

Concrete Building Safety Program

Working Group Meeting #8

September 14, 2023

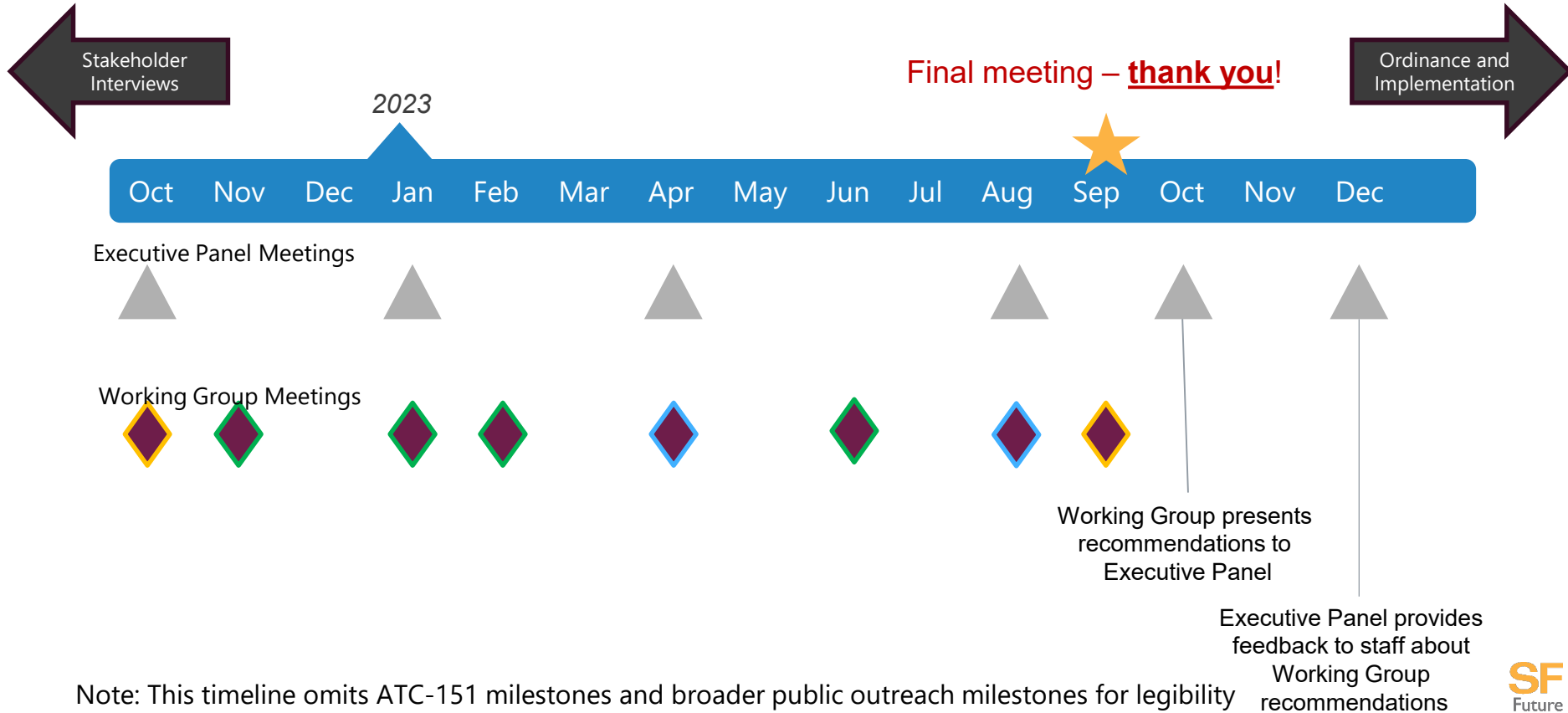


Welcome, Meeting Recap, Agenda & Appreciation

Agenda

1. Welcome, Meeting Recap, Agenda & Appreciation
2. Report Back – Voting form and status of recommendations
3. Break
4. Milestone Mapping
5. Wrap-up and Next Steps

Participatory Program Design Timeline



Working Group Role

Look-back to last October

- Help the City understand the concerns of stakeholders, including from vulnerable communities
- Provide useful recommendations for program policy and design that support programmatic goals
- Help ensure program products have a high level of usability among the general public
- Support the program at public meetings or participate in other forms of community education and outreach

What this Working Group is, and what it is not

- **Working Group:** *"A committee or group appointed to study and report on a particular question and make recommendations based on its findings."*
- **IS:**
 - A forum for providing meaningful feedback on programmatic options and materials
 - A representative body for the needs and interests of populations and stakeholders impacted by concrete building retrofits
 - A space where programmatic considerations are centered in equity
- **IS NOT:**
 - For writing policy
 - For becoming experts in retrofitting
 - For being asked to inform any program decisions without adequate information presented
 - An official City commission or voting body

CBSP Working Group: By the Numbers

- **34 stakeholder interviews** conducted across 31 different organizations
- **41 Working Group** members across 7 different stakeholder groups
- **8 Working Group Meetings** over 11 months = **16 hours of meetings!**
- **4 topical subgroups** participating in 4 separate meetings + 1 idea exchange
- **1 Concrete Building Walking Tour** with 19 participants
- **34 Recommendations** currently being prioritized!
- **105 significant earthquakes** have happened globally since our first meeting!

Concrete Building Tour





Report Back – Voting form and status of recommendations

Survey to rank working group recommendations

- Recommendations generated by topical subgroups
- 25 responses
- 21 "write-in" recommendations

Categorization Framework

	"High Priority" more than 16 responses	"Low Priority" fewer than 6 responses	Number of Recommendations
Enthusiastic Support	✓	✓	12
Moderate Support		✓	15
Lower Support			7

Process Streamlining

Enthusiastic Support

- 1A. Include funding in legislation for dedicated, full-time Department of Building Inspection staff to support the administration of this program.
- 1B. Include training for the Department of Building Inspection's technical staff to support reviewing submissions and permits so that it creates more capacity within the department to implement duties associated with the ordinance.
- 1H. Streamline small sidewalk encroachment permits as a means of reducing administrative burden to departments and making it easier for building owners to be in compliance.

Moderate Support

- 1E. Develop a historic preservation companion document to the Administrative Bulletin which provides direction to structural engineers and building owners on how to design in accordance with historic preservation requirements. Develop a checklist, approved by the historic preservation commission, to reduce uncertainty for owners who need discretionary permits.
- 1F. Remove non-seismic permit triggers for building owners to whatever extent possible to minimize the burden to owners and create incentives to participate in the program.
- 1G. Make "Tilt-up" aka rigid-wall-flexible-diaphragm Permits "over-the-counter" to reduce time burden for building owners and staff.
- 1I. Streamline permitting and approval processes for demolition to reduce administrative burdens and make it easier for building owners to replace their building if retrofitting is not cost-effective or feasible.

Temporary Tenant Relocation

Enthusiastic Support

- 2A. Provide guidance and informational resources for building owners and residents to understand processes and rights related to relocating to temporary housing/residential units.
- 2C. Provide communications packet helping building owners communicate with their tenants about earthquake risks and temporary relocation process.

Moderate Support

- 2D. Host communication events and workshops to provide information about temporary relocation to tenants, with the help of local experts, where available.
- 2F. Allow non-profit housing developers to have higher vacancy rates in order to temporarily relocate residents within their own buildings (as opposed to renting market-rate units) while construction work is done.

Communications

Enthusiastic Support

- 3A. Create a Communications Plan similar to the Soft Story Program that aligns with the CBSP timelines process before and after an ordinance is passed.
- 3C. Partner with non-profits and community organizations to support disseminating information to tenants.
- 3D. Diversify the types of ways information is disseminated; mailers, email, radio, website, and other products. And ensure information is accessible in appropriate languages.
- 3G. Develop an FAQ that includes program information, a list of resources, and guidance for residents and building owners about their rights.
- 3H. Create a process that ensures residents are notified about potential retrofit construction before work begins, and includes information about retrofit timelines, tenant support, and tenant rights.

Moderate Support

- 3B. Host an earthquake retrofit fair for owners, contractors, and residents to understand how CBSP would be implemented.
- 3F. Create a phone hotline for the public to get information and answer questions about CBSP.
- 3I. Determine consistent language related to retrofitting terms and financial terms.

Financing

Enthusiastic Support

- 4A. Develop a repository of funding options/financing plan for residential and commercial buildings before an ordinance is introduced.
- 4D. Pursue Federal and State grants to create grants to support property owners in doing retrofits.

Moderate Support

- 4B. Designate an area as an Infrastructure Finance District (IFD) or leverage another type of tax increment financing (TIF) to help property owners cover retrofit costs in the short term.
- 4C. Contract with financial experts to assist property owners in identifying financing options available to them.
- 4E. Create a low interest loan program for some types of property owners, i.e. using 501c3 bonds, General Obligation bonds, or grant funding.
- 4F. Ensure grant money is identified and available before an ordinance is passed.
- 4G. Set up a “warehouse” to originate commercial loans.
- 4H. Pass an ordinance allowing a share of PACE funding to be used for "soft costs."

Write-in Recommendations

Process Streamlining

- Require commercial buildings to submit an umbrella permit and phasing plan in the first 5 years, then allow 20 years after approval to perform the work.
- Coordinate requirements, timelines, and communications for alarms, sprinklers, and facade repairs.
- Dedicate staff from all city agencies -- planning, DBI, Fire, DPW -- to serve as "Points of contact" able to answer questions. Give them authority to help applicants through the permit process.
 - All Departments involved need to coordinate with one another and be on the same page.

Write-in Recommendations

Temporary Tenant Relocation

- Create an exemption to the residential vacancy tax for units where residents were temporarily relocated for seismic work - this would allow higher vacancy rates for other types of units - not just non-profit housing.
- Leverage Code enforcement Outreach Program, administered by DBI HIS, which works with non-profits to help with tenant relocation issues.
- Temporary housing should be at least equivalent in quality to the units they are vacating, and should be located in the same neighborhood whenever possible.
- Temporary tenant relocation should be strictly contained to a defined period of time, that is communicated to tenants. Expenses should be paid for by the building owners.
- Develop assistance programs for homeowners who must temporarily relocate.

Write-in Recommendations

Communications

- CBSP should table at existing events like Sunday Streets and Fairs. CBSP should partner with the Library since they have space in many of the neighborhoods.
- Develop a communications packet and other resources for professional services (Engineers, Architects, Planners, Builders and Developers).

Write-in Recommendations

Financing

- Differentiate between financing options available to different building types. Consider using 2024 affordable housing bond measure funds for earthquake retrofits of affordable housing.
- Communicate that the retrofit does not increase the property tax assessment.
- Provide financial support to offset temporary relocation costs for tenants.
- Develop a separate phase two task force focused on seismic retrofits in condominium buildings.

Write-in Recommendations

Merged with Existing recommendations

Write-in Recommendation	Merged with
DBI should create a staff plan and start hiring very early since the hiring process is lengthy.	1A. Include funding in legislation for dedicated, full-time Department of Building Inspection staff to support the administration of this program 1B. Include training for the Department of Building Inspection's technical staff to support reviewing submissions and permits so that it creates more capacity within the department to implement duties associated with the ordinance.
Require notice to tenants of hazard and retrofit in order to receive a permit.	3H. Create a process that ensures residents are notified about potential retrofit construction before work begins, and includes information about retrofit timelines, tenant support, and tenant rights.
Require proof that tenants received and understood communications about their rights and were given resource lists in order to secure permits.	3H. Create a process that ensures residents are notified about potential retrofit construction before work begins, and includes information about retrofit timelines, tenant support, and tenant rights.
Identify funding for community-based organizations to do tenant outreach.	3C. Partner with non-profits and community organizations to support disseminating information to tenants.



Milestone Mapping Exercise



Wrap-up and Next Steps

Presentation to the Executive Panel

When: Details forthcoming

Where: Details forthcoming

Who: 4 working group member presenters, ideally one from each subgroup. All are invited to attend, though some may need to join remotely depending on the room capacity.

Thank you!