

Earthquake Risk High for the Region; Retrofitting Vital

General Assembly Focuses on Regional Seismic Risk and Preparedness

Just as experts have announced that a major earthquake is very likely in the Bay Area, a new ABAG study reports that most homeowners are not retrofitting-- and those who do retrofit are not doing all the work necessary.

According to the report, *Preventing the Nightmare*, the **City of Berkeley** has the highest rate of home retrofitting in the Bay Area, at 38 percent. The findings are based on surveys of more than 1700 homeowners in 17 communities around the Bay. The report was released at ABAG's General Assembly, **Living On Shaky Ground - Lessons of Loma Prieta**, in October 14 in Oakland.

Berkeley's retrofit rate is almost twice as high as the next highest city, **Los Gatos** at 20 percent. *And unfortunately, the numbers go down from there.*

"The most common reason cited in our survey for *not* retrofitting was 'I don't know what I need to do,'" said Jeanne Perkins, manager of ABAG's earthquake preparedness program. "The answer is that houses should be bolted to the foundation and plywood should be attached to shear walls."

While nearly 40 percent of Berkeley's homes are properly retrofitted, another 44 percent of homes have partial--but not adequate--retrofitting.

"People may not know that just bolting your house is not enough," Perkins said.

Based on the findings of the retrofit survey, ABAG president Mary King has called for a major public information campaign to communicate the risk of earthquakes, encourage personal preparedness and urge retrofitting of houses, apartments, schools, businesses and infrastructure (including transit systems like BART and the Bay Bridge).

"The State Legislature should take a leadership role in seismic safety by funding a statewide campaign for earthquake preparedness," Supervisor King said. "Our residents need to understand the risk of earthquakes in their own community, the value of retrofitting their homes and what programs are available to help them pay for it."

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Secretary of the Interior Bruce Babbitt delivered the keynote address at the General Assembly, emphasizing that the Bay Bridge should be rebuilt as soon as possible.

Post Quake: Uninhabitable Housing

The ABAG report also provided updated information on housing losses in different fault scenarios. ABAG estimates that if the full length of the **San Andreas Fault** ruptured (in a scenario similar to the 1906 earthquake), nearly 160,000 housing units would be uninhabitable. Over 82,000 would be in San Francisco; but Alameda, San Mateo and Santa Clara Counties would also suffer extensive damage.

If the **Northern and Southern Hayward Fault** segments ruptured, almost 156,000 housing units would be uninhabitable. Over 88,000 of those would be in Alameda County; but *almost 38,000 uninhabitable units would be in San Francisco.*

(See On Shaky Ground page 4)

"We should hope for the best, but be prepared for the worst."

-- Supervisor Mary King, on earthquake safety in the Bay Area

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9countiesand101cities.



Photo: Bay Trail at Coyote Point in San Mateo

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Bay Trail Opens New Round of Competitive Grants

Thanks to a \$2.5 million appropriation from the State Legislature, the San Francisco Bay Trail has opened another round of competitive grants to speed development of the 400-mile Bay Trail.

Local governments, special districts, and qualified nonprofits are eligible to apply. The deadline for completed applications is January 21, 2000.

The program favors projects that:

- Construct new Bay Trail segment(s) and amenities;
- Can begin construction by 2001;
- Include creative solutions and foster new partnerships; and
- Employ the California Conservation Corps whenever possible for construction, landscaping, and maintenance.

Limited funds may be awarded to non-construction projects such as planning, design, or technical studies that overcome obstacles to future trail development.

Two forums will be held to present to program and to discuss application procedures:

Monday, November 22 at 10am in the MetroCenter Auditorium at 101 8th Street (corner of 8th and Oak) in Oakland.

Thursday, December 2 at 10am in the William Walker Recreation Center in Foster City.

For more information and to request an application packet, call Laura Thompson at 510/464-7909. Application materials are also available on ABAG's website at <http://baytrail.abag.ca.gov>.



Silicon Valley Projections '99

ABAG Forecasts Housing, Transportation, Environment and Education Trends

Some things you can discern without reading a report. For example the fact that the number of jobs in Silicon Valley has risen phenomenally over the last several years. As has its traffic congestion. And its housing prices.

But how much more will the region grow in the next decade? Will future housing development and planned transportation improvements satisfy rising demand? How will continued growth affect our schools? Our environment?

Those are some of the issues explored in *Silicon Valley Projections '99*—the second *Projections* report commissioned by the Silicon Valley Manufacturing Group (SVMG) and produced by the Association of Bay Area Governments (ABAG).

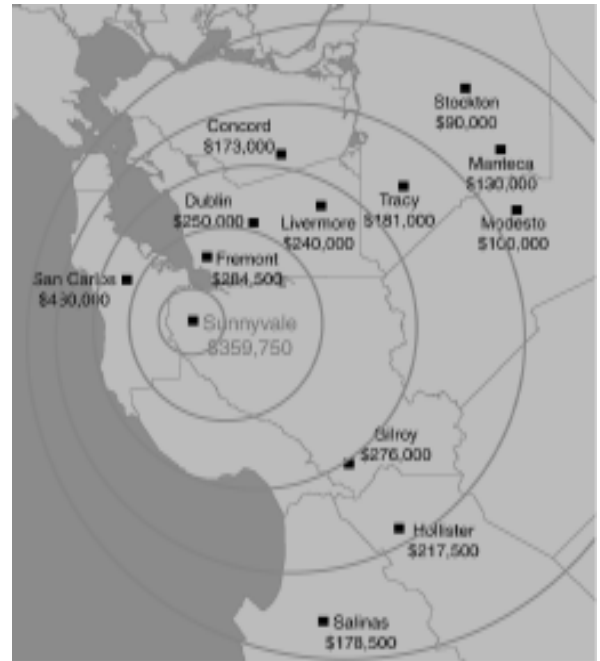
The report, which was released in mid-September, highlights trends in transportation, housing, education, and the environment with forecasts extending to the year 2010. Each

section is followed by a series of suggested “opportunities for action.”

The purpose of the report is to provide objective information that “might encourage dialogue among and action by political leaders and members of the public, business, labor, social equity, and environmental communities on these important issues,” states the report’s forward. Although the topics are addressed in individual sections, the issues are inseparable. Where and how many houses we build will affect traffic, the health of our economy, environment and schools.

At the very least, *Projections '99* provides leaders with a clear outline of the challenges we face, and how we might confront them.

Geographic Distribution of Median Priced Homes



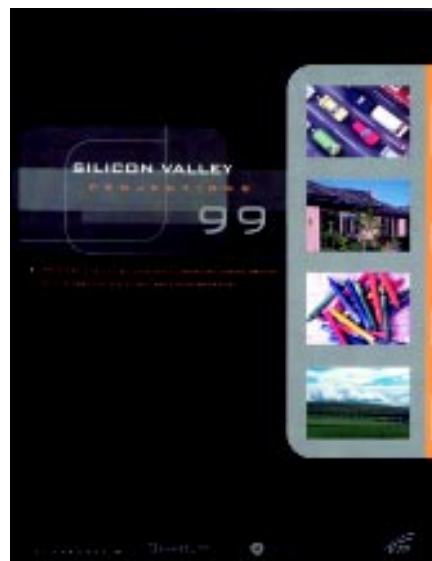
Source: California Association of Realtors (1999) and ABAG

Projected Average Travel Times (in minutes) 2020

	Drive Alone	Transit	Carpool
Gilroy to San Jose	44	99	40
San Leandro to Santa Clara	52	110	38
Pleasanton to Fremont	33	90	31
Los Gatos to San Jose	22	84	22
Palo Alto to Santa Clara	27	93	23
Union City to Palo Alto	31	68	31

Transit time includes wait time.

Source: Metropolitan Transportation Commission 1998 Regional Transportation Plan.



A digital version of the report is posted on ABAG’s website at <http://www.abag.ca.gov/planning/siliconvalley>. Hard copies are available for \$10 plus tax (postage and handling included). Order off the website or call ABAG at 510/464-7900.

Living on Shaky Ground (continued from page 1)

If the **Rodgers Creek Fault**, in Napa County, were to rupture in conjunction with the northern segment of the Hayward Fault, over 108,000 housing units would be uninhabitable.

ABAG's *Preventing the Nightmare* report analyzed 18 potential Bay Area earthquake scenarios in all-- and experts believe each is capable of generating at least a magnitude 6.7 quake. Of those, 13 are expected to have a far greater impact than the Loma Prieta earthquake; eight of the potential earthquake scenarios will probably have a greater impact than the 1994 earthquake in Northridge.

Apartments and Multi-Family Housing

In the Hayward Fault scenario, ABAG projects that multi-family residential buildings will account for 84 percent of the uninhabitable housing. Of the total housing losses, 66 percent will be wood-frame apartments (103,000 dwelling units); about 9 percent will be single-family homes (13,200 units); 8 percent will be unreinforced masonry (13,000); 7 percent will be mobilehomes (over 11,000); and the remaining 10 percent will be a variety of non-wood frame multi-family structures.

"While we want to encourage the owners of single family homes to retrofit, the big public policy issue out there is the need to retrofit apartments and other multi-family structures," Supervisor King said.

Need for Public Shelter

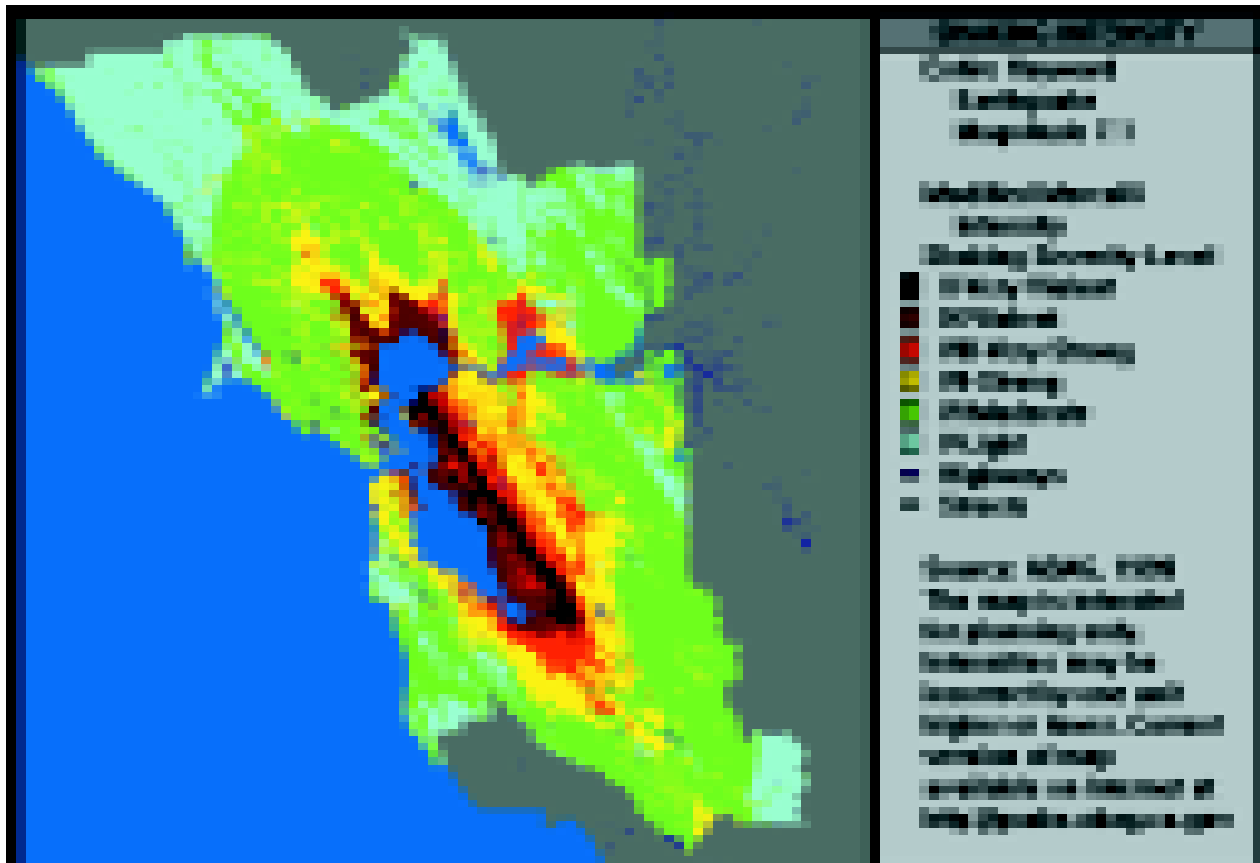
Based on the number of uninhabitable dwellings in the Hayward Fault scenario, ABAG estimates that almost 360,000 will be left without housing; at least 110,000 people will need publicly-provided shelter.

"I don't think our region is prepared to feed and shelter the huge number of people that will need help following a major quake," Perkins said. "What's more, these people will need shelter for weeks and maybe months."

New Earthquake Probabilities for the Bay Area

According to the United States Geological Survey (USGS), the nine county Bay Area stands a 70 percent chance of a major earthquake (magnitude 6.7 or greater) in the next 30 years.

(continued next page)



Shaking intensity for a magnitude 7.1 earthquake on the Hayward Fault; black indicates very violent shaking. (ABAG, 1999)

Living on Shaky Ground

(continued)

The USGS also estimates an 80 percent probability for one or more earthquakes of magnitude 6 to 6.6 occurring in the region before the year 2030.

Based on research conducted since the 1989 Loma Prieta quake, new probabilities have also been assigned to individual faults around the Bay. The USGS forecasts a 32 percent probability of the Rodgers Creek/Hayward Fault rupturing; a 21 percent probability for the San Andreas Fault; an 18 percent probability for the Calaveras Fault (which runs from about Danville down past Gilroy); a 10 percent probability for the San Gregorio Fault (running from above Pacifica south through Half Moon Bay to Monterey); a 6 percent probability for the Concord-Green Valley Fault; a 6 percent probability for the Greenville Fault (in eastern Contra Costa and Alameda Counties) and a 4 percent probability for the Mount Diablo Thrust Fault (which was not included in prior studies).



Assemblymember Ellen Corbett, chair of the new Select Committee on Earthquake Safety and Preparedness, presents ABAG President Mary King with a resolution commemorating the tenth anniversary of the Loma Prieta earthquake.

The USGS also issues a general 9 percent probability for an earthquake on one of the many other faults scattered throughout the region.

Combining the probability of several faults, the USGS said there is a 30 percent chance of a magnitude 6.7 or greater somewhere on the Calaveras, Concord-Green Valley, Mount Diablo or Greenville Faults before the year 2030; this is of particular concern for Contra Costa County.

According to the USGS, the high probability for a quake somewhere in entire 9-county region is the most important outcome of their research "because any major quake can cause damage throughout the region."

For more information, contact Jeanne Perkins, earthquake preparedness manager, at 510/464-7934. To purchase the "Preventing the Nightmare" report or new retrofitting video, "Stand Up to the Quake," call 510/464-7900.



Former San Francisco Mayor Art Agnos shared his experiences of the Loma Prieta earthquake with General Assembly participants (left); while Dr. David Schwartz from the USGS presented the new earthquake probabilities for the Bay Area.





Affordability Crisis in Bay Area Housing Market

Report Indicates High Wages or Long Hours Needed for Local Rents

In looking at the best places to live, Money magazine just named San Francisco as the best big city in America. While they recognized the city's extraordinary cost of living, they concluded that "the finest rarely comes cheap."

The price of our paradise was more fully examined in a recent report from the National Low Income Housing Coalition called, **Out of Reach: The Gap Between Housing Costs and Income of Poor People in the United States.**

The report states that in San Francisco, *one would have to earn an hourly wage of \$22.44 to afford the "fair market rent" for a two bedroom unit* (based on rent being 30% of income). This "housing wage" is the highest of any metropolitan area in the United States.

Unfortunately, close behind is San Jose with a "housing wage" of \$21.90 per hour, for a two-bedroom unit.

Another way to look at the bad news: *An individual earning the federal minimum wage, would need to work an estimated 174 hours per week to afford a two bedroom rental unit in San Francisco and 170 hours in San Jose.*

The county-by-county totals for this region are as follows:

- * **Alameda County** - \$16.56 per hour or 129 hours of minimum wage work.
- * **Contra Costa County** - \$16.56 per hour or 129 hours of minimum wage work.
- * **Marin County** - \$22.44 per hour or 174 hours of minimum wage work.
- * **Napa County** - \$14.48 per hour or 112 hours of minimum wage work.
- * **San Francisco City and County** - \$22.44 per hour or 174 hours of minimum wage work.
- * **San Mateo County** - \$22.44 per hour or 174 hours of minimum wage work.
- * **Santa Clara County** - \$21.90 per hour or 170 hours of minimum wage work.
- * **Solano County** - \$14.48 per hour or 112 hours of minimum wage work.
- * **Sonoma County** - \$15.94 per hour or 124 hours of minimum wage work.

The *Out of Reach* report found that California was the third least affordable state in the nation, with 49% of renters unable to afford the fair market rent on a two bedroom unit. The average "housing wage" for the state for a two bedroom unit is \$14.90 per hour; 116 work hours would be needed to afford the same unit at the federal minimum wage.

The report is prefaced with a message from Senator Edward Kennedy who writes, "We live in times of unprecedented prosperity. The data on the cost of rental housing that the National Low Income Housing Coalition has assembled in *Out of Reach* shows, though, that not everyone who contributes to the prosperity of our nation is able to share in it...For minimum wage workers, this unprecedented prosperity is someone else's prosperity."

Senator Kennedy notes the following:

- * Working 40 hours per week, 52 weeks a year, minimum wage workers earn only \$10,700 a year.
- * Nearly 60% of minimum wage workers are women; almost half work full-time.
- * One-third of minimum wage workers are African American or Hispanic.
- * The median salary and bonus for Chief Executive Officers was \$770 per hour in 1998.
- * It takes an average CEO less than two days to earn what a minimum wage worker earns in an entire year.
- * The same CEO would work 64 minutes to earn the monthly fair market rent for a two-bedroom federally-assisted housing unit in Washington, D.C.

The report bases its findings on the "fair market rent" (FMR) used by HUD for the Section 8 Housing Assistance Payments Program. (FMRs are gross rent estimates; they include shelter rent and the cost of utilities, except telephone.) The report acknowledges that "FMRs are frequently criticized because it is difficult to find housing at these rent levels in many communities, they are undoubtedly higher than rents paid by many low income households."

For more on the report, go to <http://www.nlihc.org> or call the National Low Income Housing Coalition at 202/662-1530.

ABAG Earthquake Retrofitting Video Now Available

A new ABAG video premiered at the Fall 1999 General Assembly on earthquake safety and preparedness. The video, **Stand Up to the Quake - Get Your House in Shape**, is intended to encourage Bay Area homeowners to retrofit their houses. The 17-minute video describes how three people approached retrofitting: a do-it-yourself project, hiring a contractor, and retrofitting a mobilehome through a state assistance program. This video is appropriate for city or county preparedness meetings, neighborhood groups interested in seismic safety as well as individual homeowners.

The video may be purchased from ABAG for \$7 (plus tax and shipping and handling). Call ABAG at 510/464-7900 for more information.

ABAG's Worker Comp Group Hosts Interactive Employer Forum

With employee health and productivity costs exceeding \$1 trillion, the drain on company payroll is growing. Please join us for the second **Interactive Bay Area Employer Forum** on Wednesday, November 10, 1999, from 2:30 to 4:30 p.m. at the MetroCenter Auditorium, 101 Eighth Street in Oakland. The forum will focus on: Leave Policies, Health and Attendance Metrics, and Creating Consistency in Return to Work.

To reserve your place, please call Vickie Molina at 510/985-2204.

California's Public Investment Gap

New from the California Budget Project: a report entitled, **California's Public Investment Gap, Financing Infrastructure: Issues and Implications**. This report explores California's unmet need for investment in public facilities, the resources available to meet this need, policy issues related to infrastructure development, and pending legislative proposals. A set of policy recommendations is included, designed to serve as a starting point for infrastructure finance discussions.

For receive a copy of this report, call the California Budget Project at 916/333-0500.

This Holiday Season, Give the Bay Trail!

Instead of another necktie or bottle of perfume, why not give something truly different this year? Show your uniquely good taste by making a donation to the Bay Trail Project on behalf of the outdoors enthusiast on your list. For contributions of \$25 or more, the person of your choice will receive a certificate acknowledging your gift and our twice-yearly newsletter. Also available for giving are Bay Trail t-shirts (\$15), baseball caps (\$15), fanny packs (\$12), guidebooks to the Bay shoreline (\$20) or sets of nine trail maps (\$11). All proceeds benefit the Bay Trail Project, a non-profit organization dedicated to implementing the Bay Trail.

For more information, call Niko Letunic at 510/464-7915 or e-mail NikoL@abag.ca.gov

Long-Term Growth Projections Presented in Symposium and Report

On Friday, December 3, ABAG will hold its biennial long-term projections symposium as well as release *Projections 2000*. The symposium will highlight results from *Projections 2000*, ABAG's comprehensive study of future residential growth, job growth, population change, and local development policies in the San Francisco Bay Area. The presenters will give private and public decision-makers in attendance an overview of emerging economic and demographic trends in the region.

Projections 2000 is the most comprehensive and up-to-date resource for analyzing Bay Area growth trends. Its forecasts extend out to the year 2020. The book and an accompanying diskette include data on the region, counties, cities, and numerous unincorporated communities.

Since the early 1970s, ABAG's projection series have served as the official forecast for the nine-county Bay region. Copies of the publication will be available as of December 3. To order, call ABAG at 510/464-7900 or visit our website. Data for 1,382 census tracts will be available in early 2000.

The half-day symposium, *Transforming the Bay Area in the 21st Century*, will be held in the auditorium of the Joseph P. Bort MetroCenter at 101 Eighth Street in Oakland. Registration begins at 8:30 am. The fee for the program is \$80 for ABAG members; \$100 for non-members. Call ABAG for a schedule and to register or visit our website at www.abag.ca.gov/abag.overview/pub/p2000/. The deadline for registration is November 24.

Position yourself among those "in the know." Gain additional insights into the trends unfolding in our region.

NOVEMBER

November 12-11:00am
Housing Mitigation & Recovery EQ Review
Metro Center ABAG Room 106B

November 17-12 Noon
ABAG POWER Executive Committee Meeting
Metro Center ABAG Room 106B

November 18-5:00pm
Finance & Personnel Committee
Metro Center ABAG Room 102A

November 18-7:30pm
Executive Board
Metro Center Auditorium

November 19-9:00am
Regional Steering Committee on
Homelessness & Housing
Metro Center ABAG Room 106B

DECEMBER

December 3-8:30am
Projections 2000 Symposium - Transforming
the Bay Area in the 21st Century
Metro Center Auditorium

December 9-9:30am
Regional Airport Planning Committee (RAPC)
Metro Center Auditorium

December 15-12 Noon
ABAG Power Executive Committee Meeting
Metro Center ABAG Room 106B

December 15-9:00am
Economic Censuses
Metro Center Auditorium

The Projections 2000 Symposium

*Transforming the Bay Area**in the 21st Century*

Friday, December 3, 1999

9am to 12noon

(registration begins at 8:30am)

Metro Center Auditorium, 101 Eighth Street, Oakland

- * Top Population Growth Areas
- * Projected Job Hot Spots
- * Housing and Transportation Challenges
- * Regional Competitiveness

The registration deadline for the Projections Symposium is November 24, 1999 (refunds will not be available after this date). You are encouraged to register early, as previous symposiums were filled prior to the deadline. The cost is \$80 for ABAG members (\$100 for non-members). For more information visit abagOnline at <http://www.abag.ca.gov> or call 510/464-7900.



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