinpointed initial actions and inter-agency coordination. "One of our first responses was to anthrax concerns. We worked with the Sheriff and the Department of Public Health. The preparation of an anthrax coordinated response plan gave all of the involved agencies a better understanding of how each operated."

Marin County's Emergency Services Manager, Chris Goodley commented further, "September 11th found us already reorganizing to better reflect National Fire Protection Standards. Since then, the department has worked to incorporate county leadership into the decision-

making process and to develop and implement a training program for staff throughout the county. A new emergency plan for Marin County Civic Center was also developed and an incident response program for the Golden Gate Bridge was released in early 2002."

Increased level of cooperation has strengthened this understanding of other departments' operations and thus improved the ability to respond to disasters of all types. Bay Area counties have conducted and are planning training exercises to test plans and interagency coordination. For example, Bill O'Callahan, District Coordinator, Sheriff's Office of Emergency Services, **San Mateo County**, noted that, "the county's interagency activities include conducting large scale training exercises this November and October of 2003."

Bob Powell, Manager, **Solano County**, Office of Emergency Services, indicated that Solano County has developed a county-wide terrorism working group of 56 members from various involved agencies. The group has held exercises every other month with a major field exercise planned for next year.

The **City and County of San Francisco** will be applying and testing new technologies to



combat terrorism throughout the city. One San Francisco location that will be tested first is the airport, according to Kent Paxton, Special Assistant, Mayor's Office of Emergency Services.

Not only has communication improved internally, but emergency services departments statewide are working together more closely than ever before on common issues, like shared infrastructure such as bridges. Even one year after September 11th, a daily teleconference with the state Office of Emergency Services is still on the agenda.

Need Relief from High Rates?

SHARP Workers' Compensation Pool Offers an Alternative

Workers' Compensation rates in California have skyrocketed during the past year and are expected to continue rising. Policies are being canceled and the market is restricting, leaving public agencies few choices. As a result, more agencies are turning to pooling as a way to control their costs.

ABAG manages a primary Workers' Compensation risk-sharing pool designed to provide small to medium-sized municipalities and agencies benefits that ordinarily would only be available to larger self-insured entities. Members choose deductibles from \$0 to \$100,000 and participate in a risk sharing pool that provides up to \$150,000 of coverage. SHARP participates in an excess Workers' Compensation pool for losses greater than \$150,000. Members contract directly with a third-party administrator for claims. Pooling in this manner allows members the benefits of primary coverage and the flexibility of self-insurance without the added expense of a traditional insurance company.

What is behind the Market and Cost Escalation?

The Workers' Compensation market was irrationally competitive in the late 90s until about two years ago. Reforms passed in the mid-1990s and relatively modest medical care increases temporarily helped maintain or reduce costs. Encouraged by but ultimately miscalculating the extent of the trend, insurers began pricing their product

below expected cost in the hopes of gaining market share and later profitability. That never happened. Instead, rising medical costs, increasing benefits, ever-inventive ways around reforms, and the impact of the terrorist attacks of September 11th have led to loss ratios in excess of 140% and a tightening reinsurance market. The result is what we're seeing today, with one public agency reporting a 400% premium increase for a policy with a deductible \$250,000 higher than the previous year.

These conditions mean that, even if a municipality or agency is/has been a good risk, it is now paying for the mistakes of the industry more than it benefited during the past competitive market. This is what makes pooling so attractive right now, as well as being considered a very good long term option. Pooling helps entities stabilize and better predict costs by insulating them from the gyrations of the primary insurance market. For example, ABAG PLAN Liability Program members recently saw an overall increase of 10% in their funding, while agencies in the private insurance market saw restrictions in coverage on top of premium increases of 40% to 100% or more.

The SHARP pool is actively recruiting new members. Interested municipalities and agencies should contact Marcus Beverly, ABAG PLAN Director of Risk Management, at 510-464-7969 or marcusb@abag.ca.gov for more information.

NEW Museum Building Financing

The ABAG Finance Authority for Nonprofit Corporations recently authorized financing of up to \$143 million in tax-exempt, variable-rate revenue bonds for the demolition and replacement of the M. H. de Young Memorial Museum (de Young). The de Young contained one of the premier art collections in the western United States, but seismic concerns restricted the ability to house major exhibitions and impacted visitor safety. The de Young was closed in 2000 with the **San Francisco** Board of Supervisors recently approving the new de Young Museum design.

According to Monique Moyer, Director of Public Finance, Mayor's Office of Public Finance, City and County of San Francisco, "the financing has a very strong rating, for several reasons. These include the strength of the fundraising campaign, the Museum's track record for

financing renovation, and the minor financial involvement of the City for services such as security. This deal is not just for a small non-profit museum and the strength and experience of our big-city museum corporation makes a difference. The market's reaction to the offering has been very positive." Public funds will not be used for this project and bonds will be paid for by a capital campaign, which has already raised more than \$74 million.

ABAG Finance Authority is part of the ABAG Financial Services Program, offering a full range of cost effective financing services, expertise and finance program options for cities, counties, special districts and other local government entities, hospitals, private universities, schools, nonprofit housing and healthcare organizations, and housing partnerships throughout California.



Latest in Workshops/Training/Services

Government Operations & Dioxins Pollution Prevention in the San Francisco Bay Area

A one day workshop and vendor fair, designed for public agency staff and elected officials, is scheduled for Wednesday, **September 18**, at **Oakland City Hall Council Chambers**. The workshop is a primer on dioxins and will explore the human and environmental impacts of this chemical family. Highlighting how purchasing departments and government agencies work together to reduce dioxins generation, sessions feature relevant tools and examples of



alternative office papers and non-diesel fuels purchase and use, as well as review of local government agency policies

supporting dioxins emission reductions. Sponsoring organizations include ABAG, City of **Oakland**, City of **Berkeley**, City of **Palo Alto**, Port of Oakland, County of **Alameda**, Alameda County Waste Management Agency & Recycling Board, City and County of **San Francisco**, US EPA, and California Association of Public Purchasing Officers (CAPPO).

For more information call 510/464-7948 or register online at www.abag.ca.gov/events/dioxin.

Inclusionary Zoning Workshop

Local government officials who are interested in passing a new inclusionary zoning policy, improving an existing ordinance, or just plain curious should plan to attend an *Inclusionary Zoning Workshop for Local Government*, sponsored by the California Affordable Housing Law

Project and the Non-Profit Housing Association of Northern California, on **September 27** from 8 a.m. to 1 p.m. at the East Bay Community Foundation in **Oakland**. Visit www.nonprofithousing.org/actioncenter/events for online registration and more information, or call 510/989-8160.

Doing Business with Government

A new set of three one-day seminars is being offered by the ABAG Training Center that introduces the field of government contracting to those who want to get into the government procurement system. The first seminar, *Government Contracts*, is scheduled for Friday, **September 27**, and outlines the typical contract

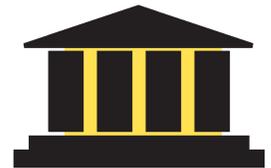


requirements and regulations of a government solicitation. On Tuesday, **October 8**, the seminar *Finding and Winning Contracts* covers the solicitation process, marketing of government agencies and E-Commerce government contracting. The third seminar, *Selling the Government*, offered on Wednesday, **October 16**, focuses on the culture of government contracting, registration process, and an overview of the GSA schedule program. The instructor is Lawrence S. Harris, President of Harris Government Consulting, a firm specializing in Government contracting and providing to businesses assistance in finding and obtaining government contracts. For more information on the seminars contact

Sharon Kendrick, ABAG Training Center, at 510/464-7964 or to register online go to www.abag.ca.gov/training.

Special Service Available—Survey and Policy Research Institute

The Survey and Policy Research Institute (SPRI), located at San Jose State University, offers government, civic and political organizations, and businesses expertise in all forms of survey and policy research, analysis, and report generation. As an Organized Research Unit at San Jose State University, SPRI engages distinguished academic expertise in survey and research design, implementation and data interpretation, and provides mastery in sampling technique, instrument design, quantitative and qualitative research, professional interviewing, data analysis, report presentation and multicultural research.



Phil Trounstone, Special Assistant to the Provost and SPRI Executive Director, highlighted that “their customized project design enables them to deliver thorough and exacting analysis. The Silicon Valley Consumer Confidence Survey issued quarterly reflects the calibre of our work and depth of analysis.” A self-supporting, non-profit entity, SPRI reinvests its income in faculty and student research, computing technology, campus laboratories, data generation and administration, and payroll for faculty experts, research assistants and interns. For more information about SPRI call 408/924-6993 or view its website at www.sjsu.edu/spri/.

MARK YOUR CALENDAR!

September 2002

- 14 10:00 p.m. - 12 noon
Bay Trail
Richmond 10K Pier-to-Point
"Trail Hop"
 Point Richmond, 900 Dornan Drive
- 18 12:30 - 3:00 p.m.
Inter-Regional Partnership
 Livermore Council Chambers
- 19 3:30 p.m.
Legislation and Governmental
Organization Committee
 MetroCenter, ABAG 106B
- 19 5:00 p.m.
Finance and Personnel
Committee
 MetroCenter, ABAG 106B
- 19 7:30 p.m.
Executive Board
 MetroCenter, Auditorium
- 27 10:00 a.m.
Regional Steering Committee on
Homelessness and Housing
 MetroCenter, Auditorium

- 30 1:00 p.m. - 3:30 p.m.
ABAG CALFED Task Force
 MetroCenter, Auditorium

October 2002

- 17 8:00 a.m. - 4:00 p.m.
Fall General Assembly
 Oakland Marriott City Center
- 17 10:00 a.m.
ABAG POWER Annual Meeting
 Oakland Marriott
- 18 10:00 a.m. - 12:00 p.m.
ABAG CALFED
Water Management
Sub-Committee
 MetroCenter, Auditorium

Notable Numbers:

9.2%

Percentage increase of median home prices between July 2001 and July 2002.

\$417,000

The median price of a Bay Area home sold in July.

10,122

New and existing homes and condominiums changed hands in the Bay Area in July 2002, up 19.7% from July 2001.

Source: DataQuick Information Systems, Real Estate News Service

27,500

Daily transit commuters on average (a 9.4% increase) were added to the total number of Bay Area daily transit commuters, increasing from 293,600 transit commuters in 1990 to 321,100 transit commuters in 2000.

18.4%

Increase in transit ridership from communities outside of the urban core, increasing from 115,800 average daily transit commuters in 1990 to 137,100 in 2000.

7

Communities with highest transit share of total commute: San Francisco, Oakland, Berkeley, Daly City, Emeryville, Albany, and El Cerrito.

Source: 2000 Census "Journey to Work" figures and MTC analysis

ABAG POWER
Annual Board Meeting*
October 17th • 10 a.m.
Oakland Marriott

For more information, contact Jerry Labr, ABAG POWER Manager, or Vina Mahanaj at 510-464-7908.

**In conjunction with the ABAG Fall General Assembly. Meeting will be held in a breakout room separate from the General Assembly*

Explore Alternative Growth Options



Fall General Assembly
October 17th
Oakland Marriott

SAVE THE DATE

To register online go to
www.abag.ca.gov/abag/events/ga



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