

APA Planning Webcast Series Retrofitting Bedroom Communities for an Equitable and Sustainable Future

Bernadette Austin Executive Director

Kacey Lizon
Deputy Executive Director,
Planning and Programs

Christine Corrales Senior Regional Planner









Panelists



Bernadette Austin Executive Director, Center for Regional Change University of California, Davis

Kacey Lizon
Deputy Executive Director, Planning and Programs
Sacramento Area Council of Governments

Christine Corrales
Senior Regional Planner
San Joaquin Council of Governments











California at Scale





California is more than twice the size of New England...

... and has more than 10 million more residents than Texas, the next most populous state











California's Central Valley



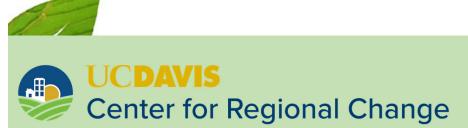
California lost 182,000 residents in 2020, but...

Sacramento Region

- Grew by 0.5%
- 12,750 new residents
- Total population: 2.56 million

San Joaquin County

- Grew by 1.25%
- 9,657 new residents
- Total population: 781,462







Study Areas





GEOGRAPHIC EXTENT OF STUDY

Bay Area

Study Area

Outer Bay Area

Fresno, Foothills & North of Sacramento

Other CA Counties

Urbanized areas







Housing Costs Across California



California

\$2,030

Monthly Rent, 2BD FMR, 2021

\$708,000

Median Home Price, Nov 2021

Sacramento Metro Area

\$1,495

Monthly Rent, 2BD FMR, 2021

\$465,000

Median Home Price

Sacramento, Nov 2021

San Francisco

\$3,553

Monthly Rent, 2BD FMR, 2021

\$1,545,000

Median Home Price, Nov 2021

San Joaquin County

\$1,270

Monthly Rent, 2BD FMR, 2021

\$425,000

Median Home Price

Stockton, Nov 2021





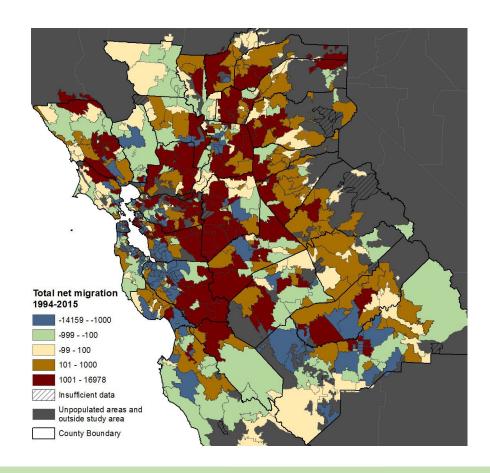




Net Migration, 1994-2015

In-migration minus out-migration by ZIP code









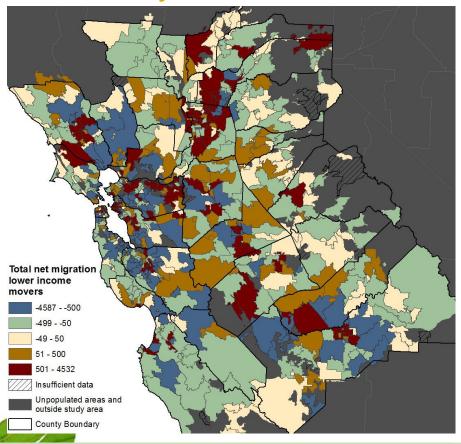




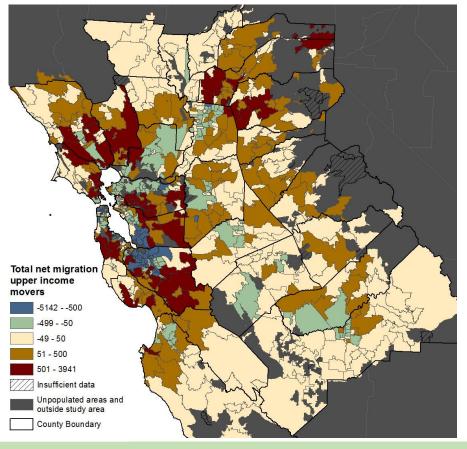
Net Migration, 1994-2015



<\$25,000/year



>\$150,000/year











Retrofitting Bedroom Communities for an Equitable and Sustainable Future







December 17, 2021 APA Planning Webcast Series

Christine Corrales, MURP Senior Regional Planner | San Joaquin Council of Governments corrales@sjcog.org



Trends Informing SJCOG Regional Planning





Characteristics of our population



Economy

People employed and how much they're making



Commuting

Where people are going and how



Housing

The types of housing that are available



Land Use & Development

The way we use land



Gentrification & Displacement

Which communities are most at risk





EZ HUB INTEGRATED TRANSIT MOBILE TICKETING



COMMUNITY DIVERSITY AND DISPLACEMENT RISK ASSESSMENT



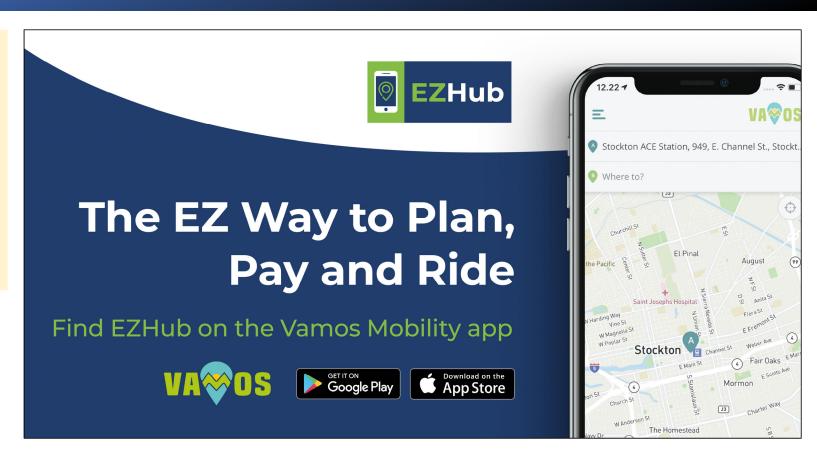
STOCKTON MOBILITY COLLECTIVE

EZ Hub Integrated Transit Mobile Ticketing



- Lack of awareness about transit routes
- Assistance with ticketing
- Safety through contactless ticketing



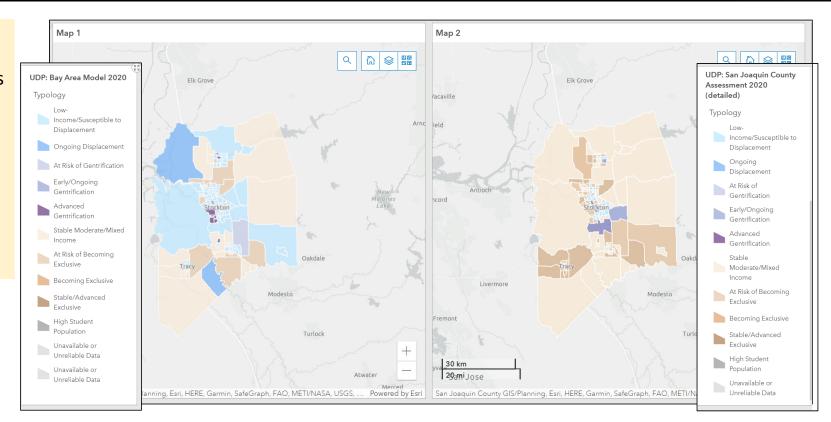


San Joaquin County Displacement Risk Assessment



- Resident and stakeholder concerns
- Limitations of the UDP model and literature
- Include a displacement risk analysis for 2022 RTP/SCS





Stockton Mobility Collective Project



- Transit frequency is limited
- Need to solve first/last mile to transit
- Improve access to key destinations and opportunity
- Poor air quality





COMMUNITY ENGAGEMENT



Engage transportdisadvantaged residents in design of projects



ELECTRIC VEHICLE SHARE



30 electric cars & 10-15 charging stations around affordable housing and ACE/Amtrak stations



E-WORKFORCE DEVELOPMENT



Develop and implement an electric shared mobility apprenticeship program for up to 20 candidates



EZHUB



Combine ticketing, payment, & trip planning of e-bike, e-car, bus, & rail to one mobile application



ELECTRIC BICYCLE SHARE



100 e-bikes in Stockton to increase access to key destinations and resources



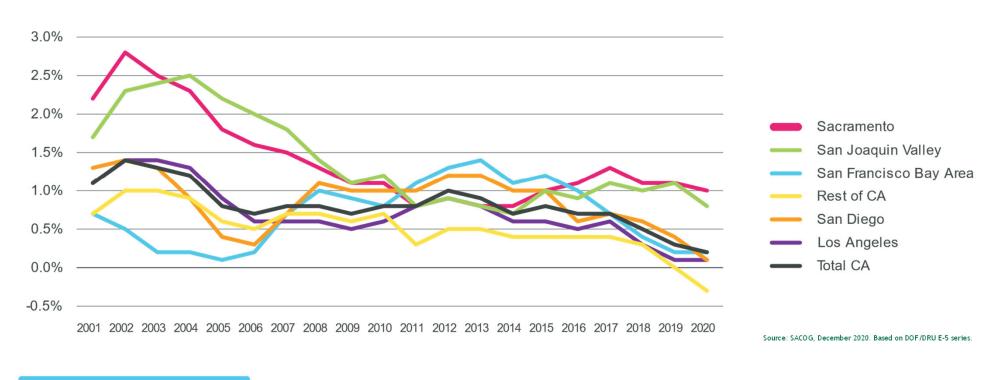
TRANSIT AND SHARED MOBILITY INCENTIVES



Provide discounts via Vamos app to qualified communities



Annual Population Growth, Sacramento Region and Other California Regions, 2000 to 2020

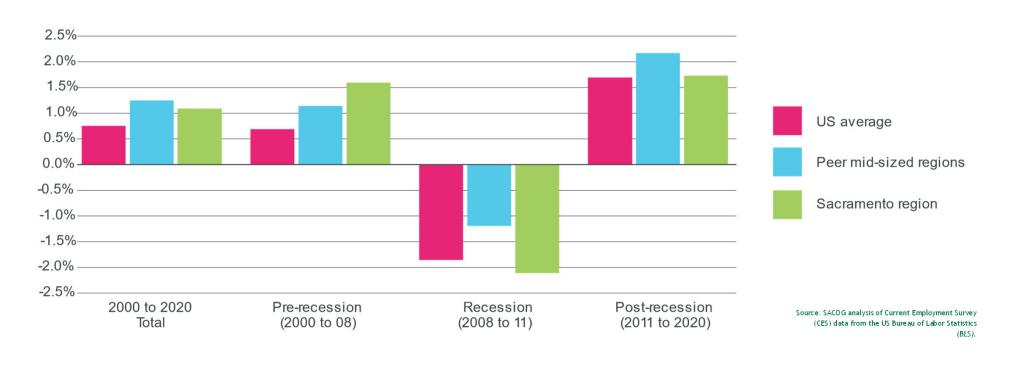


Who We Are

Economic Prosperity

Vibrant Places

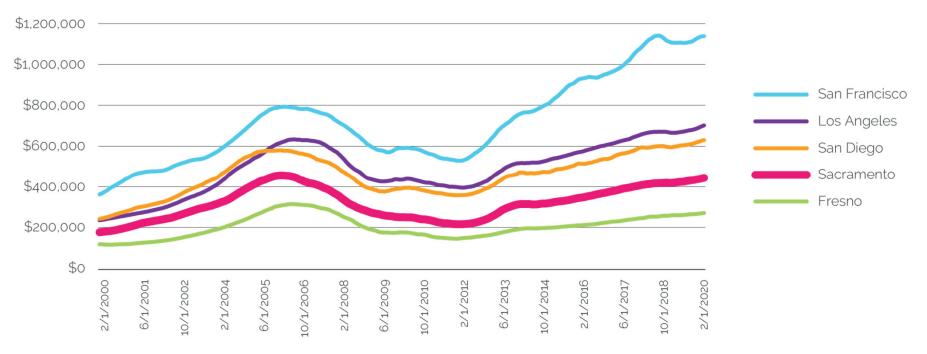
Annual Job Growth Comparison: Sacramento and other Mid-Sized Metro Areas



Economic Prosperity

Vibrant Places

Median Home Values by California Metropolitan Statistical Areas (in \$2020)

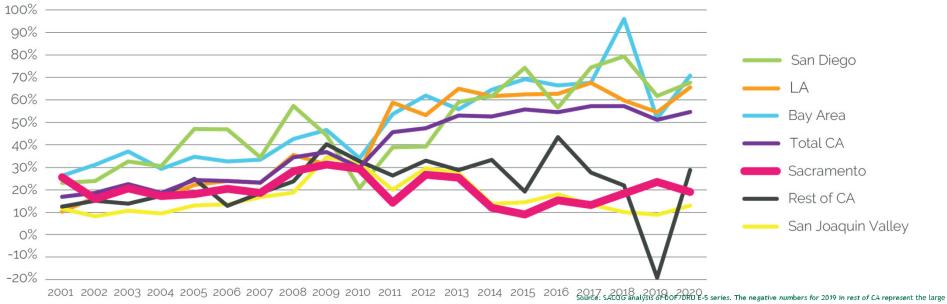


Source: SACOG analysis of Zillow monthly median home values by metro area, January 2000 to April 2020

Economic Prosperity

Vibrant Places

Percent of Total New Units that are Multi-Family by California Region



number of housing units that burned down. The DOF dataset does not separate out demolitions in this data set from new growth, so it measures a slightly different total from the regional permit database used

above.

Vibrant Places

Who We Are

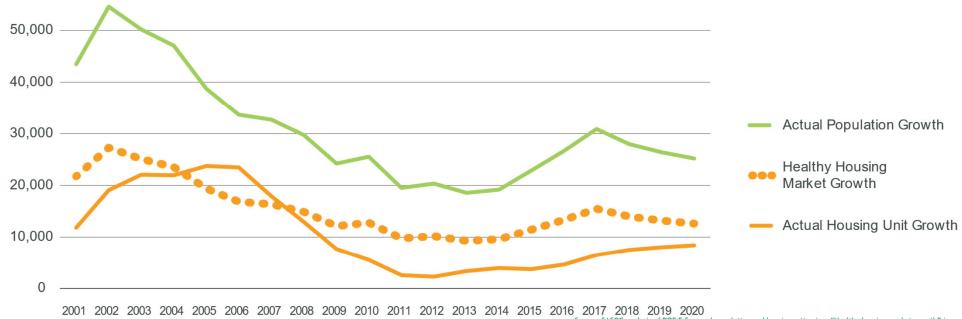
Economic Prosperity



Accelerating suburban infill for climate and equity



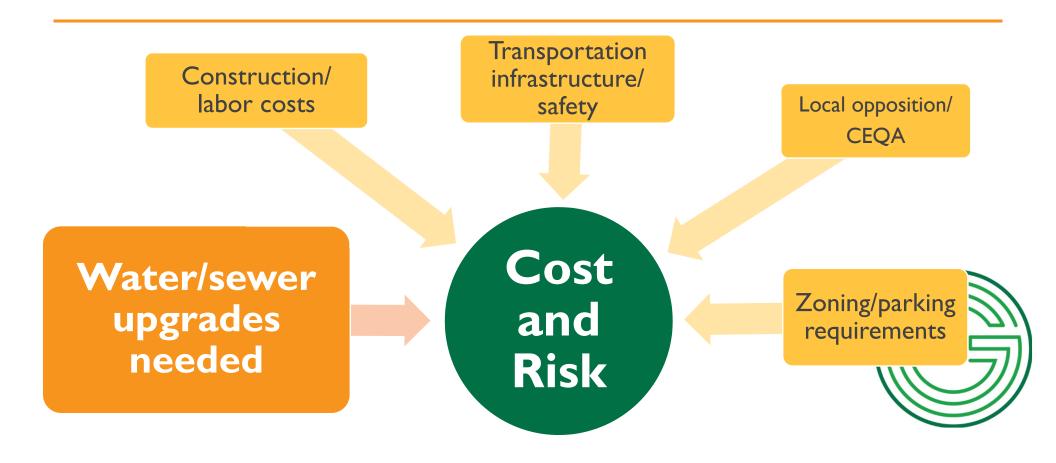
Annual Population and Housing Unit Growth in Sacramento Region

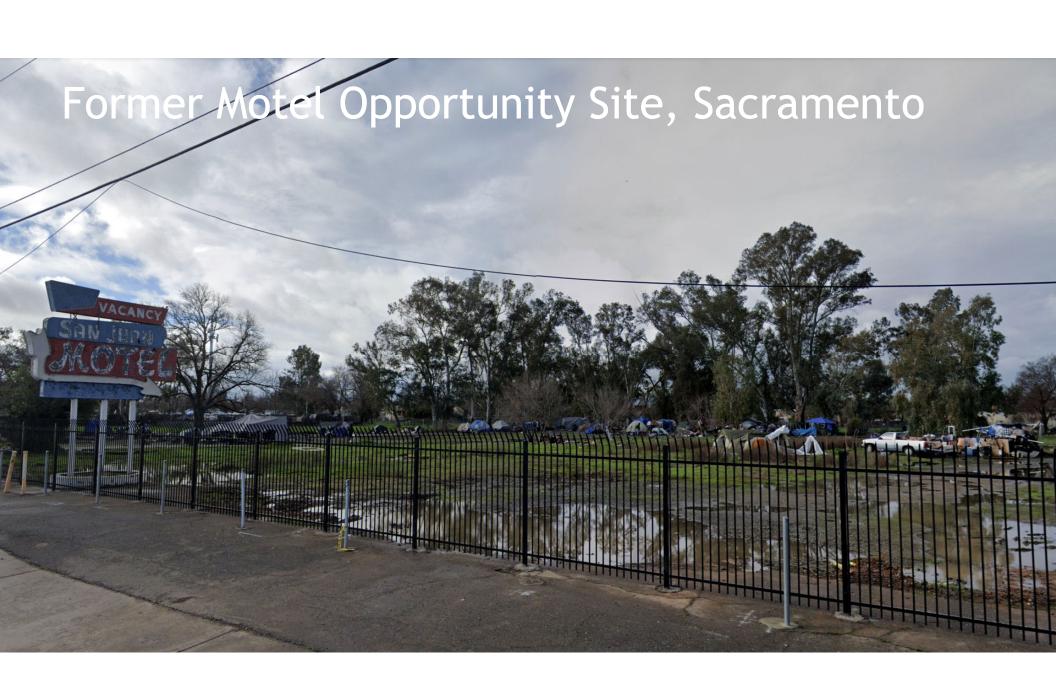


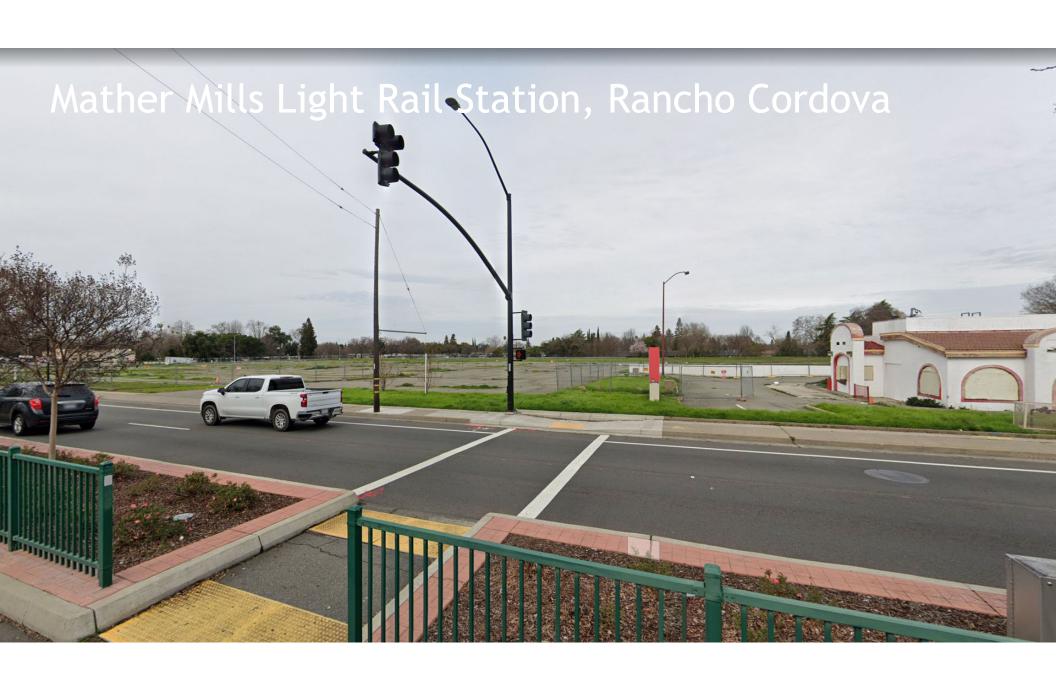
Source: SACOG analysis of DOF E-5 annual population and housing estimates. "Healthy housing market growth" is defined as 1 new housing unit to 2 new residents (or 0.5 new units per new resident) using a static 5% vacancy rate assumption.

Who We Are Economic Prosperity Vibrant Places Connected Communities

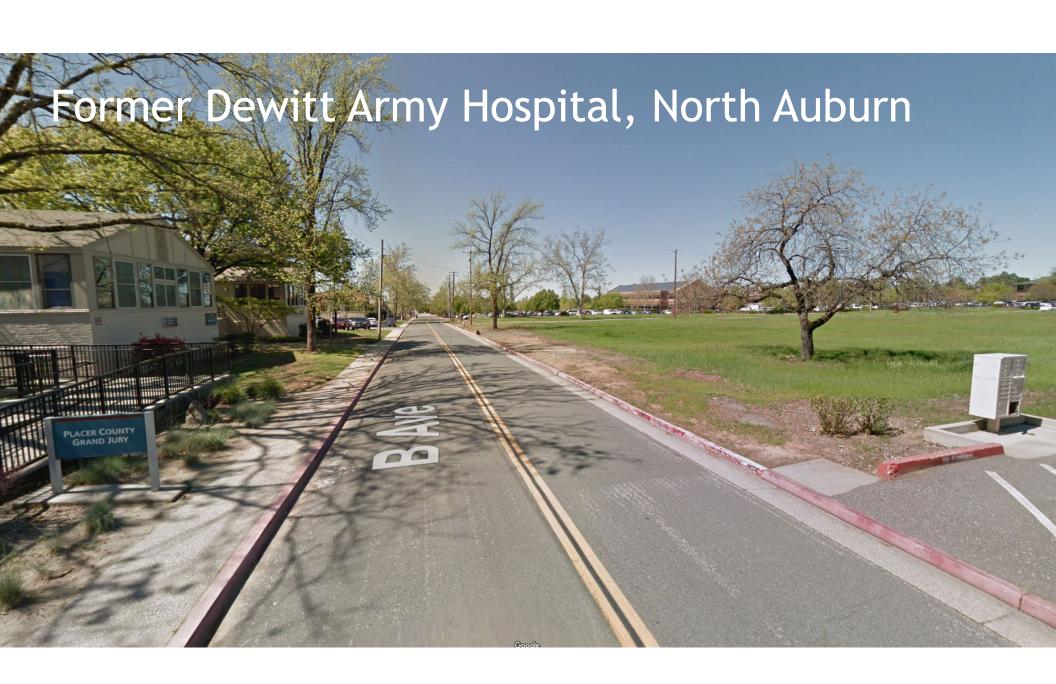
Barriers to Infill





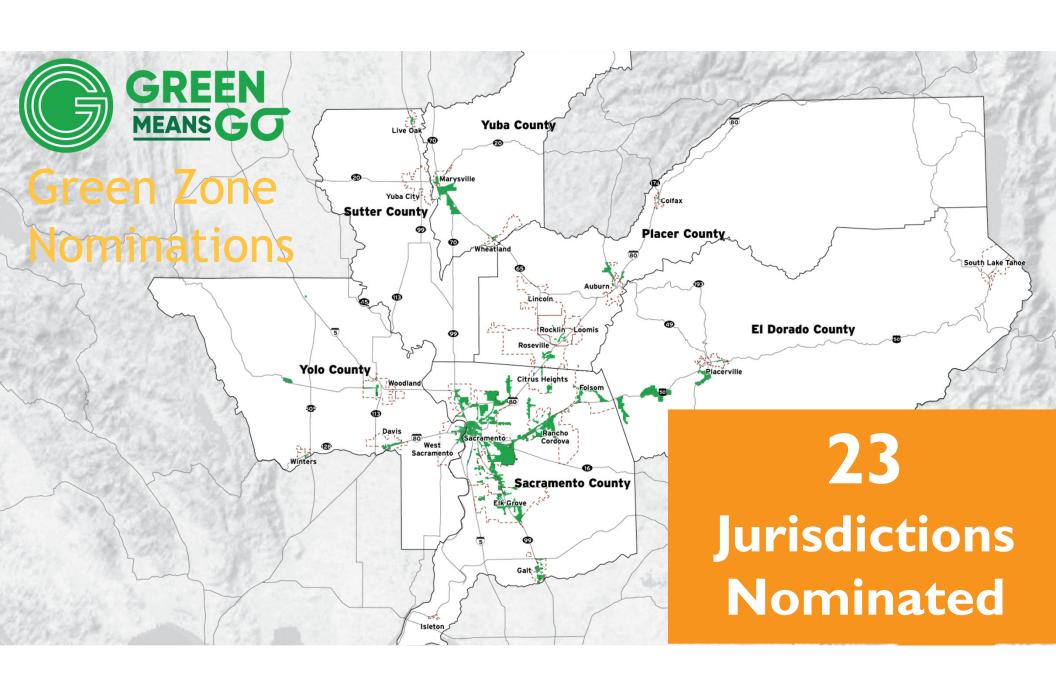












Green Means Go Place-Based Investment Strategy to Accelerate:



A Regional Partnership

Local

- Update zoning codes and local ordinances
- Streamline permitting process
- Lower or waive impact fees

SACOG

- Fund corridor planning
- Fund local transportation plans and projects in "Green Zones"
- Support for Civic Lab smart mobility and commercial corridor project implementation
- 2020 Commercial Corridors Task Force
- "Mind the Gap" Housing Toolkit

State

- Add a regional component to state funding programs
- Fund programs to accelerate infill development





Continue the Conversation



Bernadette Austin

Executive Director, Center for Regional Change University of California, Davis braustin@ucdavis.edu

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