APA Planning Webcast Series

Retrofitting Bedroom Communities for an Equitable and Sustainable Future

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Welcome &
Introductions
Panelists

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Sacramento Area Council of Governments

Christine Corrales
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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…

<table>
<thead>
<tr>
<th>Region</th>
<th>Growth Percentage</th>
<th>New Residents</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sacramento Region</td>
<td>0.5%</td>
<td>12,750</td>
<td>2.56 million</td>
</tr>
<tr>
<td>San Joaquin County</td>
<td>1.25%</td>
<td>9,657</td>
<td>781,462</td>
</tr>
</tbody>
</table>
# Housing Costs Across California

<table>
<thead>
<tr>
<th>Location</th>
<th>Monthly Rent, 2BD FMR, 2021</th>
<th>Median Home Price, Nov 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>California</td>
<td>$2,030</td>
<td>$708,000</td>
</tr>
<tr>
<td>San Francisco</td>
<td>$3,553</td>
<td>$1,545,000</td>
</tr>
<tr>
<td>Sacramento Metro Area</td>
<td>$1,495</td>
<td>$465,000</td>
</tr>
<tr>
<td>San Joaquin County</td>
<td>$1,270</td>
<td>$425,000</td>
</tr>
<tr>
<td>San Joaquin County</td>
<td>Stockton, Nov 2021</td>
<td></td>
</tr>
</tbody>
</table>
Net Migration, 1994-2015

In-migration minus out-migration by ZIP code
Net Migration, 1994-2015

<$25,000/year

>$150,000/year
Addressing social equity in suburban landscapes
Retrofitting Bedroom Communities for an Equitable and Sustainable Future

December 17, 2021
APA Planning Webcast Series

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Trends Informing SJCOG Regional Planning

Demographics: 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

The EZ Way to Plan, Pay and Ride

Find EZHub on the Vamos Mobility app
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
1. Engage transport-disadvantaged residents in design of projects

## Electric Vehicle Share
2. 30 electric cars & 10-15 charging stations around affordable housing and ACE/Amtrak stations

## Electric Bicycle Share
3. 100 e-bikes in Stockton to increase access to key destinations and resources

## E-Workforce Development
4. Develop and implement an electric shared mobility apprenticeship program for up to 20 candidates

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

## Transit and Shared Mobility Incentives
6. Provide discounts via Vamos app to qualified communities
Accelerating suburban infill for climate and equity
Annual Population Growth, Sacramento Region and Other California Regions, 2000 to 2020

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

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

Source: SACOG analysis of DOF/DRU E-5 series. The negative numbers for 2019 in rest of CA represent the large 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.
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.
Barriers to Infill

- Construction/ labor costs
- Transportation infrastructure/ safety
- Local opposition/ CEQA
- Zoning/parking requirements
- Water/sewer upgrades needed

Cost and Risk
Former Motel Opportunity Site, Sacramento
Mather Mills Light Rail Station, Rancho Cordova
West Main Street, Woodland
Former Dewitt Army Hospital, North Auburn
Green Zone Nominations

23 Jurisdictions Nominated
Green Means Go
Place-Based Investment Strategy to Accelerate:

- Infill Development
- Travel Options
- EV

Green Zones
## 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

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