



Sustainable San Mateo County

Economy. Equity. Environment.

Adrienne Etherton
Executive Director

Brisbane Baylands Hearing
June 7, 2017

About Sustainable San Mateo County

Vision Statement

Sustainable San Mateo County is dedicated to the long-term health of our county's economy, environment and social equity.

Mission Statement

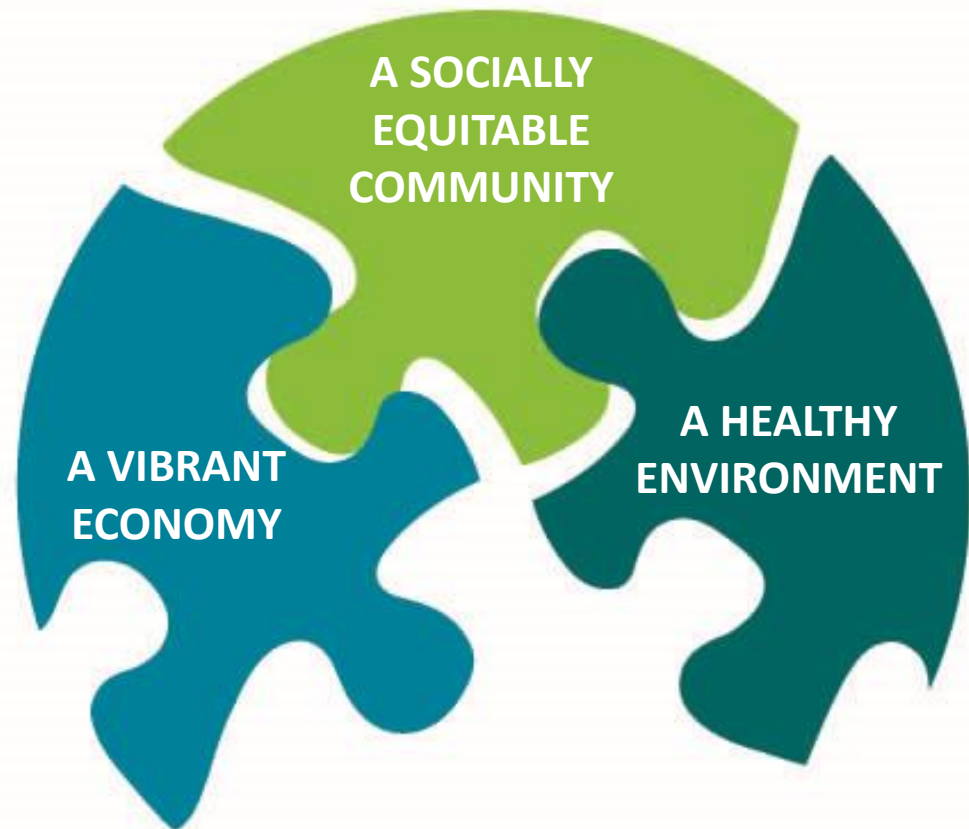
To stimulate community action on economic, environmental and social issues by providing accurate, timely and empowering information.

Values

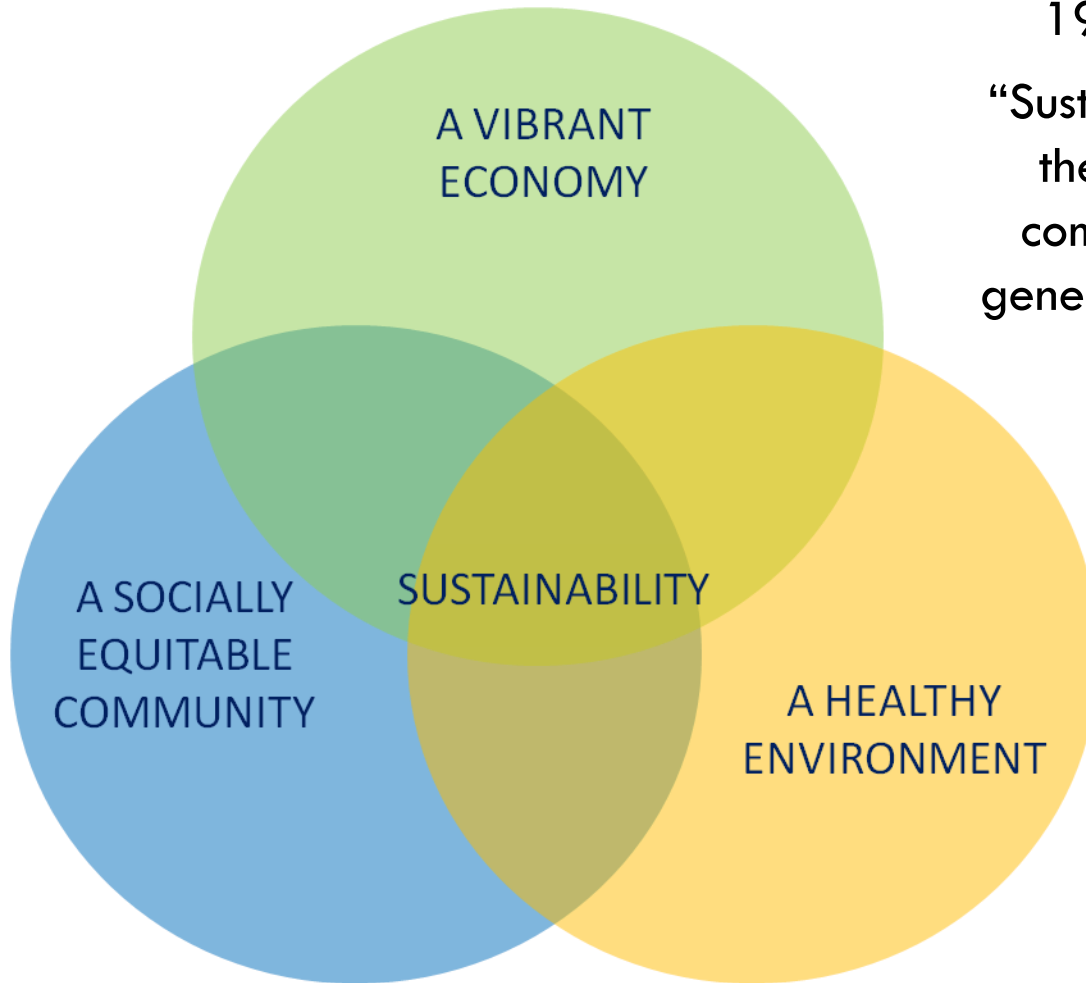
- Fact-based Objectivity
- Integrity and Transparency
- Inclusivity
- Intentional Collaboration
- Local and Regional Impact-focused

Founded in 1992 – Marcia Pagels

“Think Globally, Act Locally”



What is Sustainability?



1987 – Brundtland Commission:
“Sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Celebrating



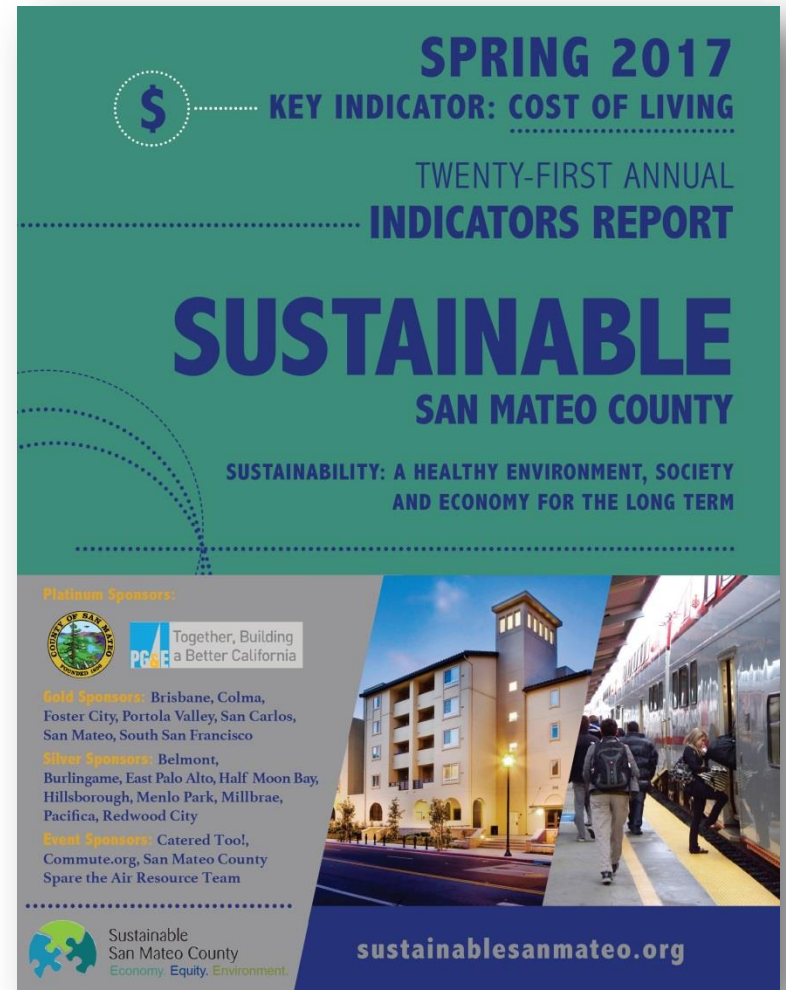
Years!



Indicators Report

“What gets measured, gets managed”

- ❑ Tracks data on factors that impact our quality of life
- ❑ First report in 1997 – one of the longest-running reports of its kind
- ❑ Used by policy makers, planners, businesses, realtors, nonprofit organizations, and active community members
- ❑ Tracks 40+ indicators, plus an annual “key indicator” is covered in depth



Report Topics



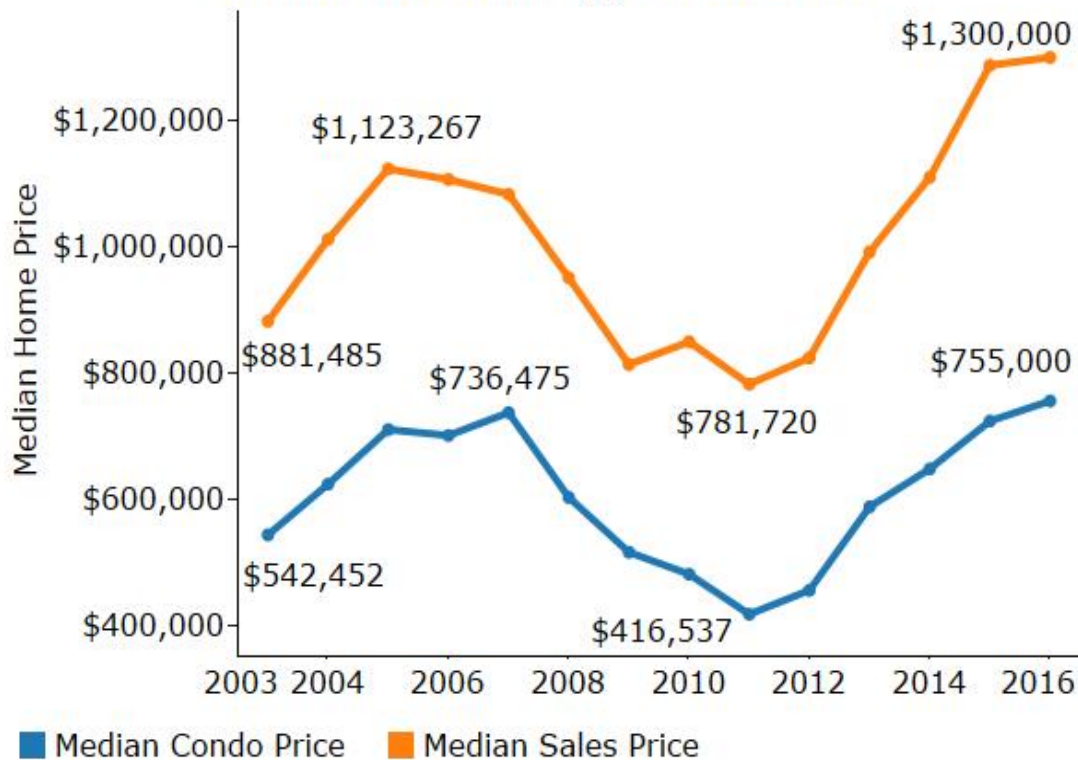
www.sustainablesanmateo.org/indicators

Key Indicator



Housing Costs

**Median Home Sales Price
San Mateo County, 2003-2016**



Homeowners:
32% spent over
30% of income on home

Renters:
48% spent over
30% of income on rent

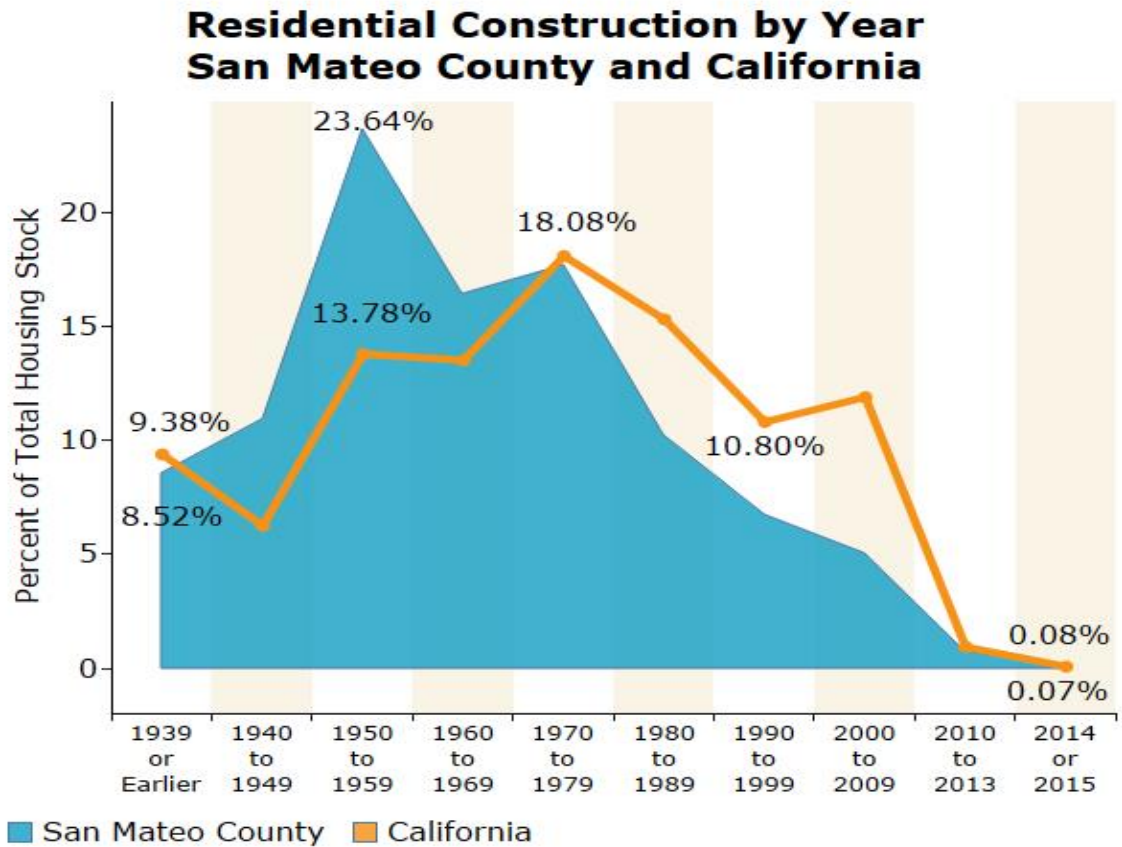
25% spent over
50% of income on rent

Housing Stock

43% Built
Before 1959

23% Built
Since 1980

6% Built
After 2000

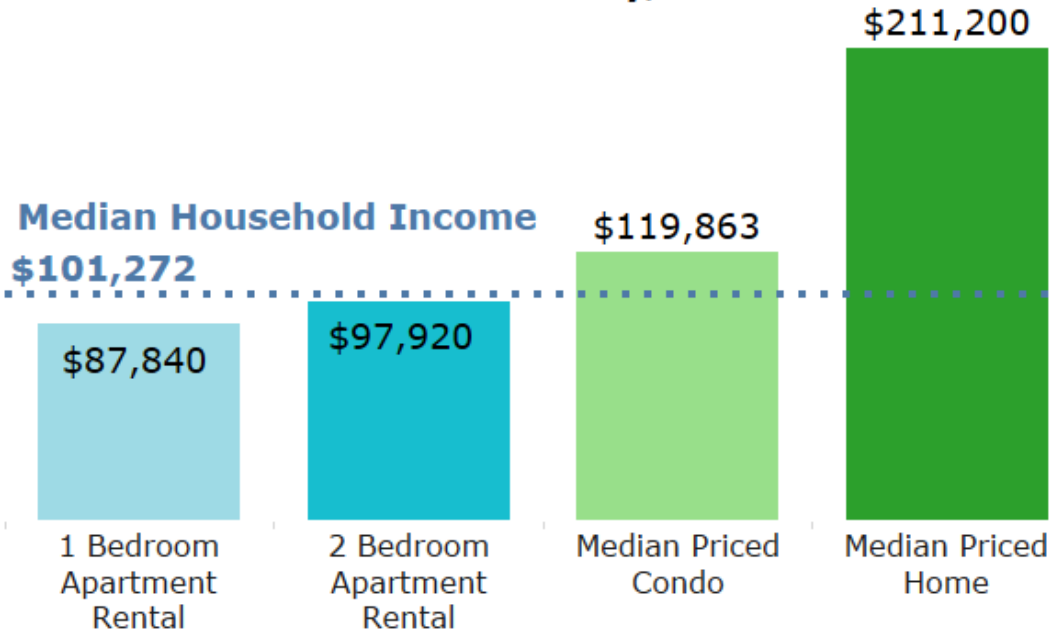


Data Source: U.S. Census Bureau, American Community Survey
5-Year Estimates

Sustainable San Mateo County

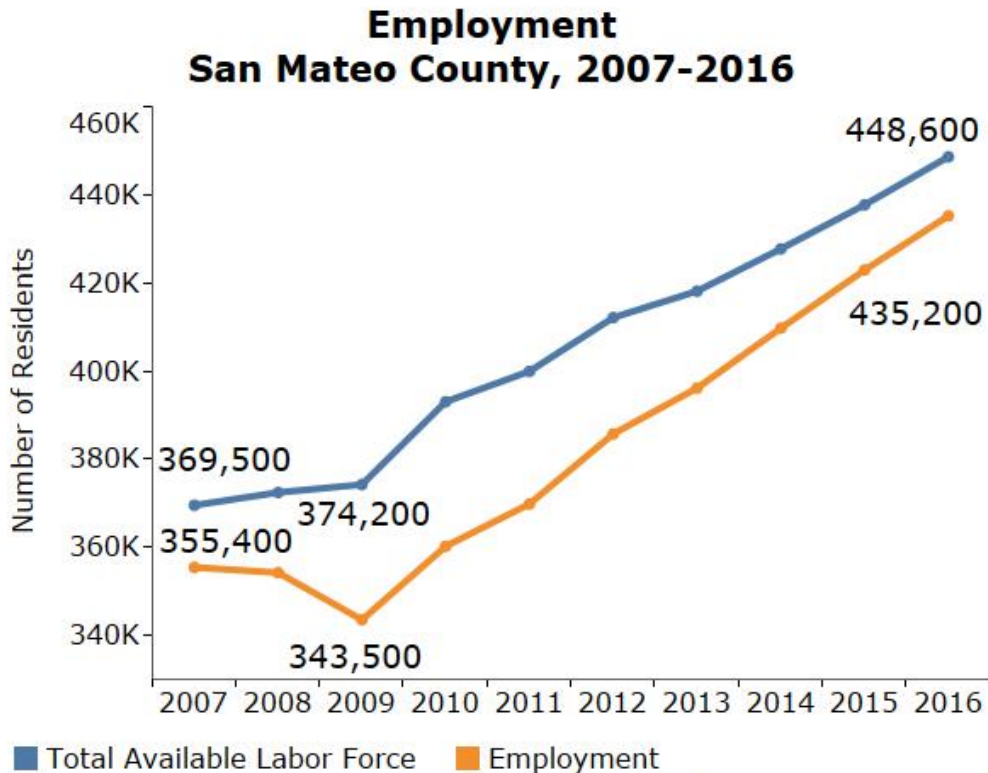
Housing Affordability

**Income Needed for Annual Housing Costs
San Mateo County, 2015**



As of 2017, a family of four with a household income of **\$105,350** qualifies as low income in San Mateo County

Jobs and Wages



Data Source: California Employment Development Department Sustainable San Mateo County

As of 2015, San Mateo County had 111,262 more jobs than housing units

61% of the workforce earns less than \$100,000 annually

64,531

Jobs Created

San Mateo County

3,844

Housing Units Built

2010 - 2015

Jobs-Housing Fit

JHF Ratio, Neighborhood Level, 2014

Description

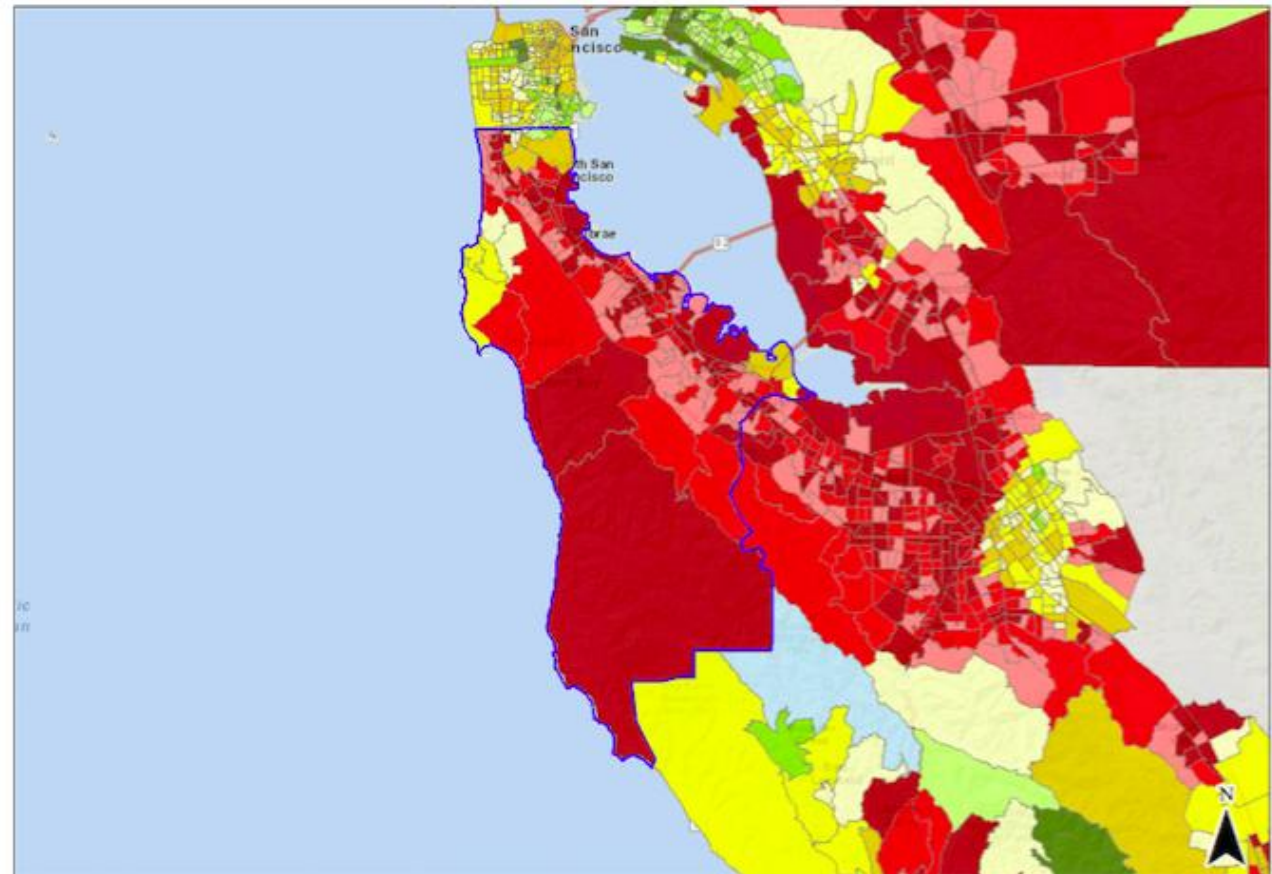
The Jobs Housing Fit neighborhood level ratio is the ratio of low-wage jobs (paying under \$1250/month) to affordable rental units (less than \$750/month rent) within a 2.5 mile radius of the center of the census tract. (LEHD, ACS, 2013).

[LJD=Low Job Density; MJD=Medium Job Density; HJD=High Job Density]

Legend

JHF Ratio, Neighborhood Level, 2014

- ≥4 (HJD)
- ≥4 (MJD)
- ≥4 (LJD)
- 2-4 (HJD)
- 2-4 (MJD)
- 2-4 (LJD)
- 1-2 (HJD)
- 1-2 (MJD)
- 1-2 (LJD)
- <1 (HJD)
- <1 (MJD)
- <1 (LJD)
- Data not available



Date: 2/6/2017

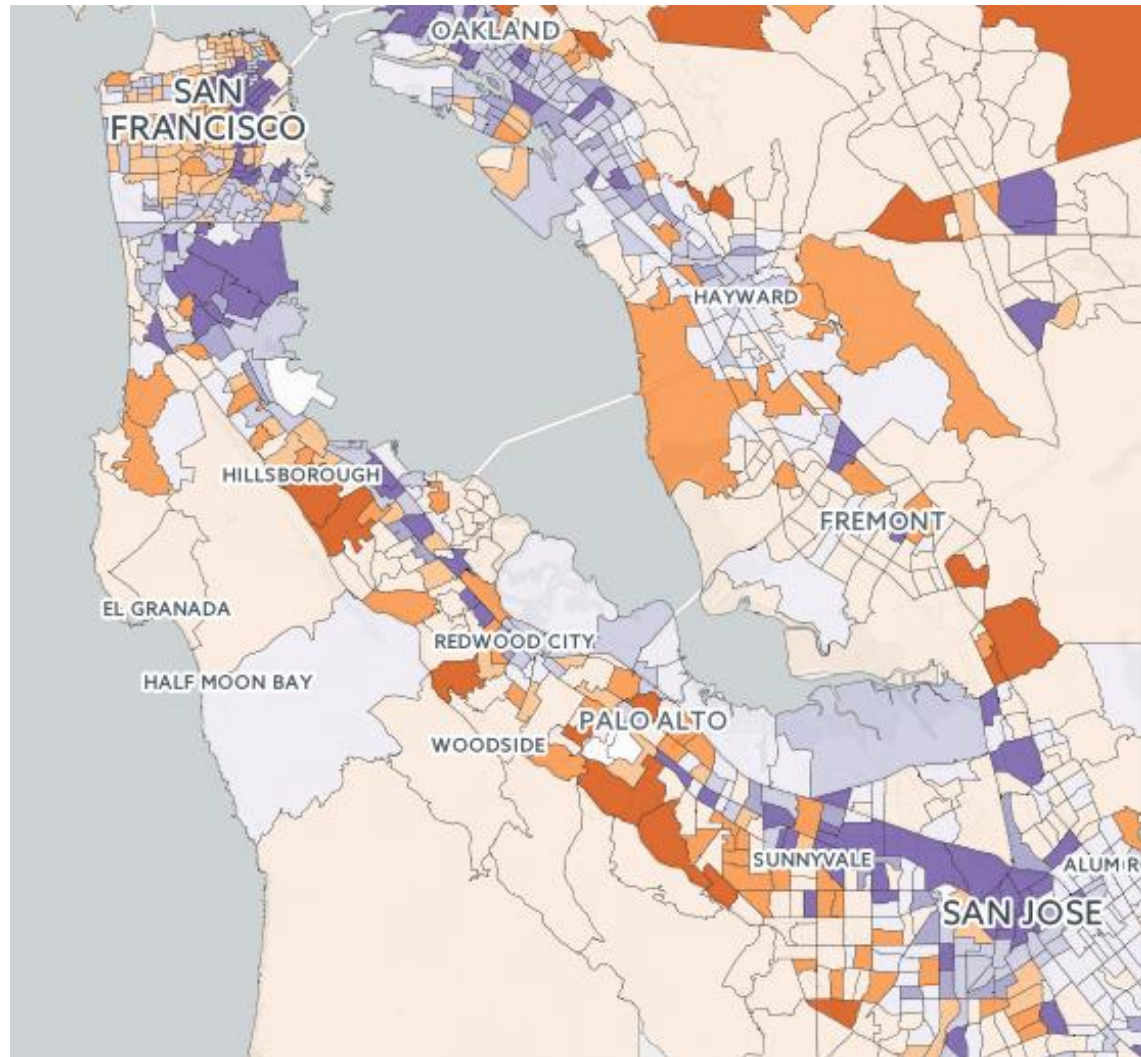
<http://interact.regionalchange.ucdavis.edu/rol/>

0 10 20 40 mi

Displacement

San Mateo
County 2015

28% Advanced
Gentrification or
Displacement



A Simple Equation

JOBS > HOMES =
HIGH HOME PRICES
+
TRAFFIC CONGESTION

Transportation



San Mateo Bridge West Bound

15.2% of workers in San Mateo County who reside outside of the county commute more than 50 miles

Approximately 50% of workers in San Mateo County commute in from a different county

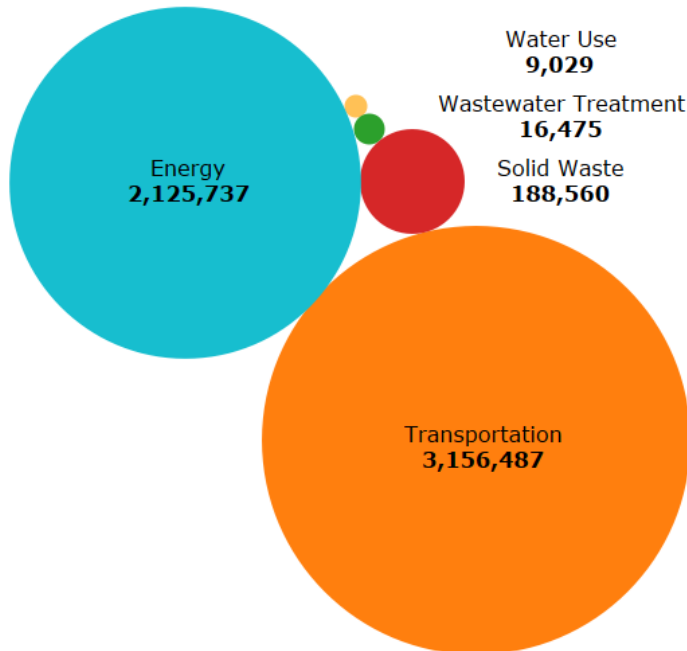
COMMUTE TIME & TRAFFIC CONGESTION

In 2015, Bay Area traffic congestion reached a record high only outranked by Los Angeles on a national scale

	SHARE OF MILES TRAVELED IN CONGESTION		AVERAGE COMMUTE TIME IN MINUTES	
	2004	2015	2006	2014
Alameda County	3.8%	8.4%	27.5	31.1
Bay Area Average	3.0%	5.7%	27.2	30.0
Santa Clara County	3.3%	6.8%	24.3	26.9
San Francisco County	2.0%	8.6%	29.0	31.7
San Mateo County	2.3%	5.9%	25.4	28.0

Climate Change

**Greenhouse Gas Emissions (Tons of Carbon Dioxide),
San Mateo County, 2013**

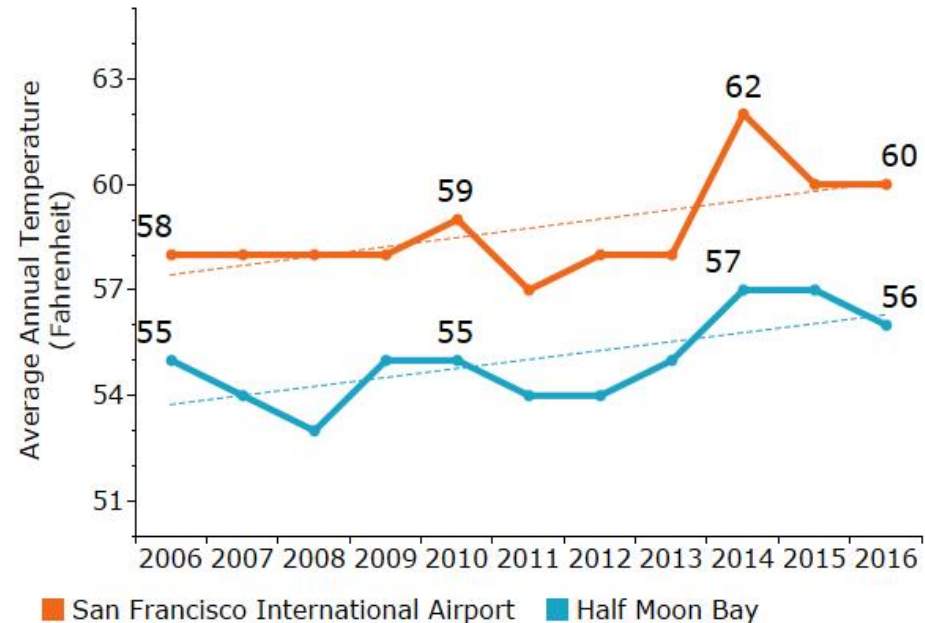


Data Source: San Mateo County Open Data Portal

Sustainable San Mateo County

**Transportation
Accounts for
37% GHGs**

**Average Annual Temperature
San Mateo County, 2006-2016**

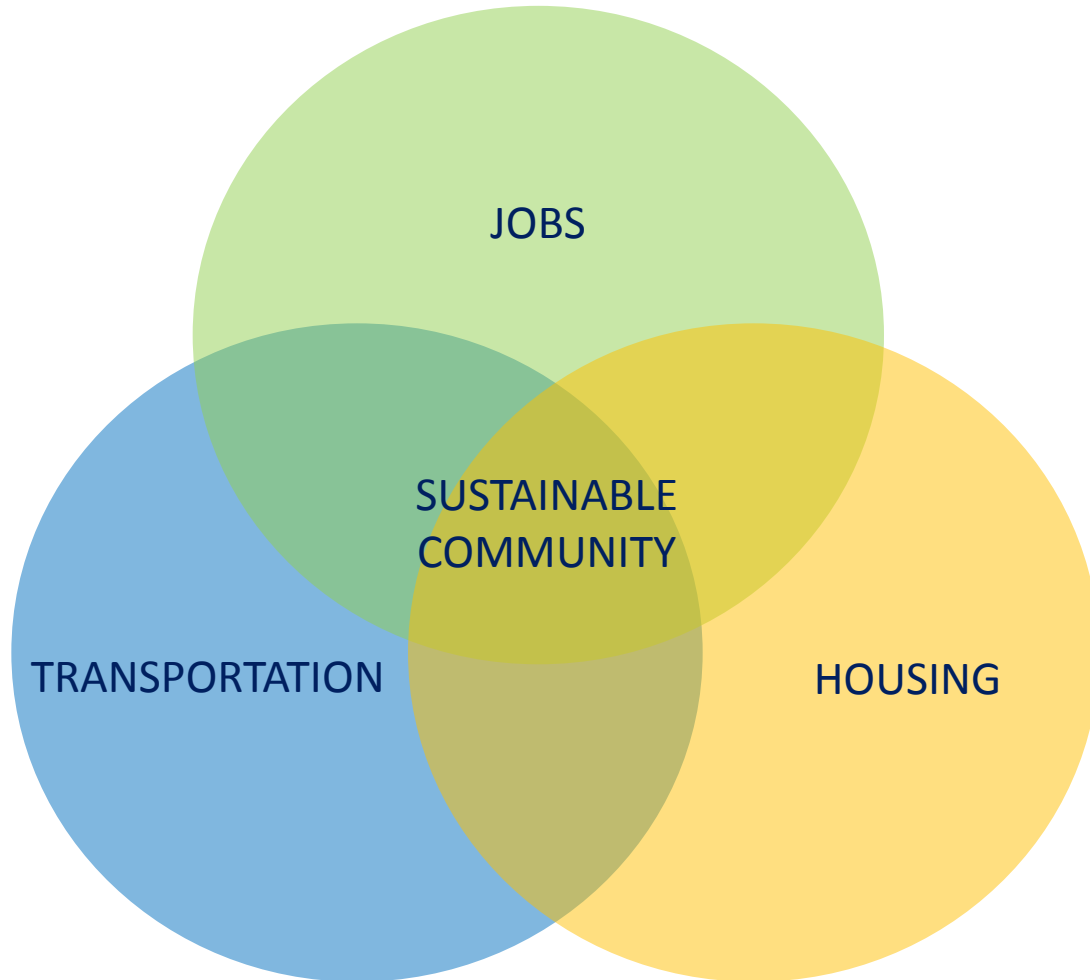


Data Source: National Oceanic and Atmospheric Administration (NOAA)

Sustainable San Mateo County

**2016
Hottest Year
on Record**

Think REGIONALLY, Act Locally



San Mateo County residents are increasingly more open to development of new housing:

57% of residents over the age of 40 are in favor of residential development

70% of those between the ages of 18 and 39

(Source: Bay Area Council poll)

Launch & Lunch June 6: Housing & Transportation Solutions



Peggy Jensen
Deputy County Manager
San Mateo County



Seamus Murphy
Chief Communications Officer
SamTrans



Isabella Chu
Founder
Redwood City Forward



Don Cecil
Peninsula Mobility Group
SAMCEDA



Thank You

advocate@sustainableanmateo.org

www.sustainableanmateo.org

650-638-2323

[Facebook.com/SustainableSanMateo](https://www.facebook.com/SustainableSanMateo)

[@SustainableSMC](https://www.instagram.com/SustainableSMC)



Sustainable
San Mateo County

Economy. Equity. Environment.