

# **Broad solutions for the Bay Area's housing affordability challenges**

**Egon Terplan, SPUR**

**League of Women Voters, League Day 2017**

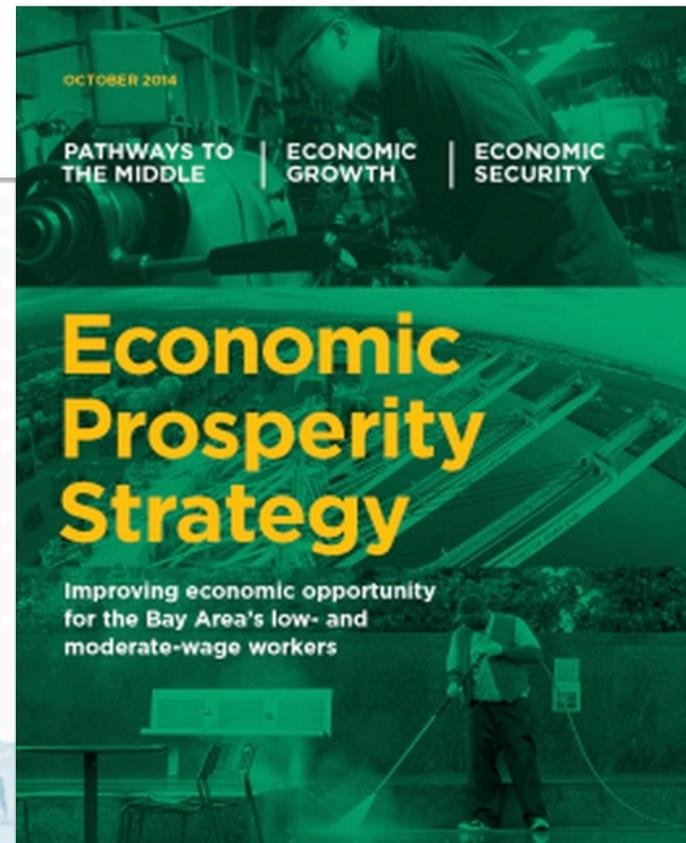
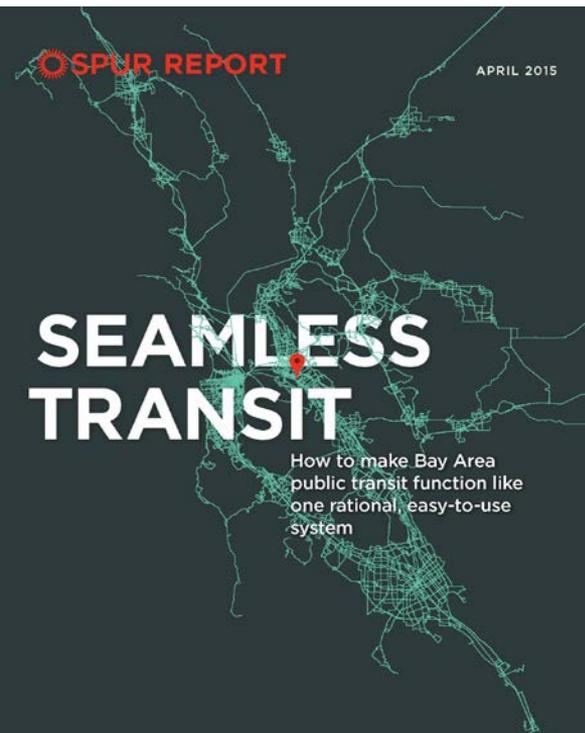
**January 28, 2017**

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Ideas + Action  
for a Better City

# SPUR is an urban civic group in the Bay Area's central cities of San Jose, San Francisco and Oakland



**Our agenda  
for change  
identifies  
housing  
solutions  
among  
other key  
actions for  
the region.**

# **SPUR'S AGENDA FOR CHANGE**

IN THE  
SAN FRANCISCO  
BAY AREA

- 1 Concentrate growth inside existing cities.
- 2 Build great neighborhoods.
- 3 Make it affordable to live here.
- 4 Give people better ways to get where they need to go.
- 5 Lay the foundations of economic prosperity – for everyone.
- 6 Reduce our ecological footprint and make our cities resilient.
- 7 Support local government.

SPUR'S AGENDA FOR HOUSING:

# MAKE IT AFFORDABLE TO LIVE HERE



# SPUR's Housing Agenda

- **Zone for more housing in the right locations – walkable, near transit.**
- **Invest in permanently affordable housing.**
- **Enable more housing to be affordable by design.**
- **Rethink parking requirements.**
- **Encourage secondary units.**
- **Get housing development fees right.**

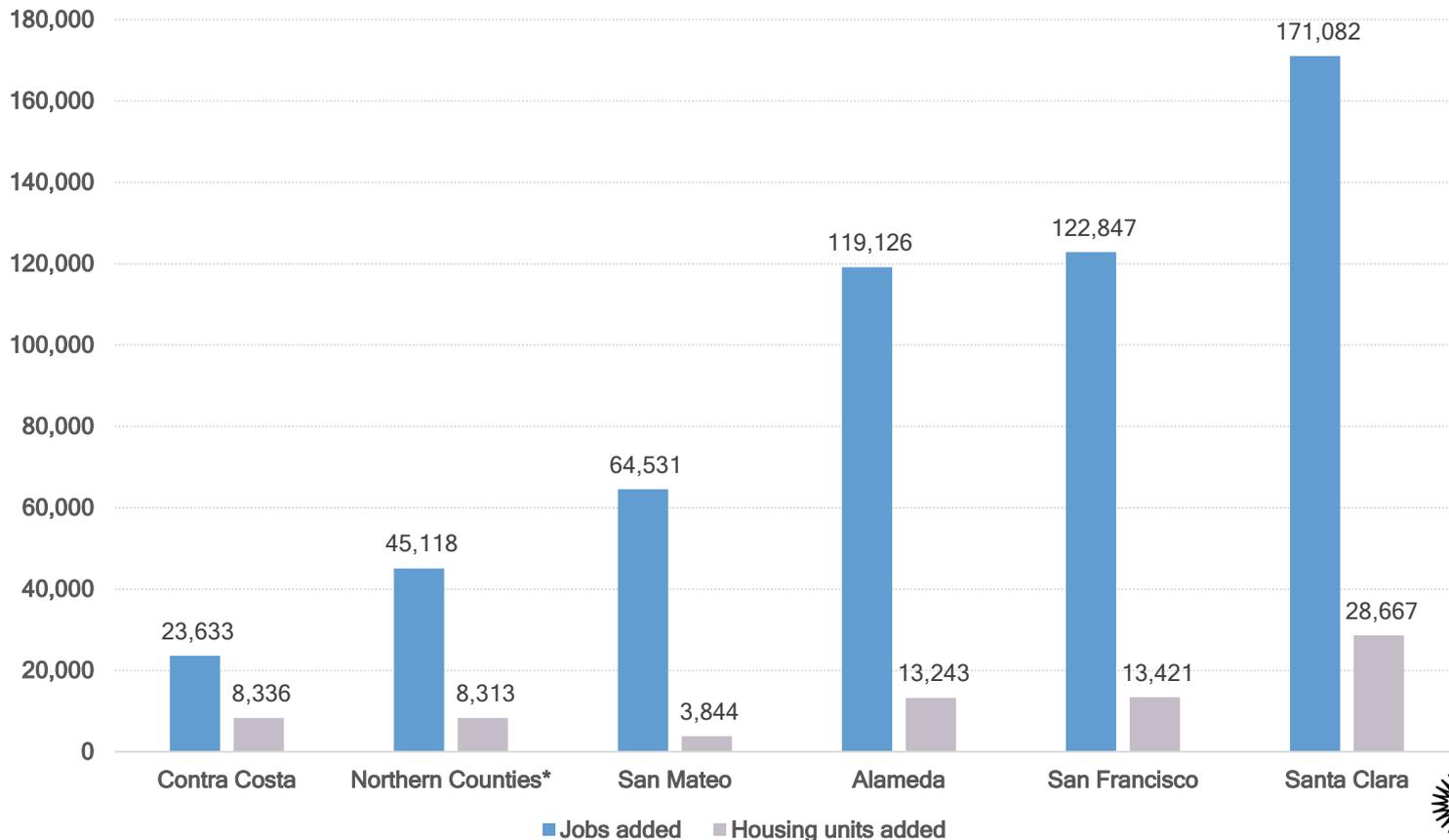
**But we cannot fix housing  
affordability on its own –  
as housing is so intertwined with  
other regional issues**



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# There's a mismatch between where jobs and housing are growing (plus where housing is more affordable).

From 2010 to 2015, San Mateo County added 17 jobs for every new home.



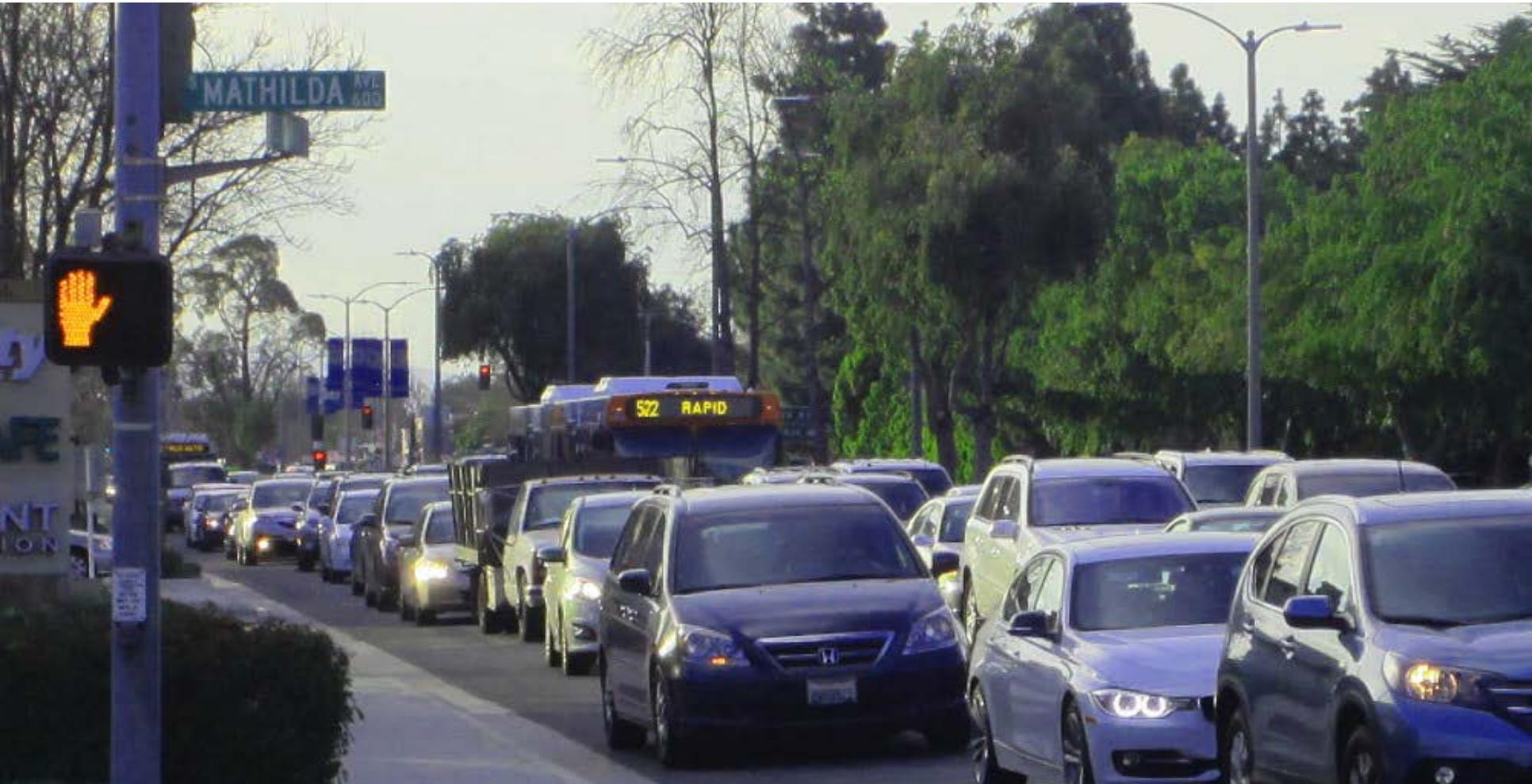
# Congestion is growing as many commute from far away to jobs.

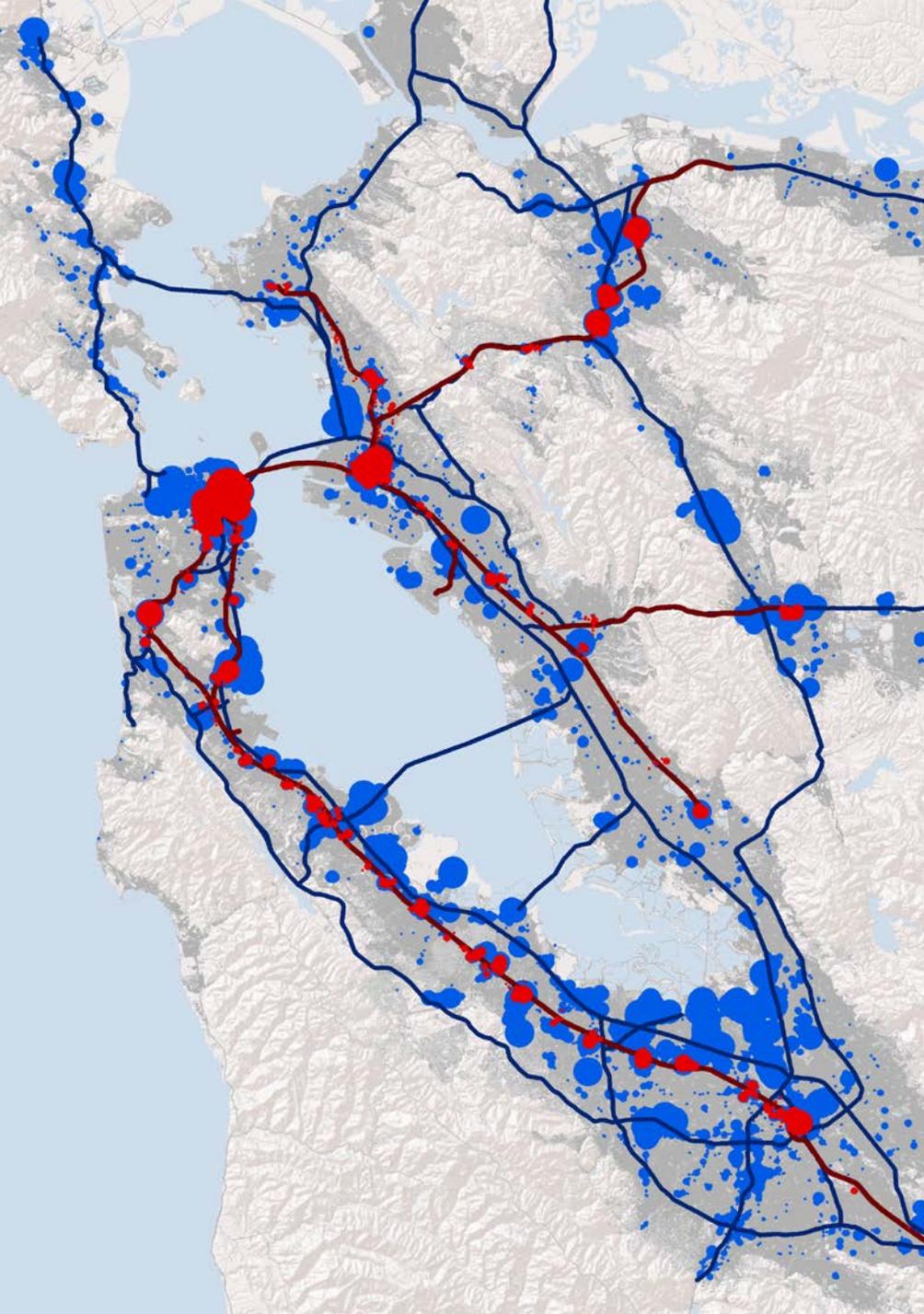
## Historical Trend for Time Spent in Congestion – Bay Area



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**But congestion means those who ride transit often get stuck in traffic (so the bus is slow and not reliable).**





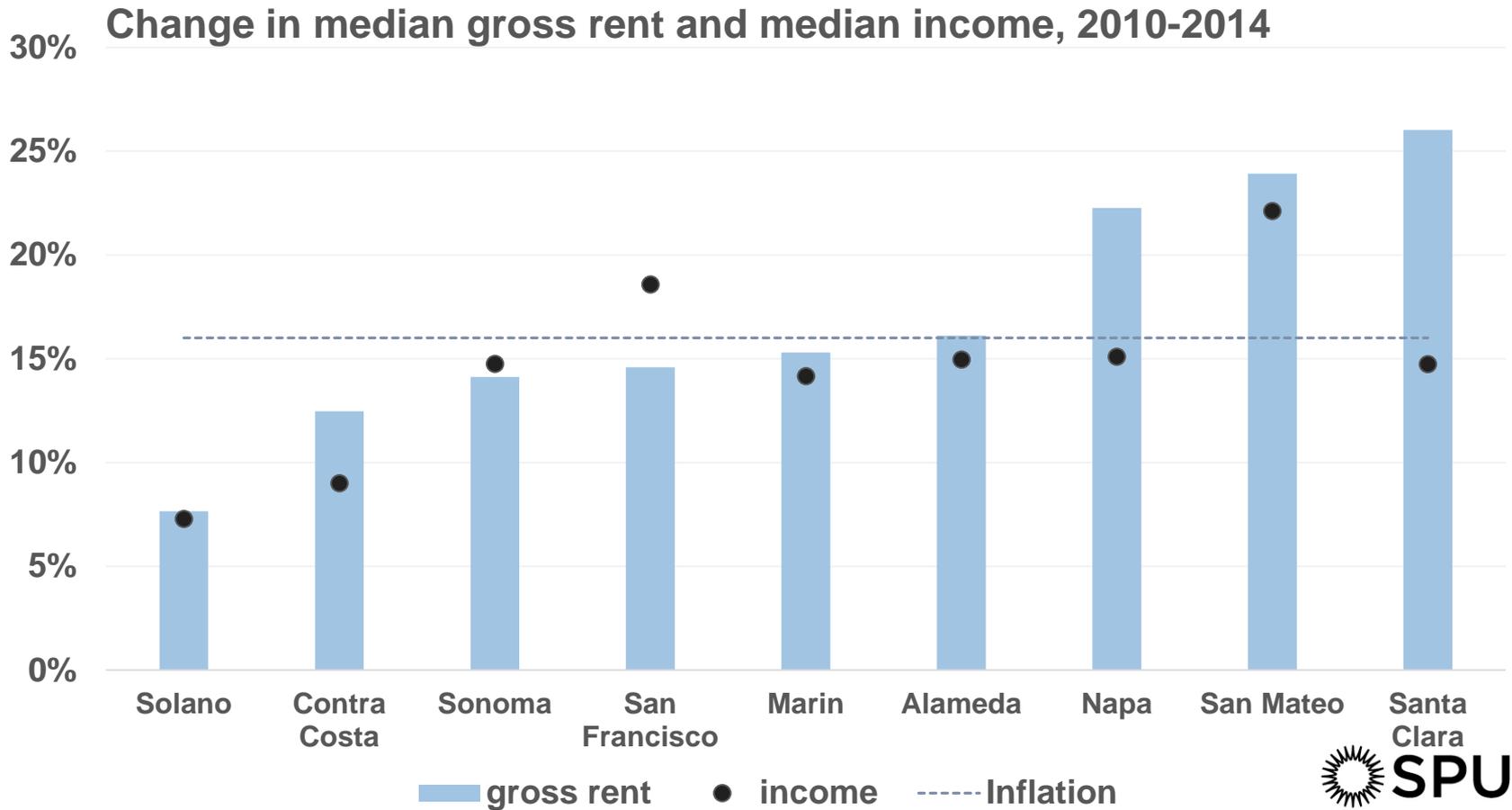
**And most  
people drive  
because only a  
quarter of jobs  
are regional  
transit.**

*Maps produced by Mark  
Shorett, Arup for SPUR*





# Wage growth allows (some) workers to afford higher rents – yet higher wages drives up housing prices for all.



**And local budget woes lead some cities to view housing as perpetuating fiscal challenges.**



**So what are some next step solutions to these issues – that (if implemented right) will also help on housing.**

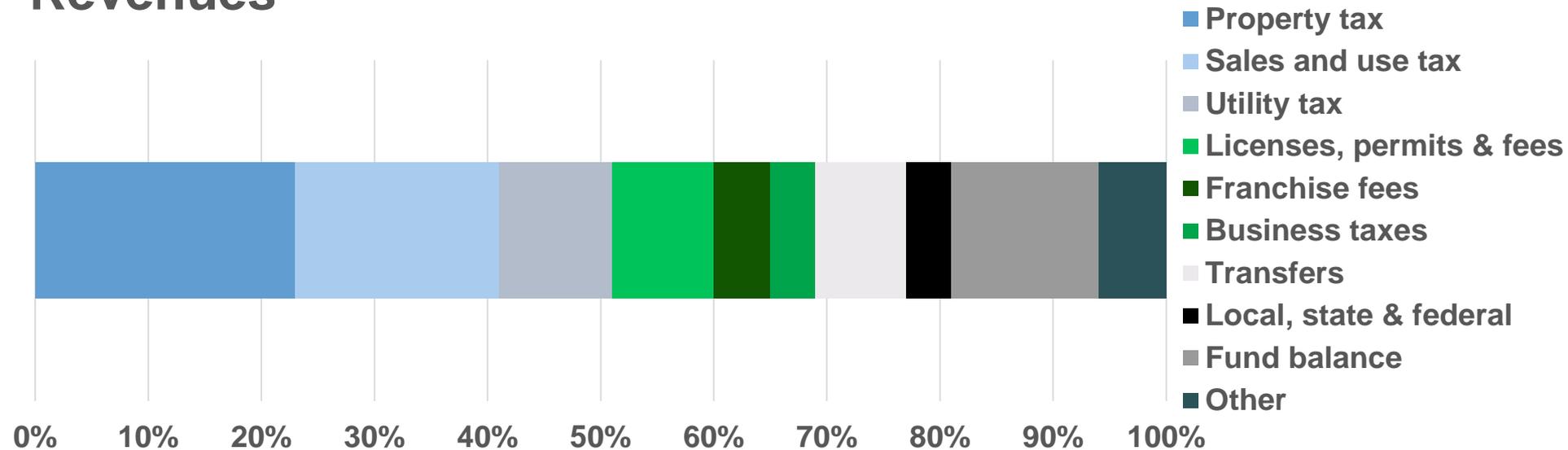


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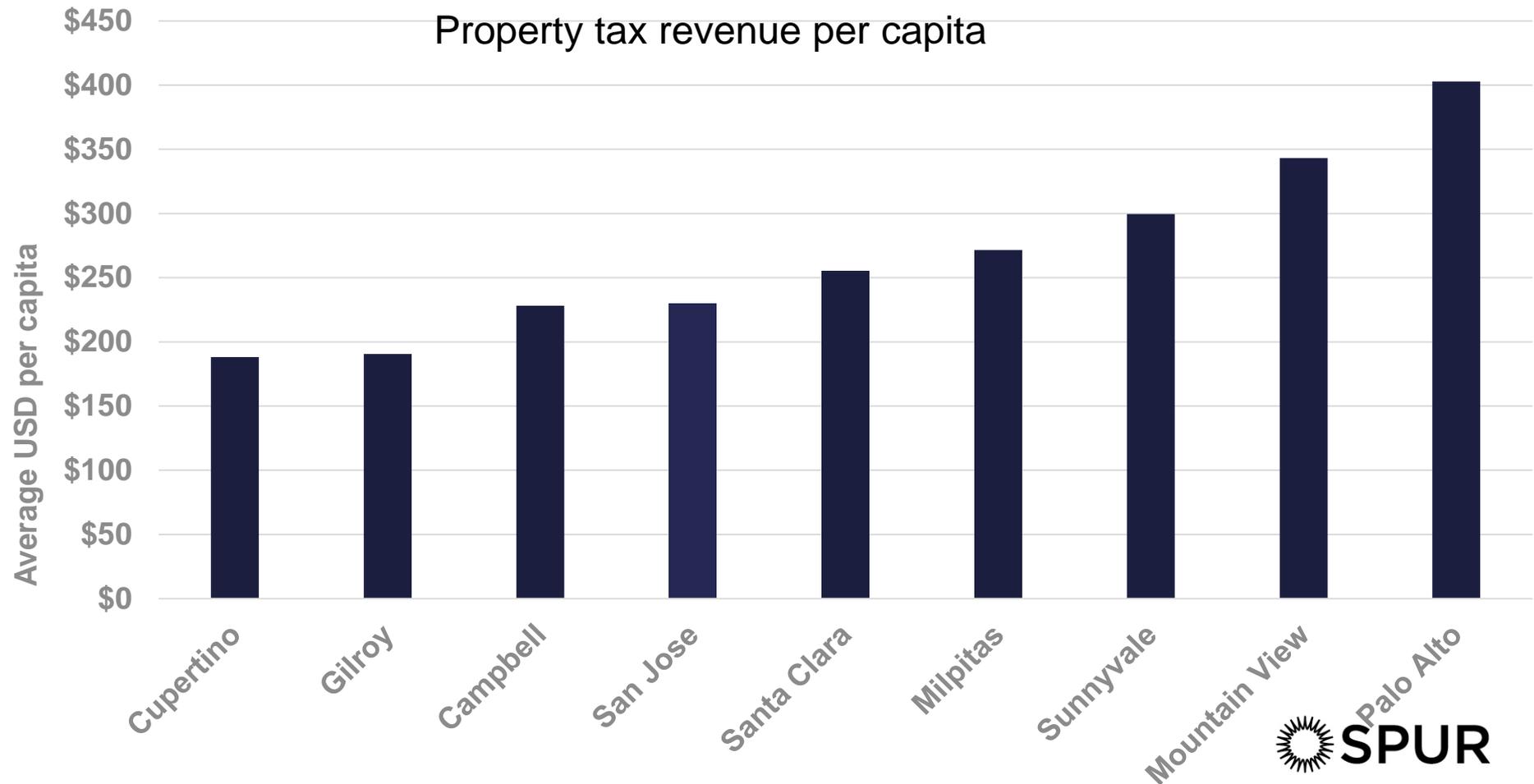
# Support efforts to increase revenue for local governments – a need that may grow in the coming years.

## Revenues

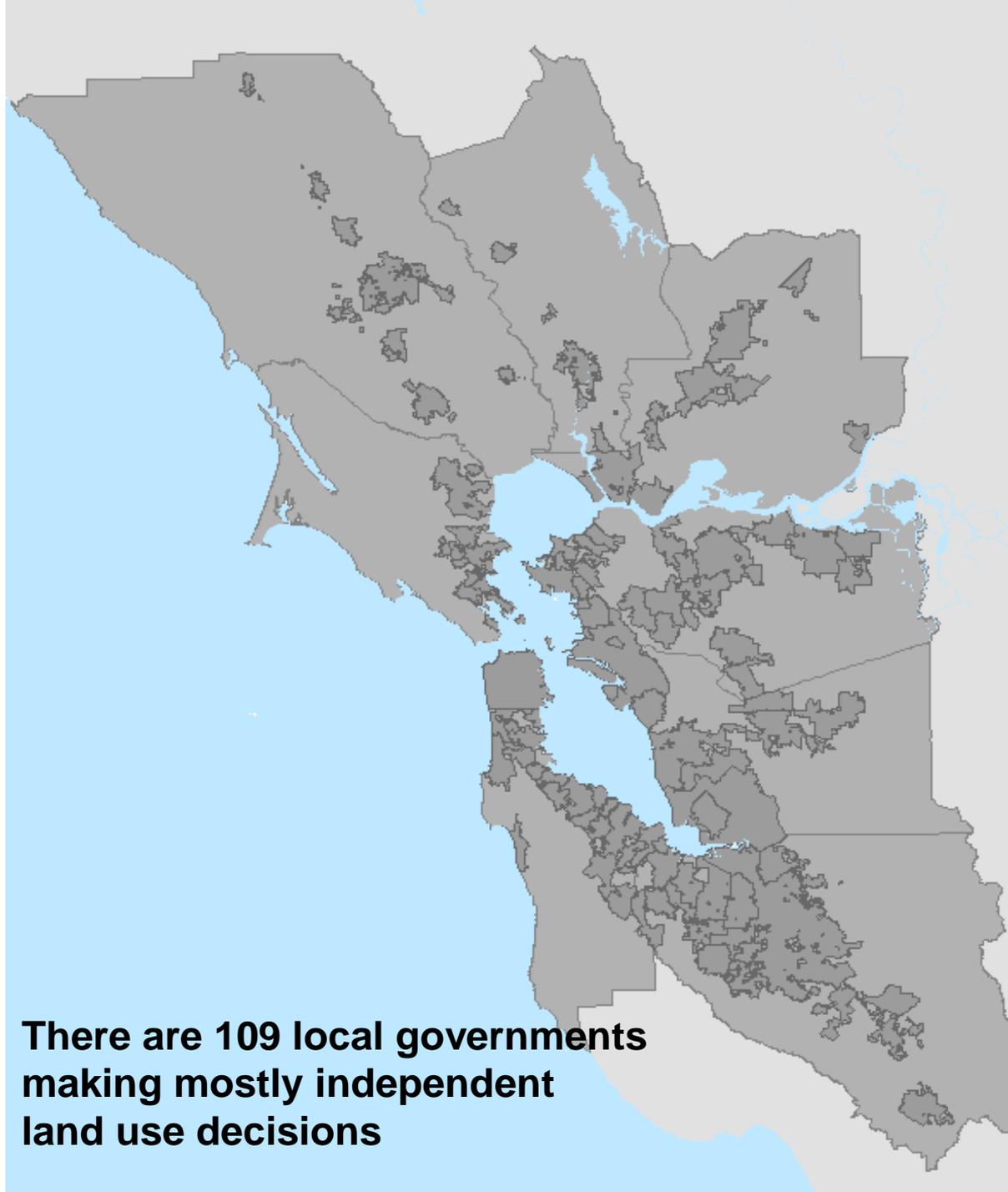


# Find ways for cities to keep a larger share of the property tax.

(they keep ~14-25% of each \$1.00 of property taxes today).



**But also  
provide some  
oversight  
when local  
land use  
decisions go  
against state  
and regional  
needs.**



**There are 109 local governments  
making mostly independent  
land use decisions**

# Give our regional plan some teeth to make sure it gets implemented.



**Ensure local zoning is consistent with the vision of the regional plan**

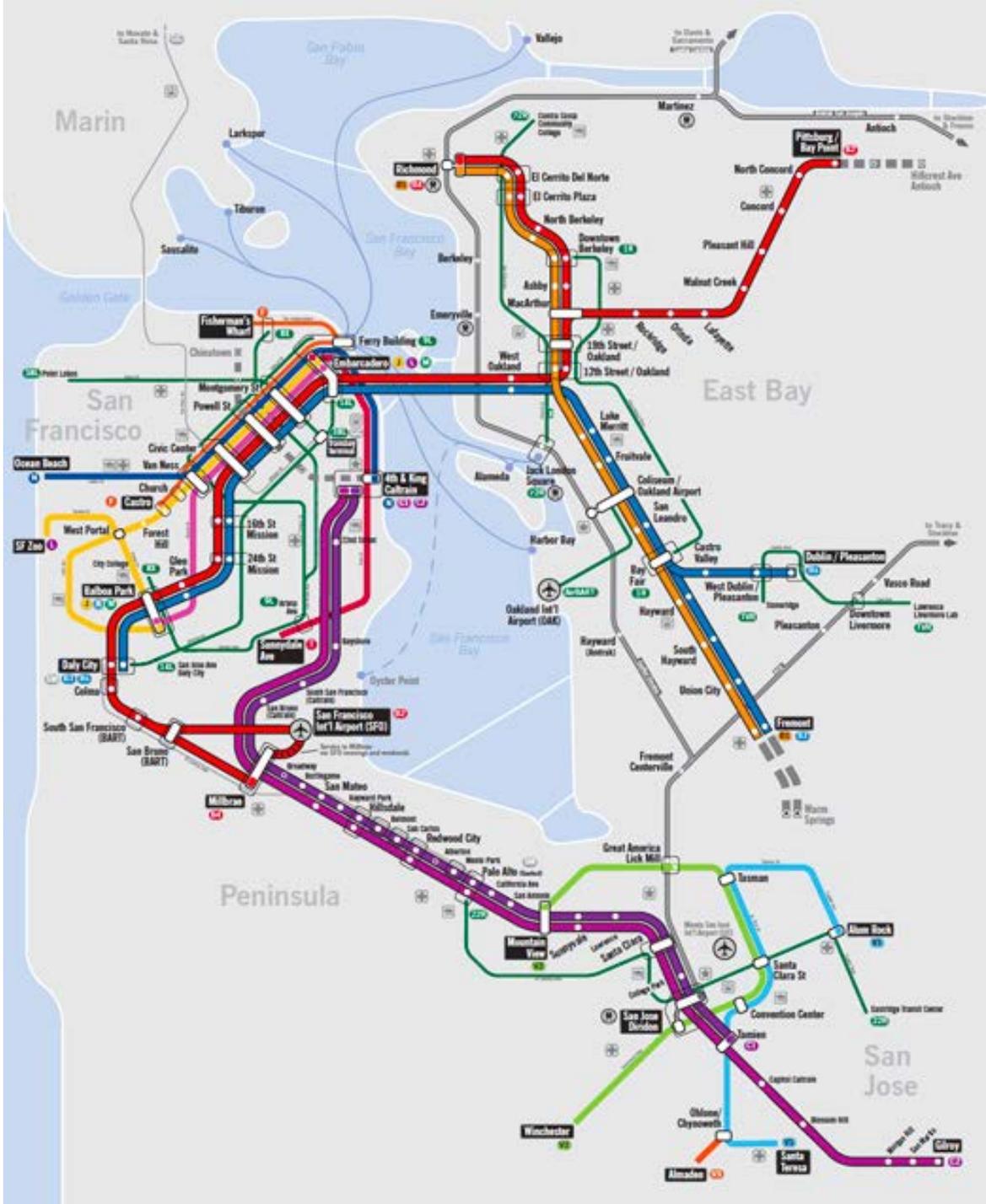
**Allow for more job growth (e.g. zone for taller buildings) next to transit.**



Former Survey Monkey headquarters in Palo Alto across the street from Caltrain

**Make investments to truly create a seamless transportation system across the Bay Area**

**The 2018 Ballot is a big opportunity.**



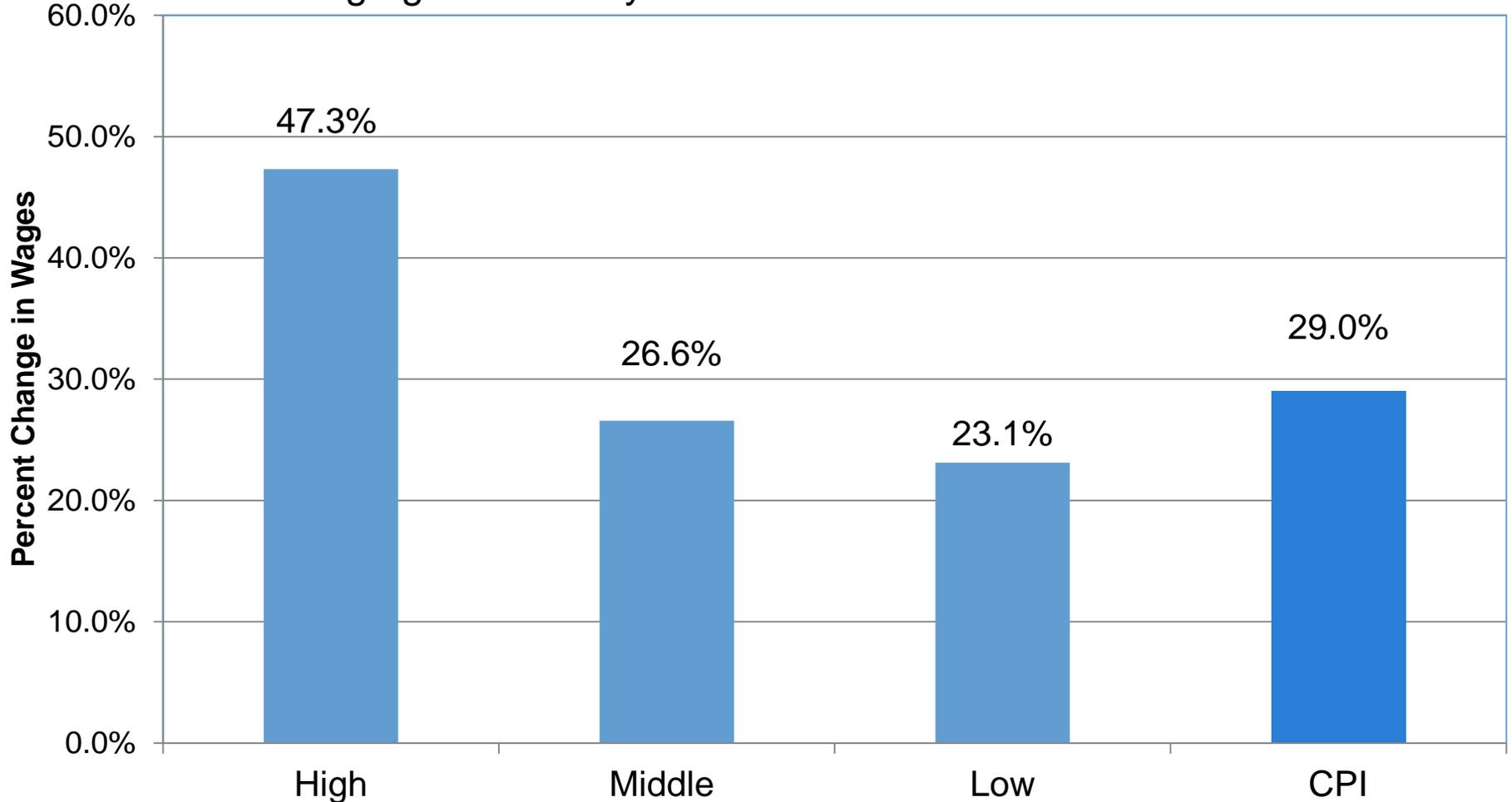
# Get the bus out of traffic

## Make transit go faster with dedicated lanes



# Establish higher regional or subregional minimum wage levels since wages are growing slower than inflation.

Median Wage growth in Bay Area 2001-2014



**Expand access to post-secondary education and training as a way to boost wages for lower-wage workers.**



# Summary

- Expand **housing supply** + identify a **permanent source** for affordable housing funding.  
But also:
- Give local governments access to **more of the property tax** or other revenue *in exchange for* agreeing to some kind of **oversight of local land-use decisions** so they meet regional or state goals.
- Make big investment in **seamless transit** to better connect the region.
- Expand **raise the floor** strategies and expand post-secondary training opportunities.

Thank you!



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**SPUR**