

Creating Affordable Transit Neighborhoods in the San Francisco Region



Railvolution, Portland

Doug Johnson

Metropolitan Transportation Commission



TABLE 1] The Bay Area Consistently Tops the Charts in Housing Costs

Rank	Median Home Value	
1	San Jose—San Francisco—Oakland, CA	\$694,700
2	Salinas, CA	\$658,700
3	Santa Barbara—Santa Maria—Goleta, CA	\$641,800
4	San Luis Obispo—Paso Robles, CA	\$578,900
5	Honolulu, HI	\$574,400

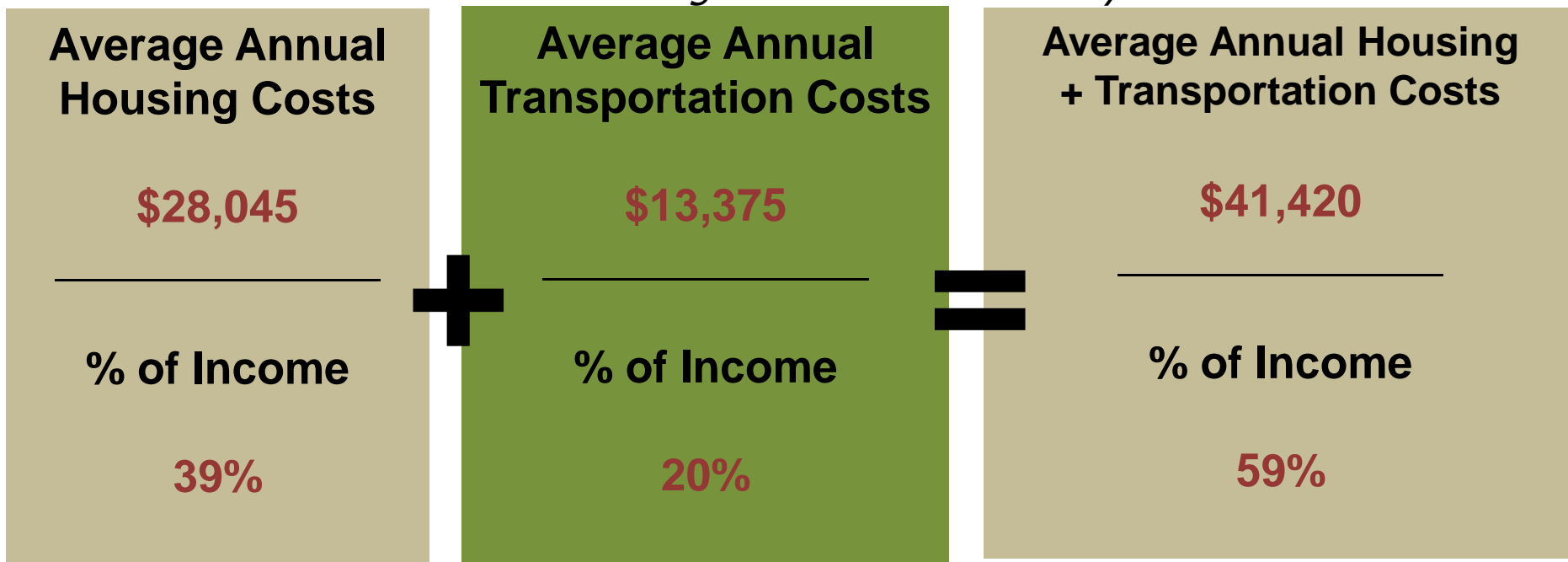
Rank	Median Monthly Costs for Homes with a Mortgage	
1	San Jose—San Francisco—Oakland, CA	\$2,803
2	Santa Barbara—Santa Maria—Goleta, CA	\$2,471
3	Salinas, CA	\$2,438
4	New York—Newark—Bridgeport, NY—NJ—CT—PA	\$2,432
5	San Diego—Carlsbad—San Marcos, CA	\$2,412

Rank	Median Gross Rent	
1	San Jose—San Francisco—Oakland, CA	\$1,221
2	Honolulu, HI	\$1,206
3	Santa Barbara—Santa Maria—Goleta, CA	\$1,205
4	San Diego—Carlsbad—San Marcos, CA	\$1,168
5	Los Angeles—Long Beach—Riverside, CA	\$1,099

Source: 2007 American Community Survey.

Housing Plus Transportation Costs in Bay Area

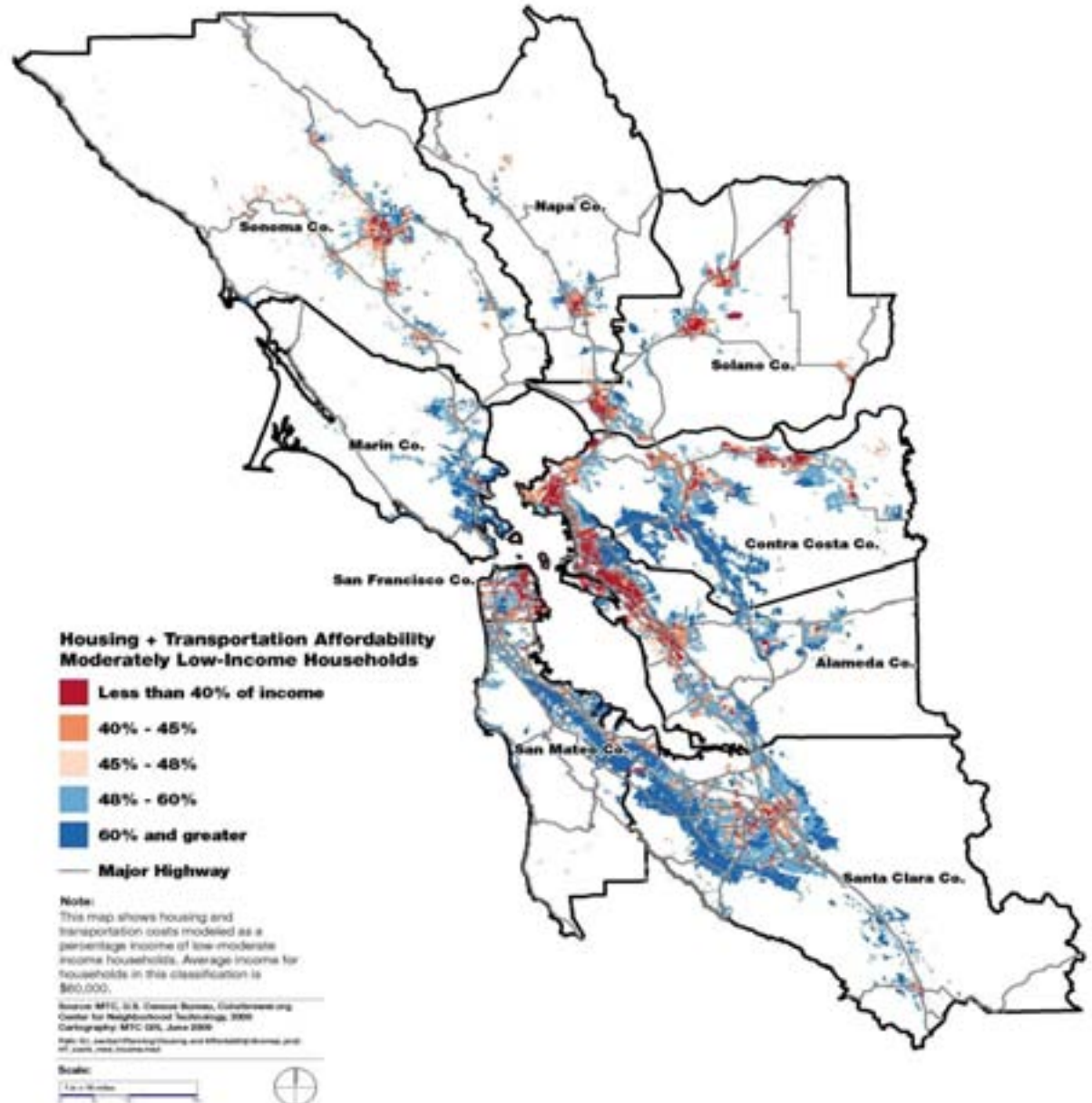
The high combined costs of housing and transportation leave many Bay Area households with insufficient remaining income to comfortably meet their basic needs.



	Housing	Transportation	Combined
Boston	\$22,373	\$11,927	\$34,300
Boston (%)	35%	19%	54%
D.C.	\$22,960	\$13,234	\$36,194
D.C. (%)	29%	18%	47%

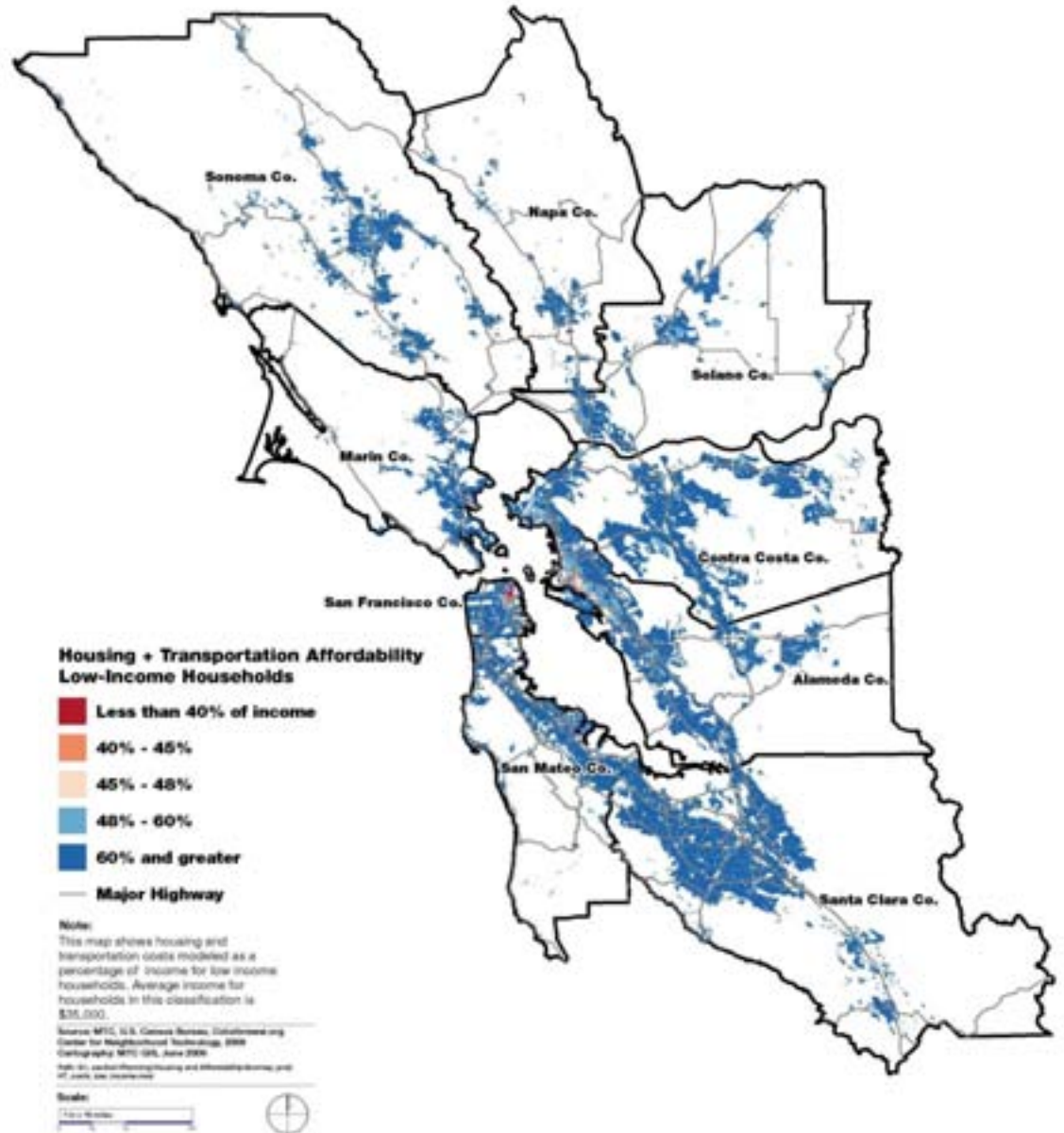
H+T: Moderately Low Income

Housing +
Transportation
Costs as
% of Income for
Moderately
Low-Income
Households
(\$35-60K)



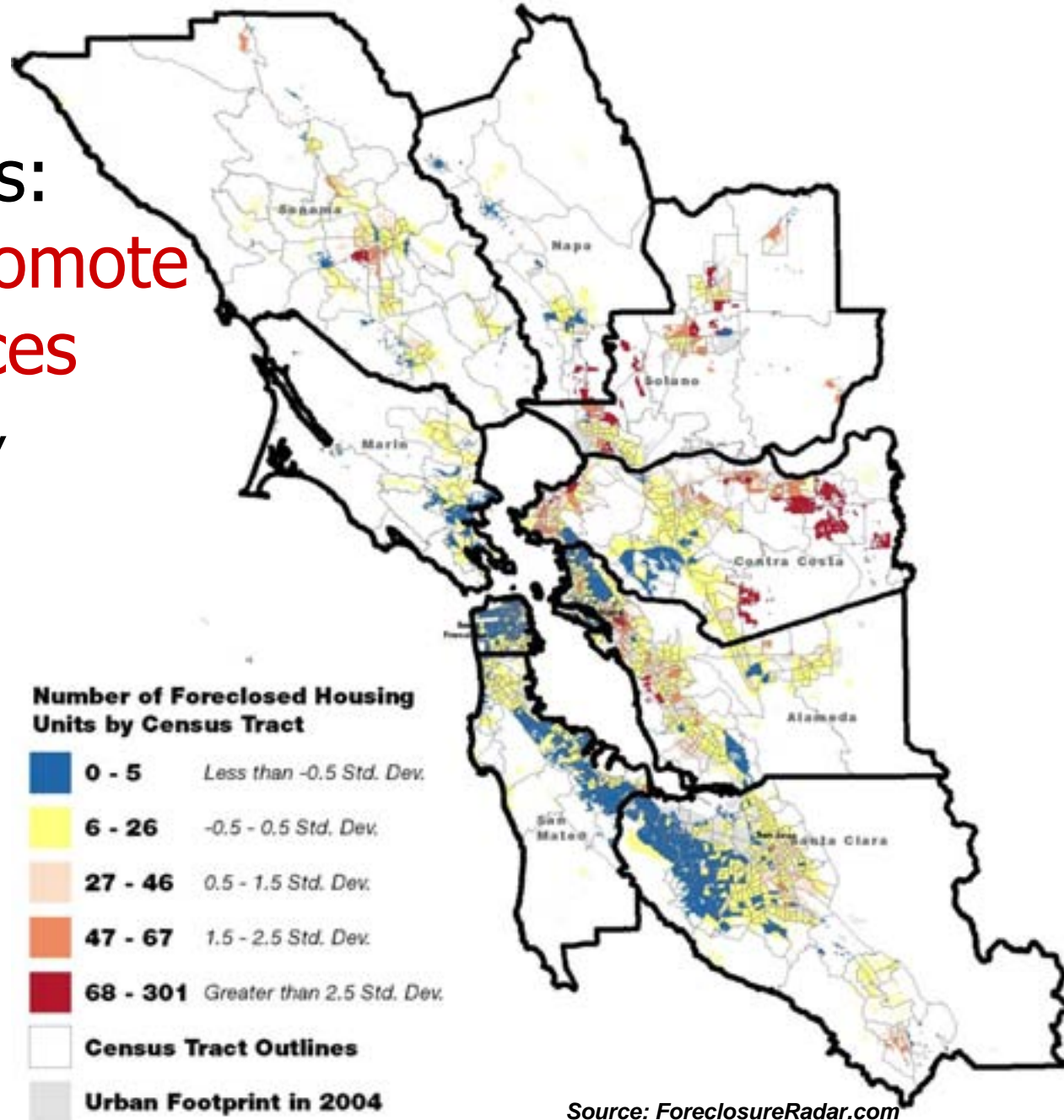
Low Income H+T Options Few

H+T Costs
as % of
Income for
Low-Income
Households
(**< \$35K**)

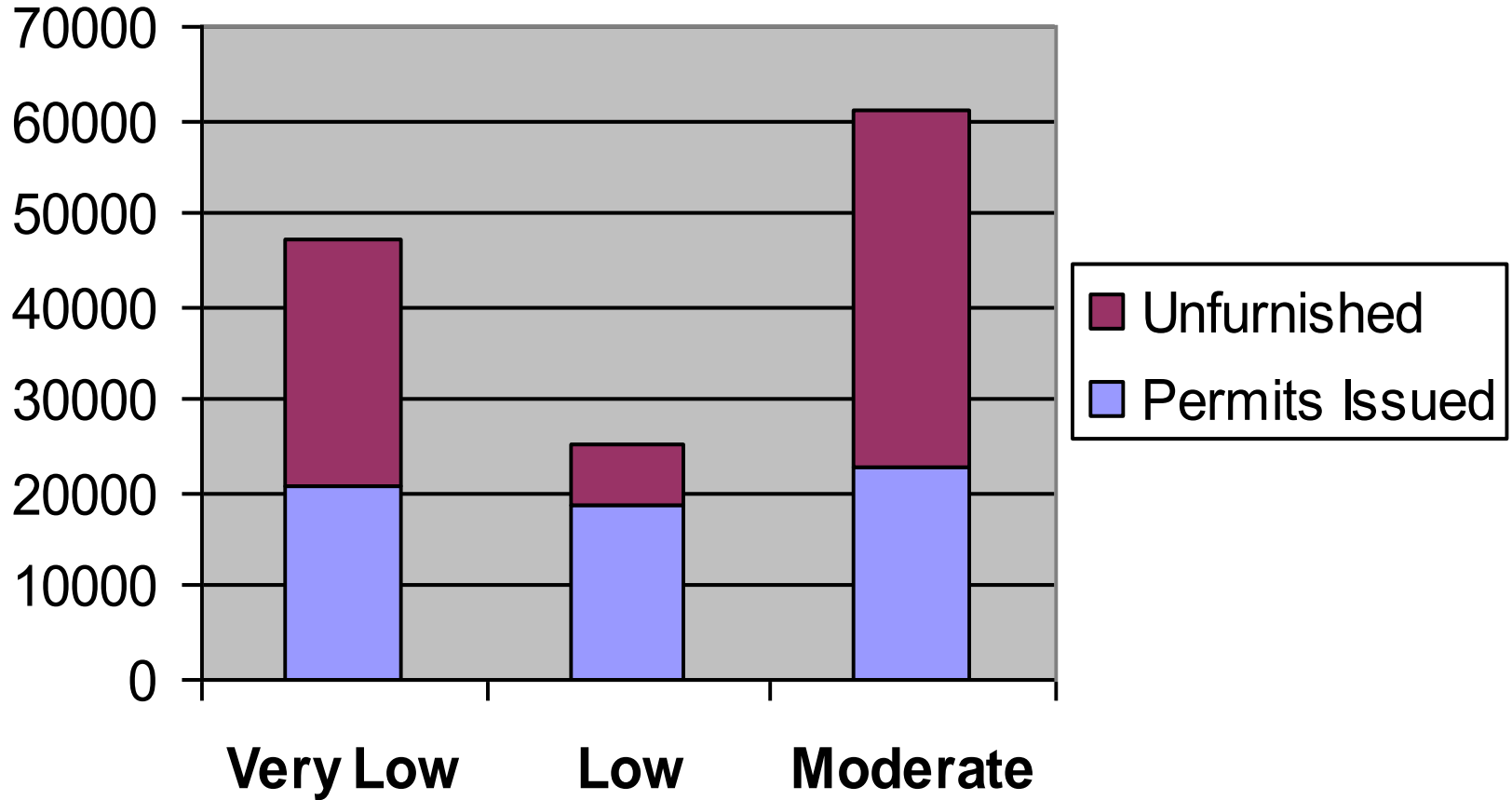


H+T Conclusions: Preserve and Promote Affordable Choices

- “Drive till you qualify” does not meet the region’s need for affordable options
- Lower-income households face a disproportionate affordability burden and few choices

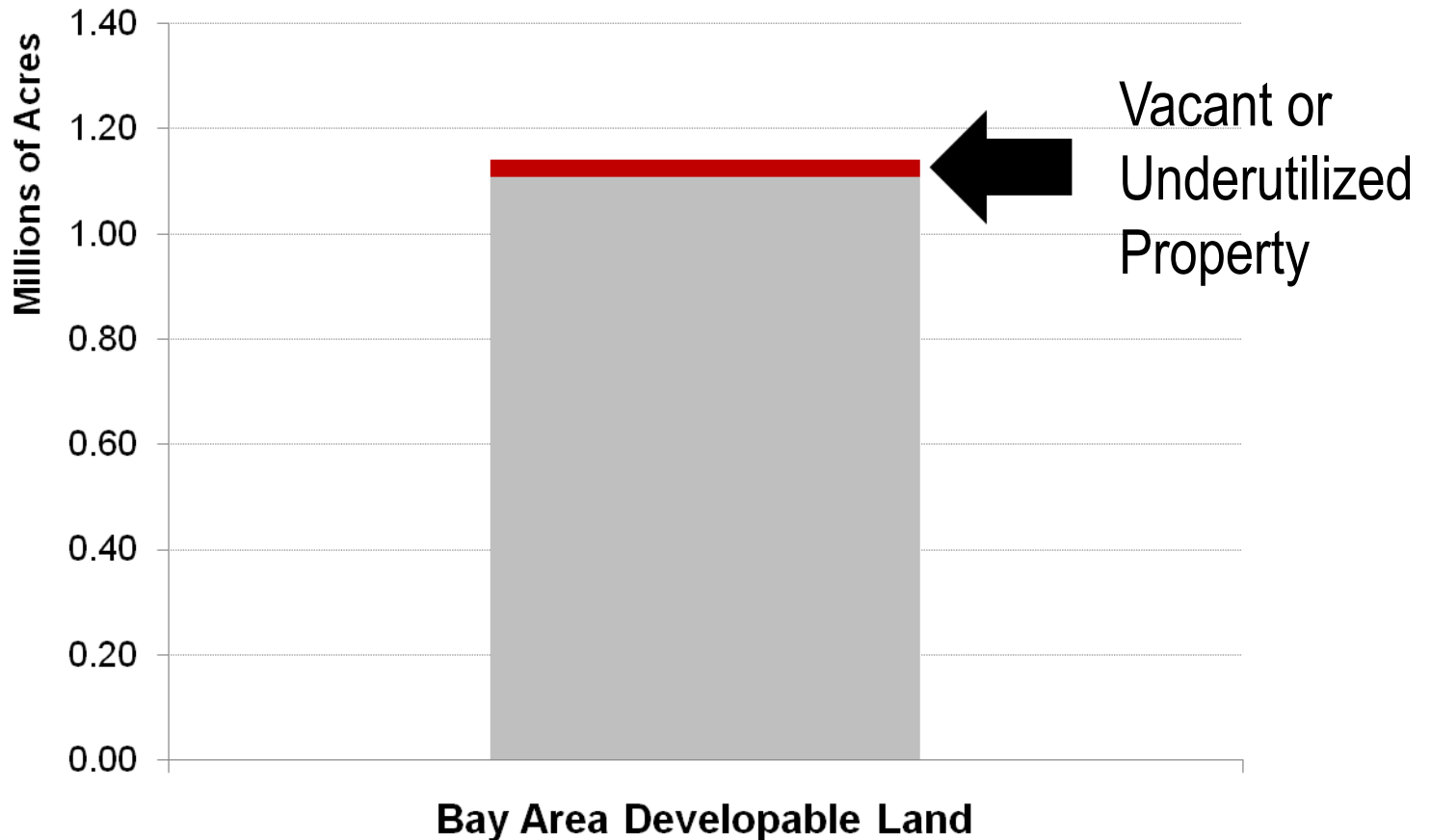


Affordable Units Produced: RHNA 1999-2006



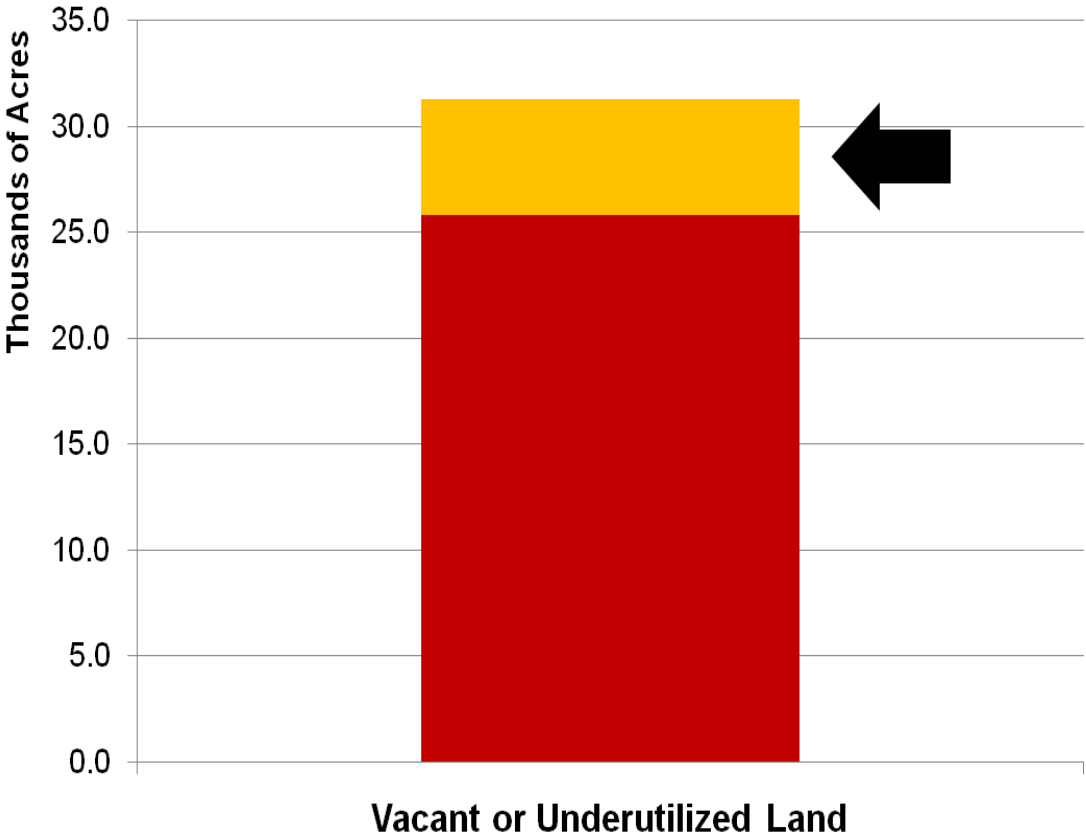
Bay Area TOD Opportunities

Limited Infill Development Sites



Bay Area TOD Opportunities

Few Sites Near Transit



Near Existing or
Planned Transit
5,000+ acres

Bay Area Affordable TOD Fund

- **CHALLENGES**

- Affordable housing developers do not have sufficient access to capital
- Struggle to secure the best sites or to preserve affordable units
- Region struggles to deliver desperately needed affordable housing
- Ongoing displacement pressures due to market rate TOD
- Using transport funds for housing

Bay Area Affordable TOD Fund

OPPORTUNITY

Great Communities Collaborative Planning

-Urban Habitat, Transform, Greenbelt Alliance, Non-Profit Housing Association of No. California, ReConnecting America

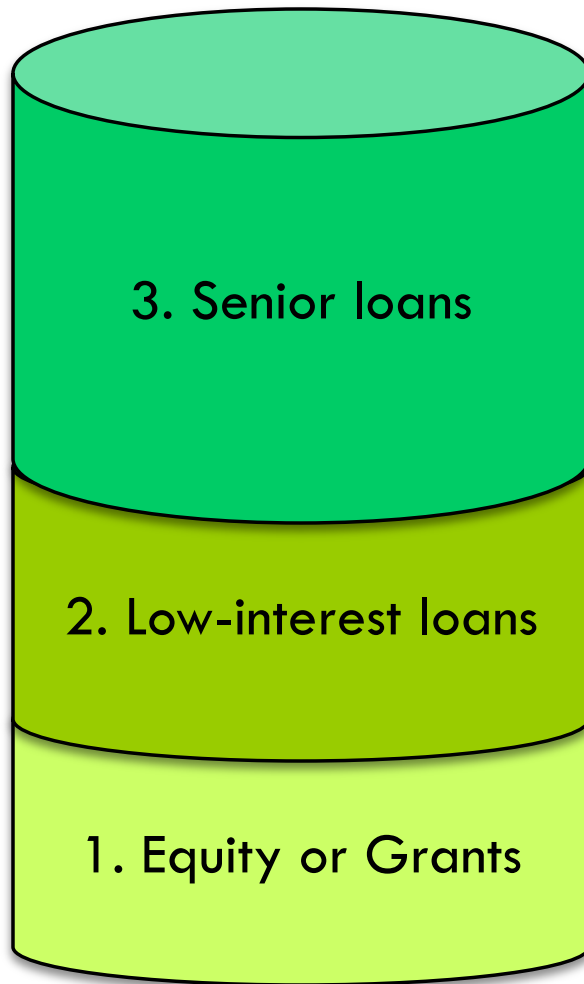
-San Francisco, East Bay, and Silicon Valley Community Foundations

Jointly establish Bay Area Affordable TOD Fund

Focus regional resources on implementation

Leverage regional land use program FOCUS and over \$200 M in land use capital and planning grants

Choose to Participate: MTC & Affordable TOD Fund



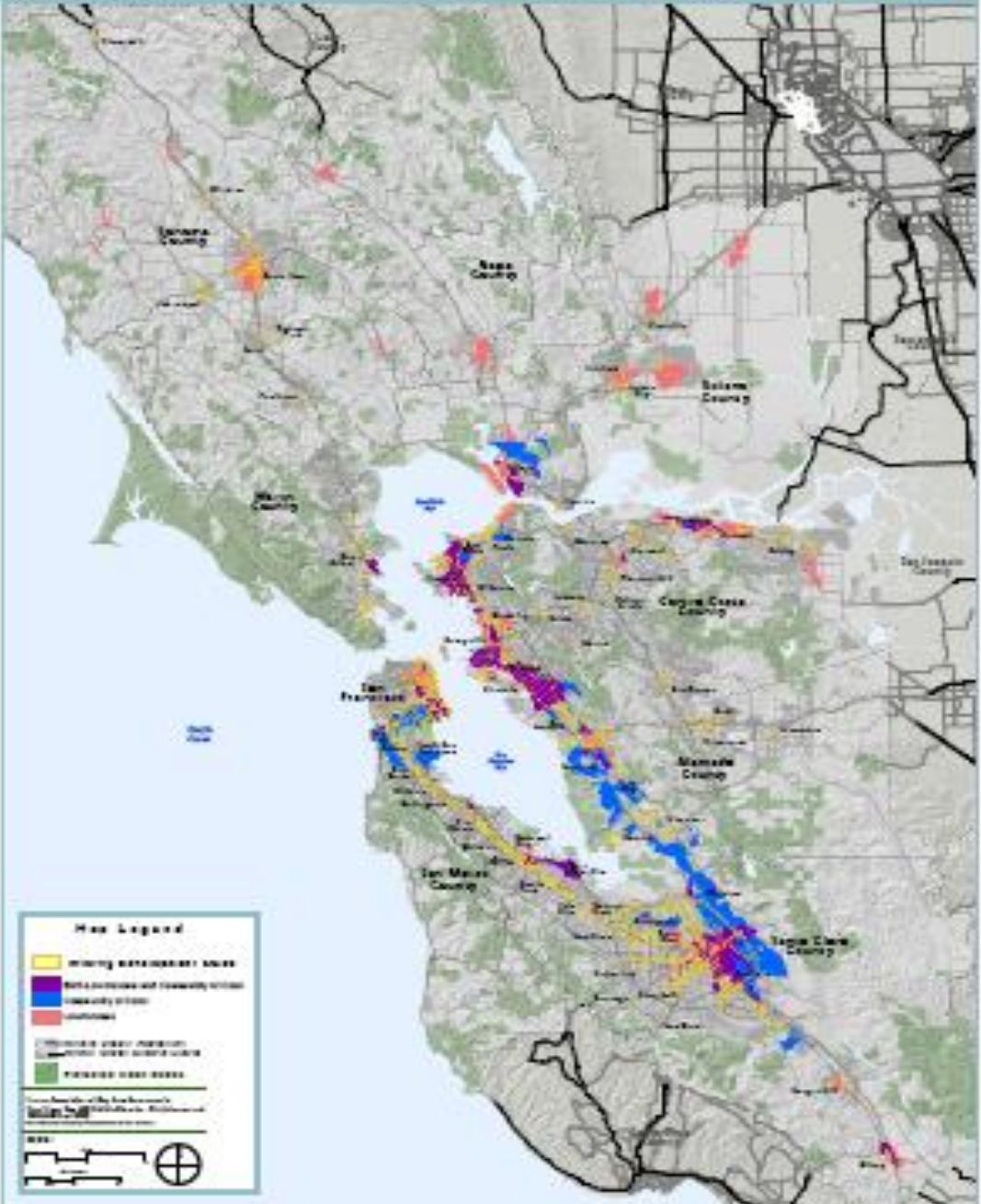
- Banks, insurance companies
- Other direct commercial lenders
- Bond financing

- Foundations
- Program Related Investments

- Foundation grants
- **\$10 million MTC grant funds from Transportation for Livable Communities**

FOCUS

a development and conservation strategy for the San Francisco Bay Area



FOCUS: 2007-2010 local plans and community goals

- Over 55% of future housing
- 3% of land – all infill, transit served
- Proposed jobs, if built, exacerbate regional jobs/housing

CA SB 375 & the Sustainable Communities Initiative

- Connects transportation planning **and** land use forecasting **and** housing allocations
- What transportation and affordable housing investments are needed for affordable access to essential services and jobs? \$2+ billion estimated need
- What role must local jurisdictions play? How will regional agencies support them?
- How to forecast and plan for affordability (both cost and location)

Doug Johnson
MTC

(510) 817-5846

djohnson@mtc.ca.gov

