



Technical Assistance  
for Local Planning  
**HOUSING**



# Creating Capacity: An Overview of the Sites Inventory

Housing Element Webinar Series

March 9, 2021

# Agenda

1. Welcome & Introductions
2. Overview of Training Series & Upcoming Resources
3. Site Inventory Overview  
*Presented by Josh Abrams, Baird + Driskell*
4. Housing Element Site Selection Tool Demo & Discussion  
*Presented by Somaya Abdelgany & Mike Ziyambi, ABAG/MTC*
5. New Laws & Common Pitfalls  
*Presented by Sohab Mehmood, HCD*
6. County Breakout Room Activity
7. Next Steps

# Housing Element Webinar Series

## ON THE BOOKS:

- **Today:** Creating Capacity - An Overview of the Sites Inventory
- **March 15:** Sites Inventory Office Hours with HCD
- **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

# Regional Housing TA: Upcoming Resources

March 2021

- HESS Tool 1.0
- Housing Needs Data Packets

April 2021

- County Collaboratives Launch
- Initial Cohorts & Workgroups Launch

May 2021

- Regional Planning Bench
- Local Grant Awards

June 2021

- AFFH Policy Overview
- HESS Tool 2.0 Modules

# Site Inventory Overview

Presented by Josh Abrams, Baird + Driskell Community Planning



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**Association of Bay Area Governments**

# What is a Sites Inventory?

*The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. (CA Gov. Code Sec. 65583.2)*

# Why You Should Care

- Better guidance for consultants  
=> Better outcomes
  - Or do it in house
- More enjoyable if you know more
- Prescreen sites for better bids

# Parts of Sites Inventory

## What does it look like?

- Lots of text and explanation
- Summary table
- Detailed table



# San Diego Housing Element



## Housing Element 2021-2029

On June 16th, 2020, the San Diego City Council adopted the 2021-2029 Housing Element. The adopted Housing Element can be accessed through the links below. Important content is found in both the main body of the Housing Element and in its appendices.

- [PDF icon Housing Element - Print Version](#)
- [PDF icon Housing Element - Screen View Version](#)

El Elemento de Vivienda es una visión estratégica y una guía de políticas diseñada para ayudar a abordar las necesidades integrales de vivienda de la Ciudad durante un período de ocho años.

- Ciudad de San Diego - Plan General [PDF icon Elemento de Vivienda 2021-2029 - Español](#)



# ADEQUATE SITES INVENTORY

The Adequate Sites Inventory is an assessment of the potential housing capacity within the City and must demonstrate whether the 108,036 unit target (for new homes built by 2029) can be achieved under the City's land use plans and zoning regulations. If the City cannot demonstrate that it has the capacity to meet the RHNA target, the City, per California Government Code section 65583, must change its regulations to provide the needed capacity.



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8-DIGIT APN	SITE AREA (AC)	ZONE	LAND USE DESIGNATION	EXISTING LAND USE	Subject to AB 1397 Review	Meets AB 1397 Suitability Criteria	NET POTENTIAL UNITS	NET POTENTIAL UNITS (LOWER INC.)	MAX. DENSITY (DU/AC)
53953126	0.25	RM-2-5	Residential - Medium	Vacant and Undeveloped Land	No		6	0	29
35137036	0.32	RS-1-5	Designated Open Space Park	Vacant and Undeveloped	No		2	0	5
34648407	0.22	LJSPD-SF	Very Low Density Residential (0-5 du/ac)	Vacant and Undeveloped Land	No		2	0	8
43660110	0.32	RM-3-7	Medium High Density Residential	Vacant and Undeveloped Land	No		13	0	44
43603030	0.79	CC-4-2	Community Commercial	Vacant and Undeveloped Land	No		21	21	29
45356232	0.14	RS-1-7	Residential - Low	Vacant and Undeveloped Land	No		1	0	9
45380103	0.40	RS-1-7	Residential - Low	Vacant and Undeveloped Land	No		4	0	9
44927035	0.10	RM-2-5	Residential: Multi-Family (29 du/ac)	Vacant and Undeveloped Land	No		3	0	29
44927036	0.13	RM-2-5	Residential: Multi-Family (29 du/ac)	Vacant and Undeveloped Land	No		4	0	29
63804117	0.73	RS-1-7	Residential - Low	Vacant and Undeveloped Land	No		6	0	9
63804115	0.52	RS-1-7	Residential - Low	Vacant and Undeveloped Land	No		4	0	9
54710204	0.06	CN-1-4	Neighborhood Mixed Use (30-44 du/ac)	Vacant and Undeveloped Land	No		3	0	44
54710203	0.06	CN-1-4	Neighborhood Mixed Use (30-44 du/ac)	Vacant and Undeveloped Land	No		3	0	44
54710238	0.22	CN-1-4	Neighborhood Mixed Use (30-44 du/ac)	Vacant and Undeveloped Land	No		9	0	44
54710202	0.11	CN-1-4	Neighborhood Mixed Use (30-44 du/ac)	Vacant and Undeveloped Land	No		4	0	44
55074011	0.06	RM-1-1	Residential - Low Medium	Vacant and Undeveloped Land	No		1	0	14
55074010	0.09	RM-1-1	Residential - Low Medium	Vacant and Undeveloped Land	No		1	0	14

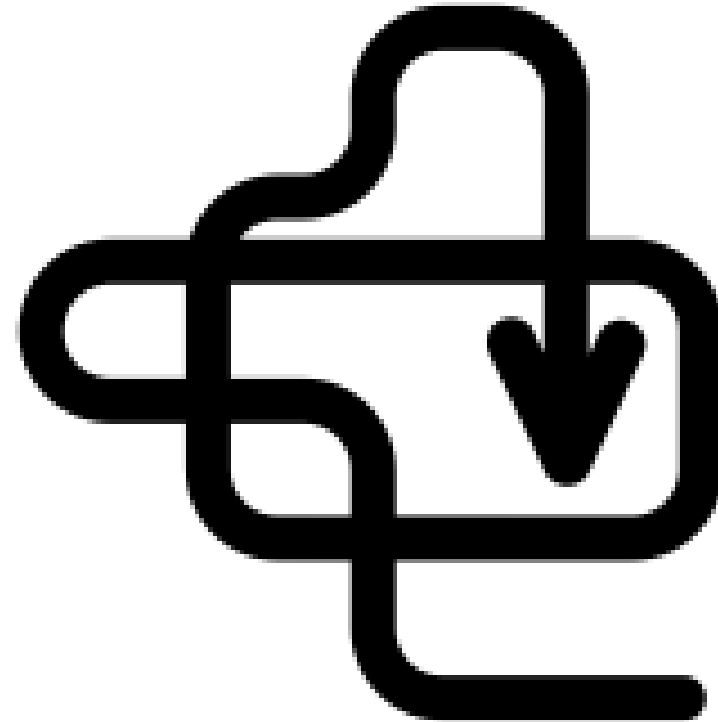
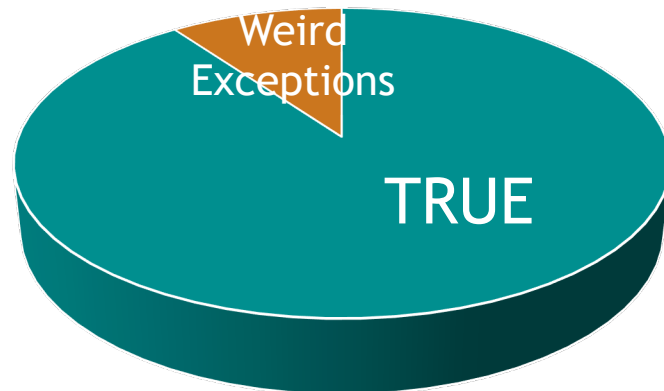
# Multitasking



# Multitasking

# Disclaimer

- It's complicated!!



# Building a Sites Inventory

Units in the Pipeline  
+  
ADUs  
+  
Conversion/Preservation  
+  
Vacant and Non-vacant Sites  
(Under 20-30 DU/A/Over 20-30  
DU/A)

# Building a Sites Inventory

Units in the Pipeline  
+  
ADUs  
+  
Conversion/Preservation  
+  
**Vacant and Non-vacant Sites  
(Under 20-30 DU/A/Over 20-30  
DU/A)**



# Building a Sites Inventory

Units in the Pipeline  
+  
ADUs  
+  
~~Conversion/Preservation~~  
+  
**Vacant and Non-vacant Sites  
(Under 20-30 DU/A/Over 20-30  
DU/A)**

# Summary Table

	<b>VL</b>	<b>Low</b>	<b>Mod</b>	<b>Above Mod</b>
Pipeline	0	0	0	173
ADUs	16	16	16	16
Vacant and Nonvacant Sites	100	100	100	400
Conversion/Preservation	-	-	-	-
Total	116	116	116	589
RHNA	100	100	100	200
Shortfall/Surplus	+16	+16	+16	+389

# Units in Pipeline

Units in the Pipeline

ADUs

Vacant and Non-vacant Sites

## Projects that are Proposed/Under Construction

- Yes, you can count them!
- Based on proposal
- Don't use default density or theoretical density
- Can not receive C of O too early

# June 30<sup>th</sup>, 2022

- Disclaimer: Must be a real project.
- Helpful hint: You may be able to claim it for RHNA 5 and 6

# Pop Quiz: Pipeline

1. Does this count in the inventory? A single-family home finished on Jan 1, 2022  
No. It finished too early.
2. Your city has a default density of 30 DUA. If a 1-acre site is zoned to allow 30 DUA, but they applied to build 10 market rate units. What do you list in the inventory?
  - a. 30 Affordable Units
  - b. 10 Affordable units
  - c. 30 Market rate units
  - d. 10 Market rate units

# Answers: Pipeline

1. Does this count in the inventory?: A single-family home finished on Jan 1, 2022.
  - a. **No. It finished too early.**
  
2. Your city has a default density of 30 DUA. If a 1-acre site is zoned to allow 30 DUA, but they applied to build 10 market rate units. What do you list in the inventory?
  - a. 30 Affordable Units
  - b. 10 Affordable units
  - c. 30 Market rate units
  - d. **10 Market rate units - For pipeline projects, look at what is proposed**

# Summary Table

	VL	Low	Mod	Above Mod
Pipeline	0	0	0	10
ADUs				
Vacant and Nonvacant Sites				
Conversion/Preservation	-	-	-	-
Total				
RHNA	100	100	100	200
Shortfall/Surplus				

# Questions



# ADUs

Units in the Pipeline  
ADUs

Vacant and Non-vacant Sites

## The Rule - ADUs count based on what is likely to be produced

- Recent yearly production x 8 (years)
- OK to adjust for programs
- Example (pretend its 2022)
  - 2010-2018 - 2 ADUs per year
  - 2019 - 15 ADUs
  - 2020 - 20 ADUs
  - 2021 - 25 ADUs
- Use building permit data

Helpful hint: Promote ADUs!



# ADU Affordability



- HCD/ABAG will have affordability safe harbor assumptions
- Results - DRAFT DRAFT DRAFT
  - 800+ responses
  - 30% very low income (free or low cost)
  - Average 1 bedroom rate - \$2,286
- Affordability Assumptions
  - VLI - ??
  - LI - ??
  - Moderate - ??
  - Above Moderate - ??

# Pop Quiz: ADUs

1. If in the last 3 years, your city has averaged 10 ADUs per year. How many ADUs can you claim in your sites inventory?
  - a. 10
  - b. 30
  - c. 50
  - d. 80
  - e. ADUs do not count in sites inventory
2. What affordability levels should you assume for ADUs?
  - a. 100% Affordable
  - b. A mix of affordable and market rate
  - c. 100% market rate
3. When looking at recent trends do you use
  - a. Building permits
  - b. Certificate of Occupancies

# Answers: ADUs

1. If in the last 3 years, your city has averaged 10 ADUs per year. How many ADUs can you claim in your sites inventory?
  - a. 10
  - b. 30
  - c. 50
  - d. 80**
  - e. ADUs do not count in sites inventory
2. What affordability levels should you assume for ADUs?
  - a. 100% Affordable
  - b. A mix of affordable and market rate**
  - c. 100% market rate
3. When looking at recent trends do you use
  - a. Building permits**
  - b. Certificate of Occupancies

# Summary Table

	VL	Low	Mod	Above Mod
Pipeline	0	0	0	10
ADUs	20	20	20	20
Vacant and Non Vacant Sites				
Conversion/Preservation	-	-	-	-
Total				
RHNA	100	100	100	200
Shortfall/Surplus				

# Questions



# Vacant/Nonvacant

Units in the Pipeline

ADUs

Vacant and Non-vacant Sites



# Vacant/Nonvacant

## Process

- 1) Identify Sites
- 2) Calculate Affordability
- 3) Analyze Capacity

# Identify Sites

## First Cut:

- What is still available from last cycle's HE?
- What major rezonings happened?
- Are there big development sites (underperforming retail, office or industrial)
- Publically owned sites
- Vacant Sites

## Additional Considerations:

- Mechanical analysis of underbuilt
- All sites that meet particular zoning
- Affirmatively Furthering Fair Housing
- Priority Development Areas



# Identify Sites

## Last Cycle

- ~~100 Farm Street - Development happened~~
- 5212 Garden View - Zoning changes needed, likely to develop because ...
- ~~212 Tenby Road - Not likely to redevelop~~

## Downtown Rezoning

- 200 Napa Ave - Likely to redevelop because...
- 400 El Gordo Place - Vacant
- ~~300 Benny Mews - Not likely to redevelop~~

### Helpful Hints:

- OK to do rezonings then update before submitting
- Think about AFFH
- Small, large and nonvacant sites will face increase scrutiny

# Calculate Affordability



Weird Alert

**Assumption: If it is dense, affordable developers can build**

- Zoned 20/30+ units per acre = affordable (default density)
- Split it between affordable categories
  - Potentially same percentage as RHNA (e.g. 50% to very low, 25% to low and 25% to mod)

**\*Assumption: if it is too small or too big, affordable developers cannot build**

- Parcel size between 0.5 acres and 10 acres = affordable (otherwise you need to make an argument)

# Pop Quiz: Affordable

Do these count as affordable or market rate?

- a. 123 Main Street is zoned at 30 units per acre. It is 1 acre.
- b. 200 Rue de Le Corbusier is zoned at 30 units per acre. It is 0.5 acres.
- c. 400 West Street is zoned at 10 units per acre. It is 0.5 acres.

# Answers: Affordable

Do these count as affordable or market rate?

- a. 123 Main Street is zoned at 30 units per acre. It is 1 acre. **AFFORDABLE**
- b. 200 Rue de Le Corbusier is zoned at 30 units per acre. It is 0.5 acres. **AFFORDABLE**
- c. 400 West Street is zoned at 10 units per acre. It is 0.5 acres. **MARKET RATE**

# Analyze Capacity

- Based on recent trends and site specific data
- Look at
  - Zoning
  - Recent developments
  - Regional trends
  - Changes in zoning rules
  - Site specific conditions
- Preliminary step = allowed by density (theoretical capacity)
- Key goal = realistic capacity

# Analyze Capacity

## Example

- **Key Facts**
  - Zoning code: R2 zone, 20 DUAs allowed
  - Recent history: R2 projects tend to develop at 50% of capacity
- **Sample:** 500 Diller Lane - R2 zoning, 3 acre
  - Theoretical capacity = 20 DUAs x 3 acre = 60 units
  - Realistic capacity = 60 units x .5 = 30 units
  - All above moderate

# Pop Quiz: Capacity

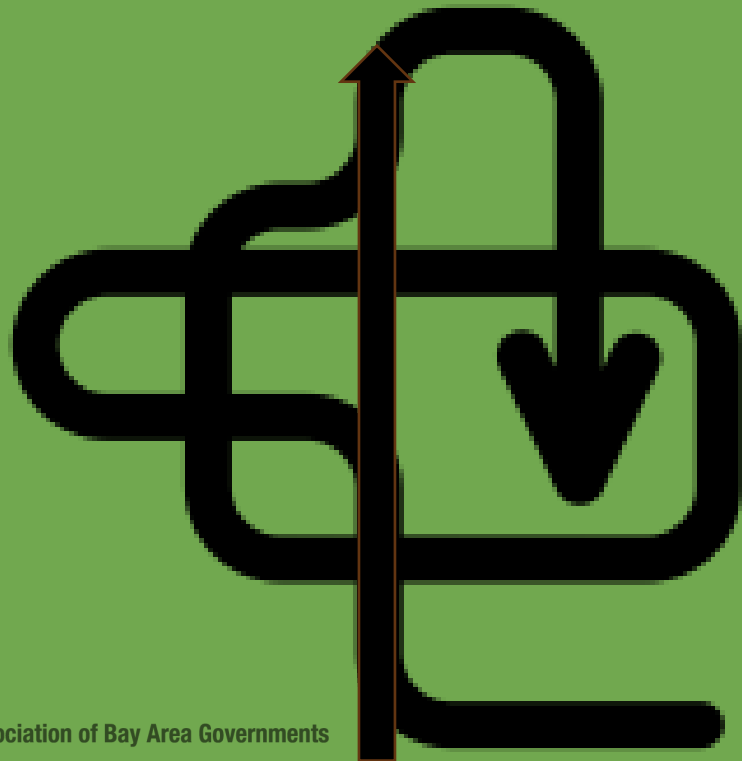
- Key Facts
  - R3 zone, 50 DUA allowed
  - R3 projects tend to develop at 75% of capacity
- 5100 Miramar Way - R3 zoning, 2 acres
  - Is it treated as affordable?
  - Theoretical capacity =
  - Realistic capacity =

# Answers: Capacity

- Key Facts
  - R3 zone, 50 DUA allowed
  - R3 projects tend to develop at 75% of capacity
- 5100 Miramar Way - R3 zoning, 2 acres
  - Is it treated as affordable? **Yes**
  - Theoretical capacity = **50 DUAs x 2 acre = 100 units**
  - Realistic capacity =  $100 \times .75 =$  **75**



# Summary Table



	VL	Low	Mod	Above Mod
Pipeline	0	0	0	10
ADUs	20	20	20	20
Vacant and Non Vacant Sites	25	25	25	30
Conversion/Preservation	-	-	-	-
Total	45	45	45	60
RHNA	100	100	100	200

# Pop Quiz: Summary

	VL	Low	Mod	Above Mod
Pipeline	0	0	0	10
ADUs	20	20	20	20
Vacant and Nonvacant Sites	25	25	25	30
Conversion/Preservation	-	-	-	-
Total	45	45	45	60
RHNA	100	100	100	200

## What's the Problem?

- There is no problem.
- I see the problem, but I am going to pretend I don't see it.
- We don't have enough sites to meet the RHNA.

# Answer: Summary

	VL	Low	Mod	Above Mod
Pipeline	0	0	0	10
ADUs	20	20	20	20
Vacant and Nonvacant Sites	25	25	25	30
Conversion/Preservation	-	-	-	-
Total	45	45	45	60
RHNA	100	100	100	200

## What's the Problem?

- a. There is no problem.
- b. I see the problem, but I am going to pretend I don't see it.
- c. We don't have enough sites to meet the RHNA.**

# Summary Table

	VL	Low	Mod	Above Mod
Pipeline	0	0	0	10
ADUs	20	20	20	20
Vacant and Non Vacant Sites	25	25	25	30
Conversion/Preservation	-	-	-	-
Total	45	45	45	60
RHNA	100	100	100	200
Shortfall(-) /Surplus (+)	-65	-65	-65	-140

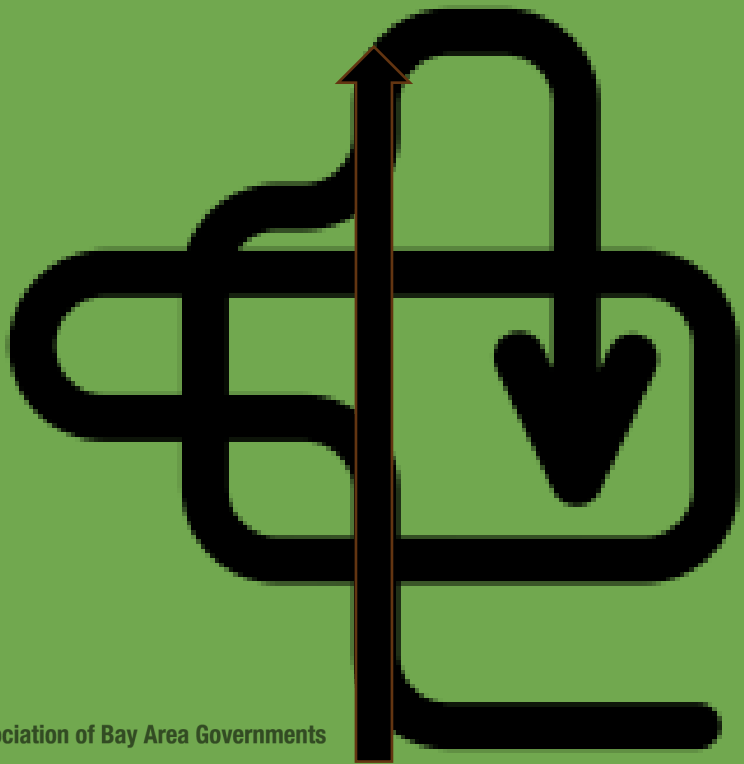
# Summary Table

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ADUs	20	20	20	20
Vacant and Non Vacant Sites	25	25	25	30
Conversion/Preservation	-	-	-	-
Total	45	45	45	60
RHNA	100	100	100	200
Shortfall(-) / Surplus (+)	-65	-65	-65	-140

# Program to Rezone

- Must identify potential parcels
- Timing: 3(ish) years
- CEQA can occur at rezoning
- Requirements
  - Be zoned by right
  - Every site allow at least 16 units
  - Zoning must be at least 16-20 DUA
  - Some limits on mixed use sites (Either not rely heavily on mixed use or require mixed use to have 50% housing)

# Summary Table



	VL	Low	Mod	Above Mod
Pipeline	0	0	0	10
ADUs	20	20	20	20
Vacant and Non Vacant Sites	25	25	25	30
Conversion/Preservation	-	-	-	-
Total	45	45	45	60
RHNA	100	100	100	200
Shortfall(-) / Surplus (+)	-65	-65	-65	-140
Program to rezone	100	100	100	300
Buffer	35	35	35	160

# Review

- Pipeline
  - Count as proposed
  - Can't get CofO before June 30, 2022
- ADUs
  - Multiply recent trends by 8
- Vacant/Nonvacant
  - Choose your sites
  - Analyze affordability (20/30 DUA)
  - Calculate theoretical capacity
  - Calculate realistic capacity
- Program to rezone
  - Good option, with limits



# Questions



# Housing Element Site Selection (HESS) Tool

Presented by Somaya Abdelgany & Mike Ziyambi, ABAG/MTC

# What is the HESS Tool?

The HESS Tool is a web-based mapping tool designed to guide local jurisdictions in identifying potential sites for the Housing Element sites inventory



**Streamline Data Collection**



**Align with New State Laws**



**Meet Regional & Local Priorities**

How does the HESS Tool help with the process described today?

HESS Tool BETA allows you to:

- Identify **Vacant & Nonvacant Sites** taking into account state laws and environmental constraints
- Generate list of those sites to work off of in HCD's form

Data available in HESS Tool BETA can further assist with:

- Calculate Affordability
- Analyze Capacity

# Identify Sites: First Cut

What is still available from last cycle's HE?

Are there big development sites (retail, office or industrial)?

Publicly-Owned Sites

Vacant Sites

### Filter Data ✕

Planned/Existing Infra. <input type="checkbox"/>	Vacant <input checked="" type="checkbox"/>	Publicly Owned <input checked="" type="checkbox"/>	
Zoning C-O <span>▼</span>	Max. Parcel Size <input type="text"/>	Max. Density Allowed <input type="text"/>	
Sea Level Rise (36) <input type="checkbox"/>	Sea Level Rise (77) <input type="checkbox"/>	Earthquake/Seismic <input type="checkbox"/>	Liquefaction <input type="checkbox"/>
Wildlife Habitat <input type="checkbox"/>	Landslide <input type="checkbox"/>	Riparian Area <input type="checkbox"/>	Floodplain <input type="checkbox"/>
CA Protected Area <input type="checkbox"/>	Fire Risk <input type="text"/>		
In PDA <input type="checkbox"/>	In TRA <input type="checkbox"/>	In Previous RHNA Cycle <input checked="" type="checkbox"/>	In Previous Two RHNA Cycles <input checked="" type="checkbox"/>

Close Update Data

# Identify Sites: Additional Considerations

Sites that meet particular zoning

Existing Use

High Resource Areas

Priority Development Areas

Transit Rich Areas

**Pre-Screened Sites Map**

Tools Layers Info

Light Streets Dark Outdoors Satellite

39996 Besco Drive, Fr...

**BASIC PARCEL INFORMATION**

Jurisdiction: Fremont

Address: 39996 BESCO DR, Fremont CA 94538

5 Digit Zip Code: 94538

APN: CA001 531 002900900

More Details

**PRE-SCREENED SITES**

- Adequate Sites (1)
- Potential Sites (278)
- Constrained Sites (97)
- My List (10)

Methodology

Site Actions Site Info Site Use Site Constraints Site Activity

County: Alameda

Jurisdiction: Fremont

APN: CA001 531 002900900

Street Address: 39996 BESCO DR, Fremont CA 94538

Zip Code: 94538

Population Class: 4

Ownership Type:

Parcel Size (acres): 0.25

Is Vacant?: YES

Is Publicly Owned?: NO

Is Urban Service Area?: YES

Close

# Calculate Affordability

Zoned 20/30+ units per acre = affordable (default density)

Parcel Size between 0.5 acre and 10 acre = affordable

# Analyze Capacity

Theoretical capacity = Dwelling Units per Acre x Parcel size in Acres

×

**Site Actions**   **Site Info**   **Site Use**   **Site Constraints**   **Site Activity**

Existing Use	Residential Units	No. of Buildings (est.)
<b>Multi-Family-Vacant Land</b>	<b>0.0</b>	
General Plan Designation	General Plan Description	
Zoning Designation	Zoning Description	
<b>R-1-6</b>		
Allowable Height (ft)	Min. Units/Acre	<b>Max. Units/Acre</b>
		<b>7.26</b>
<b>Maximum Unit Capacity</b>		
<b>1.815</b>		

Close

# Generate List of Sites in HCD's form

## HCD Reports



### Export HCD Report

#### Housing Sites List: 0

Overview ^

The sites that you have added to your list can be exported using this page. The export process generates a report based on an Excel template that has been pre-approved by HCD.

Zoning Summary v

Parcel Characteristics Summary v

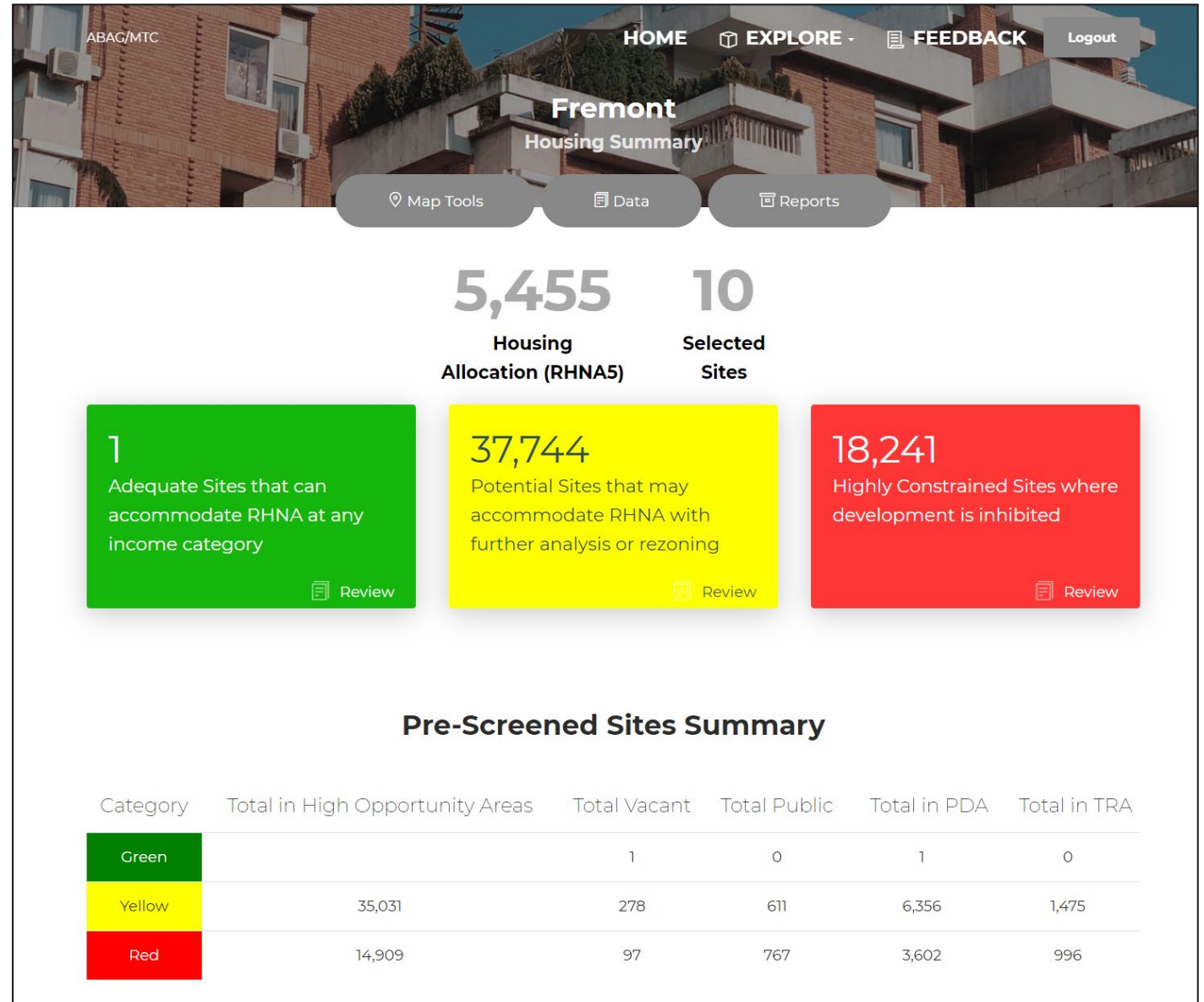
Generate All Data 
Download Report

\*Generated reports are in Excel format

	A	B	C	D	G	I	J
1	Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Zoning Designation	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)
2	Fremont	47452 SAN CLEMENTE TER, Fr	94539	CA001 519 172601800	P-90-9	1.0	0.94
3	Fremont	1901 CURTNER RD, Fremont C	94539	CA001 519 166700300	P-76-6	1.0	0.88
4	Fremont	923 BOAR CIR, Fremont CA 94	94539	CA001 519 170901200	P-84-14	1.0	0.22
5	Fremont	48272 ARCADIAN ST, Fremont	94539	CA001 519 120507100	R-1-8	5.45	0.24
6	Fremont		94539	CA001 519 176001200	P-2017-188	1.0	0.15
7	Fremont	965 YAKIMA DR, Fremont CA	94539	CA001 519 166200800	R-1-10(H-I)	4.36	1.6
8	Fremont	593 MONUMENT CT, Fremont	94539	CA001 519 170302000	R-1-6	7.26	0.31
9	Fremont		94539	CA001 519 176000200	P-2017-188	1.0	0.06
10	Fremont	49057 MEADOWFAIRE CMN,	94539	CA001 519 172708400	P-2002-76	1.0	0.2
11	Fremont		94539	CA001 519 176002200	P-2017-188	1.0	0.16



# Where does all of this live in the HESS Tool?



# Let's do a demo!

**Scenario:** I want to generate a list of potential sites to accommodate or my Very Low, Low, and Moderate RHNA. As a first cut, I will filter and select sites that meet the following conditions:

- Vacant
- Residential zoning
- Maximum allowable density greater than 30 dwelling units/acre
- Parcel size greater than 0.5 acres

# HESS Tool 1.0 - Coming this month

HESS is designed to be iterative in response to evolving local challenges

What we've heard:	What we're working on:
<p>There are no “adequate” green sites!</p> <p>Break up the “potential” yellow sites into subcategories we can work with</p> <p>Not all “highly constrained” red sites are undevelopable</p>	<p>Developing more granular screening categories including:</p> <ul style="list-style-type: none"><li>• Vacant Residential Sites for Above Moderate</li><li>• Vacant Residential for Very Low, Low, &amp; Moderate</li><li>• Vacant Commercial/Mixed-Use</li><li>• Non-vacant Residential</li><li>• Non-vacant Commercial/Mixed Use</li></ul>
<p>Where is the data coming from?</p>	<p>Data Sources Page</p>
<p>Some underlying land use data is missing or not up-to-date</p>	<p>Editing module that allows local planning staff to add or correct data at the parcel level</p>
<p>QA/QC Issues</p>	<p>Addressing specific issues as they are flagged</p>

# HESS Tool 1.0 - Data Sources

ABAG/MTC

HOME EXPLORE EDIT FEEDBACK Logout

Non

Parcels that do not fall into any of the above categories (using info)

Dashboard

Maps

Tables

Method and Sources

Reports

## Data Sources

The following is an overview of the data sources used in the implementation of the above methodology:

### Environmental Constraints

#	Dataset Name	Dataset Description	Analysis Method	Link
1	Seismic hazard zone (Alquist-Priolo)	This data set contains the Alquist-Priolo Earthquake Fault Zones and fault traces, as shown on the Revised Official Alquist-Priolo Earthquake Fault Zones Map, for the San Francisco Bay Region.	Avoid parcels that intersect with Alquist-Priolo Earthquake Fault Zones	Link

# HESS Tool 1.0 - Editing Module

ABAG/MTC    HOME    EXPLORE    EDIT    FEEDBACK    Logout

## Zoning Codes

- Zoning Codes
- General Plan Codes

Search

Help    Export to File (482)    Add New Code

	Jurisdiction Name	Zoning Code	Zoning Description	Zoning Overlay	Regional Class	Max FAR	Max DUA	Bu
1	Fremont	CC-TN	City Center (Transit Neighborhood)		4	0	0	
2	Fremont	CC-UN	City Center (Urban Neighborhood)		4	0	0	
3	Fremont	CC-UO	City Center (Urban Office)		3	0	0	
4	Fremont	C-G	Commercial General		3	0.3	0	
5	Fremont	C-G(H-I)	Commercial General	Hillside Overlay	3	0.3	0	
6	Fremont	C-G(HOD)	Commercial General	Historical Overlay	3	0.3	0	
7	Fremont	C-G(HOD)(H-I)	Commercial General	Historical Overlay   Hillside Overlay	3	0.3	0	
8	Fremont	C-G(I)	Commercial General	Irving Community Commercial Overlay	3	0.3	0	
9	Fremont	C-G(P-2014-153)	Commercial General (Planned District)		3	0.3	0	
10	Fremont	C-N	Commercial Neighborhood		3	0.3	4.36	
11	Fremont	C-N(HOD)(H-I)	Commercial Neighborhood	Historical Overlay   Hillside Overlay	3	0.3	4.36	
12	Fremont	C-O	Commercial Office		3	0.3	4.36	
13	Fremont	C-O(H-I)	Commercial Office	Hillside Overlay	3	0.3	4.36	
14	Fremont	C-R	Commercial Regional		3	0	2.18	
15	Fremont	D-CA	Downtown - Capitol Ave zone		3	0	0	
16	Fremont	D-CC	Downtown - Civic Center zone		3	0	0	
17	Fremont	D-E	Downtown - Edge zone		3	0	0	

# Questions



# Sites Inventory: Common Pitfalls & Considerations

Presented by Sohab Mehmood, HCD



Technical Assistance  
for Local Planning  
**HOUSING**



Association of Bay Area Governments

# Common pitfalls when calculating capacity

- Calculating capacity:
  - Too aggressive on capacity calculations – example: 100% capacity
  - Not factoring in physical site constraints
  - Not providing analysis when assuming residential on non-residential sites
  - Not explaining how you determined your capacity calculations



# Common Pitfalls – Non-vacant sites



## **Not connecting trends and characteristics to the sites**

Question: How does the analysis relate to the sites?

Tie analysis to either specific types of non-vacant sites, parcel-level, or by community



## **Existing uses and the potential for redevelopment**

Always include the existing use for the non-vacant site

# Common pitfalls when using mixed-use sites



- **Mixed-use sites:**
  - You can use sites that do not allow 100% residential projects or do not require a minimum amount of residential, but you need to show strong programs or other strategies to incentivize residential
  - Avoid overestimating capacity, either by using a maximum density (unsupported by the market), or by assuming 100% residential on all mixed-use sites



## Common Pitfalls – ADUs

- Miss-calculating or over-calculating ADU assumptions towards RHNA:
  - Question: where are you getting these assumptions
  - Question: what other programs and strategies do you have to encourage ADUs during the planning period?

# Common Pitfalls - AFFH

- Don't forget to think about how your identified sites will have an implication on fair housing!
- Don't forget to analyze the sites inventory in relation to AFFH 4 fair housing issue areas:
  1. Racially and ethnically concentrated areas of poverty
  2. Integration and segregation patterns
  3. Disparities in access to opportunity
  4. Disproportionate housing needs including **displacement risk**
- **Key question to ask:**
  - Have the sites I have identified exacerbate or improve conditions for each of the four fair housing issues?
  - Have I equitably distributed all sites throughout my community?

Electronic  
Sites  
Inventory  
Form – SB 6  
(2019)

The form should be used  
in the preparation of the  
sites inventory

Don't forget to send an  
electronic submittal of  
the form with the  
adopted element



# Common Misunderstandings

- Strategy mixing
    - You can use a variety of strategies such as ADUs, non-vacant, vacant, mixed-use, etc.,
  - Recounting sites
    - You can recount sites that were used in past planning periods as long as you follow AB 1397
    - You can use small and large sites as long as you provide an analysis
    - Make sure you denote sites subject to AB 1397 in the inventory
  - Underutilized sites
    - Underutilized sites can accommodate more than 50% lower income RHNA  
...just need more details and substantiation
-

# Questions



# County Breakout Room Activity

	VL	Low	Mod	Above Mod
Pipeline				
ADUs				
Vacant and Nonvacant Sites				
Conversion/Preservation				
Total				
RHNA				
Shortfall/Surplus				



# Activity Debrief

	VL	Low	Mod	Above Mod
Pipeline				
ADUs				
Vacant and Nonvacant Sites				
Conversion/Preservation				
Total				
RHNA				
Shortfall/Surplus				

# Next Steps

- Sign up for [HESS Tool BETA](#) and look out for office hours with ABAG staff after launch of HESS Tool 1.0 in late March
- Sign up for Sites Inventory Office Hours with HCD staff on March 15:
  - [Sonoma, Solano, Marin, Napa, & SF](#)
  - [Alameda, Contra Costa, San Mateo, & Santa Clara](#)
- Attend March 23 webinar on Using Data Effectively in Housing Elements
- Check out HCD sites inventory resources online (links on following slide)
- Look out for ABAG products this spring:
  - Sites Inventory FAQ
  - Summary of New Laws
  - Housing Elements for Dummies Savants
  - Affirmatively Furthering Fair Housing
- Join initial Peer Cohorts & Topic-Specific Workgroups this spring
- Stay tuned for Local Grant Awards and Consultant Bench this spring

# Resources: HCD

- [Housing Element Sites Inventory Guidebook](#), June 2020
- [Draft Electronic Sites Inventory Form and Instructions](#), December 2020
- [Draft Housing Element Sites Inventory Form \(XLS\)](#)
- [Webinar Video](#)
- [Building Blocks](#)
- Email: [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov)

Thank You.

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