WEBVTT

1
00:00:04.190 --> 00:00:19.700
Sarah Atkinson: Great. Hi! Everyone! My name is Sarah Atkinson, and i'm Spurs earthquake, resilience, policy manager. Thank you so much for joining us, for today's digital discourse on concrete building retrofits. San Francisco's next steps in meeting Seismic resilience goals.

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00:00:19.860 --> 00:00:40.559
Sarah Atkinson: Many of you here today are spur members. So thank you for your support. If you are not a member, I encourage you to join to support spurs, ongoing work and using education, policy, analysis, and advocacy to make our cities and region more prosperous, sustainable, and equitable. Your financial support enables us to continue our work, including the hosting of programs like this one.

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00:00:40.730 --> 00:00:45.570
Sarah Atkinson: You'll find more information about membership online at spur.org.

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00:00:46.080 --> 00:01:01.309
Sarah Atkinson: So today we will be discussing a new project of the city and county of San Francisco's office of resilience and capital planning. This project is an intended mandatory retrofit program for a portion of the city's aging concrete buildings that suffer from structural dis deficiencies

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00:01:01.480 --> 00:01:05.890
Sarah Atkinson: that make them at high risk of collapse. During our next major earthquake

6
00:01:06.240 --> 00:01:29.239
Sarah Atkinson: in the 2,011 Christ Church, 6 point, 3 magnitude, earthquake, and New Zealand, about 2 thirds of the 185 people killed during the earthquake. We're in the collapse of a concrete office building, housing a TV station, a medical clinic and English language school. Since then Christchurch has an active sleeping legislation to retrofit or demolish similar buildings in the city due to their seriously pay safety. Hazard.

7
00:01:29.610 --> 00:01:41.529
Sarah Atkinson: In San Francisco the city has identified more than 3,500 concrete buildings that are likely in need of retrofitting. Unfortunately, determining the guidelines I retrofit standards, exemptions, financial incentives.

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00:01:41.580 --> 00:01:52.559
Sarah Atkinson: etc., is a challenging undertaking. Today we will hear from Laurel Matthews and Brian Strong about their work on this important topic, and i'll start by sharing a little bit about each of their backgrounds.

9
00:01:52.740 --> 00:02:15.050
Sarah Atkinson: So first we have Laurel Matthews, who is a senior resilience analyst in San Francisco's office of resilience and capital planning. She manages the concrete building safety program to identify, evaluate, and retrofit older concrete buildings vulnerable to collapse and she also leads the San Francisco Lifelines Council and the Earthquake Safety Implementation program. Thanks for joining us today. Laurel

10
00:02:16.030 --> 00:02:17.590
Sarah Atkinson: and now

11
00:02:18.390 --> 00:02:33.990
Sarah Atkinson: and now to Brian Strong as the city's chief resilience, officer and director of the office of Resilience. Like capital planning, Brian Strong is on the forefront of making San Francisco safe, sustainable, more equitable and resilient far into the future.

12
00:02:34.350 --> 00:02:46.709
Sarah Atkinson: This includes overseeing the city's 38 billion dollar capital plan and annual capital budget. And it's resilience programs that include the earthquake safety implementation program, the Lifelines Council and the Hazards and Climate Resilience plan.

13
00:02:46.880 --> 00:03:00.690
Sarah Atkinson: Brian was recently appointed to chair. The Climate Committee of the National Advisory Council for Fema, and is a long term appointee to the State of California's integrated climate and resiliency program Technical Advisory Committee.

14
00:03:00.700 --> 00:03:07.649
Sarah Atkinson: I will now pass it off to Brian and Laurel to share a side presentation with more background on this future program.

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00:03:08.950 --> 00:03:19.570
Brian Strong: Yeah, hi, everyone. Good afternoon. Thank you so much for sharing your lunch with us. and thanks, Sarah. So much for for the introduction and for giving us the opportunity to to come here and speak with you.

16
00:03:20.870 --> 00:03:28.190
Brian Strong: you know, Spur has been really instrumental in in a lot of the work that I've been doing. I've been with the city for a little bit more than 20 years

17
00:03:28.320 --> 00:03:40.709
Brian Strong: and whether it's the earthquake safety program or a capital plan, or or various other efforts, sea level, you know, addressing Sea Lowerizer, addressing things along our waterfront around Ocean Beach, and so forth.

18
00:03:40.740 --> 00:04:00.199
Brian Strong: sp has been an important partner. and I would say, partner, and also an important play, an important role in hold, you know. Making sure that we're we're moving forward that the city is taking these problems seriously, and and that we're we're moving in in the right direction. So we really appreciate the opportunity to come and speak with you, and to hear from folks.

19
00:04:00.210 --> 00:04:12.059
Brian Strong: If we can go to the next slide Laurel just quickly Some background on our office. you know we we started doing multi year capital planning in 2,005 and 2,000, and we realized

20
00:04:12.320 --> 00:04:22.300
Brian Strong: a good 50% of what we plan to spend our funds on, where we we're related to earthquakes and various shocks and stressors that the city faces.

21
00:04:22.310 --> 00:04:38.619
Brian Strong: in 2,016 the office was merged. We became the office of resilience and capital planning we completed, and you can see there's a a picture of the resilient Sf plan that came out in 2,016 that was funded through a Grant by the Rockefeller foundation.

22
00:04:38.890 --> 00:04:56.020
Brian Strong: and when that Grant went away there was a real effort by the mayor and the city administrator and other folks at the time to make sure that we make resilience. You know part of our institution. It's not just the report that we do a one time thing, but that it becomes part of how we think and how we plan for San Francisco's future.

23
00:04:56.030 --> 00:05:10.400
Brian Strong: we are looking at shocks and stressors, so big earthquakes which we're going to talk about today, but we're also looking in interested in stressors which could be anything from inequity. Be housing you know. Homelessness

24
00:05:10.410 --> 00:05:22.120
Brian Strong: an overtaxed over tax infrastructure with which could be related to flooding, or it could be related to transportation, or just to to maintaining our infrastructure in a state of good repair.

25
00:05:22.150 --> 00:05:39.650
Brian Strong: we Sarah mentioned, You know we we do produce the hazards and climate resilience plan, which is the city's local hazard mitigation plan. It's required by fema and the other big thing we've been working on. We're going to talk about today is a component of the community action plan for seismic safety.

26
00:05:39.720 --> 00:05:42.810
Brian Strong: This is a group of folks that got together, for

27
00:05:42.880 --> 00:05:59.209
Brian Strong: I would say 5 to 8 years or so to sort of develop a plan. But we now call our earthquake safety implementation program plan for how the city should move forward with addressing it's. It's private building stock in terms of earthquake preparedness.

28
00:05:59.410 --> 00:06:00.790
Brian Strong: We can go to the next slide.

29
00:06:01.740 --> 00:06:11.260
Brian Strong: So just a a little more background on that program. So this plan lays out a 30 year. Strategy has 50 tasks. and

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00:06:11.270 --> 00:06:29.410
Brian Strong: this diagram that we have here sort of shows you kind of what we've done, and where we're going, at least with with some of the current programs. So some of you may remember. You know, after Loma Creator, we we worked hard on addressing the unreinforced masonry buildings in San Francisco. Those are the brick buildings

31
00:06:29.420 --> 00:06:47.180
Brian Strong: throughout the city that tended to collapse, and we saw we saw those happen in possibilities more recently, but in other jurisdictions. and in fact, along the northeast. I'm sorry we on the northwest places like Portland and Seattle. They're trying to get this this effort underway. it was. It was

32
00:06:47.220 --> 00:06:57.080
Brian Strong: really remarkable that San Francisco was able to address all these things right after the earthquake we then really embarked on a program to do our soft story retrofits.

33
00:06:57.090 --> 00:07:08.750
Brian Strong: There are about 5,000 buildings in that program of affecting close to 114,000 individuals who live in San Francisco, and and this is addressing these buildings that have

34
00:07:08.760 --> 00:07:28.890
Brian Strong: a vulnerable story. Usually it's where it's commercial, or there may be parking, or something on the ground floor, where it doesn't have as much support. These are the buildings that we saw collapsed in the Marina after they after the Loma created earthquake, and they were quickly identified, as is sort of the most important buildings that we need to address as part of our program.

35
00:07:29.040 --> 00:07:48.489
Brian Strong: we did some additional reports around private schools around there's a facade maintenance ordinance and special maintenance ordinance. It's in place now. but the big thing once the software retrofit program was sort of completed, was to address these concrete buildings, and Laurel will go into more detail about what those are

36
00:07:48.530 --> 00:07:49.840
Brian Strong: go to the next slide.

37
00:07:53.620 --> 00:08:06.119
Brian Strong: Yeah. So just a bit of background for those who I I mentioned the soft story program. These were primarily, you know, privately owned wood frame structures.

38
00:08:06.210 --> 00:08:13.730
Brian Strong: 3 plus stories, 5 plus units. And the requirement was it. It was a mandatory requirement in the the

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00:08:13.800 --> 00:08:20.110
Brian Strong: deadline, for it was September fifteenth, 2,021. We actually gave folks an additional year sort of due to covid

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00:08:20.140 --> 00:08:25.150
Brian Strong: we have. We are, I think, at 89 or not. Yeah, we're 89%

41
00:08:25.180 --> 00:08:40.760
Brian Strong: compliance, which is remarkable for any other jurisdiction that that is embarked on these types of programs. So 90% compliance is really remarkable. We still we still want to get all the way to 100. but we're excited about

42
00:08:40.850 --> 00:09:00.379
Brian Strong: the success of that program. We have a more challenging program coming forward, but we do think that we can build on on what we were able to achieve. And and I want to say when I say we i'm talking about. You know the entire city family, you know. Spur did a lot with this program. as as well as a lot of our

43
00:09:01.020 --> 00:09:06.570
Brian Strong: our not nonprofit privately owned stakeholders

44
00:09:06.890 --> 00:09:08.650
Brian Strong: privately on building stakeholders.

45
00:09:08.760 --> 00:09:14.940
Brian Strong: All right. With that we can go to the next slide, and I think i'm going to pass it off to Laurel to talk about the concrete program.

46
00:09:15.600 --> 00:09:30.240
Laurel Mathews: Yes, so what we're here to talk about today is a new retrofit program that we're working on developing. the goal of this retrofit program is going to be to identify, evaluate, and retrofit

47
00:09:30.260 --> 00:09:41.210
Laurel Mathews: or strengthen the most vulnerable older, concrete and tilt up buildings with the ultimate goal of preventing major structural failure and collapse.

48
00:09:43.220 --> 00:09:44.420
Laurel Mathews: And

49
00:09:44.460 --> 00:09:53.169

Laurel Mathews: what is the outcome? We're trying to avoid here. we there have been, as Sarah mentioned, a couple of pretty

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00:09:53.390 --> 00:09:57.690
Laurel Mathews: severe earthquakes and New Zealand and Mexico City recently.

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00:09:57.730 --> 00:10:05.480
Laurel Mathews: and they've been educational in that concrete buildings have not performed so well or older concrete buildings.

52
00:10:05.550 --> 00:10:13.960
Laurel Mathews: and we are embarking on this program with the hopes of avoiding similar tragic outcomes here in San Francisco.

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00:10:16.450 --> 00:10:36.299
Laurel Mathews: this program is aiming to address 2 types of concrete building. So when I say concrete buildings, think of both of these buildings. the first is something we're gonna call concrete ttups. If I know there's a lot of engineers in the audience. You'll know these as rigid, well, flexible diaphragm buildings.

54
00:10:36.310 --> 00:10:47.150
Laurel Mathews: These are grocery stores, auto body shops, warehouses, usually one to 2 story buildings and mostly commercial, mostly not residential.

55
00:10:47.290 --> 00:10:56.890
Laurel Mathews: The other type of building that we're talking about here is called non ductile concrete. this is one example of what this can look like, but there's

56
00:10:56.940 --> 00:10:59.410
Laurel Mathews: a lot of different ways these buildings can look.

57
00:10:59.510 --> 00:11:12.569
Laurel Mathews: These are more likely to be housing. So apartment buildings, office space some industrial buildings, etc. But I the largest categories are residential and office space

58
00:11:13.200 --> 00:11:14.579
Laurel Mathews: for a non ductile

59
00:11:16.150 --> 00:11:26.920
Laurel Mathews: so first i'll talk a little bit about tilltups tilt up. The challenge with tilt ups is that there is a weak connection between the roof and the walls.

60
00:11:28.270 --> 00:11:37.709
Laurel Mathews: These are typically like I mentioned grocery stores, warehouses, auto body shops, and the good news with till to tilt up is.

61
00:11:37.910 --> 00:11:53.839
Laurel Mathews: we have some examples to look to. And as we're developing our ordinance, because about 14 other California cities already have retro ordinances in place for these buildings. the other good news with tilltups is that compared to non ductile concrete.

62
00:11:53.850 --> 00:11:59.479
Laurel Mathews: These retrofits are relatively inexpensive and straightforward, or at least predictable.

63
00:12:01.280 --> 00:12:20.340
Laurel Mathews: non ductile concrete buildings, on the other hand, are a little bit more complicated. the challenge with these buildings is that they're brittle. So you know. Imagine a a piece of sidewalk chalk as opposed to a paper. Clip They don't have enough

64
00:12:20.560 --> 00:12:29.699
Laurel Mathews: reinforcement inside to resist collapse or damage. When a you know a strong sideways motion, such as an earthquake happens.

65
00:12:29.920 --> 00:12:35.089
Laurel Mathews: this is typically housing and offices.

66
00:12:35.500 --> 00:12:47.790
Laurel Mathews: There are a few other cities that have retrofit ordinances for these buildings. So Los Angeles recently passed an ordinance for these buildings. Santa Monica has an ordinance. West Hollywood has an ordinance.

67
00:12:47.880 --> 00:12:51.839
Laurel Mathews: but there's not a ton of other examples to look to. Here.

68
00:12:52.200 --> 00:13:02.269
Laurel Mathews: and then the other challenge with these is that? they're sort of unpredictable. So it's hard to know which buildings are

69
00:13:02.350 --> 00:13:05.050
Laurel Mathews: actually unsafe, and which are probably okay.

70
00:13:05.170 --> 00:13:08.880
Laurel Mathews: And the retrofit is a little bit more complicated and expensive.

71
00:13:09.840 --> 00:13:13.679
Laurel Mathews: Brian Anything to add here before I hop on to the next slide.

72
00:13:16.340 --> 00:13:19.100
Brian Strong: No, no, I don't think so. I would just say

73
00:13:19.540 --> 00:13:22.170
Brian Strong: it's more than a little bit more complicated.

74
00:13:22.460 --> 00:13:34.509
Brian Strong: it's very complicated when it comes to to being able to do the retrofit and identify, you know I, and identify the bill identifying which buildings are vulnerable is more complicated. Being able to do. The retrofit is more complicated.

75
00:13:34.740 --> 00:13:39.030
Brian Strong: and as such, when the retrofit happens, unlike with, till to

76
00:13:39.190 --> 00:13:44.509
Brian Strong: you probably need to make sure everyone is out of the building, or at least a significant portion of the

77
00:13:45.590 --> 00:13:51.999
Brian Strong: of the office or the people that are working in the building, they may may may not be able to be there when the retrofit is happening.

78
00:13:52.340 --> 00:13:53.230
Yes.

79
00:13:53.410 --> 00:13:54.390
Laurel Mathews: Thank you.

80
00:13:55.150 --> 00:14:10.180
Laurel Mathews: so I have a little video here. I mentioned that. You can think of these buildings as breaking like sidewalk chalk rather than bending like a paper clip. I just wanted to show a close up of what that can look like.

81
00:14:10.190 --> 00:14:15.799
Laurel Mathews: I want to caviar here the non-engineer, so I don't have really specific details about what type of

82
00:14:15.980 --> 00:14:19.949
Laurel Mathews: collapses. But i'll just I'll play the video and show you what it looks like.

83
00:14:30.400 --> 00:14:40.560
Laurel Mathews: All right. So that was a a s smaller, more moderate earthquake. and I should clarify here this isn't a real earthquake. This is a shake table which is

84
00:14:40.870 --> 00:14:42.650
Laurel Mathews: like a big

85
00:14:42.720 --> 00:14:44.449
Laurel Mathews: platform that they shake

86
00:14:44.640 --> 00:14:46.919
Laurel Mathews: to to simulate an earthquake.

87
00:14:46.970 --> 00:14:59.210
Laurel Mathews: so you can see that the building is not doing great If you're a building owner. This is not going to be fun to repair, and if you're a resident it's not going to be exciting to look over and see that. Your wall looks like this.

88
00:14:59.640 --> 00:15:01.779
Laurel Mathews: Now i'll show you a large earthquake that

89
00:15:03.000 --> 00:15:04.390
Laurel Mathews: they did after.

90
00:15:04.430 --> 00:15:08.809
Laurel Mathews: So this is a really big earthquake, right? This is like. Maybe

91
00:15:09.060 --> 00:15:17.579
Laurel Mathews: I think you know something the engineers called maximum considered. this is like worst case scenario, and you see that the building essentially

92
00:15:18.270 --> 00:15:20.689
Laurel Mathews: this floor essentially flattens.

93
00:15:25.850 --> 00:15:30.250
Laurel Mathews: So the first step that we took, and

94
00:15:30.320 --> 00:15:33.420
Laurel Mathews: you know, in an attempt to address this building type

95
00:15:33.510 --> 00:15:38.069
Laurel Mathews: was to create an inventory of concrete buildings in the city.

96
00:15:38.340 --> 00:15:43.299
Laurel Mathews: this I want to emphasize, that this was a

97
00:15:43.380 --> 00:15:46.360
Laurel Mathews: pretty arduous effort. it's not.

98
00:15:46.450 --> 00:15:51.090
Laurel Mathews: This is not information that most building departments can easily

99

00:15:51.200 --> 00:16:06.919
Laurel Mathews: pull together. and just have on hand which buildings are concrete. So you know, we, I think we had interns, and we collaborated with an organization called the Concrete Coalition. we use these old insurance maps called sandborn insurance maps.

100
00:16:06.930 --> 00:16:19.680
Laurel Mathews: there's been a couple of rounds of improve it. Improvements on the inventory, because those standpoint assurance maps aren't always accurate. so I want to just emphasize that getting to this inventory

101
00:16:20.190 --> 00:16:22.130
Laurel Mathews: was kind of a challenge

102
00:16:23.430 --> 00:16:24.850
Laurel Mathews: and

103
00:16:25.630 --> 00:16:41.480
Laurel Mathews: it's still not perfect. So both because, like Brian mentioned, it's hard to tell from the outside which buildings are dangerous and which are not. And also just because the information we have to this point is imperfect. So

104
00:16:41.810 --> 00:16:51.910
Laurel Mathews: With all those caveats, this is the best information we have about where older, nonductile, concrete buildings are in the city of San Francisco.

105
00:16:52.060 --> 00:17:06.289
Laurel Mathews: You can see that there is a bunch of these red residential dots through Chinatown and the Tenderloin. You can imagine that that presents a lot of pretty serious equity issues right?

106
00:17:06.650 --> 00:17:18.329
Laurel Mathews: there are these green buildings or commercials. So there's a bunch of concrete commercial buildings downtown. because the ones we're concerned about are older.

107
00:17:18.369 --> 00:17:21.060
Laurel Mathews: This might be, You know more

108

00:17:21.310 --> 00:17:29.119
Laurel Mathews: what commercial real estate people think of as Class B and Class C office space. So it's probably not what like Google is renting. But

109
00:17:29.360 --> 00:17:35.060
Laurel Mathews: you know a lot of smaller businesses and nonprofits depend on this office space

110
00:17:35.120 --> 00:17:38.479
Laurel Mathews: and then you can see all the industrial space through

111
00:17:38.550 --> 00:17:39.950
Laurel Mathews: Soma

112
00:17:39.990 --> 00:17:42.830
Laurel Mathews: and down into like Mission Bay and

113
00:17:45.590 --> 00:17:49.449
Laurel Mathews: Brian Anything else to point out about the inventory before you hop off to the next.

114
00:17:53.420 --> 00:17:55.110
Laurel Mathews: Okay, moving forward.

115
00:17:55.780 --> 00:18:02.770
Laurel Mathews: Oh, yeah, actually, i'm going to pass it to Brian to start talking about some of the big questions and challenges that this program

116
00:18:03.140 --> 00:18:05.030
Laurel Mathews: surfaces.

117
00:18:05.050 --> 00:18:12.360
Brian Strong: Yeah. So so, thanks, Laurel. Now I I think you covered that last slide really well, I mean. And a lot of people ask questions like, Well.

118
00:18:12.510 --> 00:18:18.020
Brian Strong: are all 3,700 or 4,000 buildings vulnerable, and that's probably not the case.

119
00:18:18.090 --> 00:18:23.340
Brian Strong: as Laurel said it, it can be hard to, though. Figure out which ones you know. In

120
00:18:23.660 --> 00:18:29.709
Brian Strong: in Christchurch, in a Mexico city we had situations where one building loved the exact same building type.

121
00:18:29.920 --> 00:18:33.740
Brian Strong: you know, maybe a block away, or even half a block away.

122
00:18:33.920 --> 00:18:43.469
Brian Strong: There was almost no damage to. And then another one, where they had, you know, a a complete collapse, because they had to 2 floors. They completely fail, so it's.

123
00:18:44.030 --> 00:18:52.109
Brian Strong: So we have this number and part of what we're gonna need to do is is work with building owners and other folks to understand.

124
00:18:52.140 --> 00:18:54.720
Brian Strong: Okay, Which of these buildings you know what

125
00:18:54.880 --> 00:19:13.549
Brian Strong: to to get more information about the buildings, to be able to understand whether or not they will be part of the program that's similar. What we did with soft story, too, but just want to recognize that even that part of the process will take some time. and and then we'll give us hopefully, it'll give us a much better picture of what this really is.

126
00:19:13.670 --> 00:19:17.620
Brian Strong: we can go back to the next slide laurel. I mean the the other thing I will say is.

127
00:19:17.680 --> 00:19:23.119
Brian Strong: we talk about equity and that sort of right in the middle of social equity, and so forth, on this list of challenges.

128
00:19:23.270 --> 00:19:25.020

Brian Strong: we know that.

129
00:19:25.150 --> 00:19:33.460
Brian Strong: Yeah, as Laurel said, the most of the buildings are actually commercial versus residential, which is probably good in some ways.

130
00:19:33.610 --> 00:19:40.709
Brian Strong: but we do know that the folks that are occupying either the commercial or residential are are likely to be

131
00:19:40.940 --> 00:19:45.659
Brian Strong: a greater percentage of their vulnerable population than other buildings that the city has.

132
00:19:45.680 --> 00:19:54.370
Brian Strong: Laura, you know we have a lot of single resident occupancy buildings in Chinatown and in the Tenderloin. In those areas that are likely to be vulnerable.

133
00:19:55.740 --> 00:20:03.149
Brian Strong: you know. So places where, if an earthquake happens, there isn't really there isn't anywhere for these people to go

134
00:20:03.390 --> 00:20:20.400
Brian Strong: and in addition, you know we we we want to do the retrofit in a way that we're not causing more damage than if we don't do the retrofit right? So we we don't want to re it. We don't want this to result in displacement or large changes in neighborhood, character, or function.

135
00:20:20.540 --> 00:20:30.239
Brian Strong: so so those are all considerations that that we're going through, and we're going to be thinking of incentives and different programs to try to address

136
00:20:30.330 --> 00:20:34.190
Brian Strong: other challenges, you know. Is this the capacity

137
00:20:34.200 --> 00:20:51.679
Brian Strong: of the city to manage the program right? We we already recognize. We could never do all of the buildings at one time, so we'll probably be facing having different phases, or

what we call tiers, is that when certain buildings will be required to submit plans, and then, then, when they'll be required to complete their retrofits.

138
00:20:53.950 --> 00:20:56.849
Brian Strong: you know I I we mentioned

139
00:20:56.950 --> 00:21:02.139
Brian Strong: caught, I should mention costs and financing right? What kind of incentives can we provide to folks?

140
00:21:02.450 --> 00:21:04.090
Brian Strong: The cost Picture

141
00:21:04.340 --> 00:21:12.200
Brian Strong: for these concrete buildings is very significant, for the tilt up it's not so much, but for the for the other buildings. It's very significant.

142
00:21:12.300 --> 00:21:22.340
Brian Strong: and we are going to be thinking, Are there opportunities or ways that we can again provide incentives or address those costs? This is something we're we're really.

143
00:21:23.150 --> 00:21:27.209
Brian Strong: We're going to be looking to spur to other folks as well to help us solve

144
00:21:27.260 --> 00:21:46.630
Brian Strong: this problem, because it, as you know when you could tell from the recent storms we've had there. There's a lot of infrastructure needs across the city and figuring out how we can spread the resources that we have, or potentially work with the Federal Government and the State Government to help us address some of these issues. Is is

145
00:21:46.710 --> 00:21:51.050
Brian Strong: it's going to be a big priority, so it's going to have to happen. It's what I would say.

146
00:21:51.150 --> 00:21:58.319
Brian Strong: we know there's a lot around awareness and education that we want to do to here, you know, making sure that people are informed.

147
00:21:58.360 --> 00:22:00.130
Brian Strong: But again it's it's.

148
00:22:00.620 --> 00:22:04.509
Brian Strong: you know. They they inform. They understand what's going on with their buildings.

149
00:22:04.580 --> 00:22:10.459
Brian Strong: but they they understand the risks associated with them as well. So

150
00:22:11.160 --> 00:22:12.230
Brian Strong: And then

151
00:22:12.290 --> 00:22:20.010
Brian Strong: we have the the last sort of issue here, which is, you know, there are already a lot of expectations that we want to do with our our buildings.

152
00:22:20.030 --> 00:22:27.079
Brian Strong: and some of them are already built into the code, such as Ada. You know improvements and those types of things.

153
00:22:27.120 --> 00:22:34.750
Brian Strong: various code, you know. Code changes I think it's tunnel 24. It changes around energy, efficiency and so forth.

154
00:22:34.810 --> 00:22:39.739
Brian Strong: You know the city recently released its climate Action Plan where we're looking to, you know.

155
00:22:39.860 --> 00:22:42.399
Brian Strong: Get rid of all

156
00:22:42.870 --> 00:22:52.439
Brian Strong: we're looking to. To make sure these buildings are fully electric, so we would get rid of all natural gas or natural gas appliances and those types of things in the buildings. So

157
00:22:52.860 --> 00:23:04.209
Brian Strong: you know, we we want to address. We want to try to address a lot of these issues, but addressing all the same time can be really cost. You can pose a very big cost burden to property owners.

158
00:23:04.740 --> 00:23:06.430
Brian Strong: so

159
00:23:06.570 --> 00:23:08.810
Brian Strong: with that we can go to the next slide.

160
00:23:09.040 --> 00:23:12.239
Brian Strong: talks a little bit about our process and what we're what we're

161
00:23:12.360 --> 00:23:20.489
Brian Strong: doing. So this picture on the left is a walking tour that we did. That was one of our lead engineers.

162
00:23:20.520 --> 00:23:24.360
Brian Strong: who is is talking about these things?

163
00:23:24.950 --> 00:23:40.400
Brian Strong: A. As we are walking through a particular neighborhood, and and understanding that these buildings really are sort of the various fabric of the buildings you'll see in in in different neighborhoods you can see 3 or 4, you know. You see a couple of tilt up to see 2 different types, 2 or 3 different types of nonviolence.

164
00:23:40.550 --> 00:23:48.749
Brian Strong: and even though they may not be next to each other. You can imagine that Again, it would have a big impact if if we lost a number of those on that community.

165
00:23:48.980 --> 00:24:07.429
Brian Strong: we have an executive panel that's really put together by 7 departments or so. So the city Administrator. Who, then? That's the department that I am in, and myself sit on this Committee. There's Dbi building inspections, our emergency Management Office economic development. They're very concerned about. You know the business, the

166
00:24:07.440 --> 00:24:20.160
Brian Strong: our commercial buildings. of course, our Public Works department that that also has to manage the streets and the infrastructure around the buildings and then housing and community development that's really responsible for for making sure that we're

167
00:24:20.410 --> 00:24:25.149
Brian Strong: trying to reach our housing goals or affordable housing goals and those types of things.

168
00:24:25.260 --> 00:24:35.619
Brian Strong: so that's that is our panel. Of course, whatever we work on and approve, will also go to the Board of Supervisors and the Mayor. for eventual adoption.

169
00:24:35.940 --> 00:24:47.930
Brian Strong: The other group that we put together is a stakeholder working group, and spur has representatives on this committee, as well as a lot of other community based organizations, nonprofits and

170
00:24:47.940 --> 00:25:03.579
Brian Strong: and also private organizations as well, and it's really to help us provide, you know, recommendations to help us think through the implications and the impact on various stakeholders and vonable community communities, of course.

171
00:25:03.620 --> 00:25:15.889
Brian Strong: and then also to make sure that you know what we're putting together is feasible, that it's realistic that we're not going to put together an ordinance that that is just that doesn't go anywhere because it just can't be achieved.

172
00:25:16.140 --> 00:25:35.009
Brian Strong: So we go to the next slide, and I think we're coming to the end here soon. So this is a snapshot of our stakeholder working group. You see, David Friedman, who's been a a big spur. I think he's on the board for some period of time, and so forth right there in the middle so we are bringing in, You know a number of technical experts.

173
00:25:35.020 --> 00:25:44.410
Brian Strong: along with we we have mentioned before, you know, residential building owners, commercial building owners, tenant representatives, folks from business

174
00:25:44.490 --> 00:25:49.249
Brian Strong: labor representatives, and of course, building and developers.

175
00:25:49.630 --> 00:25:50.480
Brian Strong: So

176
00:25:50.760 --> 00:25:58.129
Brian Strong: that process is under way. We've had 3 meetings, I think we have another 5 meetings or so scheduled, and

177
00:25:58.310 --> 00:26:01.059
Brian Strong: we're we can go to the next slide laurel.

178
00:26:01.650 --> 00:26:08.950
Brian Strong: because we're we're looking to have hopefully, you know, an ordinance prepared in about a year or so from now.

179
00:26:09.250 --> 00:26:16.249
Brian Strong: so the idea is we have a stakeholder working group meetings, and then we will begin. Then we'll do some broader outreach.

180
00:26:16.510 --> 00:26:28.050
Brian Strong: well where we will be inviting the community to come and listen and talk about what's being proposed here. and then we'll be working, you know, closely with the board and other folks around

181
00:26:28.250 --> 00:26:30.969
Brian Strong: the legislation, and exactly what that looks like.

182
00:26:31.580 --> 00:26:32.410
Brian Strong: So.

183
00:26:32.430 --> 00:26:44.709
Brian Strong: as a quick recap, I mean, the goal is is really to look at this next set of really vulnerable buildings in San Francisco. One thing I would say about it is, you know, we San Francisco burned down after the o 6 earthquake.

184
00:26:44.880 --> 00:26:50.580
Brian Strong: and part of a reaction to the fact that we have a lot of these wood frame buildings that burn down was to.

185
00:26:50.600 --> 00:26:53.540
Brian Strong: you know was to emphasize concrete buildings.

186
00:26:53.790 --> 00:27:12.629
Brian Strong: So we emphasize concrete buildings. They so they wouldn't burn down. But as laurel, you know, described, they're very brittle and they create other problems. So San Francisco, somewhat unique in the number of these concrete buildings that we have even compared to compared to places like Los Angeles or or other cities on the West coast.

187
00:27:13.930 --> 00:27:21.250
Brian Strong: The sensibilities we're talking about are concrete tilt up so rich, well flexible diaphragm, and then the non ductile concrete buildings

188
00:27:21.280 --> 00:27:37.989
Brian Strong: that we showed, I should mention. Laurel showed the picture, but they're usually 8, 9, 10 stories there, aren't many that are much taller than that to Some of you may be familiar with the city, you know. We did a tall building study that looked at really high rise buildings over 220 feet.

189
00:27:38.330 --> 00:27:54.369
Brian Strong: Those buildings are not part of this program generally, because for the most part, there they are made of steel or concrete steel combined. They're they're not of the same type. that we're really concerned about here. It may have some other concerns, but but not around nonductel concrete.

190
00:27:54.480 --> 00:28:11.199
Brian Strong: and then I mentioned the the project team already. I I didn't. I should say the 5 Technology Council, which is a nonprofit that brings in experts from from various fields, and they've done a lot of work around earthquakes. In fact, that's

191
00:28:11.210 --> 00:28:16.069
Brian Strong: for the bulk of their work is around earthquakes and moving earth. Quick programs forward

192
00:28:16.090 --> 00:28:23.860
Brian Strong: is the primary consultant with us, and then we're also working with civic makers on the outreach and engagement

193
00:28:23.880 --> 00:28:25.160
Brian Strong: part of the program.

194
00:28:26.180 --> 00:28:38.349
Brian Strong: So with that I think we threw out a lot of information. if we wanted to make sure we had a good amount of time, and I think we do to to be able to ask questions and have some discussion.

195
00:28:40.540 --> 00:28:56.710
Sarah Atkinson: and I turn it over to you. Sarah. Is that right? Yes, great? Thank you so much for that presentation. we are now turning to our planned question portion for about the next 15 min, and then we will answer some questions from the audience.

196
00:28:56.860 --> 00:29:12.899
Sarah Atkinson: So I want this to be a really interactive conversation and plan on spending as much time as possible engaging with the audience. So I encourage people to use the chat box to share your thoughts and use the Q. A. Panel to share questions for our panelists

197
00:29:12.910 --> 00:29:27.089
Sarah Atkinson: and the Q. A panel should appear as a button at the button of your screen or the top of your screen on your mobile app. And within the next few days. We will also be sharing a copy of the Recording transcript and chat with everyone who registered

198
00:29:27.430 --> 00:29:39.379
Sarah Atkinson: and I guess first question that's being asked just to get it out of the way. Is, would you all be comfortable sharing the slides with our audience after the event?

199
00:29:40.910 --> 00:29:42.610
Brian Strong: Yes, no, absolutely

200
00:29:43.060 --> 00:29:57.889

Sarah Atkinson: so. It's happy to show the slides. Yeah, great. So i'll start with my first question. So you mentioned, of course, the soft story retrofit mandate program Which happened or was adopted in 2,013.

201
00:29:57.900 --> 00:30:05.739
Sarah Atkinson: And as this program is coming to an end, you mentioned that you have like about 89% of your buildings,

202
00:30:05.930 --> 00:30:06.680
you know.

203
00:30:06.790 --> 00:30:16.319
Sarah Atkinson: have done their retrofits. What have you learned from this program that you are hoping to bring into, the concrete retrofit program as it develops.

204
00:30:17.640 --> 00:30:23.829
Brian Strong: Yeah, I I'll start and, Laura, you can jump in. I mean, I think we've learned an incredible amount from that program.

205
00:30:23.880 --> 00:30:28.560
Brian Strong: One is that it's not wise to try to

206
00:30:29.550 --> 00:30:41.459
Brian Strong: push everyone to, to give the same deadline for everyone. that you know. We spread that program out where where we had a certain building type. We we put them into 4 different tiers.

207
00:30:41.520 --> 00:30:56.780
Brian Strong: and if you were in tier one which tended to be the high occupancy. buildings, I believe, is what we're in tier one and some other ones. Then you had that. Then you're you know you were the first to go, so you had to get. You had a year or 2 years to do your

208
00:30:56.890 --> 00:31:00.330
Brian Strong: to submit your permit, and then you had another 2 years to complete the work.

209
00:31:00.490 --> 00:31:12.989

Brian Strong: so we did that, and we did a lot of public outreach around the program. So the more complicated, more challenging buildings, many of which were in tier 4 where they had a lot, you know they had

210
00:31:13.010 --> 00:31:25.710
Brian Strong: restaurants or or other things on the bottom floor, or they were in high like reflection zones. They had a little bit more time to address to address their building needs and to get their program together. But there is a

211
00:31:26.090 --> 00:31:41.439
Brian Strong: you know. The idea of spreading out the work also made it much more manageable for our building inspection department. It made it more manageable for the number of people in the city that could do the work we do have a limited number of engineers in San Francisco and firms that do this work as well.

212
00:31:41.450 --> 00:31:54.830
Brian Strong: So so that sort of spreading out was really important. And then I I just saying the education component of it, we really did a lot of emphasis on education. We had earth, we had special fares. We brought people together with engineers and architects.

213
00:31:55.970 --> 00:31:58.440
Brian Strong: So I really felt like

214
00:31:59.080 --> 00:32:13.380
Brian Strong: regardless. There was no excuse to say. Oh, I didn't hear about it. I didn't know about it, or I'm just learning about it. Now we we really covered our bases on on that front. so those those to me are the big takeaways. I don't know Laurel, if you have any others.

215
00:32:15.090 --> 00:32:17.950
Laurel Mathews: I think you pretty much covered it.

216
00:32:19.000 --> 00:32:20.840
Laurel Mathews: yeah, I don't have anything to add.

217
00:32:23.950 --> 00:32:25.210
Brian Strong: Sarah, You're on mute.

218

00:32:25.380 --> 00:32:26.000
Thank you.

219
00:32:27.620 --> 00:32:31.440
Sarah Atkinson: of course. Always

220
00:32:31.650 --> 00:32:56.860
Sarah Atkinson: Thank you. Thank you for that response, and that's a really helpful perspective on the soft story program. So my next question you, you talked to a you talked about. You know the different equity implications of this program, and I was wondering if you could maybe go into a little more depth of how you're hoping to kind of like, manage these equity implications. What you're thinking about in terms of

221
00:32:56.870 --> 00:32:58.680
Sarah Atkinson: You know

222
00:32:58.700 --> 00:33:10.499
Sarah Atkinson: the exemptions are not exemptions in the program based on like equity issues that are arising in the development any any other thoughts that you wanted to add on that topic.

223
00:33:16.450 --> 00:33:21.630
Laurel Mathews: When I think about the social equity implications of this program.

224
00:33:21.950 --> 00:33:29.250
Laurel Mathews: I think of sort of in 2 ways. First, is the pre pre existing landscape right? Like

225
00:33:29.880 --> 00:33:43.149
Laurel Mathews: the fact that the buildings that are most vulnerable in many cases are like older rent controlled buildings sometimes single resident occupancy buildings where, you know.

226
00:33:43.710 --> 00:33:49.759
Laurel Mathews: occasionally homeless or previously homeless people are living for really, really, really low rents.

227
00:33:51.350 --> 00:34:00.430
Laurel Mathews: The fact that those buildings are potentially unsafe is by itself an equity issue and could exacerbate, you know, if an earthquake happens.

228
00:34:00.570 --> 00:34:06.060
Laurel Mathews: even if it's not even if it's just a earthquake that damages and doesn't actually cause going to come down.

229
00:34:06.480 --> 00:34:12.540
Laurel Mathews: That still is a potential to cause displacement. So I think just the the fact that these buildings are at risk

230
00:34:12.670 --> 00:34:17.830
Laurel Mathews: presents us with an equity issue that I feel very compelled to try to correct

231
00:34:21.040 --> 00:34:27.070
Laurel Mathews: And then. Yes, the the equity issues with the program are challenging because the cost

232
00:34:27.300 --> 00:34:42.780
Laurel Mathews: to retrofit. We don't want that to exacerbate existing equity issues. and there's a lot of ways to slice it. There's sort of institutional building owners like Morgan Stanley or someone versus a mom and pop

233
00:34:43.199 --> 00:34:51.230
Laurel Mathews: landlord. Those 2 different types of building owners are going to have different challenges paying for one of these retrofits.

234
00:34:52.960 --> 00:34:55.890
Laurel Mathews: So what i'll say is that we have not

235
00:34:55.909 --> 00:35:14.279
Laurel Mathews: worked out all of these issues, and we're really leaning on our stakeholder working group to help us navigate these conversations like, get the right people in the room connect us to people who can help us. figure these things out and provide case studies and examples and just expertise that can help us.

236
00:35:14.560 --> 00:35:18.649
Brian Strong: Brian, do you have anything to add.

237
00:35:19.810 --> 00:35:23.320
Brian Strong: so we already know they're in some of the most vulnerable neighborhoods in the city.

238
00:35:23.510 --> 00:35:26.619
Brian Strong: so I think Laurel's point about

239
00:35:26.990 --> 00:35:30.580
Brian Strong: not doing anything is also really problematic.

240
00:35:30.630 --> 00:35:31.930
Brian Strong: So

241
00:35:31.950 --> 00:35:37.819
Brian Strong: we know we're going to need to do something, and it is going to be a matter of can we it the right incentives.

242
00:35:38.030 --> 00:35:41.389
Brian Strong: and that's going to be challenging from an economic perspective.

243
00:35:41.440 --> 00:35:49.630
Brian Strong: you know. Even if we were able to do geo bonds or those things, these will be bonds and go to private property owners. which present.

244
00:35:49.820 --> 00:35:51.910
Brian Strong: which again present challenges

245
00:35:51.970 --> 00:35:56.660
Brian Strong: there. So and then I think it's. It is really.

246
00:35:57.380 --> 00:35:59.250
Brian Strong: you know, going to be.

247
00:36:00.460 --> 00:36:06.499

Brian Strong: You know we we? How do we do this in in a way that works. And I have to say we've learned a lot

248
00:36:06.610 --> 00:36:12.180
Brian Strong: from Covid. In some respects the city did I'm. Talking about the more broad City family

249
00:36:12.210 --> 00:36:14.130
Brian Strong: and the ability to sort of

250
00:36:14.250 --> 00:36:22.339
Brian Strong: move people in house people in hotels or various situations like that. So I think we learned a lot about relocation.

251
00:36:22.470 --> 00:36:30.599
Brian Strong: I i'm not gonna try to suggest that the city did a perfect job with it. But a lot of those lessons. we're going to need to apply here.

252
00:36:30.700 --> 00:36:32.399
Brian Strong: so.

253
00:36:32.830 --> 00:36:37.029
Brian Strong: And then I think there are other opportunities here, too, I should just mention.

254
00:36:37.060 --> 00:36:45.829
Brian Strong: Most of the buildings are commercial at Spur has been involved in the discussions you know about what is the future of San Francisco's downtown. Looks like.

255
00:36:45.860 --> 00:36:58.380
Brian Strong: Are there going to be opportunities to to convert those commercial buildings to residential or to provide space for more residential. So you know, there's some opportunities there, too, where the outcome of this program could be

256
00:36:58.390 --> 00:37:06.360
Brian Strong: that that we have more housing which again has its own in it, with its own equity implications it benefits

257
00:37:06.850 --> 00:37:07.560
so

258
00:37:08.060 --> 00:37:26.860
Sarah Atkinson: great. Thank you. yeah. As a participant on the concrete building retrofit working group, it's been very interesting hearing. Everyone's you know, different perspectives. And definitely, if there's a lot of voices thinking about the equity issues that are coming up in the in the program for will come up in the program.

259
00:37:27.030 --> 00:37:38.730
Sarah Atkinson: so there's many questions in our Q. A. At related to La's concrete program, so I wanted to ask a little bit about.

260
00:37:38.880 --> 00:37:57.120
Sarah Atkinson: You know these other cities that you mentioned that have adopted programs, and how this program is similar or different to La's program, and just more generally what San Francisco has learned from these other programs as as they've seen them kind of move forward.

261
00:38:03.770 --> 00:38:20.490
Laurel Mathews: sure. So okay, so La passed a big ordinance, and I believe, 2,015 that covered concrete, but also a couple of other building types. So they also did their soft story in that ordinance, and I think they even did some of these really tall, still moment frames. So

262
00:38:20.500 --> 00:38:24.449
Laurel Mathews: it's a lot of different buildings. and

263
00:38:25.240 --> 00:38:41.060
Laurel Mathews: their concrete program not a ton of retrofits have already been done. Most of the retrofits that have actually happened in La are people who are doing it early because they were already planning to do other work on their building.

264
00:38:41.250 --> 00:38:43.120
Laurel Mathews: so

265
00:38:43.380 --> 00:38:51.249
Laurel Mathews: that said, You know I, it would have been amazing if we were able to learn from sort of like a more actively

266
00:38:51.420 --> 00:39:03.160
Laurel Mathews: a program that was more ongoing, and it had more happening. However, they've been the say folks at the city of La. I've been really generous. And speaking with me, let me interview them.

267
00:39:03.250 --> 00:39:11.659
Laurel Mathews: Sharing their suggestions and ideas about how to proceed. you know there are a couple of key differences. They the

268
00:39:12.530 --> 00:39:18.120
Laurel Mathews: they're thinking their Your code year that they chose was like 1,976.

269
00:39:18.200 --> 00:39:22.820
Laurel Mathews: We're thinking about choosing a slightly later code year.

270
00:39:23.230 --> 00:39:27.569
Laurel Mathews: you know, we're thinking about exempting. I don't know if this is too detailed. But

271
00:39:29.880 --> 00:39:41.530
Laurel Mathews: yeah, there are a couple of differences in how we're thinking about it, but in terms of like giving a lot of leeway and you know a lot of planning time for these owners. I think we're aligned with La.

272
00:39:41.750 --> 00:39:44.310
Laurel Mathews: They have great suggestions about

273
00:39:44.390 --> 00:39:55.320
Laurel Mathews: when there is a building with lots of stories with different, you know. Maybe like this. It's a commercial building, and stories. 2 and 3 have one commercial tenant and

274
00:39:55.370 --> 00:40:02.680
Laurel Mathews: stories 4 and 5 have a different commercial tenant. Maybe those floors will be vacant and able to retrofit at different times.

275

00:40:02.810 --> 00:40:18.810
Laurel Mathews: One idea that they recommended was sort of requiring building ours to kind of phasing plan, so tell us like we're gonna do this at this time this at this time this floor at this time. I don't know if we're gonna implement that. But

276
00:40:19.860 --> 00:40:28.299
Laurel Mathews: yeah, I I think we're trying to learn from them, and as many ways as we can. And I've been really grateful that they are willing to share their time and

277
00:40:28.500 --> 00:40:29.809
Laurel Mathews: let me interview them.

278
00:40:30.140 --> 00:40:32.400
Brian Strong: Yeah. I mean, I think that La.

279
00:40:32.700 --> 00:40:33.679
Brian Strong: I mean

280
00:40:33.820 --> 00:40:40.640
Brian Strong: what we're always going to be compared to La, by the way so right that what the La Times, the New York Times, the chronic will always

281
00:40:40.860 --> 00:40:43.349
Brian Strong: these comparisons between the 2 of us.

282
00:40:43.460 --> 00:40:47.079
Brian Strong: I mean la did their ordinance very, very quickly.

283
00:40:47.250 --> 00:40:54.149
Brian Strong: I don't think they had near as robust the public engagement processes what we're talking about. They really

284
00:40:54.400 --> 00:41:12.390
Brian Strong: had big concerns, and they put out this ordinance and said, Everyone has 25 years to do the compliance. I I may be oversimplifying it, but but it was put together fairly quickly and broadly. and it actually includes soft stories. Some of their soft story pro retrofits, I think, are part of their program as Well.

285
00:41:12.400 --> 00:41:16.490
Brian Strong: so we're trying, I think, to be a little more

286
00:41:16.510 --> 00:41:26.380
Brian Strong: strategic in, and how it gets rolled out and trying to be really clear, and how we communicate with building owners about their expectations.

287
00:41:26.430 --> 00:41:35.609
Brian Strong: which, I think goes back to Laura's question about the You know why we think this. The software program was what's so successful? is having that really clear communication

288
00:41:35.730 --> 00:41:43.699
Brian Strong: with with those individuals. We know some of the other jurisdictions. For example, I think it was Santa Monica, now West Hollywood, that exempted

289
00:41:43.800 --> 00:41:44.959
Brian Strong: condos.

290
00:41:45.060 --> 00:41:55.030
Brian Strong: So you know we do know that Condos will potentially present a challenge, and you know the the owners of some of the condos went and

291
00:41:55.210 --> 00:41:57.580
Brian Strong: and became exempt.

292
00:41:57.620 --> 00:42:01.029
Brian Strong: I don't know if that will happen in San Francisco or not.

293
00:42:02.670 --> 00:42:16.029
Brian Strong: la! I think that's right. Someone put that, you know. La, I think is basically, you know, we're not trying to copy everything they did. And I think La's Co: program is focused mostly on life safety in terms of performance.

294
00:42:16.310 --> 00:42:21.129
Brian Strong: and we are having some real discussions in our group about

295
00:42:21.510 --> 00:42:31.469
Brian Strong: about potentially going beyond life, safety, or what is the right level of building performance that we want to achieve, and especially for some of those buildings that are

296
00:42:31.660 --> 00:42:37.519
Brian Strong: housing vulnerable, that they have either critical functions or their housing vulnerable populations

297
00:42:38.220 --> 00:42:39.049
so

298
00:42:40.740 --> 00:42:44.430
Sarah Atkinson: great. Thank you for that. Answer.

299
00:42:44.630 --> 00:42:59.020
Sarah Atkinson: I am going to ha ask one final question that's my own, and then I will move on to questions from the audience. So my question is, you know, based up You're still in the beginning processes of

300
00:42:59.030 --> 00:43:15.660
Sarah Atkinson: it's meeting this program. But what advice would you give other cities, especially regional cities, and taking initial steps towards a similar concrete retrofit mandate? Considering these these do exist in other parts of the Bay area.

301
00:43:19.100 --> 00:43:23.599
Brian Strong: You want to go, Laurel. Want me to go on that I I can talk to that. I mean. Listen, we

302
00:43:24.840 --> 00:43:36.009
Brian Strong: we and a lot of other cities are moving forward with their concrete, I mean, with their soft story programs. I mentioned that some of the big cities are just trying to address their unreinforced masonry buildings.

303
00:43:36.070 --> 00:43:37.759
Brian Strong: We have

304
00:43:37.800 --> 00:43:43.219
Brian Strong: a, and then we know that there are like 14 or so cities. Fremont alamed a whole bunch of them that have

305
00:43:44.530 --> 00:43:57.179
Brian Strong: concrete tilt up ordinances. I think it's county of Alam to maybe not City. But anyway, but they have these. They're they're already working toward addressing their at least concrete tilt up buildings. So

306
00:43:57.640 --> 00:44:02.309
Brian Strong: you know to me, I think the advice from the other cities is Don't. Wait.

307
00:44:02.770 --> 00:44:07.170
Brian Strong: you know, and and I think set up realistic expectations. I mean, this is

308
00:44:07.310 --> 00:44:11.749
Brian Strong: I mentioned. This came out of our community action plan for seismic safety which

309
00:44:11.930 --> 00:44:12.839
Brian Strong: came to

310
00:44:13.250 --> 00:44:16.939
Brian Strong: the past. I want to say in around 2,012 or 2,013

311
00:44:17.090 --> 00:44:20.570
Brian Strong: that laid out you know a long-term program, and

312
00:44:20.840 --> 00:44:23.160
Brian Strong: and I would say, don't

313
00:44:23.800 --> 00:44:29.129
Brian Strong: it's it's difficult. It may be complicated, but you should start to get to work on it now.

314
00:44:29.160 --> 00:44:29.839

it.

315
00:44:29.920 --> 00:44:31.869
Brian Strong: I think waiting just

316
00:44:32.770 --> 00:44:36.439
Brian Strong: just makes it that much more difficult when you have to get these things done.

317
00:44:36.480 --> 00:44:50.159
Brian Strong: and there's a lot of incremental work that you can do so, just getting the stakeholders together and talking about these issues, even in and of itself, begins to generate, not, you know, ideas, and begin to sort of get some of this work going and happening.

318
00:44:50.340 --> 00:44:52.609
Brian Strong: and I would also say that you know.

319
00:44:53.830 --> 00:45:02.530
Brian Strong: even if you don't end up with the mandatory ordinance. If you have the recommendations around what should be constructed, and what the types of performance, and you will see

320
00:45:02.570 --> 00:45:07.919
Brian Strong: that there are a lot of private property owners that want to do this. They want their buildings to be safe.

321
00:45:07.960 --> 00:45:11.350
Brian Strong: They want their buildings to last 40, 50, 60 years.

322
00:45:11.590 --> 00:45:16.720
Brian Strong: and and those those apply to the building, you know. And I can tell you right now.

323
00:45:17.300 --> 00:45:22.210
Brian Strong: Google Facebook, some of those companies were demanding that of of their space.

324
00:45:22.320 --> 00:45:24.870
Brian Strong: you know, and I think

325
00:45:25.410 --> 00:45:34.109
Brian Strong: it it would be nice if we started sort of having those expectations for senior living facilities and other buildings as well as they go forward so.

326
00:45:35.980 --> 00:45:38.999
Brian Strong: and we're happy to talk with any jurisdictions they want to.

327
00:45:39.020 --> 00:45:40.810
Brian Strong: you know. Get into this

328
00:45:41.970 --> 00:45:54.749
Brian Strong: and and we would love it. If the State or some other folks. I think there's often been a push at the State level to develop performance standards around concrete, around just earthquake performance standards for buildings, and that's that's been a struggle.

329
00:45:54.840 --> 00:46:00.000
Brian Strong: but we have been a big proponent of of that happening at the State level. Too

330
00:46:00.920 --> 00:46:03.970
Laurel Mathews: great. Yeah, i'll just add

331
00:46:04.500 --> 00:46:06.590
Laurel Mathews: So like Brian said.

332
00:46:06.960 --> 00:46:16.909
Laurel Mathews: Any kind of funding for this at the Federal and State level is great, so you know, helping advocate for funding for retrofit programs is amazing.

333
00:46:16.960 --> 00:46:32.679
Laurel Mathews: Also, like we mentioned the first step of understanding what you need to retrofit is doing an inventory, and I don't again. I know I've really hammered this point in. I don't want to say that that's a really easy low lifting to do, but

334
00:46:32.740 --> 00:46:42.260

Laurel Mathews: it can I' we have a little a paper about how we did our inventory, If if any like city person

335
00:46:42.290 --> 00:46:46.490
Laurel Mathews: what would like to reach out to me and ask for that. I'm happy to share it.

336
00:46:47.360 --> 00:46:52.030
Brian Strong: and you will not. I guarantee you will not have as many buildings in the program as we do in ours.

337
00:46:52.490 --> 00:47:10.100
Sarah Atkinson: So yeah, and speaking of State funding for retrofit programs, I just wanted to plug that spur right now is doing advocacy with assembly Member Rodriguez's office to get back funding for soft store multi-family soft story

338
00:47:10.110 --> 00:47:25.750
Sarah Atkinson: retrofits. There was a appropriation of 250 million dollars that didn't end up in the governor's recent draft budget, and we're trying to get that money back in some capacity. So You'll hear more from spur on that soon.

339
00:47:26.310 --> 00:47:36.520
Sarah Atkinson: so turning to the Q. A. one question that i'm seeing quite a bit, is, you showed the map of where you have.

340
00:47:36.530 --> 00:47:48.360
Sarah Atkinson: you know, identified these concrete buildings, and a lot of people are asking if that is a publicly available you know, publicly available information. So I just wanted to ask you all.

341
00:47:48.860 --> 00:47:53.069
Brian Strong: Yeah, I mean, the map that we shared here is publicly available.

342
00:47:53.100 --> 00:47:56.830
Brian Strong: we we are still

343
00:47:57.060 --> 00:48:07.089

Brian Strong: working through. And and again, this is, this becomes a touchy issue, because we do not want to be suggest that there may be many buildings on that list that have already done retrofits, and that are

344
00:48:07.530 --> 00:48:08.439
Brian Strong: save

345
00:48:10.220 --> 00:48:12.829
Brian Strong: So we don't have that information yet.

346
00:48:13.510 --> 00:48:18.650
Brian Strong: So we are happy to share that high level view that we have.

347
00:48:18.970 --> 00:48:22.549
Brian Strong: where we think the buildings are, and so forth.

348
00:48:22.740 --> 00:48:25.010
Brian Strong: and

349
00:48:25.110 --> 00:48:34.710
Brian Strong: but but I would really say, and I think there are a lot. There are some other technical questions in there about. Should I stay in this building? Should I move? Should I find another building? Those are really questions that are

350
00:48:34.860 --> 00:48:49.070
Brian Strong: license. Structural engineer can answer, or should be answering, and each building is unique. but Laurel and I are not engineers, so, as as she said, so we don't want to, you know, so we can't make suggestions around that. But yeah, we're we're happy

351
00:48:49.890 --> 00:48:57.920
Brian Strong: to share the map that we have, and you see there's a big there's sort of a a caveat attached to that map around what it is.

352
00:48:58.020 --> 00:49:05.759
Brian Strong: but I don't. I I think we we. We don't want people to look at that map and and take it as okay. That's

353
00:49:05.880 --> 00:49:15.610
Brian Strong: It's it's definitive because it isn't as Laurel said, this is really we had to put this together, based on a lot of different information and literally having interns. Look at

354
00:49:15.870 --> 00:49:26.959
Brian Strong: old maps and match them up on Google View to see if it still looks like a concrete building, and those things I would say, in a year or in a year or so.

355
00:49:27.560 --> 00:49:36.640
Brian Strong: maybe a year and a half or so when we do when we get the surveys out to building owners and get that information back. That's when we will have a map. I think that

356
00:49:37.300 --> 00:49:42.139
Brian Strong: that we can really begin to share, you know, with with the more detailed level of information.

357
00:49:43.010 --> 00:49:54.339
Laurel Mathews: Yeah, once we have more information, and once we've sort of defined the program scope like what buildings are going to be in this program, and what not. So I think a year and a half is

358
00:49:54.380 --> 00:49:59.329
Laurel Mathews: maybe to your right time. That's the right timeline of when we'll have this as a publicly available database.

359
00:50:00.150 --> 00:50:01.000
Sarah Atkinson: Great

360
00:50:01.230 --> 00:50:07.249
Sarah Atkinson: so i'm. Also seeing a couple of questions from the audience about

361
00:50:07.280 --> 00:50:19.769
Sarah Atkinson: pass through costs, and who is going to, you know, bare the brunt of this retrofit at this this large retrofit cost that you've been talking about. So I saw that came from Laura.

362
00:50:19.850 --> 00:50:24.990

Brian Strong: Laura finds me so she just like hit right into that. That getting right to the heart of the issue there.

363
00:50:26.890 --> 00:50:28.689
Brian Strong: yeah, pass through is

364
00:50:28.760 --> 00:50:35.749
Brian Strong: are always gonna be a a challenging issue. for soft stories. It did allow a pass through

365
00:50:36.390 --> 00:50:50.350
Laurel Mathews: Laurel. I can't remember if it was 50%. If it was a 100%, it was a 100%. So regular building upgrades are 50, and for soft story they'll they allowed 100, but I can. Only your rent can go up 10 at a time

366
00:50:50.840 --> 00:50:53.139
Laurel Mathews: to pay for that 100%. Yeah.

367
00:50:53.320 --> 00:50:54.609
Brian Strong: So

368
00:50:55.050 --> 00:51:01.220
Brian Strong: that was the program. We know it created some hardships. The rent board was certainly involved.

369
00:51:01.700 --> 00:51:03.040
Brian Strong: However.

370
00:51:03.200 --> 00:51:08.629
Brian Strong: the cost of those buildings were not so high, so I I think very few people were seeing pastors.

371
00:51:09.130 --> 00:51:17.369
Brian Strong: and it's amazing. I mean, I have to tell you we it past. I don't know. People are aware when you do it when you pass the geob on 50. It's passed through, but it's it's

372

00:51:17.470 --> 00:51:22.359
Brian Strong: it's not very often that landlords are building. Owners are passing through those costs.

373
00:51:22.520 --> 00:51:26.039
Brian Strong: I suspect, Laura, that this will be

374
00:51:26.610 --> 00:51:34.109
Brian Strong: a an area of discussion around the residential buildings. Around. What is the reasonable amount

375
00:51:34.260 --> 00:51:47.599
Brian Strong: to allow as a pass through, and whether it's 50 or or potentially less than that, depending on documents in the building type, and is the affordability, You know how guaranteed is the affordability in the you know, in that structure. So.

376
00:51:47.770 --> 00:51:49.859
Brian Strong: so I think this will be a

377
00:51:50.370 --> 00:51:53.329
Brian Strong: that. That's that's certainly something. We're going to be

378
00:51:53.380 --> 00:52:03.439
Brian Strong: discussing it, the stakeholder working group, and with various people, and and I I guarantee it will be at the Board of Supervisors, too. So, and just to clarify in case anyone on the

379
00:52:03.750 --> 00:52:08.820
Laurel Mathews: line isn't familiar with the pass through is it's that.

380
00:52:09.080 --> 00:52:18.470
Laurel Mathews: basically the pass through is the amount that a building owner can pass on to tenants the rent controlled tenants through raising their rent.

381
00:52:18.480 --> 00:52:36.260
Laurel Mathews: So like, you know, if if I am paying less than market rate for my unit because I've lived here for a long time. It's an old building, but the landlord does something to make the

building safer and nicer. They can raise my rent a certain amount for a little bit, to to re recoup those costs with the

382
00:52:36.270 --> 00:52:41.599
Laurel Mathews: logic that there that it's benefiting me so I can contribute to the cost of it.

383
00:52:41.740 --> 00:52:49.110
Laurel Mathews: Yeah. And then you mentioned a Geo Bond. That's a general obligation bond. Those are the bonds that we vote on to increase our taxes to

384
00:52:49.290 --> 00:52:52.190
Laurel Mathews: okay for certain things. Do I do that justice, Brian.

385
00:52:52.270 --> 00:52:54.239
Brian Strong: Yeah. Nope: that's perfect.

386
00:52:54.260 --> 00:53:01.670
Sarah Atkinson: Yeah, thank you, Laura. I love laurel for defining this, that's really valuable to our audience.

387
00:53:01.710 --> 00:53:20.089
Sarah Atkinson: and I also wanted to mention that that passed through costs happens over the course of like it's like 2025 years, or something like that. Isn't that right? It has like a time. I can't I don't know if that if there's a time Cap, I just know that it's basically it for soft story. It's 10% increase

388
00:53:20.100 --> 00:53:24.249
Sarah Atkinson: until the landlord's costs are recouped. Okay, Gotcha?

389
00:53:24.360 --> 00:53:28.179
Sarah Atkinson: okay. So next question is from Jack Heb.

390
00:53:28.210 --> 00:53:35.919
Sarah Atkinson: How often do you think it will be more cost effective to tear down and rebuild some of these buildings rather than retrofit the structure?

391

00:53:36.060 --> 00:53:38.109
Brian Strong: Yeah. And again.

392
00:53:39.270 --> 00:53:47.549
Brian Strong: i'm a policy and finance person. I don't this. Would you would really need to speak with the structural engineer to understand the unique conditions of your building.

393
00:53:48.010 --> 00:53:58.020
Brian Strong: I I think they have seen it happen in La, not a lot. And there's so, I think, getting information where they have seen some buildings be torn down where they felt it was

394
00:53:58.040 --> 00:54:00.730
Brian Strong: more economical, or whatever to tear it down

395
00:54:00.930 --> 00:54:03.009
Brian Strong: so. But but I,

396
00:54:03.320 --> 00:54:07.459
Brian Strong: you know there's so many different factors that we go into that decision

397
00:54:07.540 --> 00:54:09.489
Brian Strong: that you would really need to work with

398
00:54:09.640 --> 00:54:18.559
Brian Strong: with an engineer and architectural firm to understand the you know the type of soil that it's on again the vintage of the building. And there are some old buildings that, by the way.

399
00:54:18.900 --> 00:54:22.189
Brian Strong: we're built with thicker and larger walls that

400
00:54:22.480 --> 00:54:28.569
Brian Strong: that actually performed pretty well. So it's. And then there were some buildings, I mean in the in the earthquake.

401
00:54:28.980 --> 00:54:35.210
Brian Strong: In Mexico City we saw some buildings in the 1980 s that that failed

402
00:54:35.360 --> 00:54:41.019
Brian Strong: and it it wasn't because they didn't do proper inspections. I mean it so, anyway. So there, so

403
00:54:41.470 --> 00:54:43.970
Brian Strong: so it's it's not a simple.

404
00:54:45.560 --> 00:55:03.000
Laurel Mathews: not a simple question to answer. Yeah, just for anyone who's not aware to tearing down a building and building something new. There's like a lot of restrictions around that. So like, if you're a building owner thinking about, tear down your building like you have to sort of know what you're putting up

405
00:55:03.310 --> 00:55:08.830
Laurel Mathews: after. I think there is restrictions so that you're not just like tearing down your building and leaving an empty space.

406
00:55:08.990 --> 00:55:14.389
Laurel Mathews: so it's it's complicated to to it's not a simple question to figure out.

407
00:55:15.890 --> 00:55:35.539
Sarah Atkinson: okay, I like this question from Robert Olenski. I'm. Intrigued by the possibility of combining this program with use changes given the post pandemic condition of San Francisco, as you mentioned. early Brian, what more can you say about this? Such as combining with other plans, and are providing incentives to achieve joint goals.

408
00:55:36.600 --> 00:55:38.069
Brian Strong: Yeah, no.

409
00:55:38.540 --> 00:55:43.299
Brian Strong: So we're excited about that opportunity, too. I just think we're still in a

410
00:55:44.150 --> 00:55:48.179
Brian Strong: I don't know if if a holding patterns the right way. I think there's still

411

00:55:48.560 --> 00:55:53.870
Brian Strong: like the dust Hasn't completely settled after Covid to understand what downtown is going to look like.

412
00:55:54.110 --> 00:55:58.969
Brian Strong: and how many workers are really going to be coming in or coming out of the city?

413
00:55:59.000 --> 00:56:06.509
Brian Strong: there are a lot of people who are very concerned about losing more commercial property, and so forth.

414
00:56:08.300 --> 00:56:09.439
Brian Strong: so I

415
00:56:09.470 --> 00:56:10.700
Brian Strong: So I don't.

416
00:56:10.750 --> 00:56:17.870
Brian Strong: you know. I think we're going to learn a lot in the next year. Now that we're kind of in this post, Covid world, and and what it's going to look like.

417
00:56:18.030 --> 00:56:20.499
Brian Strong: and that will help answer that question

418
00:56:20.610 --> 00:56:29.739
Brian Strong: what I can say is that we are. We're really committed, and that's part of the reason. My, my office sort of exists to to make you sure that we're

419
00:56:30.620 --> 00:56:32.300
Brian Strong: that we're trying to think about

420
00:56:32.480 --> 00:56:40.329
Brian Strong: multiple multiple benefits, right? We think about multiple disasters or kind of cascading disasters. but we also want to think about.

421
00:56:40.720 --> 00:56:43.780

Brian Strong: you know, multiple benefits or cascading benefits. So if

422
00:56:43.990 --> 00:56:47.280
Brian Strong: if we are going to change the use of a building.

423
00:56:47.510 --> 00:56:54.659
Brian Strong: that would be a really. Yeah, that may be a perfect opportunity to have a trigger that says you have to do this retrofit

424
00:56:54.790 --> 00:56:58.180
Brian Strong: and then encourage that retrofit to happen at that time.

425
00:56:58.220 --> 00:57:11.179
Brian Strong: someone I know. There's a question about property, about tax exempt about taxes on those things, too, and you know right now, State law allows it that if you're going to do a building retrofit like software, retrofit

426
00:57:11.190 --> 00:57:18.409
Brian Strong: or a concrete building retrofit it, that improvement to your property is not taxed again. So it doesn't increase your

427
00:57:19.490 --> 00:57:22.459
Brian Strong: your property taxes as a result of that improvement.

428
00:57:22.620 --> 00:57:27.170
Brian Strong: but if you do other things like, if you remodel your kitchen, then that will be

429
00:57:27.550 --> 00:57:30.519
Brian Strong: tax and a higher level. so

430
00:57:30.980 --> 00:57:35.359
Sarah Atkinson: yeah, so we're gonna look to try to take advantage of those types of programs and in sentence

431
00:57:35.640 --> 00:57:50.230

Sarah Atkinson: Perfect? Well, we are coming to the end of our time. So my last very quick question is, we have a lot of questions in the chat and things we didn't get to. How can people continue to kind of follow this program, and and what's happening with it?

432
00:57:52.930 --> 00:58:01.850
Laurel Mathews: a couple of options? One. I'm happy to share my email address. if anyone wants to follow up with me directly.

433
00:58:03.290 --> 00:58:17.320
Laurel Mathews: I also have we? I created a list where If you know, you want to add your email address to this list and we will. And there's major updates to share about the concrete program. You'll get the email update.

434
00:58:17.480 --> 00:58:31.550
Laurel Mathews: so I can room. I have to remember where the link is. It's on our website. and yeah, there's a we have a concrete program website. I can also share that in the chat. I don't know. Can I share in the chat directly to the participants.

435
00:58:31.720 --> 00:58:36.520
Laurel Mathews: or I can share it with you for your in our follow up along with our side. Tech: yeah, that's perfect.

436
00:58:36.550 --> 00:58:38.180
Sarah Atkinson: Great. Well.

437
00:58:38.240 --> 00:59:06.799
Sarah Atkinson: thank you both so much we've reached the end of our time. thanks for sharing about this important program before everyone jumps up off. I just wanted to take a moment to remind everyone that in case of an earthquake, the best course of action is to drop, cover, and hold on wherever you are, and find a heavy piece of furniture like a desk or a table to take cover under while protecting your head and neck. Also, don't forget to download the my shake, app which can notify you a few seconds before shaking begins.

438
00:59:07.110 --> 00:59:23.630
Sarah Atkinson: thanks to all of our attendees for joining today and for posing engaging questions. Sorry for not getting to all of them, and please join us for our next digital discourse on January 20 fifth Making snap incentives a snap, a discussion about healthy food inceptive programs.

439
00:59:23.640 --> 00:59:28.519
Sarah Atkinson: thank you. Laurel and Brian and thanks, Everyone have a good rest of your day.

440
00:59:29.040 --> 00:59:30.759
Brian Strong: Thank you so much. Everyone.