

ABAG
July/Aug 2003



Service Matters

Projections 2003 Symposium

Smart Growth Policies Move Toward Shaping New Reality for the Bay Area

Central urban areas, such as San Francisco, Oakland, and San Jose could experience more growth with less growth projected for rural counties such as Sonoma and Marin. By 2025, growth projections indicate that there will be 75,000 more people in San Francisco; 39,000 more people in Oakland, and 112,000 more in San Jose, increases greater than earlier forecasts. Commute trends would begin to be reversed, and the Bay Area overall would see concentrated growth near transportation networks.

These and other changes were unveiled at the *Projections 2003—Smart Growth Forecasts*

Symposium on Wednesday, June 18th. *Projections 2003* is the first regional policy-

based projections developed

using the Smart Growth Vision and

associated methodology to help guide Bay Area growth. Traditional biennial trends-based projections have been the norm for the last thirty years. The changes to ABAG's forecasting process represent part of an overall effort by five regional agencies and stakeholders from social equity, environmental and economic caucuses to address regional issues.

Importance of *Projections 2003*

Explaining the the significance of *Projections 2003*, Economist Paul Fassinger, ABAG Director of Research, said, "*Projections 2003* presents our expectations of future regional growth given assumed changes in policies. It reflects the Smart Growth Vision and land use policies, shifting development patterns from the expected trends towards a better jobs-housing balance, increased preservation of open space, and development of urban and transit-accessible areas."

By concentrating development in central areas such as the urban core and along existing transit networks, the Bay Area will grow differently than previously identified in *Projections 2002*. Some of the changes identified in *Projections 2003* include:

- A 59,570 increase in jobs.
- An increase in mean household income by about 10% between 2000 and 2015 and almost 16% between 2015 and 2030.
- 68,000 fewer acres (includes redevelopment acres) needed for development.
- 126,350 more households.
- Some 350,000 more residents living in the Bay Area.
- 214,100 more employed residents.

By implementing these changes, the region will be able to grow smarter and become more sustainable over the next 20 years and beyond. These are goals developed by more than 2,000 Bay Area residents, elected officials, and business leaders who participated in the Smart Growth Strategy/Regional Livability Footprint Project visioning process over the last two years.

Changing the Bay Area – Landscape Shifts

Projections 2003 forecasts have implications for other agencies and are dependent on changing policies and programs to support Smart Growth. "It is not an easy thing to change the pattern of development. It is like steering a really big ship. It takes time," Fassinger told an audience of about 100 city and county planners, finance directors, and private sector participants.

The policy-based assumptions that make up *Projections 2003* will impact the regional plans and planning

Projections 2003 cont. on pg. 2

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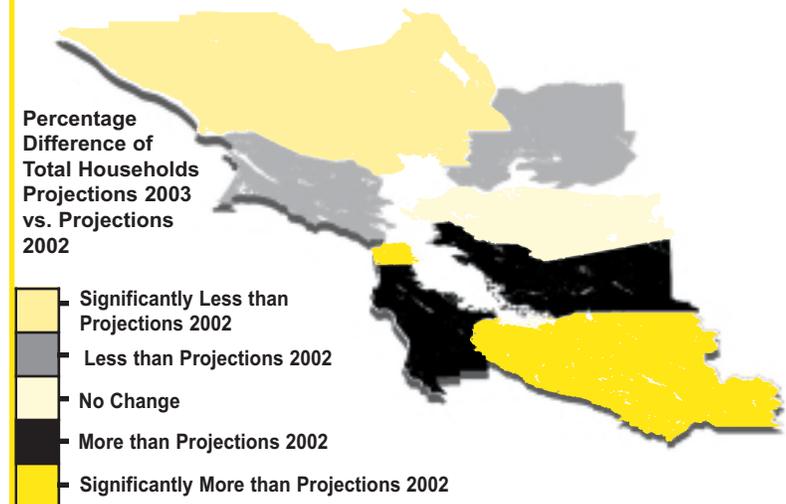
functions of Bay Area regional agencies. This includes ABAG as it performs its role with the State Regional Housing Needs Determination process, the Metropolitan Transportation Commission and the Transportation 2030 plan, and the Bay Area Air Quality Management District's air quality planning processes. Each planning activity incorporates ABAG projections, particularly for jobs, households, and population.

In addition, the increases to housing production and increased development of infill housing will require a combination of regulatory and policy changes, along with partial government funding. To achieve these changes, Alex Amoroso, ABAG Principal Planner, noted that, "We have to make Smart Growth real for people, by bringing the conversation to everyone's table and giving examples from around the region that show how attractive these projects can be."

For more information about the Smart Growth Strategy/Regional Livability Footprint Project and Projections 2003, visit the website at

www.abag.ca.gov/planning/smartgrowth/projections.html or contact ABAG at 510/464-7995. To purchase the handouts, go to <http://store.abag.ca.gov/projections.asp#25>.

Household Growth Comparison



Buying Power: Community Choice Aggregation

Providing energy efficiently and effectively to Bay Area communities remains an important priority for local governments. The passage in September 2002 of AB 117 (Migden) on Electrical Restructuring—Aggregation opened up one cost efficient path for local jurisdictions. AB 117 allows communities to aggregate the electric loads of all residential, commercial and industrial customers within their municipal boundaries.

According to Jerry Lahr of ABAG POWER Pool, "What community aggregation does is offer constituents an

alternative to monopoly utility service as well as access to environmentally sensitive ("green") alternatives. With a potential for energy savings, it represents an alternative to creating a full municipal utility and grants the ability to administer Public Goods Charge Funds."

Lahr adds that, procedurally, any entity that desires to become a

Community Choice Aggregator (CCA) must submit to their community for approval an Implementation Plan to be considered and adopted at a public hearing. CCAs can include any city, county, or city and county, or any group of cities, counties or cities and counties acting through a Joint Powers Agency. The Implementation Plan must then be submitted to the California Public Utilities Commission (CPUC) so the CPUC can develop a cost recovery plan. Currently, the CPUC is in the middle of considering how best to implement the requirements of AB 117 and no decisions have yet been made.

Lahr recommends connecting with the resource, "Cities for Community Aggregation," a coalition of cities statewide dedicated to exploring the benefits of purchasing power on behalf of local communities, noting that ABAG POWER Pool is a member. The coalition's objectives include sharing information about community aggregation efforts, influencing state agencies and the legislature to support community aggregations, and working with the investor-owned utilities to implement community aggregation in a fair and reasonable manner.

For more information on Community Choice Aggregation or how to become part of the coalition, contact Jerry Lahr, at 510/464-7908, or via email, JerryL@abag.ca.gov.

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A New Path to Homeownership



Newly launched California Home Source, a Lease-Purchase Home Ownership Program, serves low- and moderate-income working families in the Bay Area by forging a new path to homeownership. Individuals and families who may have been locked out of the Bay Area housing market, challenged by credit difficulties or a lack of savings for a down payment, now have the opportunity to overcome these barriers and own a home. California Home Source is a \$48 million initiative that helps qualified Bay Area residents become homeowners without having to make a down payment or pay closing costs.



The MacDonald family, one of the first families to qualify for Lease-Purchase Home Ownership, is welcomed by Hayward Councilmember Bill Ward (center) and Marin County Treasurer/Vice Chair of ABAG Finance Authority for Nonprofit Corporations, Michael Smith (right).

the Bay Area during this critical time of reduced state and local budgets and restricted funding sources.” Special guest, HUD Regional Director Richard Rainey, added that the program “is innovative, constructive, and very timely...it opens the front door to homeownership.” More than 100 elected officials and Bay Area community members who attended the press conference in Oakland agreed.



CalHFA Deputy Director Greg Carter and ABAG President & Walnut Creek Mayor, Gwen Regalia, speak at Press Conference.

The Program allows qualified residents to choose a home, lease it from a new non-profit

Developed by ABAG Finance Authority for Nonprofit Corporations, in partnership with FreddieMac, CitiMortgage, and the California Housing Finance Agency (CalHFA). California Home Source is a program that “represents the best of public and private sector partnership and ingenuity,” stated Gwen Regalia, ABAG President and Mayor of Walnut Creek. Speaking at the official launch of this workforce housing program during National Homeownership Month on June 27th, she also described this initiative as an “important approach to improving the availability and accessibility of housing in

entity created by ABAG Finance Authority for Nonprofit Corporations, then purchase the home and assume the mortgage at the end of a 39-month lease term. This program process is also designed to be flexible and adaptable by local cities and counties and intertwined with other local housing programs to maximize availability and outreach to all Bay Area residents.

More information on California Home Source is available on www.calhomesource.org or the toll-free number 800/807-8277. Those interested in applying for the program can be prequalified on the phone or website. For more information on ABAG Finance Authority for Nonprofit Corporations, call 510/464-7932.

Bay Area Changes Its Name—Statistically Speaking

Did you know that the federal government now defines the Bay Area as having **eleven** counties: the nine Bay Area counties plus Santa Cruz and San Benito counties? Did you also know that we are now called the “San Jose-San Francisco-Oakland Combined Statistical Area (CSA)?” Previously, the statistical term used was “San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area.”

The federal government adopts a revised set of metropolitan area definitions every ten years, and the latest set, based on Census 2000 data, was announced in June by the federal Office of Management and Budget (OMB). The term “Primary Metropolitan Statistical Area (PMSA)” that is seen on many federal data analysis reports is being abandoned and now there will only be MSAs or Metropolitan Statistical Areas.

For the Bay Area that means that there are six MSAs that comprise the 11-county Bay Area region: **Napa** (Napa County); **San Francisco-Oakland-Fremont** (San Francisco, Marin, San Mateo, Alameda, and Contra Costa

Counties); **San Jose-Sunnyvale-Santa Clara** (Santa Clara and San Benito Counties); **Santa Cruz-Watsonville** (Santa Cruz County); **Santa Rosa-Petaluma** (Sonoma County); and **Vallejo-Fairfield** (Solano County). These are very different combinations of previous designations. San Benito County is now included in the San Jose-Sunnyvale-Santa Clara MSA because of the very high degree of commuting from San Benito to Santa Clara. According to Census 2000, 37.7 percent of San Benitans work in the nine-county Bay Area.

All new federal data, as well as national media and marketing companies, will now use these new statistical designations. Questions about the funding implications of the new definitions, data comparability over the decades, and upcoming data comparability issues have not been addressed yet, so stay tuned for more updates.

For information on the changes and their significance, visit OMB website at <http://www.whitehouse.gov/omb/bulletins/b03-04.html>.

MARK YOUR CALENDAR!

July 2003

10 1:30 p.m.
Bay Trail Steering Committee
MetroCenter, ABAG Room 106B

12 7:30 a.m.
**Earthquake Retrofit of Wood-
Frame Homes**
San Jose Health Building, Room
202A/B, San Jose

17 3:30 p.m.
**Legislation & Governmental
Organization Committee
Meeting**
MetroCenter, ABAG 106B

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

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

31 11:00 a.m.
**Earthquake Hazards Outreach
Committee**
MetroCenter, Auditorium
ABAG Room 106B

August 2003

18 9:00-noon
**ABAG-CALFED Task Force
Meeting**
MetroCenter, Auditorium

12:30-3:15 p.m.
**ABAG-CALFED
Legislative/Governance
Subcommittee**
MetroCenter, ABAG Room 106B

20 12:00-2:00 p.m.
**ABAG POWER Executive
Committee**
MetroCenter, ABAG Room 106B

22 8:30 a.m.-noon
**Smart Growth in the
San Francisco Bay Area:
Effective Local Approaches
Community Involvement
Techniques Workshop**
MetroCenter, Auditorium

Notable Numbers

Projections 2003

154,760

more households in San Francisco,
Alameda and Santa Clara Counties
under *Projections 2003*

5,000

units of housing built per year
between 2010 and 2020 under
Projections 2003

7,500

units of housing built per year
between 2020 and 2030 under
Projections 2003

59,570

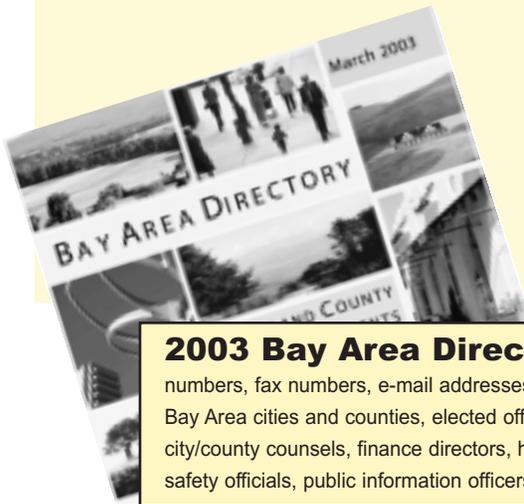
additional jobs by 2010, due in
part to direct and indirect
employment from increasing
housing production

SAVE THE DATE

**Fall General Assembly
Friday**

October 24, 2003

Hyatt Regency at Embarcadero
San Francisco



2003 Bay Area Directory Lists addresses, phone numbers, fax numbers, e-mail addresses, and web addresses for the 109 Bay Area cities and counties, elected officials, city and public works directors, city/county counsels, finance directors, human resource directors, public safety officials, public information officers, and more.

**ABAG Members and Public Libraries: \$80
Non Members: \$100**

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