

Housing Element Webinar Series: Housing Element 101 – Overview and New Laws + Tips



Technical Assistance
for Local Planning
HOUSING

Feb. 23, 2021



**ASSOCIATION
OF BAY AREA
GOVERNMENTS**

AGENDA

- Welcome
- Overview of Training Series and Products
- HCD Plans and Products
- RHNA Methodology Update
- Housing Element 101
- Small Group Breakouts
- Next steps

Poll - Cohorts

- Leading with Equity
- Housing and Wildfire Prevention
- Sustainability through Housing
- Farm Worker and Ag Housing
- Affordable Housing Funds
Managers/Planners

Poll - Work Groups

- Preapproved ADU Plans
- Community Land Trusts
- Public Land Upcycling
- Missing Middle Housing
- By Right / Objective Design Standards
- Vehicle Miles Traveled
- Evacuation Routes
- Turning Malls and Office Parks into Neighborhoods
- Converting Strip Malls to Housing

Regional Housing TA Program Goals & Resources

Funnel state resources to jurisdictions at local, subregional, & regional scales



Respond directly to local challenges

RHNA increases pose unprecedented planning challenges

- Collaboration & Shared Learning
- Regional Data Tools
- Messaging & Engagement Resources

New state housing laws are hard to keep up with

- HCD Safe Harbors
- AFFH Products
- Trainings & Office Hours

COVID & Fires are stretching local staff and budgets very thin

- Local Grant Allocations for staffing and consultant costs

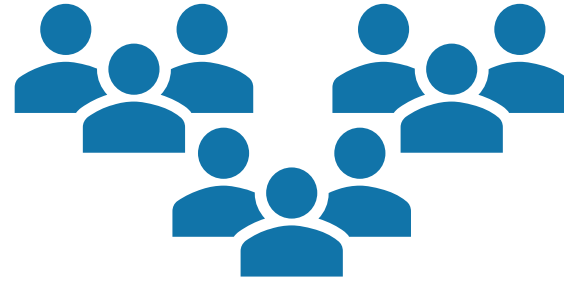
Some local RFPs get no bids

- Regional Consulting Bench to facilitate procurements



Add value through economies of scale

Cost Savings



Standardized Regional Data



Create common products once vs. 109 times



Peer-to-Peer Collaboration



Resources Coming in 2021





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What is a Housing Element?

A Housing Element is how local jurisdictions plan to meet the housing needs of everyone in the community. At its core a Housing Element is an opportunity to have a community conversation about how to address local housing challenges and find solutions. The Housing Element is one important part of a city or county's General Plan, which serves as the blueprint for how a city or county will grow and address changing needs for development. Every eight years, every city, town and county must update their Housing Element and have it certified by the California Department of Housing and Community Development.

A Housing Element is a local plan, adopted by a city, town or county that includes the goals, policies and programs that direct decision-making around housing.

All jurisdictions in the Bay Area must update their Housing Element for the 2023-2031 planning period. Local jurisdictions look at housing trends, zoning and market constraints, and evaluate various approaches to meeting housing needs across income levels.

The Inventory of Available Sites, or "Sites Inventory," is a key component of a Housing Element where jurisdictions identify if they have enough land zoned for housing to meet the future need.

Local governments must involve the public from all economic segments of the community in developing the Housing Element.

- State law does not require that jurisdictions *build or finance* new housing, but they must *plan* for it.
- Every city in California receives a target number of homes to plan for. This is called the Regional Housing Needs Allocation or RHNA.
- The state of California determines the number of new homes the Bay Area needs to plan for – and how affordable those homes need to be – in order to meet the housing needs of people at all income levels.
- The Association of Bay Area Governments convened diverse stakeholders in a Housing Methodology Committee to distribute the region's housing allocation to each jurisdiction in the Bay Area.
- Housing elements must be updated every eight years and must be certified by the California Department of Housing and Community Development.

What Are the Components of a Housing Element?

The Housing Element typically includes:

1. **Housing Needs Assessment:** Examine demographic, employment and housing trends and conditions that affect the housing needs of the community.
2. **Evaluation of Past Performance:** Review the prior Housing Element to measure progress in implementing policies and programs.
3. **Housing Sites Inventory:** Identify locations of available sites for housing development or redevelopment to ensure that there is adequate capacity to address the Regional Housing Needs Allocation.
4. **Community Outreach and Engagement:** Implement a robust community outreach and engagement program, with a particular focus on outreach to traditionally underrepresented groups.
5. **Constraints Analysis:** Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
6. **Policies and Programs:** Establish policies and programs to fulfill the identified housing needs.

What Happens if a Jurisdiction Does Not Adopt a Housing Element?

If a city does not comply with State law, it can be sued. In addition to facing significant fines, a court may limit local land use decision-making authority until the jurisdiction brings its Housing Element into compliance. Additionally, local governments may lose the right to deny certain projects. These and other consequences are established in state law; Housing Elements are subject to regulatory oversight by the California Department of Housing and Community Development. ABAG does not play a direct role in regulating local Housing Elements.



2.18.2021

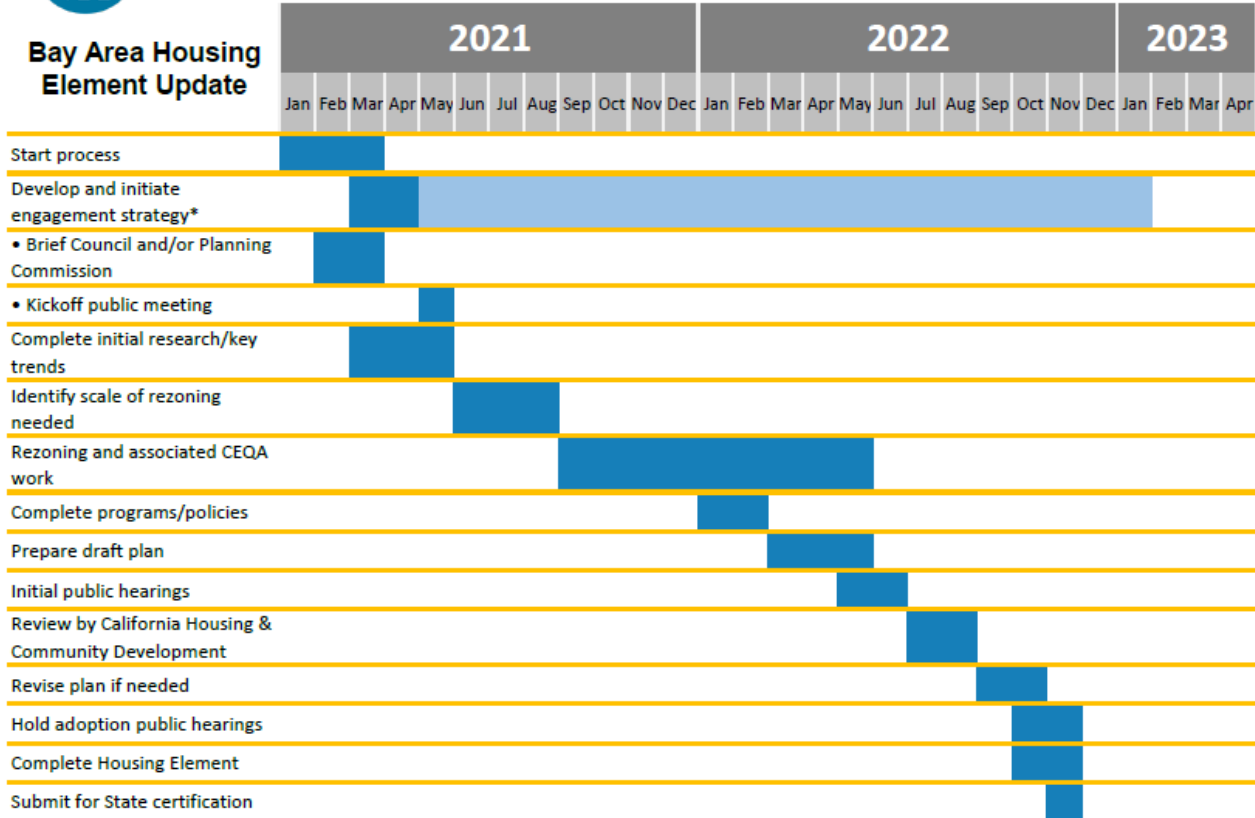
Housing Element Explainer Template



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Bay Area Housing Element Update



* This schedule assumes a robust community engagement strategy with stakeholder and public meetings throughout.



Bay Area Region RHNA 6 Housing Element Update

Key Dates

| | |
|-------------------------------|--|
| 2021 | |
| January 21, 2021 | The ABAG Executive Board approved final RHNA methodology; ABAG sends methodology to State for review. |
| Spring 2021 | Draft RHNA allocations to jurisdictions. |
| April 1, 2021 | Annual Progress Reports due, even during Housing Element years. |
| Summer 2021 | RHNA Appeals |
| Late 2021 | Final RHNA allocations to jurisdictions. |
| 2022 | |
| April 1, 2022 | Annual Progress Reports due, even during Housing Element years. |
| June 30, 2022 | Pipeline Projects – If a project receives its Certificate of Occupancy before this date, it cannot count towards the 2023 2031 Housing Element |
| 2023 | |
| Final deadline - January 2023 | Housing Elements must be adopted by City Councils or Board of Supervisors by this date. Jurisdictions can adopt their zoning changes before they adopt their housing element or at the same time as they adopt their housing element. This schedule builds in two months of time before the January 2023 deadline. |
| Approximately May 2023 | Approximately four months after the January 2023 deadline, potential penalties if the Housing Element is not complete and adopted. |
| Spring 2026 | Programs to Rezone: If a jurisdiction does not have the sites to satisfy their RHNA, they must develop and adopt a Program to Rezone. While jurisdictions lose significant flexibility (e.g., zoning must be by-right), jurisdictions can have more time to complete the rezoning. |



Housing Element Site Selection Tool 1.0

The screenshot displays the 'Pre-Screened Sites Map' web application. The browser address bar shows the URL <https://hess.mtcanalytics.org/account/map>. The top navigation bar includes 'HOME', 'EXPLORE', 'FEEDBACK', and a 'Logout' button. The main map area shows a satellite view of a city with various sites highlighted in red, yellow, and blue. A search bar is located in the top right corner of the map area.

Tools | Layers | Info

Clear Actions/Filters

SITE FILTERS (1)

PROPERTY USE

- Is Publicly Owned
- Is Vacant
- In Urban Service Area

Current Zoning: [Dropdown]

Existing Land Use: [Dropdown]

RHNA 4 RHNA 5

SITE CONSTRAINTS

- Sea Level Rise (36) Sea Level Rise (77)
- Landslide Earthquake/Seismic
- Liquefaction Riparian Area
- Floodplain Wildlife Habitat

PRE-SCREENED SITES

- Adequate Sites (1)
- Potential Sites (37,744)
- Constrained Sites (17,771)
- My List (0)

[Methodology](#)

Mapbox | OpenStreetMap | Improve this map

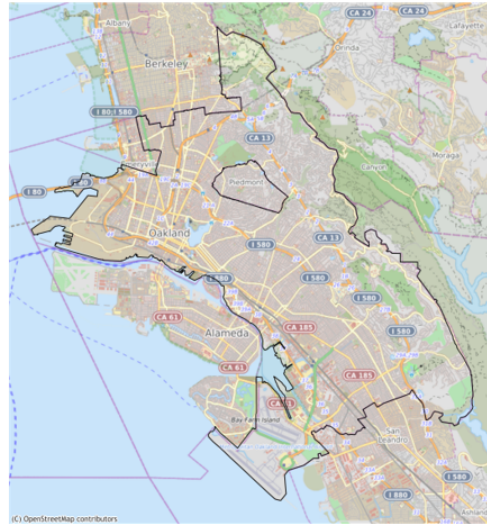


Housing Needs Data Packets

HOUSING NEEDS DATA PACKAGE: OAKLAND

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-02-17



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Housing Needs Data Packets

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050¹ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.² This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply factors to the RHND related to a target vacancy rate, the rate of overcrowding, and the share of cost-burdened households.³ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA - the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For more information on the RHNA process this cycle, see ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

Almost all jurisdictions in the Bay Area had a higher RHNA this cycle, primarily due to changes in state law that led to a much higher RHND compared to previous cycles. For Oakland, the proposed RHNA to be planned for this cycle is 26,252 units, a 77.8% increase from the last cycle. Per state law, cities need to put in place any zoning that may be needed and address constraints to ensure that development is possible. The RHNA is broken down by income category as follows:

¹ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

² HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income
 Low-income: 50-80% of Area Median Income
 Moderate-income: 80-120% of Area Median Income
 Above Moderate-income: 120% or more of Area Median Income

³ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

Table 1: Proposed Regional Housing Needs Allocation

| Income Group | Oakland Units | Alameda County Units | Bay Area Units | Oakland Percent | Alameda County Percent | Bay Area Percent |
|---|---------------|----------------------|----------------|-----------------|------------------------|------------------|
| Very Low Income (<50% of Area Median Income) | 6,512 | 23,608 | 114,442 | 24.8% | 26.5% | 25.9% |
| Low Income (50-80% of Area Median Income) | 3,750 | 13,591 | 65,892 | 14.3% | 15.3% | 14.9% |
| Moderate Income (80-120% of Area Median Income) | 4,457 | 14,438 | 72,712 | 17.0% | 16.2% | 16.5% |
| Above Moderate Income (>120% of Area Median Income) | 11,533 | 37,362 | 18,8130 | 43.9% | 42.0% | 42.6% |
| Total | 26,252 | 88,999 | 44,1176 | 100.0% | 100.0% | 100.0% |

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers [was](#) submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Fall of 2021.



Housing Needs Data Packets

4 POPULATION, EMPLOYMENT, & HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fourth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Most cities in the region experienced a similar pattern of job and population growth during this time, yet the production of housing did not meet the demand. This has resulted in higher housing costs and insufficient housing to meet the needs of communities. Since 2000, Oakland has grown above the region as a whole, with a total population of 7,790,537 in 2020.

Table 2: Population Growth Trends

| Geography | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|----------------|---------|---------|---------|---------|---------|---------|---------|
| Oakland | 372242 | 381428 | 399566 | 410189 | 390724 | 419571 | 433697 |
| Alameda County | 1276702 | 1344157 | 1443939 | 1498963 | 1510271 | 1613528 | 1670834 |
| Bay Area | 6020147 | 6381961 | 6784348 | 7073912 | 7150739 | 7595694 | 7790537 |

Source: California Department of Finance, E-5 series.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population can mean there is a need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

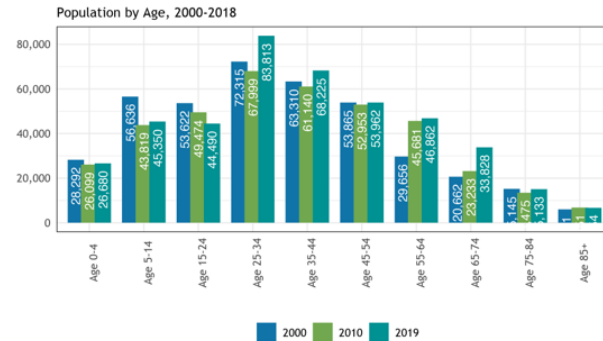


Figure 2: Population by Age, 2000-2019

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

In Oakland, the median age in 2000 was 32.6; by 2019, this figure had increased, landing at around 36.6 years. More specifically, the population of those under 14 has largely remained steady since 2010, while the 65-and-over population has increased.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁴ make up 63.1% of seniors and 72.5% of youth under 18 (see Figure 3).

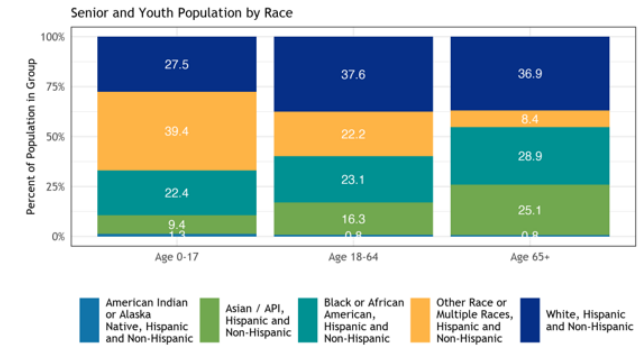


Figure 3: Senior and Youth Population by Race

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁵. Since 2000, the percentage of residents identifying as White has increased, changing by 16.3%, with the 2019 population standing at 28.3% (see Figure 4). By comparison, all other races and ethnicities decreased by a total of -4.0%. Overall, the Hispanic or Latinx population increased the most while the Black or African American, Non-Hispanic population decreased the most.

⁴ Here, we count all non-white racial groups

⁵ See, for example, Rothstein, R. (2017). The color of law: a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

Housing Needs Data Packets

5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” - including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Oakland in 2020 was made up of 42.4% single family detached homes, 4.0% single family attached homes, 18.7% multifamily homes with 2 to 4 units, 34.5% multifamily homes with 5 or more units, and 0.3% mobile homes (see Figure 18). In Oakland, the housing type that experienced the most growth between 2010 and 2020 was *Multifamily Housing: Five-plus Units*.

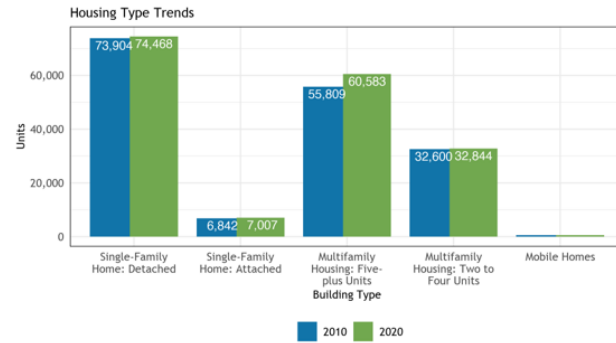


Figure 18: Housing Type Trends

Source: California Department of Finance, E-5 series

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Oakland, the largest proportion of the housing stock is built 1939 or earlier, with 65,105 units built during this time (see Figure 19). Since 2010, 1.8% of the current housing stock was built, which is 3,113 units.

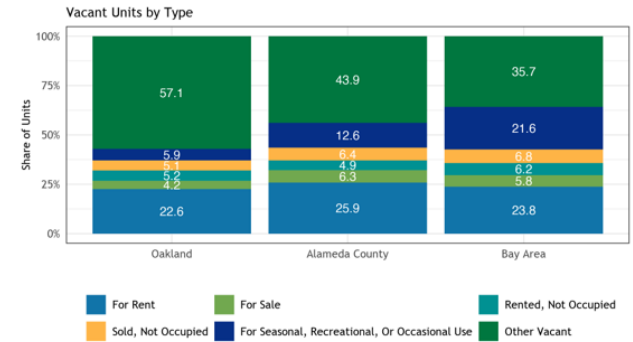


Figure 20: Vacant Units by Type

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Between 2015 and 2019, 93.8% of permits issued in Oakland were for above moderate income housing and 6.2% were for low or very low income housing (see Table 3).

Table 3: Housing Permitting

| Income Group | Number of Permits |
|-----------------------|-------------------|
| Above Moderate Income | 13,135 |
| Very Low Income | 662 |
| Low Income | 213 |
| Moderate Income | 70 |

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

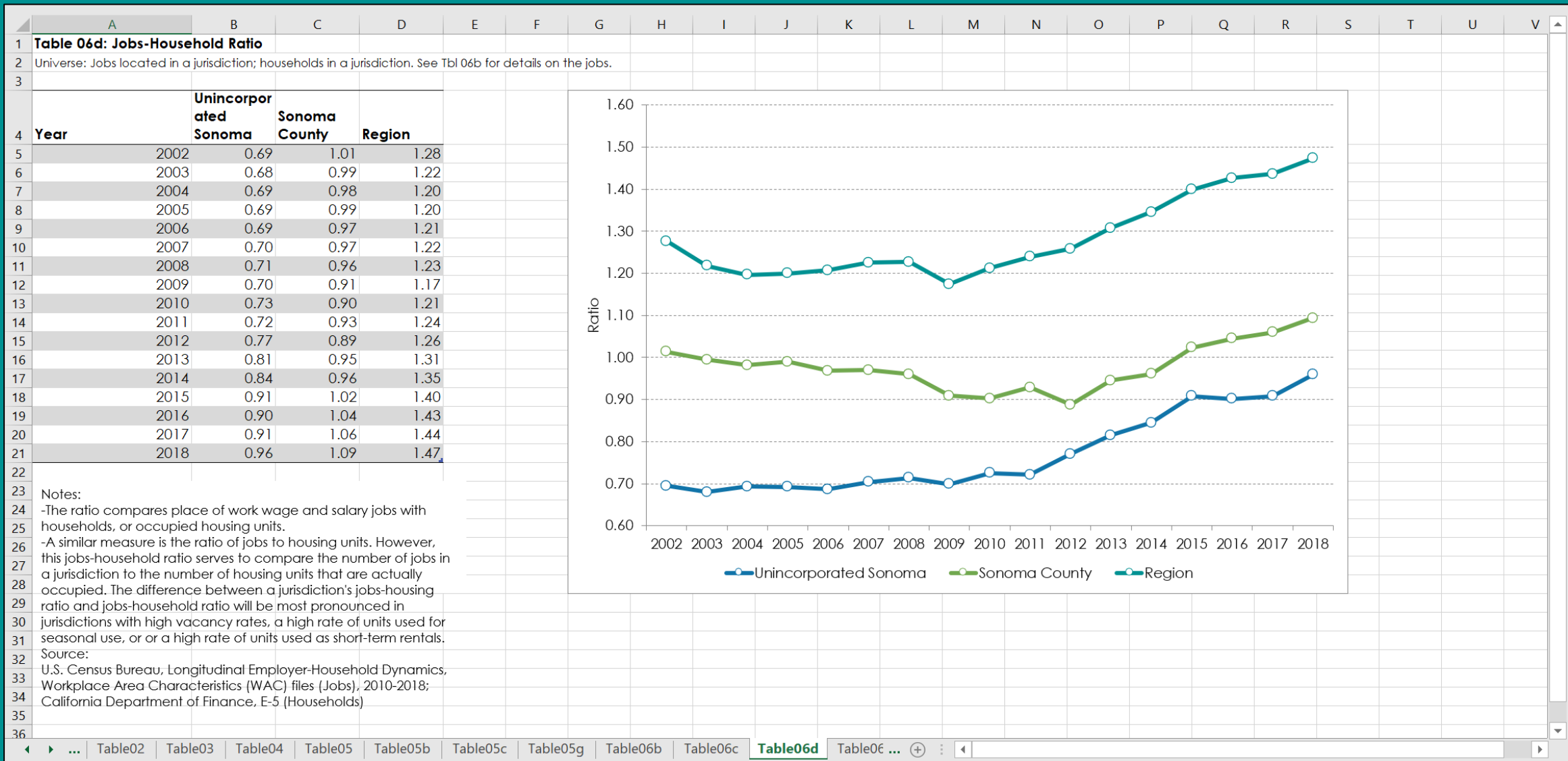
5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction

| Table Number | Table Name | Table Source | HCD Building Blocks |
|--------------|--|---|---|
| Table 01 | Population Growth Trends, 1990-2020 | California Department of Finance, E-5 series | Population, Employment, and Household Characteristics |
| Table 02 | Population by Race, 2000-2018 | U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey | Population, Employment, and Household Characteristics |
| Table 03 | Population by Age | U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table | Population, Employment, and Household Characteristics |
| Table 04 | Resident Employment by Industry | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 | Population, Employment, and Household Characteristics |
| Table 05 | Resident Employment by Occupation | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24010 | Population, Employment, and Household Characteristics |
| Table 05b | Workers, by Class of Worker | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B08128 | Population, Employment, and Household Characteristics |
| Table 05c | Workers, by Class of Worker, by Place of Work | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B08528 | Population, Employment, and Household Characteristics |
| Table 05g | Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence | U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519 | Population, Employment, and Household Characteristics |
| Table 06b | Jobs in a Jurisdiction by Industry | U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characterist | Population, Employment, and Household Characteristics |
| Table 06c | Job Holders in a Jurisdiction by Industry | U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Residence Area Characterist | Population, Employment, and Household Characteristics |
| Table 06d | Jobs-Household Ratio | U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characterist | Population, Employment, and Household Characteristics |
| Table 06g | Jobs-Worker Ratios, By Wage Group | U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characterist | Population, Employment, and Household Characteristics |
| Table 07 | Unemployment Rate | California Employment Development Department, Local Area Unemployment Statistics (LAUS), | Population, Employment, and Household Characteristics |
| Table 08 | Migrant Worker Student Population (Academic Years 2016-2017; 2017-2018; 2018-2019) | California Department of Education, California Longitudinal Pupil Achievement Data System (CA | Farmworkers |
| Table 09 | Farm Operations and Farm Labor by County | U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hi | Farmworkers |
| Table 10 | Housing Tenure | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 | Population, Employment, and Household Characteristics |
| Table 11 | Housing Tenure by Age | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007 | Population, Employment, and Household Characteristics |
| Table 12 | Housing Tenure by Year Moved to Current Residence | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25038 | Population, Employment, and Household Characteristics |
| Table 13 | Housing Tenure by Race of Householder | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I) | Population, Employment, and Household Characteristics |
| Table 14 | Household Size by Tenure | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009 | Large Families and Female-Headed Households |
| Table 15 | Household Income Level by Tenure | U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordat | Population, Employment, and Household Characteristics |
| Table 16 | Housing Tenure by Housing Type | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032 | Population, Employment, and Household Characteristics |
| Table 17 | Households by Household Size | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11016 | Large Families and Female-Headed Households |
| Table 18 | Household Size by Household Income Level | U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordat | Large Families and Female-Headed Households |
| Table 19 | Household Type | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001 | Large Families and Female-Headed Households |
| Table 20 | Households by Presence Children | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11005 | Population, Employment, and Household Characteristics |
| Table 21 | Housing Tenure by Household Type | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032 | Large Families and Female-Headed Households |
| Table 22 | Female-Headed Households by Poverty Status | U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012 | Large Families and Female-Headed Households |
| Table 23 | Households by Household Income Level | U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordat | Extremely Low-Income Housing Needs |
| Table 24 | Household Income Distribution by Race | U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordat | Extremely Low-Income Housing Needs |





Housing Element Webinar Series

ON THE BOOKS:

- **Today:** Housing Element 101 - Overview and New Laws
- **March 2:** Now That's Progress - Annual Progress Report Q&A w/HCD
- **March 9:** Creating Capacity - An Overview of the Sites Inventory
- **March 23:** Using Data Effectively in Housing Element Updates - ABAG's Housing Needs Data Packets and Census

FUTURE TOPICS:

- How to Talk About Housing
- Online Engagement Tools
- Safety and Environmental Justice Elements
- Affirmatively Furthering Fair Housing
- Tips for Certifiable Success

HCD's Role in Housing Elements for ABAG



HCD Role

- Points of contact
- TA Plan
- Products for the housing element update and other housing policy area

Points of Contact



Sohab Mehmood
Sonoma County



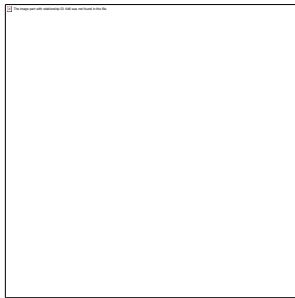
Jose Ayala
Alameda County



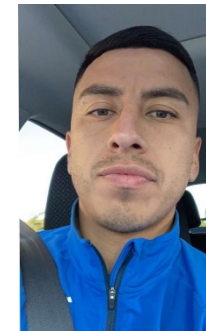
Jamillah Williams
Contra Costa
County



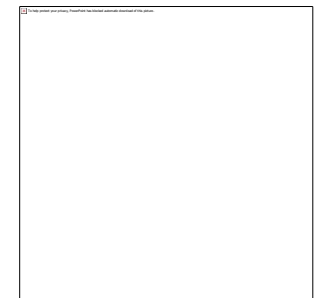
Reid Miller
Marin County



Gerlinde Bernd
Napa County



Irvin Saldana
Santa Clara County



TBD
Solano County

Housing Element TA Tools in Progress

- Building blocks update
- Housing Element Webinars and Workshops
- Pre-approved templates and analysis
 - AB 686 AFFH, Data packages, ADU affordability templates, etc.,
- Checklist and guidance on different laws and HE Section
 - AFFH, Sites Inventory, Public Engagement, etc.,

Technical Assistance: What we have...



Housing Portal

Access Technical Assistance tools



Technical Assistance: What we are hearing

- **Trainings and direct assistance - 79% of respondents**
 - One-on-one and small group trainings,
 - Help desk
 - Peer review of proposed ordinances and codes
- **Sample documents and tools - 77% of respondents**
 - By-right explainer for decision makers
 - Example checklists for expedited processing
 - Sample templates/language for CEQA documentation



2023-2031 Regional Housing Needs Allocation (RHNA) Update

February 23, 2021

RHNA Methodology Progress as of February 2021

Housing
Methodology
Committee



Proposed
Methodology



Public
Comment
Period



Draft
Methodology

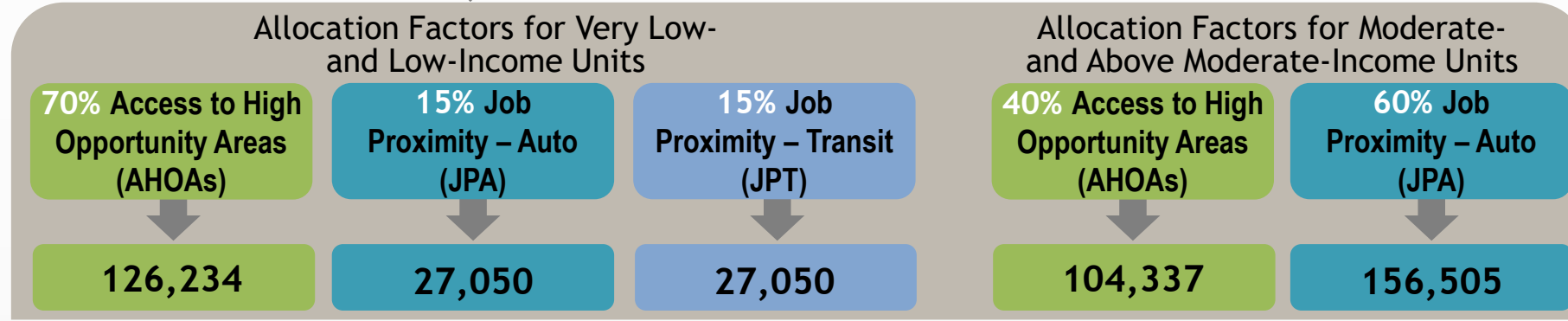
Total Regional Housing Need Determination (RHND) from HCD

441,176

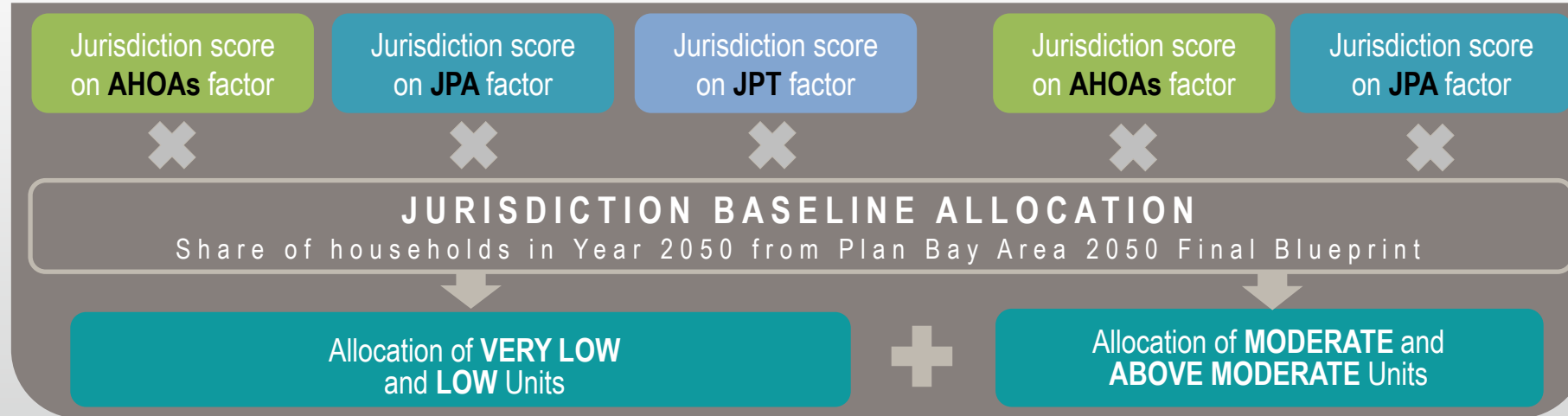
STEP 1:
Group RHND by income



STEP 2:
Factor weight = units allocated by factor



STEP 3:
Calculate jurisdiction's units from each factor



Equity Adjustment redistributes lower-income units to ensure all 49 jurisdictions identified as exhibiting above average racial and economic exclusion receive an allocation of lower-income units that is at least proportional to its share of households in 2020

TOTAL JURISDICTION ALLOCATION

The Methodology's “Equity Adjustment”






- Originally proposed by several HMC members and supported during public comment period.
- Identifies 49 jurisdictions that could be considered as exhibiting above average racial and economic exclusion based on the **jurisdiction's divergence index score (a measure of racial segregation) and percent of the jurisdiction's households above 120% AMI.**
- Ensures each of these 49 jurisdictions receives a lower-income unit allocation at least proportional to its share of the region's households in 2020.

Illustrative Allocations by County

| | 2023-2031 Draft RHNA Methodology | 2023-2031 Draft RHNA Methodology | 2015-2023 RHNA (Cycle 5) | Bay Area Households (2020) | Bay Area Jobs (2018) |
|-----------------|--|--|--------------------------------|----------------------------------|----------------------------|
| Alameda | 88,997 | 20% | 23% | 21% | 20% |
| Contra Costa | 49,043 | 11% | 11% | 14% | 10% |
| Marin | 14,405 | 3% | 1% | 4% | 3% |
| Napa | 3,844 | 1% | 1% | 2% | 2% |
| San Francisco | 82,069 | 19% | 15% | 14% | 19% |
| San Mateo | 47,687 | 11% | 9% | 10% | 10% |
| Santa Clara | 129,577 | 29% | 31% | 23% | 27% |
| Solano | 10,992 | 2% | 4% | 6% | 4% |
| Sonoma | 14,562 | 3% | 4% | 7% | 5% |
| BAY AREA | 441,176 | 100% | 100% | 100% | 100% |

* Totals may not sum to 100% due to rounding

Performance Metrics Results

| Statutory RHNA Objectives | Draft Methodology |
|--|--|
| Objective 1: increase the housing supply and the mix of housing types in an equitable manner |  Achieves objective |
| Objective 2: promote infill development, efficient development, and GHG reduction |  Achieves objective |
| Objective 3: promote better relationship between jobs and housing, particularly jobs-housing fit |  Achieves objective |
| Objective 4: balance existing disproportionate concentrations of income categories |  Achieves objective |
| Objective 5: affirmatively further fair housing |  Achieves objective |

What are the Next Steps in the RHNA Process?

Spring 2021

- ABAG adopts Final Methodology

Summer 2021

- Appeals process

Late 2021

- ABAG adopts Final Allocations

January 2023

- Housing Element updates due

For more information:

- Visit ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>
- Review the Draft RHNA Methodology Report: https://abag.ca.gov/sites/default/files/documents/2021-02/ABAG_Draft_RHNA_Methodology_Report_2023-2031.pdf
- Contact RHNA@bayareametro.gov

Questions?



Housing Elements 101

- 1) Structure of the Housing Element
- 2) Process/Timeline

Structure of the Housing Element

- 1) Reviewing Previous Element
- 2) Housing Needs
- 3) Government and Non-Governmental Constraints
- 4) Sites Inventory and Analysis
- 5) Goals, Programs and Policies



Typical Process

1. Local outreach (occurs throughout)
2. Research/data gathering
3. Rezoning work
4. Draft plan
5. Local decision maker review (Planning Commission and Council)
6. State HCD review of plan
7. Revise plan if needed
8. Local adoption
9. State certification



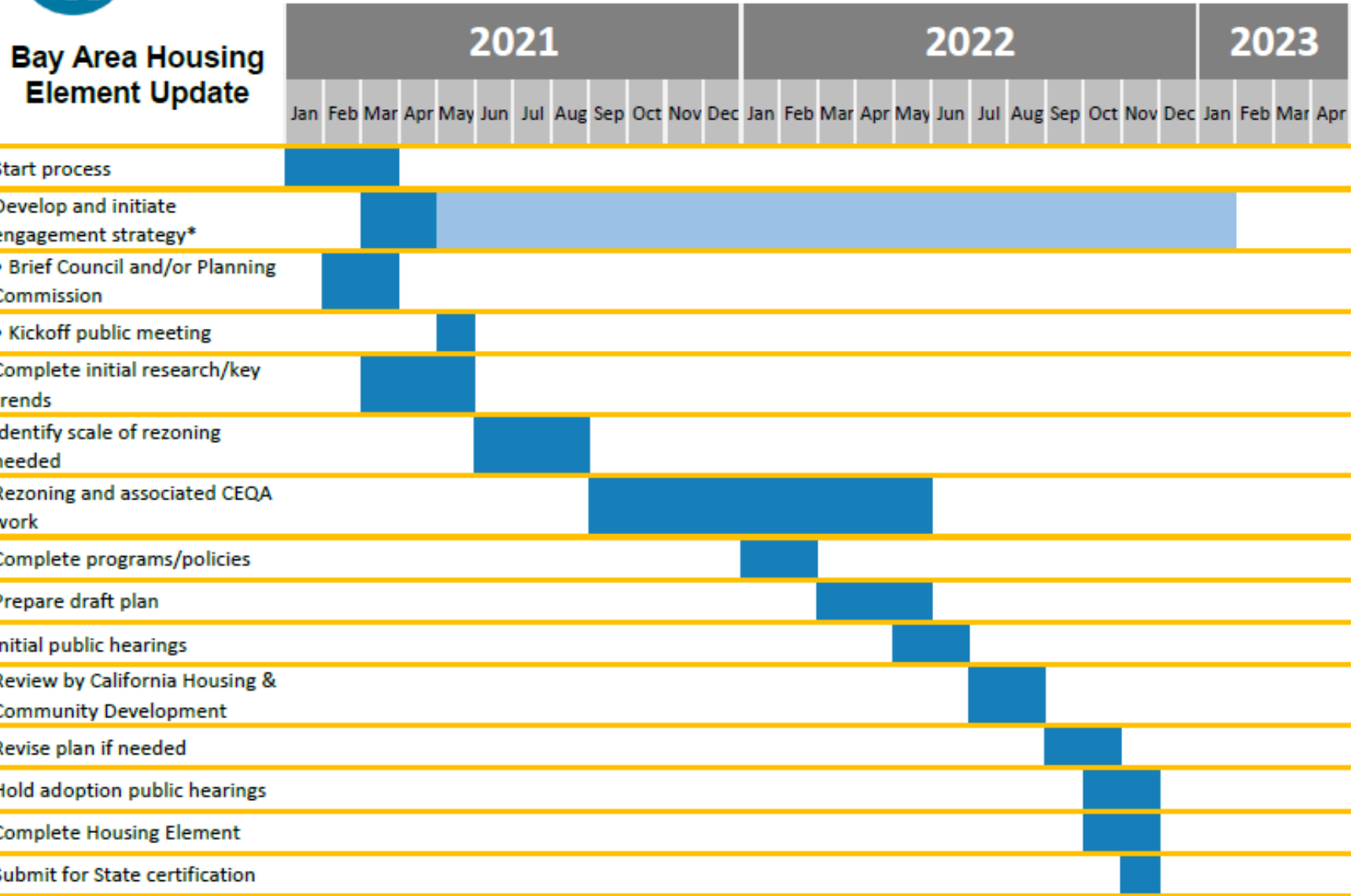
Timeline

| | |
|-------------|--|
| Jan 2021 | Final Blueprint |
| Jan 2021 | Draft methodology / illustrative allocations |
| Now | State Review |
| Spring 2021 | Final methodology / draft allocations |
| Winter 2021 | Final allocations |
| Jan 2023 | Housing Elements due |

Timeline

- 1. Initial Steps/Laying the Groundwork, Now - June**
 - Updating Council
 - Making work plan
 - Reviewing existing commitments
 - Estimating potential scope of rezoning
 - Hiring a consultant
- 2. Getting Started, March - August**
 - Identifying needs/priorities
 - Analyzing sites strategies + rezoning needs
- 3. Rezoning/CEQA, Sep - May 2022**
- 4. Writing the Plan/Setting Policies and Programs, Jan - May 2022**
- 5. Adoption / HCD Certification, May '22 - Jan '23**

Detail



* This schedule assumes a robust community engagement strategy with stakeholder and public meetings throughout.



Early Experience

- Initial experience
 - Few/high bids
- Advice
 - Pre-identify rezoning needs
 - Split out Housing Element, outreach and rezoning
 - List collaborative/ABAG tasks as optional items
 - Consider programs to rezone

Related Elements

- **Safety Element**
 - Climate adaption
 - Evacuation routes
- **Environmental Justice Element**
 - Updating 2 Elements
 - Have a Disadvantaged Community

What's New?

Big Take Always

Increased RHNA

New standards and increased scrutiny for non-vacant sites, small sites, large sites, etc.

Increased focus on affirmatively furthering fair housing.

Safety Elements and EJ Elements

Maintain inventory throughout planning period

Questions?

Small Groups

Small Group Debrief

Poll Early Products

- RFP (done)
- One Pager (done)
- Timeline (done)
- Housing needs (draft)

- Explainer Video
- Sample HE Powerpoint
- Sample HE Staff Report
- List of Interested Consultants
- Housing Element FAQ
- Site Inventory for Dummies
- Consequences of not adopting

Next Steps:

- Download early messaging products [here](#)
 - Housing Element Explainer Template
 - Housing Element Timeline Template
- Attend March webinars:
 - March 2: Now That's Progress - Annual Progress Report Q&A with HCD
 - March 9: Creating Capacity - An Overview of the Sites Inventory
 - March 23: Using Data Effectively in Housing Element Updates
- Sign up for HESS BETA [here](#) and look out for launch of HESS 1.0
- Join initial Peer Cohorts & Topic-Specific Workgroups this spring
- Stay tuned for Local Grant Awards and Consultant Bench this spring