

The Environmental Impacts of Inadequate Job Quality and Affordable Housing Standards at Concord Naval Weapons Station Reuse

RESTRICTED AREA
KEEP OUT
AUTHORIZED PERSONNEL ONLY

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Northern California Carpenters Regional Council

Presentation to Attorney General's Environment Staff

The Strategic Premise



**Low Wages &
Poor Job Quality**

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Unaffordable Housing

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Increased GHG Emissions



Job Projections

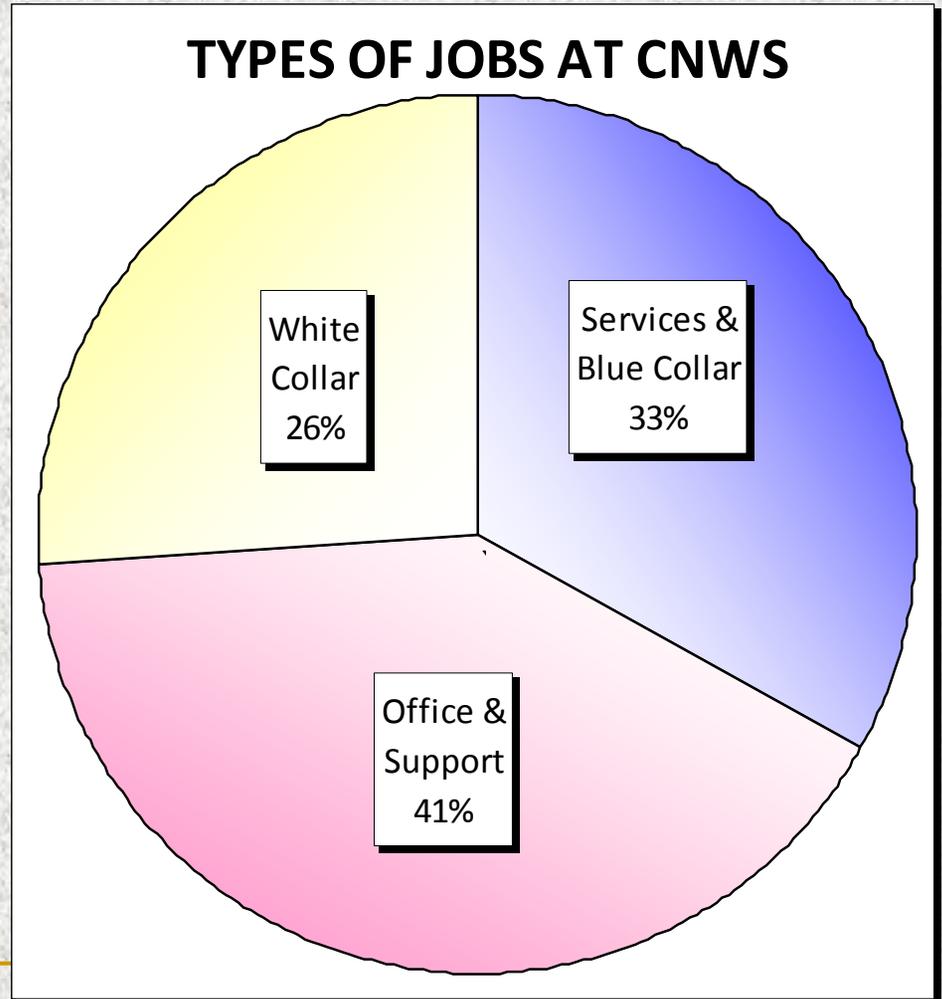
■ Construction Employment

- *Infrastructure*: 12,500 worker years
 - ~2,500 jobs/year for 5 years
- *Buildings*: 18,000 worker years
 - ~900 jobs/year for 20 years



Job Projections

- **Post-Occupancy Employment**
 - Approximately 26,000 jobs at buildout
 - Vast majority of jobs are in lower wage sectors



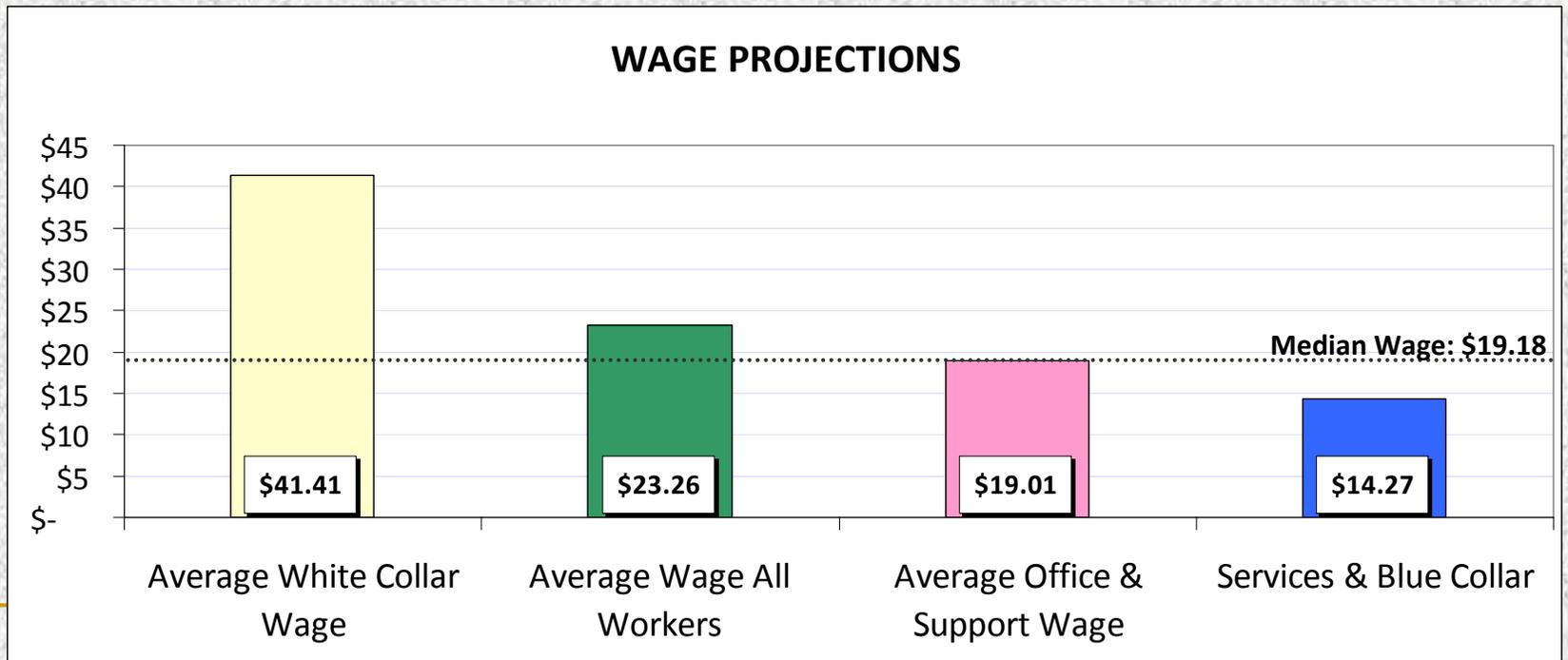
The Problems

■ A Low Road for Construction

- ❑ Construction is bifurcated between untrained lower-wage, more itinerant workforces vs. trained higher-wage, more localized workforces
- ❑ Absence of Prevailing Wage standards or local hire commitments in Concord favor contractors employing low-wage, out-of-area workforces
- ❑ This will drive down local incomes, aggravating the family income/housing-cost gap, and drive up total Vehicle Miles Traveled

The Problems

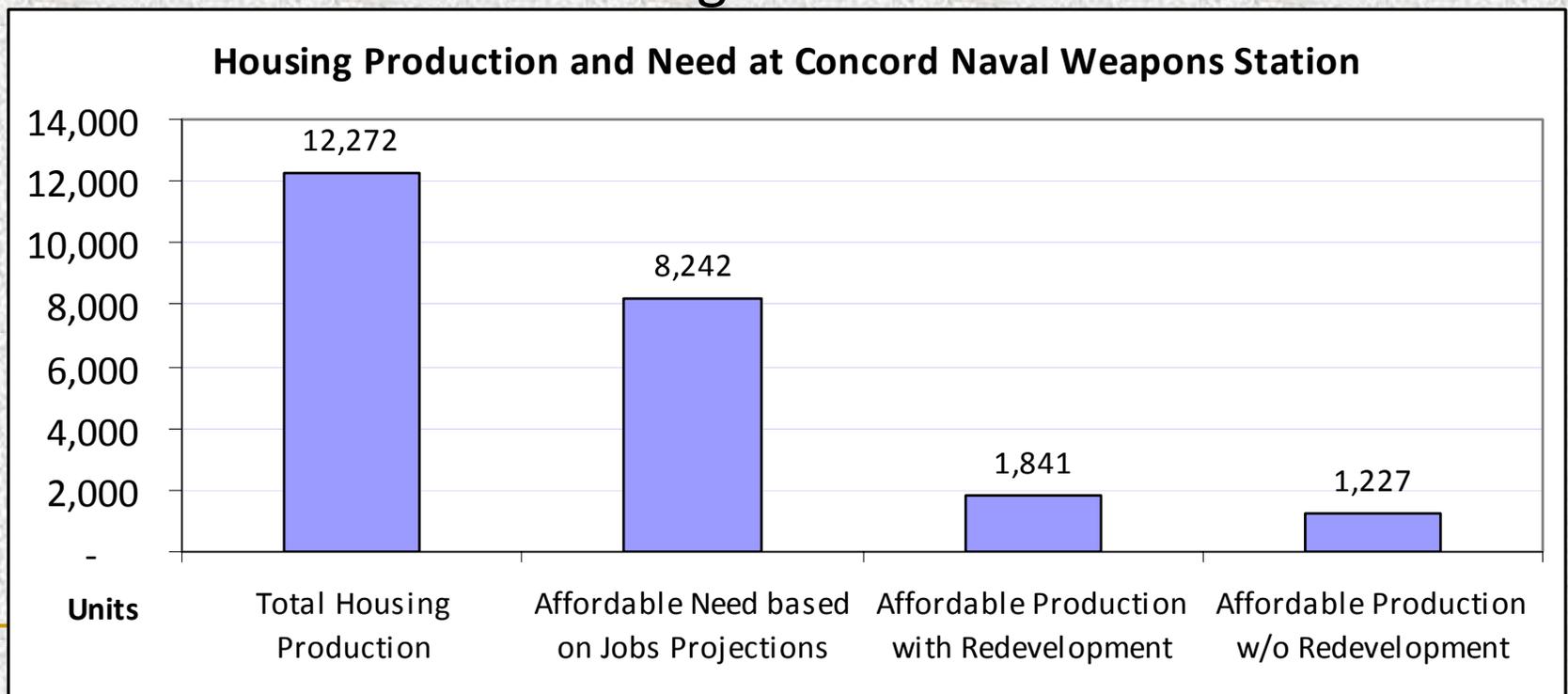
- **A Low-Wage Post Occupancy Workforce**
 - About half of the jobs will pay less than \$19/hr.
 - One quarter of jobs will pay less than \$13/hr.



The Problems

■ Unaffordable Housing

- 10-15% Inclusionary Affordable Housing
- Affordable Jobs-Housing ratio of 11:1

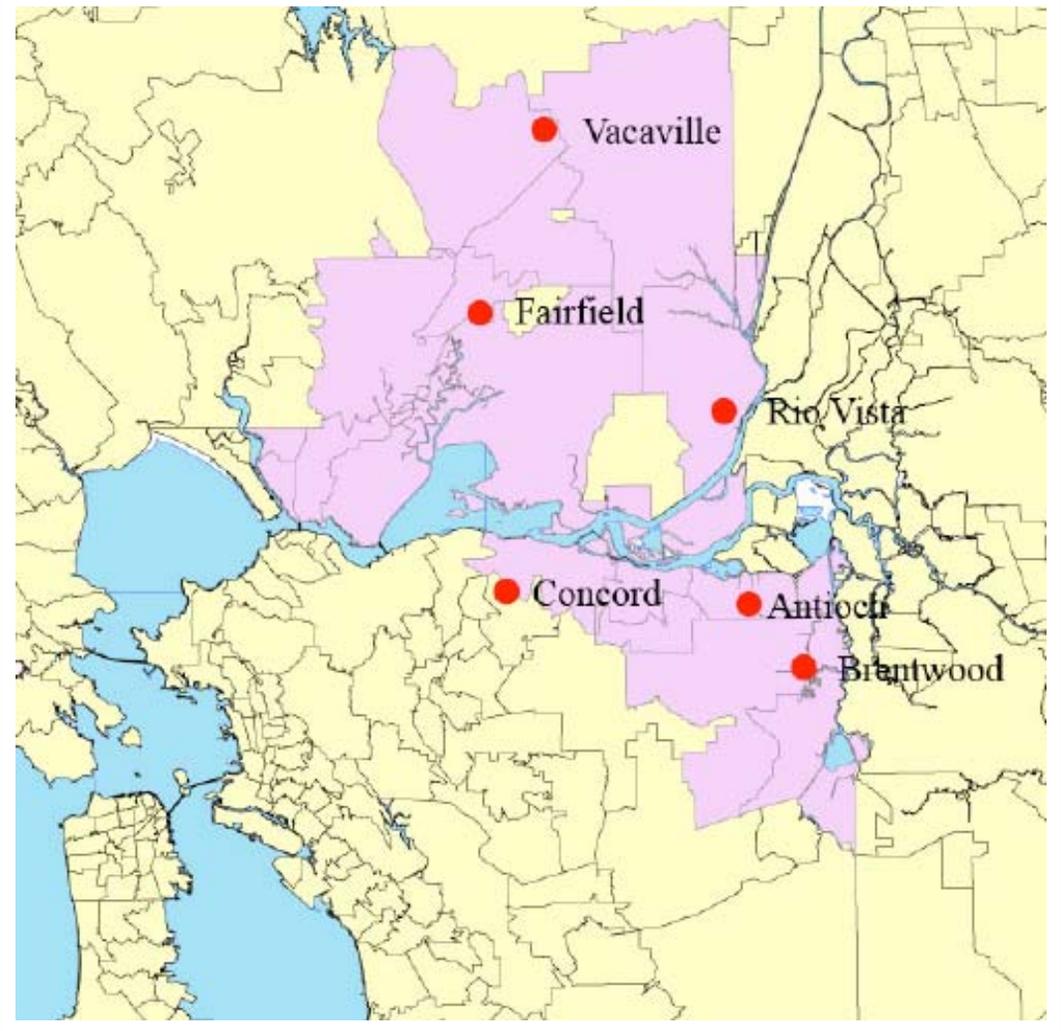


The Problems

- **Unaffordable Housing**

- Few housing options near site lead to
 - long and expensive commutes; or
 - Overcrowding and blight closer to workplaces

Closest ZIP Codes Affordable to CNWS Worker Households Earning 120% AMI



Related EIR Shortcomings

- **Inaccurate Evaluation of Commute Impacts**
 - Default URBEMIS commute length: **9.5 miles**
 - Commute length evaluated in EIR: **6.9 miles**
 - Average unweighted distance of affordable areas in UC Berkley Study: **27 miles**
- **No analysis of “Doubling Up”**
 - A natural response to the twin pressures of unaffordable prices and long commutes
 - Parts of Concord already see overcrowding
- **No Analysis of Induced Impacts**
 - Widely accepted models acknowledge induced impacts throughout region
 - Construction Induced Impacts: ~23,000 total jobs during buildout
 - Post-Occupancy Induced Impacts: ~9,500 permanent jobs

The Solutions

- **Build Housing Affordable to the Workforce**
 - Substantial increase in on-site BMR production
 - Adjust housing types to create a more affordable market-rate product
 - Increase the number of rentals
 - **Incorporate Transportation-Based Solutions**
 - Locate BMR and lower cost market-rate product close to BART and other transit hubs
 - Scale transport mitigation fees to actual commutes
 - Provide transit subsidies for workers
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The Solutions

- **Labor Market Intervention to Minimize Push-Pull Factors That Increase GHG Emissions**
 - Construction
 - Local Hire
 - Prevailing Wages
 - Responsible Contractors & Project Labor Agreements
 - Post-Occupancy
 - Training
 - Local Hire & First Source
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Follow Up

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